

PLANNING AND ZONING COMMISSION

AGENDA

DATE FEBRUARY 7, 2023, 6:30 P.M.

420 CENTRAL AVE DOLORES CO. 81323

OR VIRTUALLY BY THE LINK BELOW:

Join Zoom Meeting

<https://zoom.us/j/92252992315>

Meeting ID: 922 5299 2315

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+12532158782,,92252992315# US (Tacoma)

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.**
5. **PUBLIC PARTICIPATION 5 minutes per person.**
6. **APPROVAL OF THE AGENDA**
7. **CONSENT AGENDA**

7.1 Minutes of January 10, 2023
8. **Staff updates**

8.1 Task Force recommendation to BOT for proceeding with Site Evaluation Development.

8.2 Housing Task Force meet with Commissioners E. Garvin February 22, 2023 6 p.m.
9. **Commission updates.**

9.1 Commissioner Powell update on Historic Preservation project with Exon building.
10. **Resignation/Appointment to Dolores Affordable Housing Task Force**
11. **Adjournment**

PLANNING AND ZONING COMMISSION

MINUTES

DATE JANUARY 10, 2023, 6:30 P.M.

420 CENTRAL AVE DOLORES CO. 81323

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1. **CALL TO ORDER** Chairperson Robinson called the meeting to order at 6:37 pm.
2. **PLEDGE OF ALLEGIANCE.** The pledge was recited by the members present.
3. **ROLL CALL.** Present at the meeting were Commissioners Robinson, Tucker, Powell Heeney and online were Commissioner Watters and Ex Officio Lewis. Staff present were Manager Charles, Attorney Kelly, Building Official Doudy and Assistant Clerk Swope. Absent was Ex Officio Youngquist.
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** None stated.
5. **PUBLIC PARTICIPATION 5 minutes per person.** No other community members were present.
6. **APPROVAL OF THE AGENDA.** Commissioner Powell moved and Commissioner Tucker seconded to approve the agenda amended to include the annual appointment of Chair and Vice Chair assignments as stated in the Dolores Municipal Code Article 2.08.20

Yes: all

No: none

6.1 Appointment of Chair and Vice Chair.

Commissioner Tucker moved and Commissioner Powell seconded to appoint Linda Robinson the Chair and Dan Heeney to Vice Chair.

Yes: all

No: none

7. CONSENT AGENDA

7.1 Minutes of December 6, 2022

Commissioner Powell updated the Commission on the edits done to the minutes as they were not included in the packet. The edits consisted of adding paragraph indents to the body of the minutes on page two and to edit the sentences in item 9.1 describing that Commissioner Powell was going to edit the list of documents, rewording the “Staff Strategic Plan” to “Board Strategic Plan”.

Commissioner Powell moved and Commissioner Tucker seconded to approve the December 6, 2022 minutes as edited.

Yes: all

No: none

8. Staff updates

Manager Charles and Building Official Doudy updated the Commission on the continuing investigations on street lighting. The Manager and Building Official met with an Empire Electric department manager, their streetlight vendor, and the manufacturer representative. The group displayed the model of streetlights that were being introduced to Dolores and talked about the brightness factors and the Kelvin levels. The lights are approved by the International Dark Sky Association for dark sky friendly lights. These lights reduce energy consumption by 60% or greater than the existing High-pressure gas filled lights (HPS cobra heads). These existing HPS light fixtures are obsolete and are no longer manufactured. The test site is on the alley of north 5th street. Building Official Doudy has designated this lamp for testing the various lighting effects.

There is ongoing discussion about types of light spectrum and brightness levels. Chairperson Robinson and Commissioner Watters are advocating for Red spectrum lighting options because of the health impacts of Blue spectrum lighting. They also advocate for reducing light “trespass” from streetlights and any other outdoor lighting applications. Attorney Kelly says a nuisance condition for light trespass can be added to the nuisance chapter in the Municipal Code of Ordinances.

One of the differences in the existing high-pressure gas filled red spectrum lighting and the new LED lighting is the light emissions from the new LED lamps cast a light that the human eye can see well in whereas the existing red spectrum lights emit a light that appears duller than the LED and therefore not as bright. The light meter used to determine Lumens shows a much lower reading for the “brighter” LED and a very high reading for the “dimmer” high-pressure gas filled light.

8.1 Review the planning services agreement with SHE

Manager Charles reviewed the service agreement with SHE for planning services with the Commissioners. This company will be the interface with the Commission for development applications as needed. This company is out of Durango and can be available for in person services. This agency will also help with the affordable housing projects as they progress.

Planner Garvin is still developing standards for affordable housing to be added to the Land Use Code. She also is completing the edits that were adopted in October of 2022. When those parts of the Code are updated the town will provide the Commission with printed copies.

8.2 Watershed Protection Plan – how the Commission is involved with this.

Manager Charles reviewed the history of this project from previous years (2010) the local agencies within the watershed of the Dolores River worked on development of a plan but never finalized it. The town is interested in completing the plan and adopting ordinances to regulate water quality and uses outside and upstream of the corporate limits as allowed by state statute. The commission was encouraged to review ordinances of watershed protection plans of other communities in Colorado by viewing them on Municode.com.

To develop a good enforceable ordinance the town will need to get an expert to help with the details. There will be a public process and public hearings for the adoption process. The intent is to have a plan adopted by all the entities in the watershed but the town can adopt regulations that will be upheld by the state.

8.3 Continuation with Commission roles and responsibilities.

Attorney Kelly presented the Commission with an updated review of the roles and responsibilities of the Commission in Quasi-Judicial and Legislative actions. This is a housekeeping exercise that will be done annually by the attorney.

9. Adjournment