

**MINUTES
PLANNING AND ZONING COMMISSION
CONTINUATION MEETING PUBLIC HEARING
September 15, 2020**

**DUE TO THE COVID-19 PANDEMIC, THE COMMISSION HAS DECIDED TO MEET VIRTUALLY UNTIL FURTHER NOTICE.
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- 1. CALL TO ORDER:** Chairperson Robinson called the meeting to order at 6:30 p.m.
- 2. PLEDGE OF ALLEGIANCE:** Building Official Douady led the virtual meeting in the pledge of allegiance.
- 3. ROLL CALL**
PRESENT: Commissioners Robinson, Truelsen, Tucker and Heeney
Ex Officios: Trustee Lewis
Staff: Building Official Douady, Attorney Kelly, Planner Garvin and Assistant Clerk Swope
Applicant: Bill Hatcher
ABSENT: Trustee Watters
- 4. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** Chairperson Robinson informed the group that she is friends with and has known the applicant for years but was confident her opinion could be neutral.
- 5. APPROVAL OF THE AGENDA** Commissioner Heeney moved and Commissioner Tucker seconded to approve the agenda.
Yes: Tucker, Truelsen, Robinson and Heeney
No: none
- 6. CITIZENS TO ADDRESS THE COMMISSION:** Two property owners of dwellings in Dolores currently being used as Short term or vacation rentals expressed concern about the proposed standards and regulation of Short term Rentals for owner occupied status. Neither property owner could meet that standard as it is proposed. They both report that they use the dwellings for their own visits to Dolores but live elsewhere and cannot meet the 180 day occupancy requirement. They requested consideration of removing that requirement.
- 7. REVIEW OF THE CONSENT AGENDA: NONE**

7.1 Note: September minutes to be approved at the regular meeting, October 6, 2020

8. REMOVED CONSENT AGENDA ITEMS: none

9. STAFF REPORTS: none

10. PUBLIC HEARING – Special Exception Application 102 N 4th Bill Hatcher. Request to replace the existing awning and deck on the building from which is situated on street right of way.

10.1 Discussion and possible Action: Building Official Doudy presented a memo for the application where the study showed the town could allow the deck and awning to remain in the street right of way with no impact on the town.

Chairperson Robinson opened the public hearing at 7:07 p.m. and hearing comments from only Bill Hatcher closed the public hearing at 7:09 p.m.

The Commission considered the application in good order and agreed with the town's finding. The findings met the criteria of Article VI R. 4. a and b, which is to ensure that same general level of land use compatibility as the otherwise applicable standards; and that granting the special exception will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development.

Commissioner Truelsen moved and **Commissioner Tucker** seconded to approve the exception.

Yes: Robinson, Heeney, Tucker and Truelsen

No: none

Chairman Robinson declared the motion carried.

11. REVIEW OF DRAFT SECTIONS OF THE LAND USE CODE UPDATE PROJECT

A. Parking. Elizabeth Garvin reviewed the comparison for parking standards she offered the Commission for the meeting. She presented 6 communities from around the state; Georgetown, Hotchkiss, Ridgeway, Mancos, Pagosa Springs and Poncha Springs. All had similar standards for residential and private entity off-street parking. Some of the towns had exempted the core Historic downtown districts from off-street parking standards as well as requiring large parking lots in that core. Poncha Springs has a shared parking standard table which could be useful in Dolores shared parking options. Elizabeth will produce a revised draft to the Commission for the next meeting which will include maximum parking language for the Downtown Mixed Use zone.

B. Landscaping and Screening: The Commission reviewed the bufferyard material Elizabeth Garvin presented. She asked the Commission to determine the criteria for the proposed measures, B1 B2 and B3. Are the requirements too strict or too little? These standards are only for new development or substantial improvement. The Commission should develop the standards with the purpose, goals and objectives that are reflected by the interests of the community. These items will be addressed in the public review drafts. Attorney Kelly suggested that the purpose, goals and objectives are presented to the public for the Short Term Rental review as well.

C. General Provisions Article 1: Will be reviewed at the next meeting. Other Agenda items are: Site and Structure standards, outdoor lighting and sign standards.

Elizabeth Garvin presented the design standards for residential zones to the board. She wanted to know if the Commission would want to keep the design standards in each zone or create a new item in the Site development standards chapter. Commissioner Tucker thinks design standards should be in the site standards chapter. The commission discussed the existing design standards and shape diagram for structures. Commissioner Heeney does not want to end up with the "Subdivision Look" in either landscaping standards or design standards.

Commissioner Robinson prefers function over appearance standards. Commissioner Truelsen wants to fix the controversial component of "appears like natural materials" piece of the exterior finish standard.

Concerning Landscaping and the preferred trees list Commissioner Tucker would like to request a recommendation for trees best for landscaping in our area from a local tree specialist or a local tree nursery business.

Commissioner Tucker would like to develop a local enforcement and management plan for noxious weeds. He has communicated with the Montezuma County weed agent for guidance and assistance.

12. PRESENTATIONS FROM OTHER ORGANIZATIONS: none

12.1 PARKS COMMITTEE OR OTHER ORGANIZATIONS: none

14. NEW BUSINESS –none

14. ADMINISTRATIVE: none

14.1 Appointments, memos, etc.: None

15. ADJOURNMENT: Chairperson Robinson adjourned the meeting at 8:25 p.m.

Linda Robinson, Chairperson

Ann Swope, Assistant Clerk