

P&Z

MINUTES

Tuesday, Jun 2, 2020 6:30 PM - 8:30 PM (MDT)

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**CALL TO ORDER**

Chairperson Robinson called the meeting to order at 6:35 p.m.

**PLEDGE OF ALLEGIANCE**

Led by Building Official David Doudy

**ROLL CALL**

Commissioners present: Chairperson Linda Robinson, Vice Chairperson Dan Heeney, members; Mark Tucker, Deanna Truelsen and Sue Garlick.

Ex officio members: Melissa Watters and Andy Lewis

Staff: Interim Manager Ken Charles, Building Official David Doudy, Attorney Jon Kelly and Assistant Clerk Ann Swope

Community at Large: Chamber Director Susan Lisak

Absent: Planner Elizabeth Garvin

**APPROVAL OF THE AGENDA**

Mark Tucker moved and Deanna Truelsen seconded to approve the agenda.

Yes: All

No: none

**APPROVAL OF CONSENT AGENDA**

**1. CONSENT AGENDA**

- A. Minutes of Planning and Zoning Meeting May 5, 2020

Mark Tucker moved and Dan Heeney seconded to approve the May 5, 2020 minutes  
Yes: All  
No: none

**2. REVIEW**

**A. May 19, 2020 Workshop Report**

Sue Garlick moved and Mark Tucker seconded to approve the May 19, 2020 Workshop report.

Yes: All

No: none

**3. Discussion:**

**A. Zoning map showing lot size and existing zones. David got this from Montezuma County GIS Department.**

The commission made several observations of the zone map with lot sizes identified as it relates to the proposed new zoning offered by Elizabeth Garvin of Community ReCode.

- This map helps identify where the proposed new zones may be integrated into the existing zone districts.
- Mark Tucker suggests that the new DM1 (CB1) and DM2 (CB2) zones be amended to just one DM Zone district as the division of the two CB zones identified the historic downtown district which is fairly inactive. Jon Kelly recommends development of proper language in the code to deal with possible spot zoning. There was a consensus to blend the two zones and have some message in the code about historic uses and structures.
- Dan Heeney asked for clarification of the new DM zone. His concern is that existing residential uses in the DM district may be unable to convert to commercial use and vice versa.
- The commission requested additional maps to be printed to use for the field trip.
- The commission is interested in holding the next planning meeting in person though still following the safer at home guidelines established by the governor's office and the health department. They want to be able to view the maps simultaneously to be better able to work together.

**B. Rules and preferences for updating the zoning map – Elizabeth Garvin was absent for this section. Commissioner Tucker made some notes on the "Community form";**

1. There is no existing property as large as an LLR in the area and the town owned lot up river may be a good spot to zone industrial.

**C. Planning for Hazard Areas – Existing standards with comments and inquiry from Elizabeth Garvin. Attachment DOLA "Planning for Hazard Areas"**

The Commission talked briefly about Hazards Planning and determined to look at hazards planning documents from other towns with similar geologic and environmental conditions. Commissioner Tucker brought up several items regarding the existing section of the Land Use Code. Of these; Environmental assessment SHEA, Wildfire restoration standards, water rights and Wildlife protections were the subjects discussed at this meeting.

\*Attached to these minutes are Commissioner Tucker's notes on this subject.

4. **ADJOURNMENT** At Adjournment the Commission decided to set a Field Trip Meeting up for June 23 at 9:30 a.m. The staff will put a public notice out regarding this event.