

**TOWN OF MANCOS  
PLANNING AND ZONING COMMISSION MEETING  
February 16, 2022  
7:00 p.m.**

**Agenda**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of the Agenda
- E. Approval of the minutes of January 19, 2022
- F. Audience Business
- G. Announcements
- H. Discussion and Action Items
  - Appoint Carol Stout to the Planning Commission to replace Perry D. Lewis
  - Visioning Survey Results & Final Draft Discussion
  - Short Term Rental Discussion
- I. *Items for March 16, 2022 Agenda*
  - *Comprehensive Plan Survey Discussion (tentative)*
- J. Adjournment

**TOWN of MANCOS**  
**Planning & Zoning Commission Meeting**  
**January 19, 2022**

- A. **Call to Order:** Chairman Brind'Amour called the meeting to order at 7:00 p.m.
- B. **Pledge of Allegiance**
- C. **Roll Call:** present-Peter Brind'Amour, Catherine Seibert, Alternate Carol Stout, Trustee Betsy Harrison, Town Administrator Heather Alvarez, Deputy Clerk Georgette Welage  
Absent: Perry D. Lewis, Alternate Ann Coker, Mayor Queenie Barz
- D. **Approval of the Agenda:** Catherine Seibert made the motion to approve the Agenda for 1/19/22. Peter Brind'Amour seconded the motion. Motion carried
- E. **Approval of the minutes of December 15, 2021:** Catherine Seibert made the motion to approve the minutes of December 15, 2021 as written. Peter Brind'Amour seconded the motion. Motion carried.

**F. Audience Business**

None

**G. Announcements**

Montezuma County Commissioner Joel Stevenson passed away last night. The Republican Committee has ten days to appoint a new Commissioner. If no one is appointed by that time, Governor Polis will appoint a replacement.

Perry D. Lewis, P&Z Commissioner, resigned effective immediately. Notice of the vacancy has been posted on the Town website, Facebook and the local paper.

The Town has three Trustee openings and petitions are circulating – due by January 24<sup>th</sup>. The Election will be held April 5, 2022.

Town staff has been extremely busy working on fourteen grants and loans.

The Economic Development position remains unfilled.

## **H. Discussion and Action Items**

### **Public Hearing: Mesa Verde Ventures Special Use Permit to Increase Square Footage**

Catherine Seibert, Master Gardener, employed by CSU, asked to be recused.

Public Hearing: Mesa Verde Ventures Special Use Permit to Increase Square Footage

Public Hearing Opened at 7:13 p.m.

Increase square footage from 8740 SF to 9,384 SF, 651 N. Main, Mancos, CO, conditional upon State approval. The Mancos Marshal's Office has no objections to this special exception request.

Signed up to speak was Bryan O'Connor, representing Mesa Verde Ventures, 651 N. Main, Mancos.

Public Hearing closed at 7:24 p.m.

Carol Stout made the motion to approve the Mesa Verde Ventures Special Use Permit to Increase Square Footage at 651 N. Main, Mancos and forward to the Board of Trustees. Peter Brind'Amour seconded the motion. Roll call vote-Peter Brind'Amour and Carol Stout both voted yes.

Department of Revenue conditional upon receiving access permit CDOT update access permit of February 2020. Clarify-prior to future additions or changes Mesa Verde Ventures will be required to receive access permit from CDOT.

Catherine Seibert rejoined the meeting at 7:24 p.m.

### **Short Term Rental Discussion**

The Commission agrees with the Town Board and would like Short Term Rentals to be owner occupied. We currently have about ten short term rentals in Town. Changes would be Ordinance form with Public Hearings.

Board goal is maximum long term rentals with some short term rentals.

Allow up to twenty licensed short term rentals rather than permitted.

Address off street parking.

Mixed use- 81328 own building. Primary residence within 81328 zip code.

Town Administrator Alvarez will send a note to the Clerks list and Managers list asking how STR is working in their town/city. Data-legal challenges. Towns under 10,000. STR disruptive to neighborhoods? She would like to extend moratorium for an additional six to twelve months.

Next meeting of the P&Z please bring items of concert regarding Short Term Rentals.

## **Vision Workshop Follow Up Discussion**

The Commission would like to have another in person meeting. Did not like the survey. Did not like the Vision Statement Updated Draft. They were asked to work on the Vision Statement and bring their suggestion to the next P&Z meeting (Feb.16. 2022). If Town Administrator Alvarez receives the material by 2/10/2022 she could include comments in the next packet. She will send the results of the Vision Survey to the Commission by 2/1/2022.

### **I. Items for February 16, 2022 Agenda**

Short Term Rental

Comprehensive Plan Survey Discussion

### **J. Adjournment**

8:21 p.m.

---

Peter Brind'Amour, Chairman

---

Georgette Welage, Deputy Clerk

# ***STAFF REPORT***

To: Members of the Planning and Zoning Commission  
From: Heather Alvarez, Town Administrator  
Date: February 16, 2022  
Re: Recommend Appointment of Carol Stout

## **Recommendation**

Recommend the Appointment of Carol Stout as a Planning Commission member to the Board of Trustees

## **Background/Discussion**

Perry D. Lewis submitted his resignation to the Planning Commission. We advertised this vacancy to the public.

Attached is an application from current alternate Carol Stout. Staff is recommending we appoint Carol Stout as a member of the Planning Commission to the Board of Trustees.

Once approved by the Board of Trustees, we will advertise the vacancy for an alternate to the Planning Commission.

## **Attachments**

Application and resume from Carol Stout



### Board/Commission Membership Application

PLEASE PRINT CLEARLY IN INK OR TYPE.

Date of Application: 6 February 2022

Board Interested to Serve\*

- Board of Trustees
- Mancos Tree Board
- Planning and Zoning Commission
- Historic Preservation Board
- Board of Appeals
- Other \_\_\_\_\_

\*Complete one application for each Board/Commission you wish to serve

Stout Carol M.  
 Last Name First Name Middle Initial  
 \_\_\_\_\_  
\_\_\_\_\_ Mancos Colorado 81328  
 Mailing Address Number Street City State Zip Code  
\_\_\_\_\_

Residential Street Address

Telephone Number(s): \_\_\_\_\_ Email Address: \_\_\_\_\_

I have been a resident of Mancos (within Town Limits) for 4 1/2 years  
Are you currently serving on any Boards for the Town of Mancos? P#2 Alternate

Please provide a brief summary of Education, Employment and Civic Experience.

please see attachment

I am interested in serving on this Board because:

planning matters: please see attachment

I hereby certify and affirm that all the information contained in this application is true, complete and correct. I understand that false or misleading statements or the omission of important information made on this application or any time during the process may disqualify me from volunteer work for the Town of Mancos. I understand that the Mayor and Members of the Board of Trustees must appoint members to Boards and Commissions.

Signature: Carol M. Stout Date: 6 February 2022

When complete, please return application to: Town Clerk, P.O. Box 487, 117 N. Main St., Mancos, CO 81328

117 North Main Street • P.O. Box 487 • Mancos, Colorado 81328  
 Phone (970) 533-7725 • Fax (970) 533-7727  
 www.mancoscolorado.com

## Heather Alvarez

---

**From:** [REDACTED]  
**Sent:** Tuesday, February 1, 2022 11:47 AM  
**To:** Heather Alvarez  
**Subject:** Application for Planning and Zoning Commission Appointment

Education:  
1968-1971  
Kansas City Art Institute and School of Design  
Kansas City, Missouri  
Studied Industrial design and Painting

1971-1973  
University of Houston  
Houston, Texas  
Bachelor of Science in Education

1986-1988  
Southwest Texas Junior College  
Uvalde, Texas  
Pre-Nursing

1989-1991  
University of Texas Health Sciences Center At San Antonio  
San Antonio, Texas  
Bachelor of Science in Nursing

1991-1994  
Yale University School of Nursing  
New Haven, Connecticut  
Master of Science in Nursing: Nurse Midwifery and Family Nurse Practitioner

My late husband of 47 years, Patrick James Stout, and I worked for many years installing cathodic protection (corrosion control) on gas lines in city distribution systems and on gas and oil transmission lines in oil fields throughout Texas, Louisiana and West Virginia. We also lived and worked on ranches for many years and have a strong love of the land and rural life.

The greater part of my work life has been as an Advanced Practice Nurse and Nurse Midwife. In 1986 I decided to become a Nurse and that work has provided me a wealth of experience about human development, and promotion of health and wellbeing throughout the lifespan. I retired in 2019 after 25 years of practice delivering babies and providing healthcare to families.

I feel my life and work experience has been of value in providing service on the P&Z Commission. I have lived in a variety of places from huge cities to small towns and have seen poor planning create disasters and good planning create thriving communities.

Since my appointment in January 2020 to the Planning and Zoning (P&Z) Commission as an alternate member I have learned a lot about the working relationship between the Board of Trustees, the P&Z Commission and the community in which I live. I have consistently attended Board Meetings as a private citizen and have been a contributing member of the P&Z Commission to learn as much as I can about the working relationship between the Board of Trustees, P&Z, Town Administration, and the economic and cultural matters that define a thriving community. I feel my life and work experience has been of value in providing service on the P&Z Commission. I would like to make a greater contribution to our growing community to help keep it safe and engaging to all of its citizens. This town has so much to offer and so much talent to share. I am grateful to be here.

Thank you for considering my application.

# ***STAFF REPORT***

To: Members of the Planning and Zoning Commission  
From: Heather Alvarez, Town Administrator  
Date: February 16, 2022  
Re: Vision Statement Survey & Final Draft Discussion

## **Recommendation**

Finalize the Vision Statement and send to Board of Trustees for Approval

## **Background/Discussion**

We held the visioning workshop in November 2021. The notes from this meeting were presented to the Planning Commission at the January meeting.

Attached are the results of the visioning survey conducted by the Town utilizing information from the 2011 Comprehensive Plan.

Also attached are draft Vision Statements from Peter Brind'Amour and Carol Stout for your review and consideration.

At this time, we are asking the Commission to bring language for a final draft to this February meeting.

Once the vision statement is finalized, this will be send to the Board of Trustees for final review, discussion and approval.

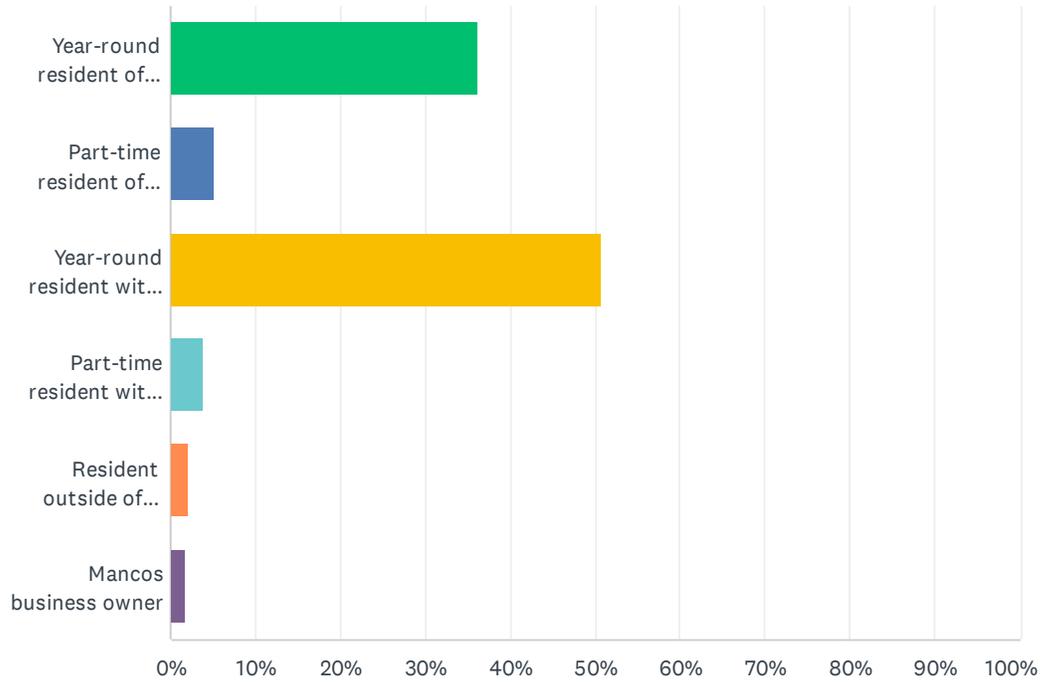
Next steps will also include reviewing and updating the Comprehensive Plan with the new statement in mind.

## **Attachments**

Survey Monkey results  
Draft Vision Statements

## Q1 Are you completing this survey as a:

Answered: 179 Skipped: 0

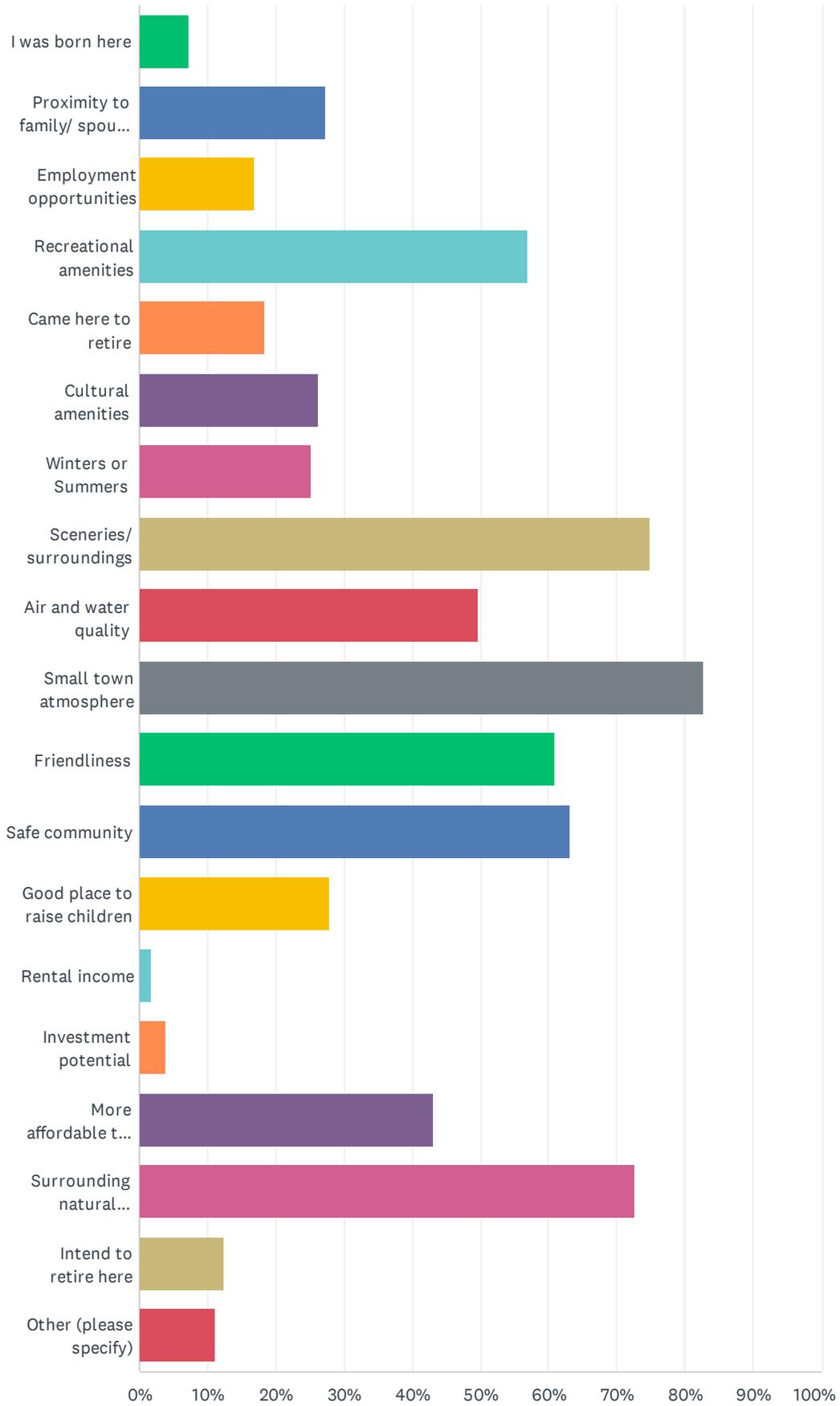


ANSWER CHOICES	RESPONSES	
Year-round resident of Mancos Valley (outside of Town limits)	36.31%	65
Part-time resident of Mancos Valley (outside of Town limits)	5.03%	9
Year-round resident within the Town limits	50.84%	91
Part-time resident within the Town limits	3.91%	7
Resident outside of Mancos Valley	2.23%	4
Mancos business owner	1.68%	3
<b>TOTAL</b>		<b>179</b>

**Q2 Why do you live and/or own property in the Mancos area? (Check all the apply)**

Answered: 179 Skipped: 0

# Mancos Community Vision Survey

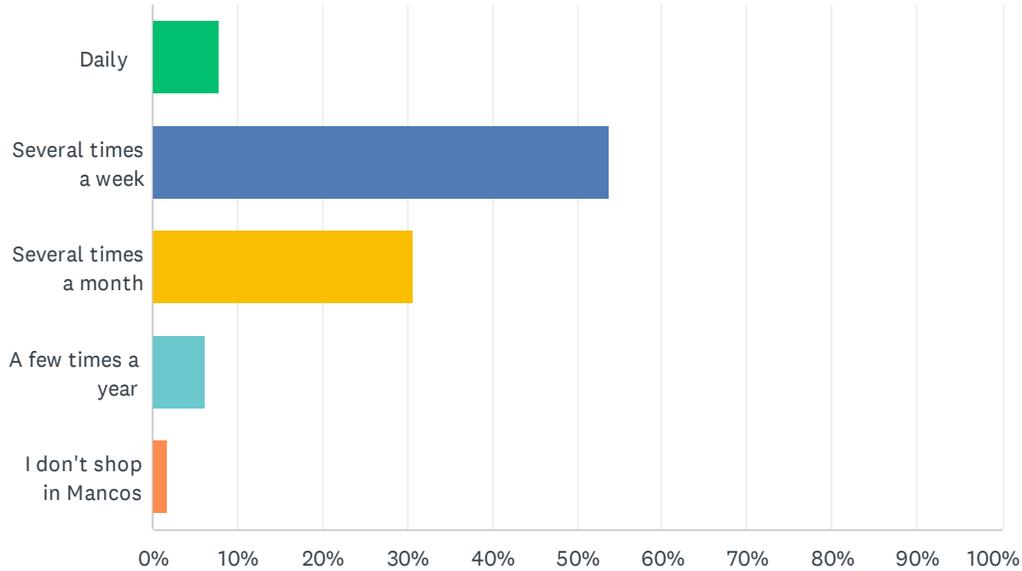


## Mancos Community Vision Survey

ANSWER CHOICES	RESPONSES	
I was born here	7.26%	13
Proximity to family/ spouse/ friends	27.37%	49
Employment opportunities	16.76%	30
Recreational amenities	56.98%	102
Came here to retire	18.44%	33
Cultural amenities	26.26%	47
Winters or Summers	25.14%	45
Sceneries/ surroundings	74.86%	134
Air and water quality	49.72%	89
Small town atmosphere	82.68%	148
Friendliness	60.89%	109
Safe community	63.13%	113
Good place to raise children	27.93%	50
Rental income	1.68%	3
Investment potential	3.91%	7
More affordable than nearby communities	43.02%	77
Surrounding natural environment	72.63%	130
Intend to retire here	12.29%	22
Other (please specify)	11.17%	20
<b>Total Respondents: 179</b>		

### Q3 On average, how often do you shop in the Town of Mancos for necessities (gas, food, or beverages)?

Answered: 179 Skipped: 0



ANSWER CHOICES	RESPONSES	
Daily	7.82%	14
Several times a week	53.63%	96
Several times a month	30.73%	55
A few times a year	6.15%	11
I don't shop in Mancos	1.68%	3
<b>TOTAL</b>		<b>179</b>

## Q4 What would encourage you to shop in Mancos for necessities more often?

Answered: 179 Skipped: 0

What would encourage you to shop in Mancos for necessities more often?
Open-Ended Response
more variety of shops
More consolidated business district with necessities concentrated in smaller area
A hardware store/ auto parts store.
A more affordable grocery store
Prices and choices
Price
lower prices, more selection
Lower prices
More necessities available, competitive prices.
Nothing. I come into town when I need to.
N/A
Better selection
A Hardware store.
Nothing
More and variety of stores.
Better prices, more variety in stores
I believe the current retail stores, P&D, Zuma and Family Dollar provide enough of the necessities I need.
A hardware store, cheaper gas, better restaruants
Greater availability of hardware and household items.
Greater availability of items- such as hardware/household items
Product availability
More variety and competitive prices.
Nothing, really. Several times a week is sufficient for out lifestyle
More options. Better prices.
better prices and more options
Comparable pricing to surrounding bigger towns and businesses. Adherence to Covid safety precautions like
?
Price and available products
more variety
More affordable health food and bulk options
Nothing, without changing the nature of Mancos. Our address is Mancos but we actually live closer to Cortez,
hardware store, auto parts store, larger inventory of affordable groceries
More income, more choices of affordable, needed goods
Cheaper prices, more options
A larger grocery store. Not a dollar store and a hardware store.
Not sure. I feel pretty comfortable with my current level of weekly/monthly spending.
More grocery store options, P&D limited selection, Zuma even more so.
Selection / price
More fresh produce options
A hardware store, better and more affordable grocery stores
Mancos has ample necessities for me
I already do the bulk of my shopping for necessities in Mancos.
Lower prices
fresher produce,better farmers market
Fresher produce better farmers market

More availability of necessities
A larger grocery store
Lower prices
Comparable cost to Cortez grocery stores
More businesses
Lower prices.
not sure but there have often been times I wish there was a basic hardware store
hardware store
More offerings.
increase in avail. of household goods, hardware items & restaurants
protect our water
availability of more types of goods
I buy necessities when visiting family in Mancos.
More variety in goods available, ie a real hardware store.
Close
We need a Murdoch's ranch store and another gas station
a pharmacy, a bike shop
Fresher food at p and d
more variety
nothing
Yoga and fitness classes in town and general hardware store
what I choose to eat & drink is usually not available in Mancos.
I love the P&D but prices are definitely higher than the big supermarkets. Same with Zuma.
Hardware supplies
cheaper gas
b
Variety
Hardware and department stores
if groceries were a little cheaper
Bigger selection, lower prices
Knowing that my patronage supports locally owned and operated small businesses, instead of big box super
Variety of items and price
convient when you need a few things
walmart
A hardware store.
Expanded grocery options, a pharmacy, hardware store and a few more restaurants
Remove tax on food, it is immoral.
Variety of products.
N/A. I work in Cortez so I shop there for food and gas often, but I get gas in Mancos fairly regularly and go to the
Prices
Hardware store
Better selection, lower prices
RESTAURANTS especially open for DINNER
more necessities, less art - like hardware store, a real grocery store. the only thing we buy here is alcohol and gas, there's really not many other options, and it shows
Several times a month usually allows me to get everything I need
Often enough for me

Nicer grocery store. not a dollar store.
I don't know as I find what I need when I need it.
Businesses that have more products the community needs (groceries, clothing, more restaurant variety)
more stores, pharmacy or hardware store for example
A pet store so I don't have to go to Durango or Cortez for dog food! I'd love to open one..
The convenience, but with greater options
I shop almost daily in town so I don't think I could do much better
hardware store
More necessities being available.
Lifestyle shops
Increased competition and lower prices.
a grocery store aimed at vegans/vegetarians
Better info of what & where places are in the area. More shopping options.
Better meat and produce
More selection, we need a hardware store
Being in town more often.
The availability of hardware
We shop for most of our necessities in Mancos. Only go elsewhere when it is not available here in town. Like to
The P&D has gotten really rundown and is small. The selection is just OK. Would be good to expand the store and/or update the interior. On a plus, the parking at the P&D is really good. I try to shop local which doesn't
farmers market
Nothing
Drug store
Diversity of services and goods
A hardware store or a City Market.
hardware store, more stores
I think the only things lacking in Mancos, which were here when first moved here, are a pharmacy and hardware
Lower cost
Hardware store
A hardware store!
We love Zuma. But they don't have everything we need all the time. And often the P and D doesn't. That is when we head to Durango, Cortez or Dolores.
Pharmacy, hardware store
Presently, it has most everything we need. Perhaps a larger super market, but the local farmers, CSA's and other providers make it easy to get what we need.
Larger assortment in grocery choices. More restaurants.
If the shops were more affordable (some are very highly priced) and had more diverse options.
more options and items
Better prices and variety at the grocery store (P&D), even though I am very thankful to have them in the community and think their prices are relatively fair given our rural locale and limited customer base.
More variety. Some things you just can't get...clothes, books, journals, recreational gear.
Less weed stores and a hardware store, farmers market, local produce
Honestly, P&D, Zuma's, and Conoco (gas, fuel) do a darn good job of providing supplies in a small town/market. Probably raising awareness, providing incentives, and just myself ... being more mindful.
More options. Grain. Good Dog food. More food options, both at the grocery and restaurants.
The p&d needs higher quality food options. They lose a lot of business with their low quality food. I am aware of the natural food store but thank pnd can improve dramatically with their food

A store like the Dolores Market that has both conventional and natural options (like P&D and Zuma being one store) at affordable prices. However, I would rather let travel to Durango and Cortez than have big box stores in
More necessities available. Affordable milk. Hardware store. Medical / optical / dental for kids and adults.
More alternatives
A little more diversity in basics- we need a hardware store.
nothing, I already do. I grocery shop, buy gas, buy liquor here. I do commercial things in Durango and don't want them to come to Mancos ie: no box stores, chain stores. Cortez and Durango are close enough. save our small
more selection
Higher quality options. More options
Hardware/feed store, pharmacy
Book store, hardware store
Pet store. A better selection of pet food and supplies.
More options
Price and availability - Zuma is pretty responsive to feedback in terms of trying to stock items we need.
Hardware, lower prices
If we had more options. I also believe the pricing is a bit inflated because there aren't as many options. I wish there were more small businesses that provided places for people to gather.
Nothing really, will buy what I can locally
Cheaper prices
Bigger selection of items I need. Kind of miss the hardware store but the P&D has been an absolute treasure for
Availability/ choice of products.
Hardware store
I don't need to more often
I do shop for necessities in Mancos at P+D
\$\$ and availability
More food options.
I shop outside Mancos for a greater selection of groceries. A hardware store would also lessen my trips to Cortez and Durango. Lastly, a greater variety (diversity) of restaurants.
I'd love if we had a hardware store, but I do often shop for gas and groceries at P&D, Cox's Conoco, and Zuma.
More choices
Variety of goods. Local specials
I do as often as possible
reliable store hours, more variety/better quality
Bigger store
Nothing!
Since I work in Cortez it is handier for me to get everything in one place while I'm Cortez
Food delivery service. More restaurants.
Better options and lower prices
More of a selection
More variety of stores in Mancos fast food restaurants etc
cheaper prices, more sale items
More stores
Less tourist
a wider variety of goods
Gas and beverages
I love shopping at Zuma, but their parking lot is a safety hazard! I would go there more often if they had proper
More variety - P&D has variety, Zuma has quality... neither have both. Sure wish we still had a hardware store

More options

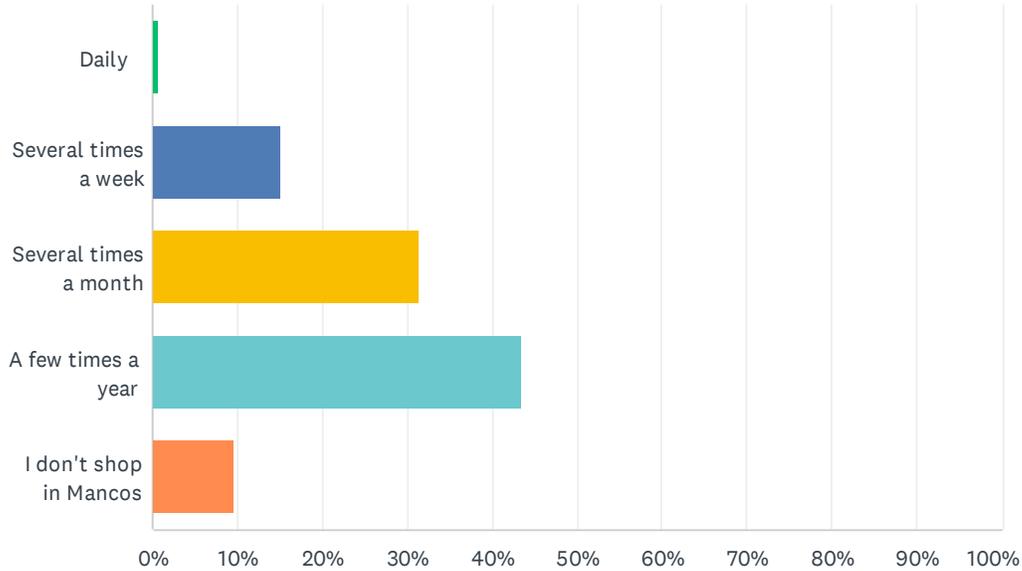
Better grocery store

better stores-clothing, grocery, pharmacy, cheaper gas, hardware.

Probably something like P&D without being P&D. Their employee attitude during the pandemic has absolutely turned me off from ever giving them my business. And Family Dollar, while it is handy, it doesn't cover necessities very well or offer quality goods. FD is more of a place to go if its last minute and I can't get to Cortez

### Q5 On average, how often do you shop in the Town of Mancos for discretionary items (non essentials)?

Answered: 179 Skipped: 0



ANSWER CHOICES	RESPONSES
Daily	0.56% 1
Several times a week	15.08% 27
Several times a month	31.28% 56
A few times a year	43.58% 78
I don't shop in Mancos	9.50% 17
<b>TOTAL</b>	<b>179</b>

## Q6 What would encourage you to shop in Mancos for discretionary items more often?

Answered: 179 Skipped: 0

What would encourage you to shop in Mancos for discretionary items more often?
Open-Ended Response
more variety of shops ie; hardware store
More comprehensive design of a shopping district (as opposed to or separate from the artistic district). The art district works but there needs to be more logic to where things are sold apart from that.
If places to buy discretionary items existed.
More restaurants
Availability of things I need
Price and selection
Selection, lower prices
Not sure
Wider variety of discretionary items (more than Marijuana and art)
Nothing
N/A
More variety
_
Nothing
More resources.
More variety
A Hardware Store would be a great asset to the town of Mancos.
Better restaurants, sporting goods, hardware
Greater availability/expanded options.
Greater availability of items
Product availability
variety and competitive prices
Not a big shopper or consumer.
More options. Better prices.
more options
No need
?
price and available products
variety, not everyone just wants the same arts.
a local bike shop
We've stopped at galleries a time or two, but usually don't purchase.
more options; store hours open a little later, so I can make it after work
More income and/or need.
Cheaper prices, more options
A Hardware store.
Not sure. I feel pretty comfortable with my current level of weekly/monthly spending.
Not much, I don't shop for discretionary items very often.
Selection/ price
don't know
Increase in variety of items. I love what we have, but it's limited or all along the same vein
nothing
More options
More variety
I like what we have in our town

pretty happy with what we got
more consistent store hours and more diversity in items available for purchase
A book store both for adults and children. We also have kids so we would drop by a toy store fairly often as well
lower prices, bigger selections
More variety of shops
More businesses that have goods I want
more variety
again, some kind of hardware/garden/art supply store would be so great and would encourage me to shop for those things locally
hardware store
Same as above
wider variety
enforce watering restrictions to protect our resources
nothing- the town meets my needs
I buy non-essential items when visiting family in Mancos.
More variety in goods available
Food and drink
We should push advertisements about our town in more places
a bike shop,
More craft fairs
more variety
nothing
hardware store or general store
galleries when visitors come.
Honestly I usually only bring visitors to all of the shops. Occasionally I'll shop for a gift at the galleries.
More variety at economical prices
More choices, very little shopping here except art
b
Need
Hardware and department stores in Mancos!
I think the lot for sale across the river from the cidery would be a great location for the Mancos Brewery. It would attract more people to the downtown area, and further accentuate the arts district. Getting a grant to help this become reality would be exciting to see. I would also like to see more use from the opera house.
More variety
if there was a way to further encourage support of locally owned private businesses. AND better parking
Variety and price
if we had stores with more variety of items
Walmart
A hardware store.
More restaurants! A broader range of goods... maybe a decent clothing / accessories store, or some place that sold kitchen items ( could be in a hardware store) no more galleries! I'm all for supporting the arts, but galleries cater to tourists primarily, not locals.
I do the best I can afford.
Variety of products.
Hardware store/items
I tend not to need the discretionay items that are sold in Mancos
Not sure

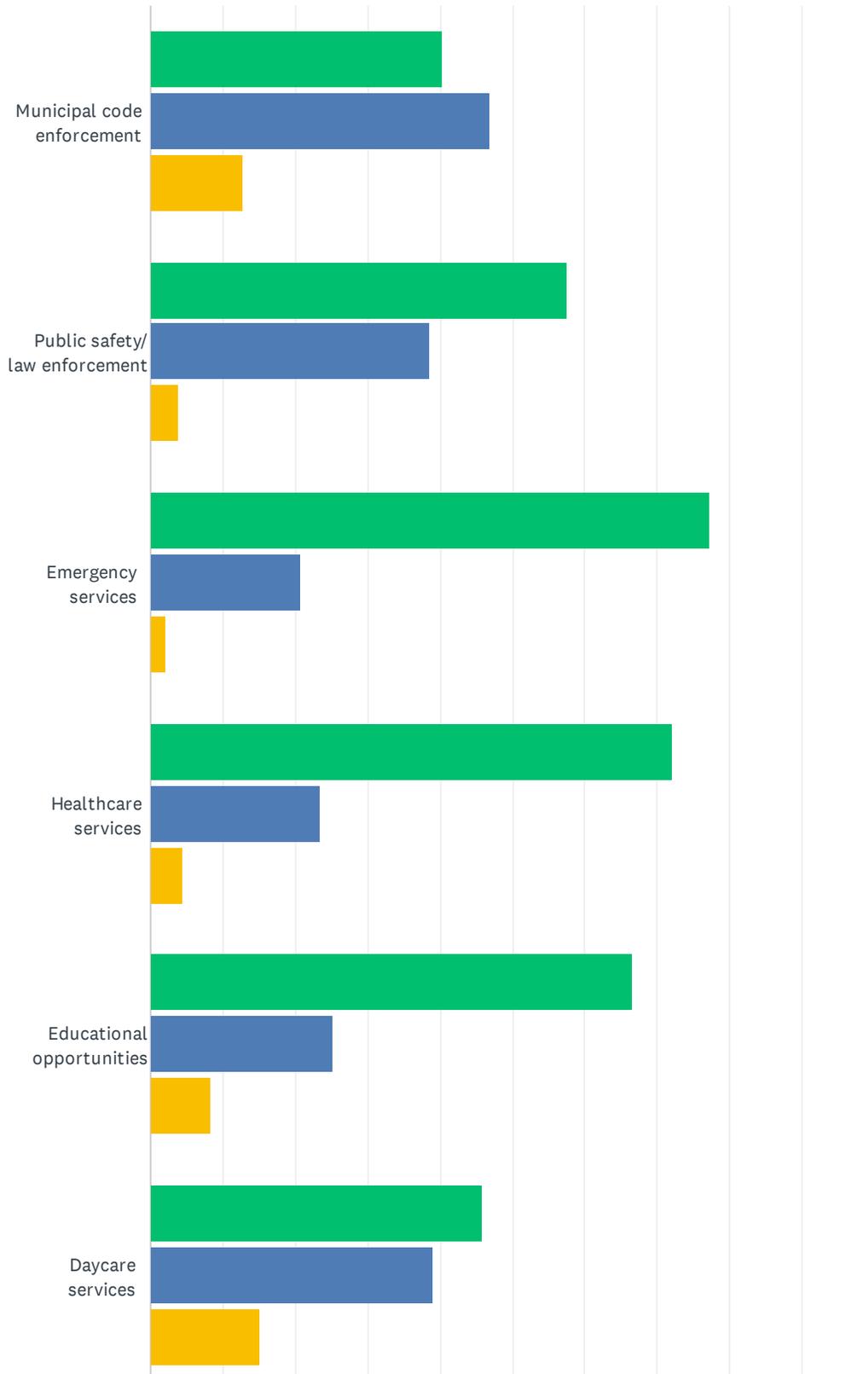
Better selection
More local art and locally crafted goods that are affordable
less art, more options. it really seems like the town is being geared to second home owners and retirees
I actually like the selections that are available.
If there were more retail and shops in general to shop at, then I would. Too many storefronts either aren't open for business regularly or are not retail & are taking up rare space that could be available. Businesses like law offices, personal art studios & non- profits that are never open & realty offices should not be on Main St. They detract from a consistent retail presence in the business district. We need more retail shops that are not gallery
more locally own businesses
Maybe a larger variety, but for things I want, Mancos serves my needs.
More selection and broader businesses than what is currently available. Little less galleries, little more Country
more variety
There are certain things like shoes, clothes, or hardware that I have to drive to Cortez or Durango for, but I also wouldn't want to see box stores open in Mancos. So I prefer having the option to get art and locally made
The convenience, but with greater options.
More options. We have multiple places to eat but they all feel the same besides ABC
more variety of dinner oriented restaurants
More discretionary items being available. I believe in supporting local businesses and artisans. Not corporate stores like Family Dollar, but there is room for them and a need.
Art, music, events. Same things I wish Cortez offered but Mancos is closer to pulling it off.
Broader range and number of businesses offering discretionary items.
We don't spend too much \$ on discretionary THINGS, but on EXPERIENCES -- for which Mancos is ideal.
Not a lot of shops for that
Better pizza (brewery is good but \$\$\$), takeout options
Availability. Hardware store would be most needed for my purchases
Being in town more often, more stores.
Maybe clothing but most of my discretionary spending is on travel and recreation.
When they are available herein town, I will shop here.
You pretty much have to go to Cortez for discretionary items. We go to Slavens and Ace Hardware
farmers market. more selection
Nothing
Clothing stores, kitchen and home goods, antiques
More choices
Expanded walking district
more stores/things to buy
We have limited our dining in Mancos considerably due to Covid. We hope for a return to something like the pre-pandemic days!
I don't buy discretional items very often
Bookstore and Gear store
More interesting stores
Probably not much. I am not much of a consumer.
A general store
WE love the variety of items that are available.
Variety
To have more options.
need more options
More restaurants

If they were available in town or near town.
Support the principle of buying locally
Similar to my answer above. I suggest promoting the idea of shopping in Mancos as a community value. Supporting small, local businesses sustain these amenities in a small town that cannot compete on price with
More options
More locally owned businesses offering a wider range of discretionary items. Get rid of the family Dollar and keep low quality box stores out of our community
One of the things I love about living in a small town is that I don't shop a lot for things I don't need. I don't think Mancos needs anymore retail(especially art galleries!!)
More availability... clothes, housewares, sporting equipment (yay gear share!),... tool share?
More diversity of choices
I shop locally for gifts, and employee appreciation, I don't need more discretionary items.
same as above, local shops. no box stores or chain stores
more selection
More options
More variety
I am not an avid discretionary shopper
household and hardware items
More options
We shop for discretionary items rarely overall.
Bookstore
More options for shopping but restaurants and eateries would be fantastic.
Same as above
Cheaper prices
Obviously if they had more of the discretionary items I need, I would buy them locally but thats not likely. I don't expect Mancos could support a sporting goods store or hardware store so I buy what I can in Mancos to support
see number 4
Sport Equipment
I don't need to do it more
Wider range and prices of items
Availability
More options
I'm not a huge discretionary shopper.
I love buying gifts from the galleries, and patronizing the local restaurants and Fenceline and Mancos Brewing. I don't think I have much more budget to come into town for discretionary spending more often!
More options
More variety
More stores
more variety
A bigger store
Nothing!
There's not really shopping like I like. Clothing..rustic shops would be nice.
N/A
Same
I would say more of a selection again
More variety
lower price, includes restaurants too, doing take out though

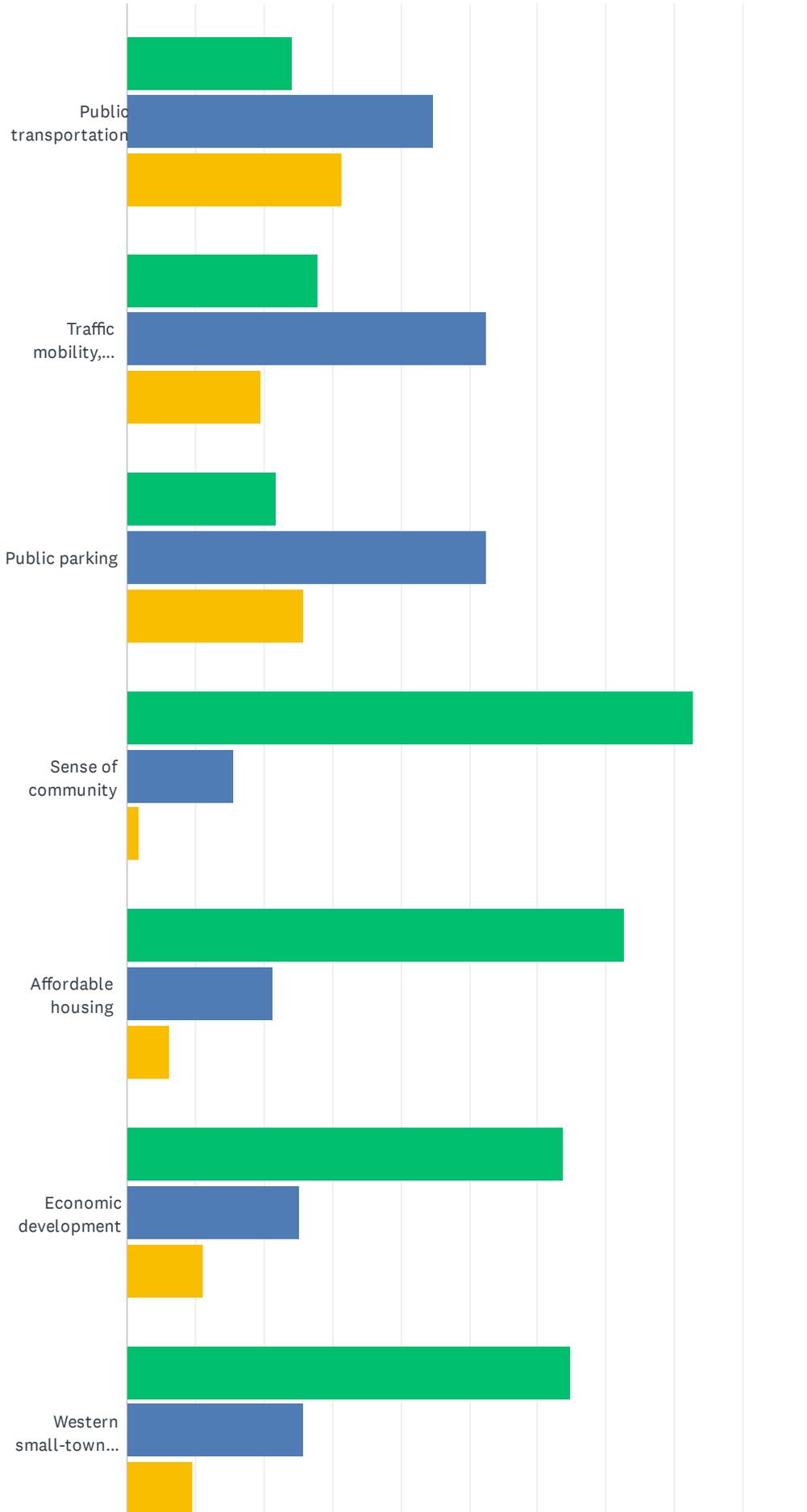
Stores with better hours
NA
a wider variety of goods, arts and crafts, greeting cards, etc.
More available
A lot of things I need just aren't available in town. Having a wider variety that is affordable would be nice.
Not sure
more options
Price
see #4
I think a little more selection. Downtown seems to mostly be focused on art and crafts. While this is great, it's not quite my market. Bookstore, knickknacks, antiques, tools, etc are my cup of tea. More casual dining with outdoor seating would be awesome too.

# Q7 Please rate the following issues and your opinion of their importance to the community over the next 10 years.

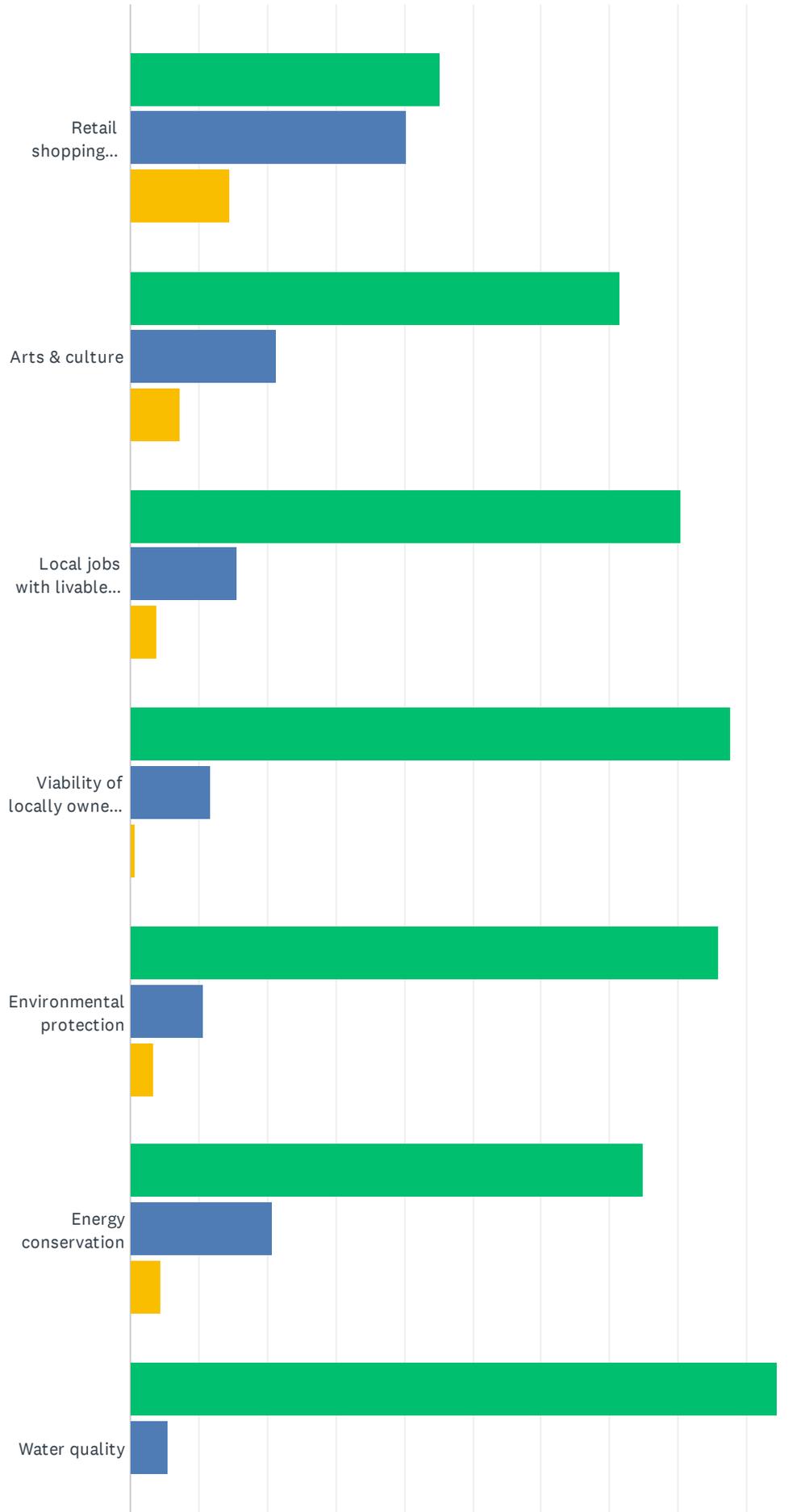
Answered: 179 Skipped: 0



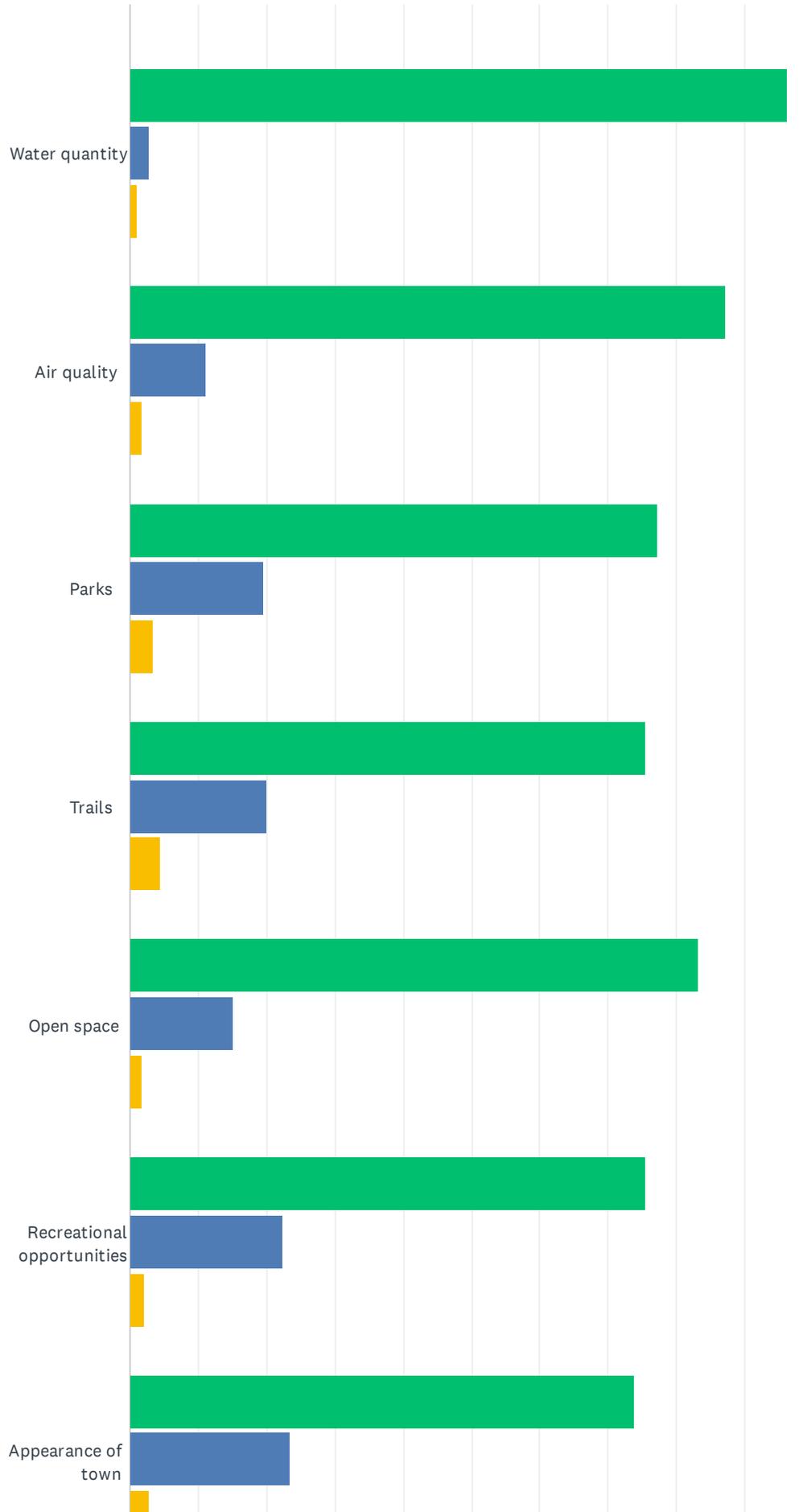
# Mancos Community Vision Survey



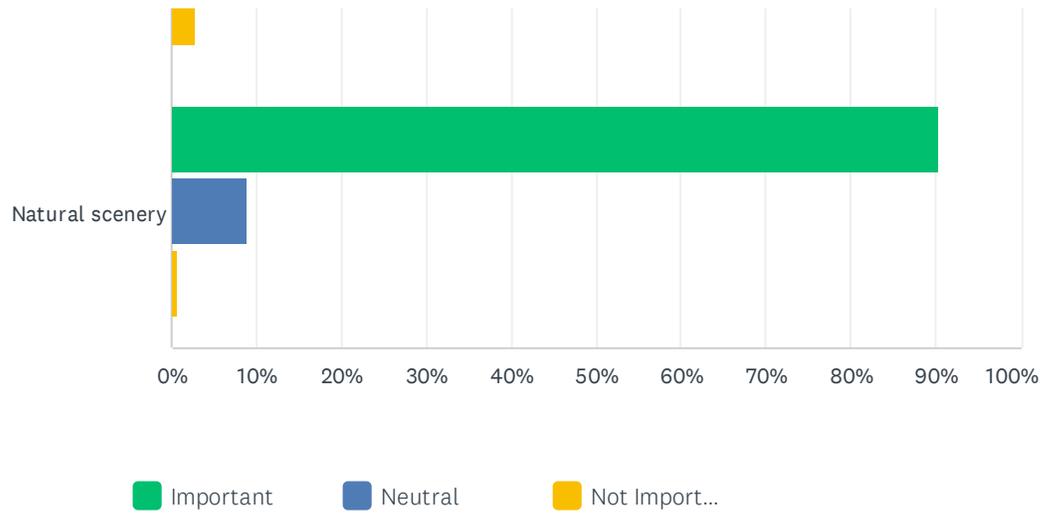
# Mancos Community Vision Survey



# Mancos Community Vision Survey



# Mancos Community Vision Survey



## Mancos Community Vision Survey

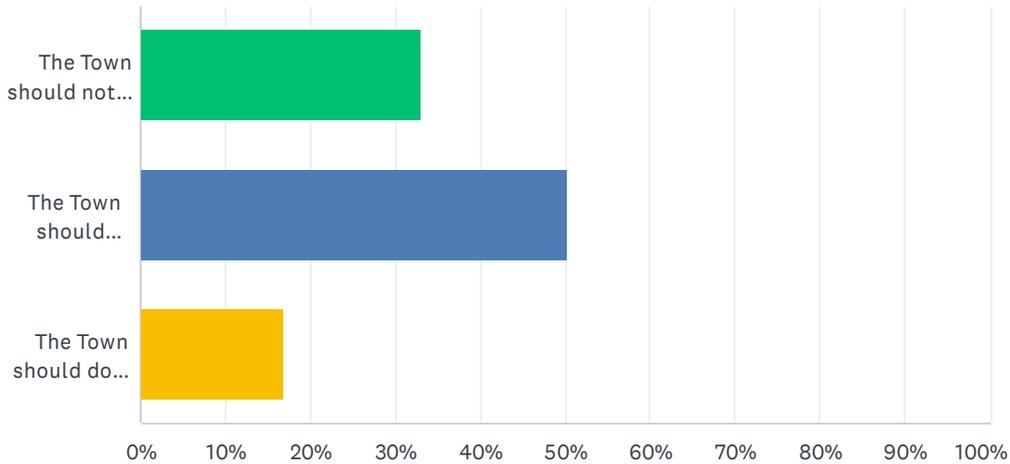
	IMPORTANT	NEUTRAL	NOT IMPORTANT	TOTAL
Municipal code enforcement	40.22% 72	46.93% 84	12.85% 23	179
Public safety/ law enforcement	57.54% 103	38.55% 69	3.91% 7	179
Emergency services	77.09% 138	20.67% 37	2.23% 4	179
Healthcare services	72.07% 129	23.46% 42	4.47% 8	179
Educational opportunities	66.48% 119	25.14% 45	8.38% 15	179
Daycare services	45.81% 82	39.11% 70	15.08% 27	179
Public transportation	24.02% 43	44.69% 80	31.28% 56	179
Traffic mobility, frequency, and circulation	27.93% 50	52.51% 94	19.55% 35	179
Public parking	21.79% 39	52.51% 94	25.70% 46	179
Sense of community	82.68% 148	15.64% 28	1.68% 3	179
Affordable housing	72.63% 130	21.23% 38	6.15% 11	179
Economic development	63.69% 114	25.14% 45	11.17% 20	179
Western small-town character	64.80% 116	25.70% 46	9.50% 17	179
Retail shopping opportunities	45.25% 81	40.22% 72	14.53% 26	179
Arts & culture	71.51% 128	21.23% 38	7.26% 13	179
Local jobs with livable wages	80.45% 144	15.64% 28	3.91% 7	179
Viability of locally owned businesses	87.71% 157	11.73% 21	0.56% 1	179
Environmental protection	86.03% 154	10.61% 19	3.35% 6	179
Energy conservation	74.86% 134	20.67% 37	4.47% 8	179
Water quality	94.41% 169	5.59% 10	0.00% 0	179
Water quantity	96.09% 172	2.79% 5	1.12% 2	179
Air quality	87.15% 156	11.17% 20	1.68% 3	179
Parks	77.09% 138	19.55% 35	3.35% 6	179
Trails	75.42%	20.11%	4.47%	

## Mancos Community Vision Survey

	135	36	8	179
Open space	83.24% 149	15.08% 27	1.68% 3	179
Recreational opportunities	75.42% 135	22.35% 40	2.23% 4	179
Appearance of town	73.74% 132	23.46% 42	2.79% 5	179
Natural scenery	90.50% 162	8.94% 16	0.56% 1	179

## Q8 Please chose the response which most closely represents your opinion regarding development in Mancos.

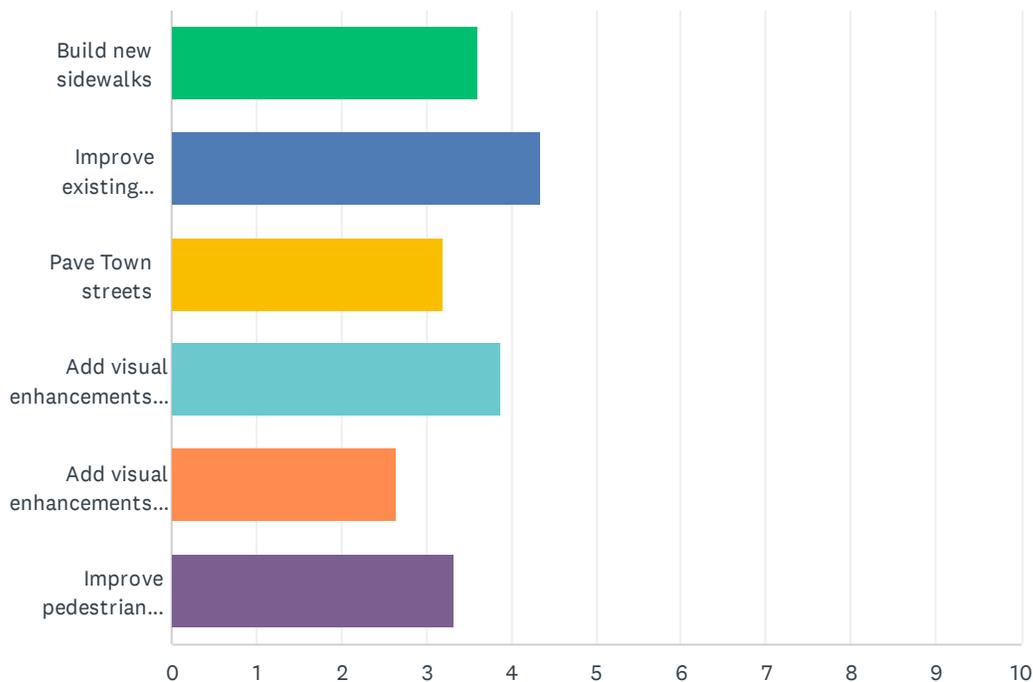
Answered: 179 Skipped: 0



ANSWER CHOICES	RESPONSES	
The Town should not expand its limits until undeveloped lots within the Town's current boundaries are developed.	32.96%	59
The Town should investigate options to encourage development within Town boundaries, but also consider growing by expanding its limits	50.28%	90
The Town should do nothing and let the market dictate the rate of growth	16.76%	30
<b>TOTAL</b>		<b>179</b>

Q9 Below is a list of potential street projects. Please rank in order of preferred priority. (1 is highest priority, 6 is lowest priority)

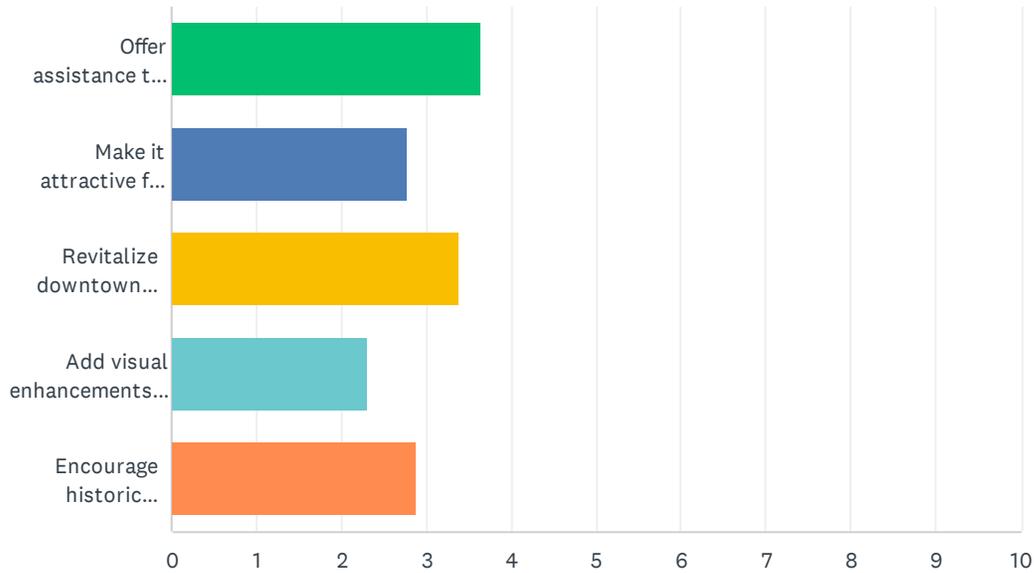
Answered: 179 Skipped: 0



	1	2	3	4	5	6	TOTAL	SCORE
Build new sidewalks	13.41% 24	17.88% 32	23.46% 42	14.53% 26	21.79% 39	8.94% 16	179	3.60
Improve existing sidewalks	22.35% 40	30.73% 55	22.35% 40	13.41% 24	7.26% 13	3.91% 7	179	4.36
Pave Town streets	25.70% 46	8.94% 16	8.94% 16	8.38% 15	11.73% 21	36.31% 65	179	3.20
Add visual enhancements (like trees and benches) and streetscaping (like historic street lamps) to commercial downtown	16.20% 29	18.99% 34	20.67% 37	25.70% 46	16.20% 29	2.23% 4	179	3.87
Add visual enhancements (like trees and benches) and streetscaping (like historic street lamps) in residential neighborhoods	2.23% 4	12.85% 23	11.17% 20	19.55% 35	30.17% 54	24.02% 43	179	2.65
Improve pedestrian connection between north and south Mancos	20.11% 36	10.61% 19	13.41% 24	18.44% 33	12.85% 23	24.58% 44	179	3.33

Q10 Below is a list of potential economic development projects. Please rank in order of preferred priority. (1 is highest priority, 5 is lowest priority)

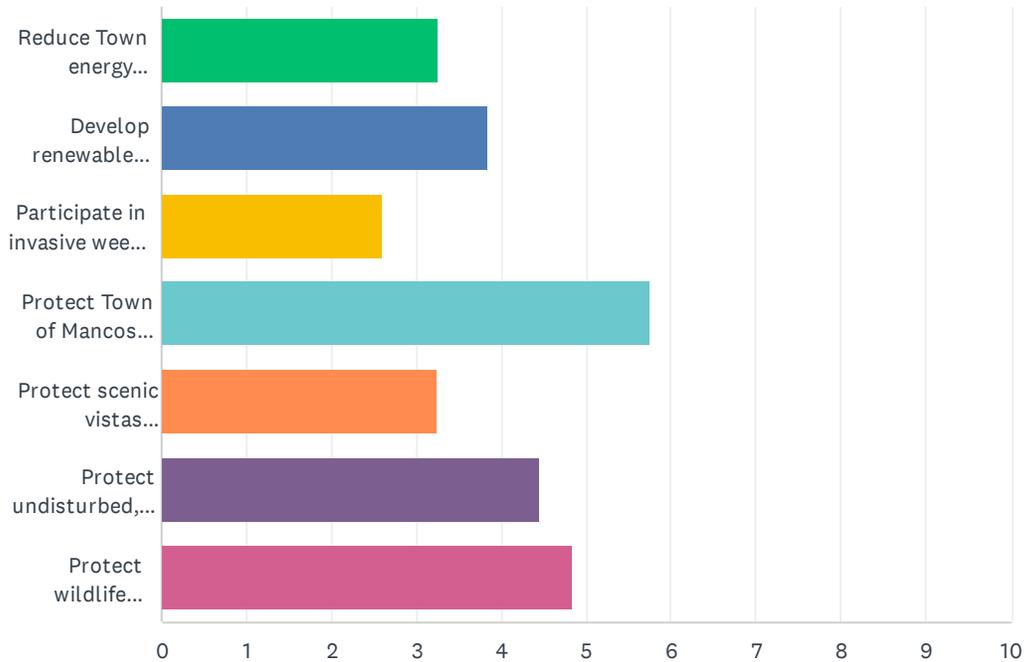
Answered: 179 Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
Offer assistance to locally owned businesses	35.75% 64	26.26% 47	15.64% 28	12.29% 22	10.06% 18	179	3.65
Make it attractive for outside businesses to relocate to Mancos	13.97% 25	18.44% 33	18.99% 34	27.37% 49	21.23% 38	179	2.77
Revitalize downtown business district on Grand Ave. and Main St.	19.55% 35	29.61% 53	29.05% 52	15.08% 27	6.70% 12	179	3.40
Add visual enhancements along Highway 160	10.61% 19	11.73% 21	15.08% 27	22.91% 41	39.66% 71	179	2.31
Encourage historic structure preservation	20.11% 36	13.97% 25	21.23% 38	22.35% 40	22.35% 40	179	2.87

Q11 Below is a list of potential environmental protection projects. Please rank in order of preferred priority. (1 is highest priority, 7 is lowest priority)

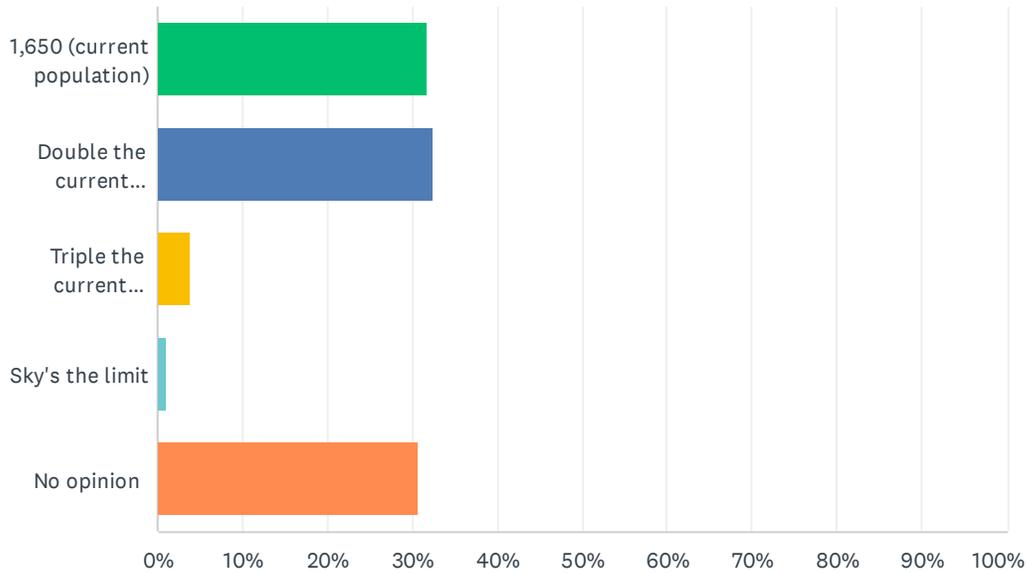
Answered: 179 Skipped: 0



	1	2	3	4	5	6	7	TOTAL	SCORE
Reduce Town energy consumption	3.35% 6	12.85% 23	11.17% 20	12.29% 22	16.76% 30	26.82% 48	16.76% 30	179	3.26
Develop renewable energy resources	7.26% 13	17.32% 31	14.53% 26	11.73% 21	21.79% 39	16.76% 30	10.61% 19	179	3.84
Participate in invasive weed elimination programs	5.03% 9	5.03% 9	5.59% 10	13.97% 25	12.85% 23	14.53% 26	43.02% 77	179	2.60
Protect Town of Mancos drinking water	54.19% 97	10.06% 18	14.53% 26	7.26% 13	8.94% 16	2.23% 4	2.79% 5	179	5.75
Protect scenic vistas throughout Town	3.35% 6	7.26% 13	13.97% 25	20.67% 37	13.97% 25	22.35% 40	18.44% 33	179	3.25
Protect undisturbed, natural open spaces	9.50% 17	20.67% 37	24.02% 43	14.53% 26	17.32% 31	10.61% 19	3.35% 6	179	4.45
Protect wildlife wetland, and river habitats	17.32% 31	26.82% 48	16.20% 29	19.55% 35	8.38% 15	6.70% 12	5.03% 9	179	4.85

## Q12 What do you think the upper population limit in the Town of Mancos should be?

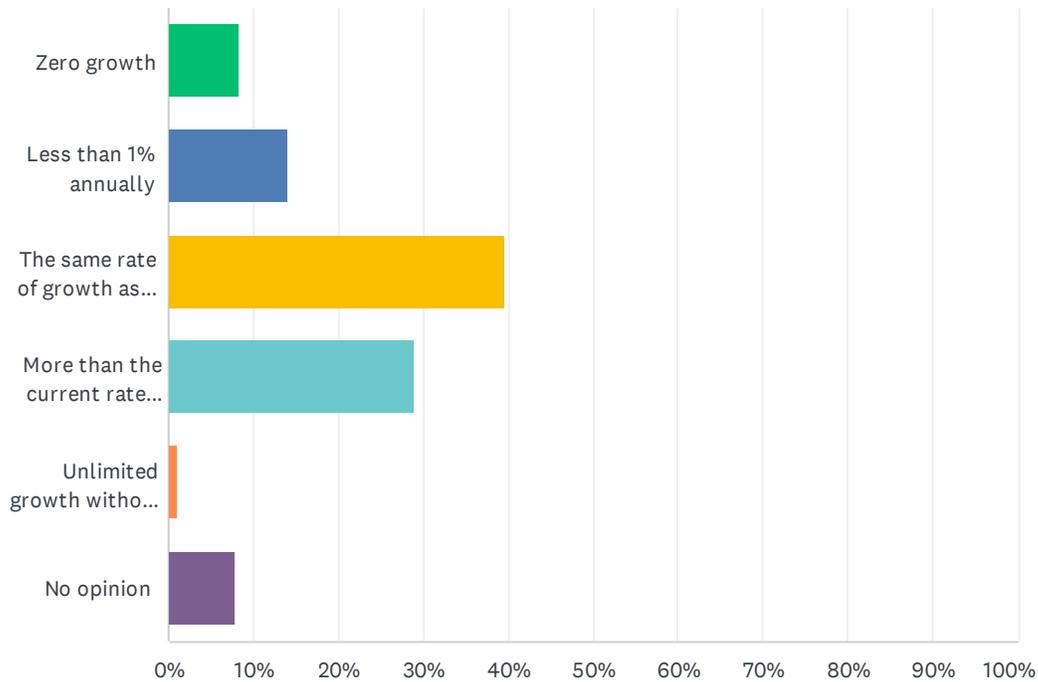
Answered: 179 Skipped: 0



ANSWER CHOICES	RESPONSES	
1,650 (current population)	31.84%	57
Double the current population	32.40%	58
Triple the current population	3.91%	7
Sky's the limit	1.12%	2
No opinion	30.73%	55
<b>TOTAL</b>		<b>179</b>

### Q13 Select your preferred growth scenario over the next 10 years.

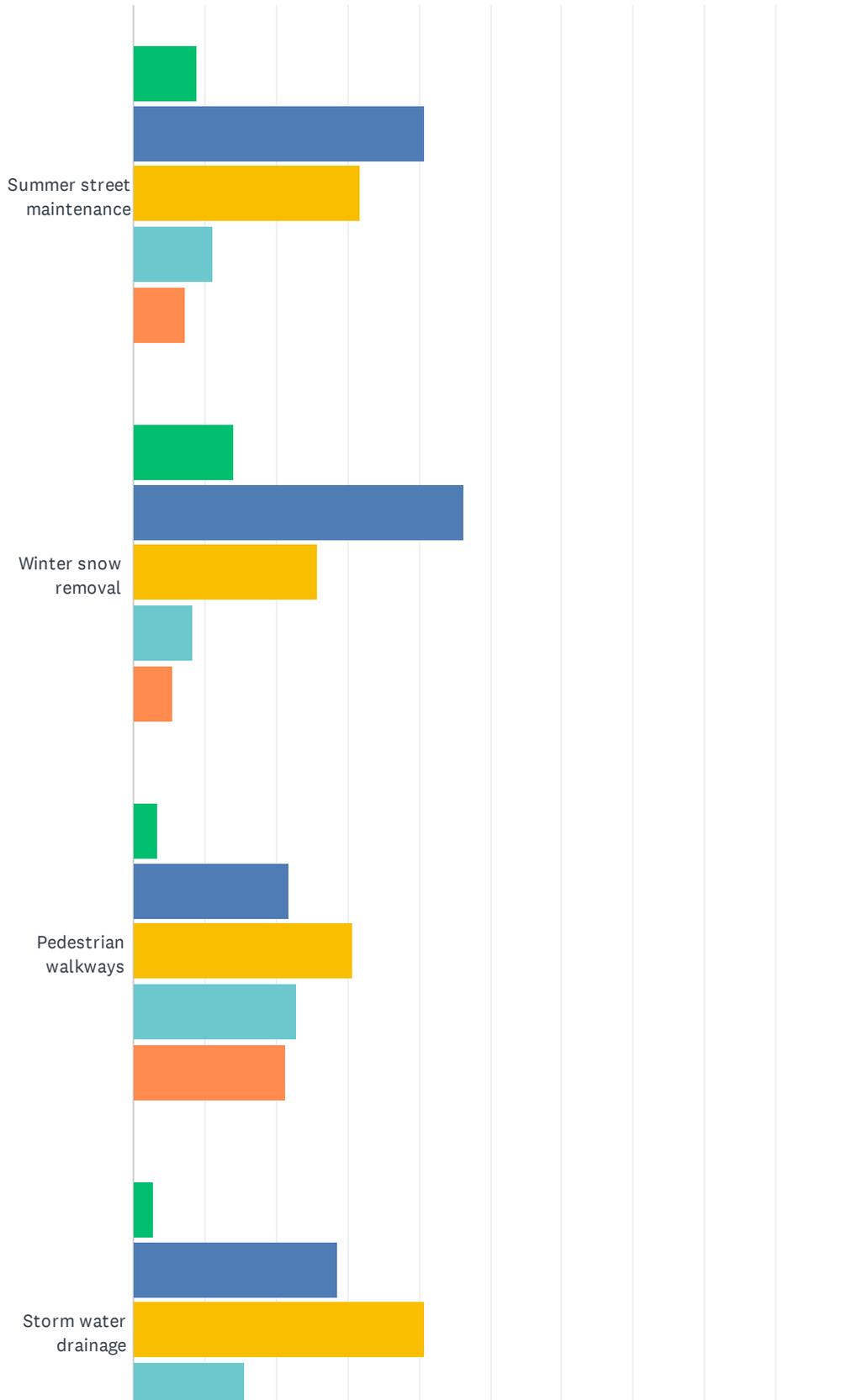
Answered: 179 Skipped: 0



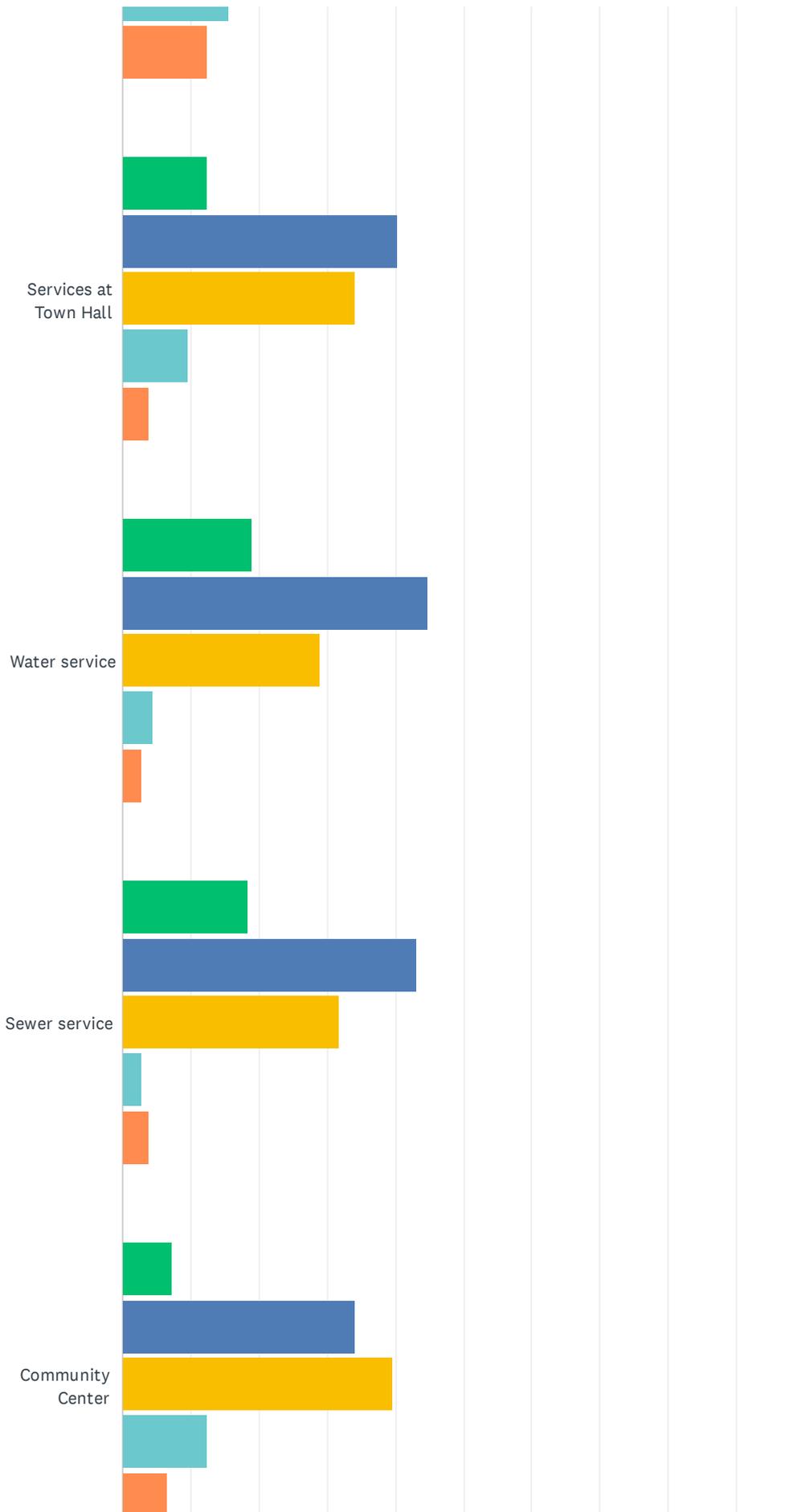
ANSWER CHOICES	RESPONSES	
Zero growth	8.38%	15
Less than 1% annually	13.97%	25
The same rate of growth as the present (approximately 2% annually)	39.66%	71
More than the current rate, but in a controlled manner	29.05%	52
Unlimited growth without controls	1.12%	2
No opinion	7.82%	14
<b>TOTAL</b>		<b>179</b>

### Q14 Please rate the following Town services.

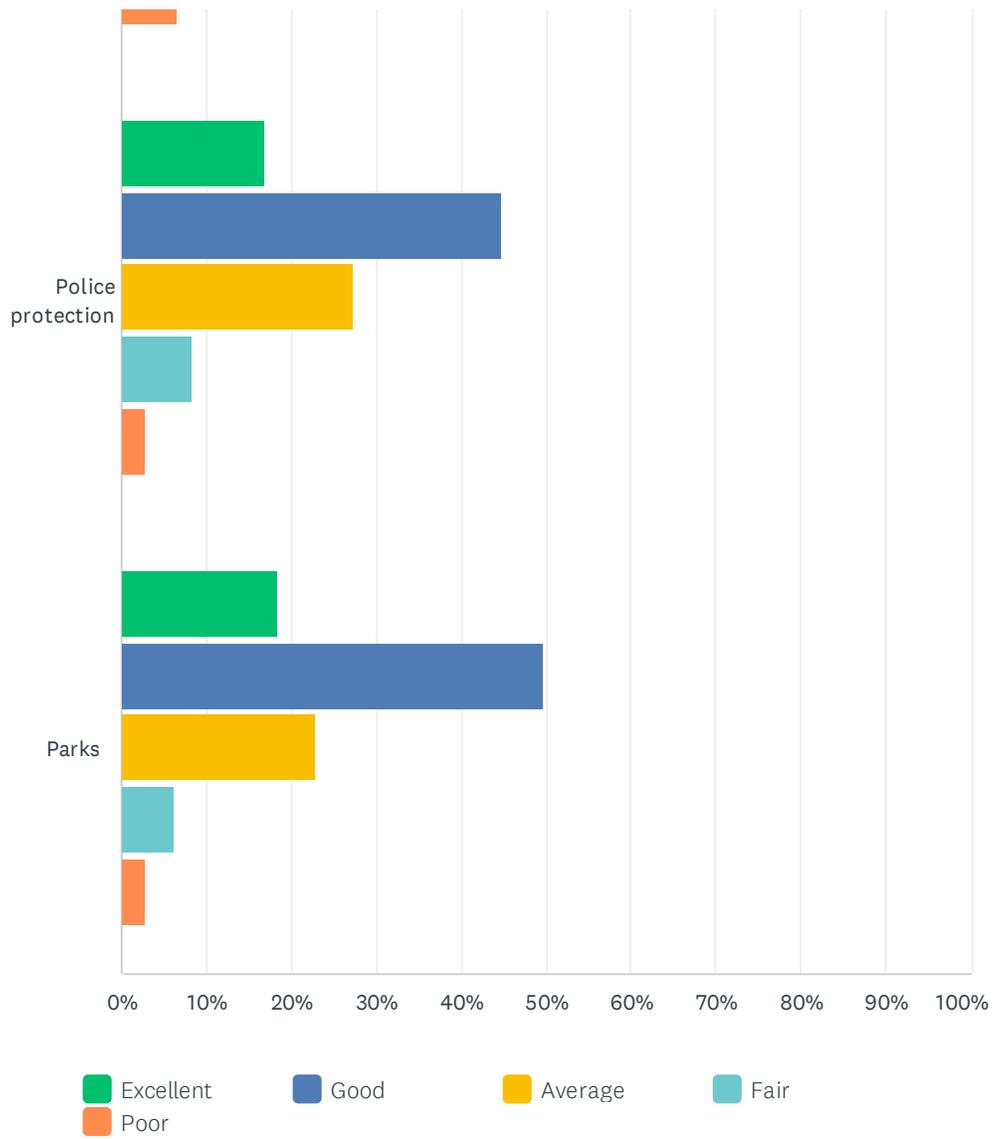
Answered: 179 Skipped: 0



# Mancos Community Vision Survey



# Mancos Community Vision Survey

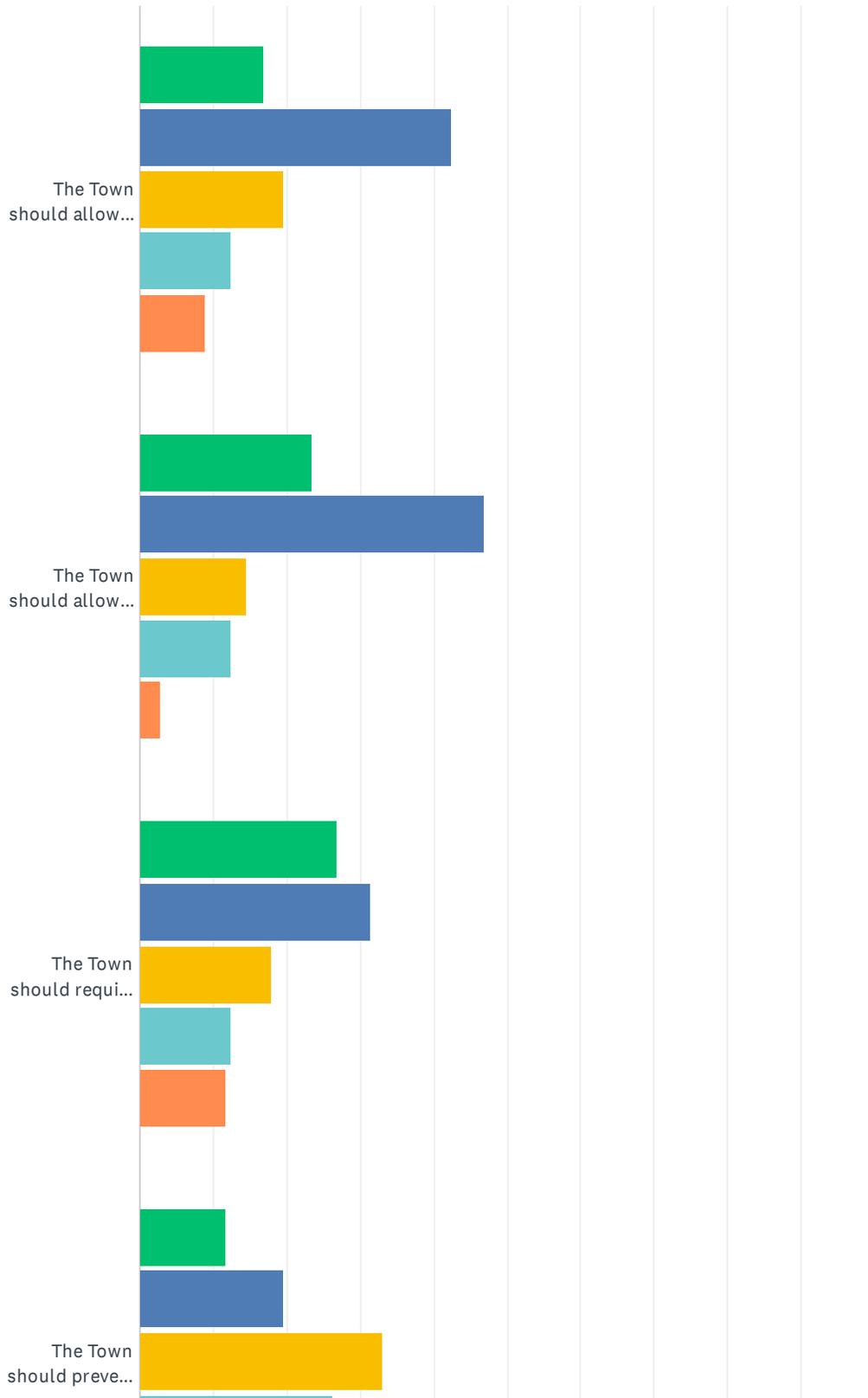


## Mancos Community Vision Survey

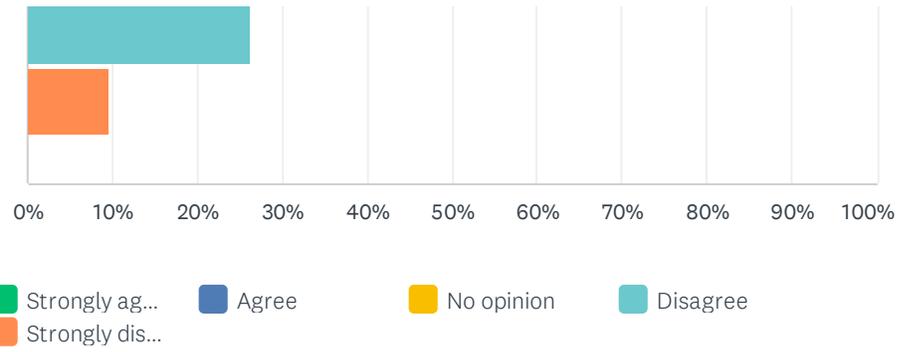
	EXCELLENT	GOOD	AVERAGE	FAIR	POOR	TOTAL
Summer street maintenance	8.94% 16	40.78% 73	31.84% 57	11.17% 20	7.26% 13	179
Winter snow removal	13.97% 25	46.37% 83	25.70% 46	8.38% 15	5.59% 10	179
Pedestrian walkways	3.35% 6	21.79% 39	30.73% 55	22.91% 41	21.23% 38	179
Storm water drainage	2.79% 5	28.49% 51	40.78% 73	15.64% 28	12.29% 22	179
Services at Town Hall	12.29% 22	40.22% 72	34.08% 61	9.50% 17	3.91% 7	179
Water service	18.99% 34	44.69% 80	29.05% 52	4.47% 8	2.79% 5	179
Sewer service	18.44% 33	43.02% 77	31.84% 57	2.79% 5	3.91% 7	179
Community Center	7.26% 13	34.08% 61	39.66% 71	12.29% 22	6.70% 12	179
Police protection	16.76% 30	44.69% 80	27.37% 49	8.38% 15	2.79% 5	179
Parks	18.44% 33	49.72% 89	22.91% 41	6.15% 11	2.79% 5	179

### Q15 Please use the following scale to choose the response which most closely represents your opinions regarding the following statements:

Answered: 179 Skipped: 0



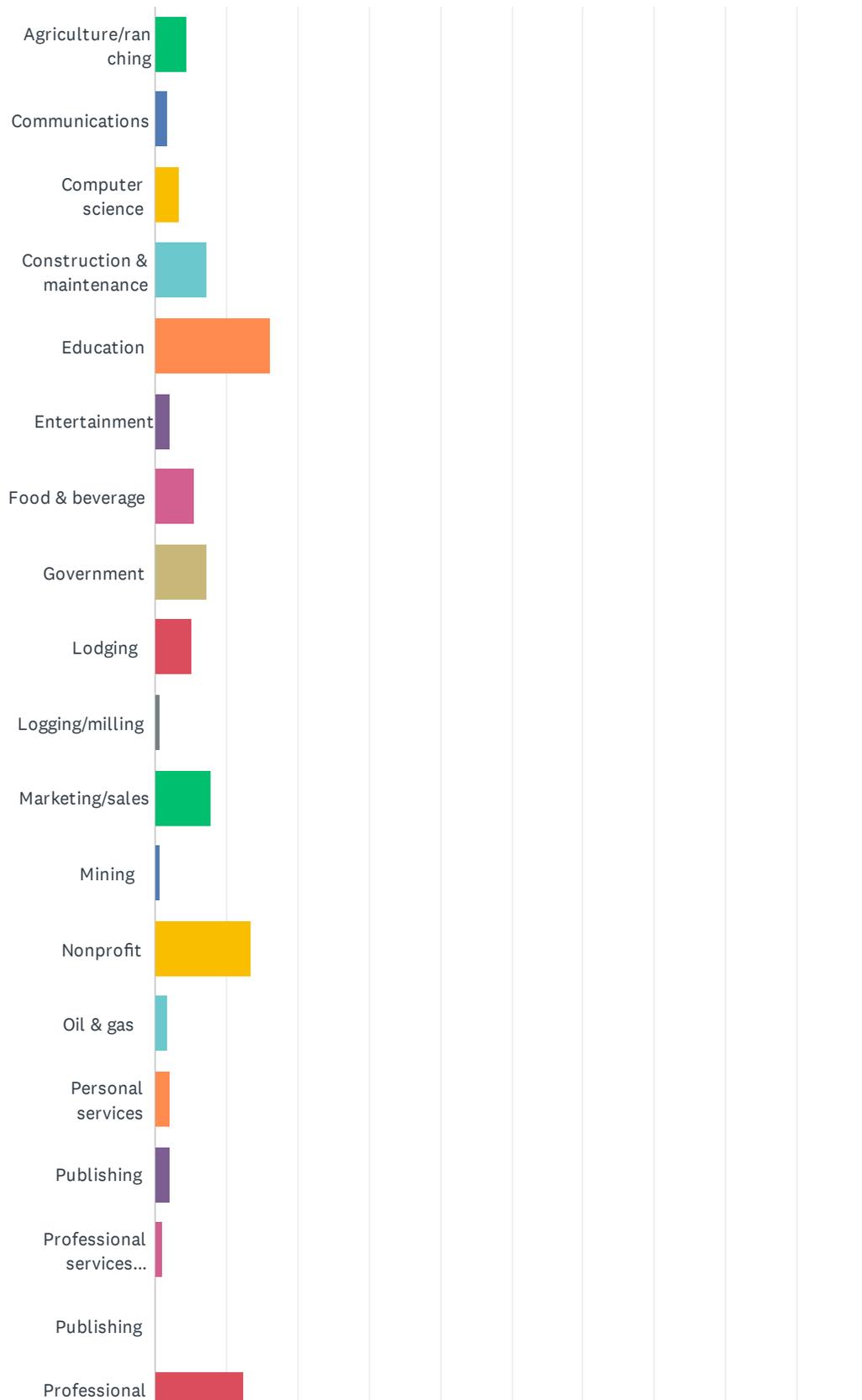
## Mancos Community Vision Survey



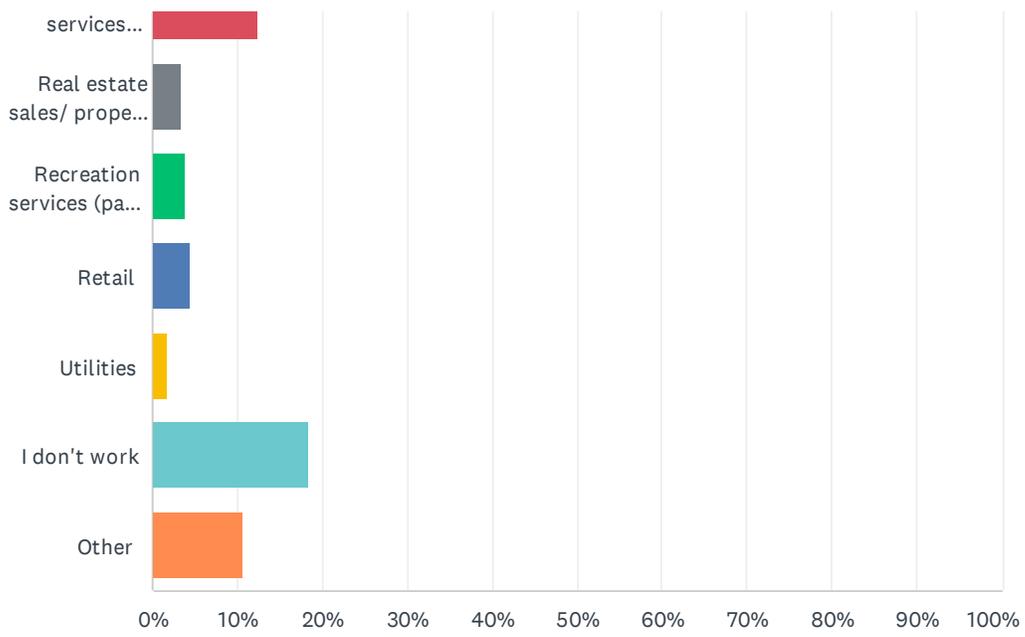
	<b>STRONGLY AGREE</b>	<b>AGREE</b>	<b>NO OPINION</b>	<b>DISAGREE</b>	<b>STRONGLY DISAGREE</b>	<b>TOTAL</b>
The Town should allow more multi-family buildings	16.76% 30	42.46% 76	19.55% 35	12.29% 22	8.94% 16	179
The Town should allow more mixed use commercial and residential buildings	23.46% 42	46.93% 84	14.53% 26	12.29% 22	2.79% 5	179
The Town should require new subdivisions to donate land for affordable housing	26.82% 48	31.28% 56	17.88% 32	12.29% 22	11.73% 21	179
The Town should prevent single family housing units within the commercial district	11.73% 21	19.55% 35	32.96% 59	26.26% 47	9.50% 17	179

# Q16 In what industry(s) are you employed?

Answered: 179 Skipped: 0



# Mancos Community Vision Survey

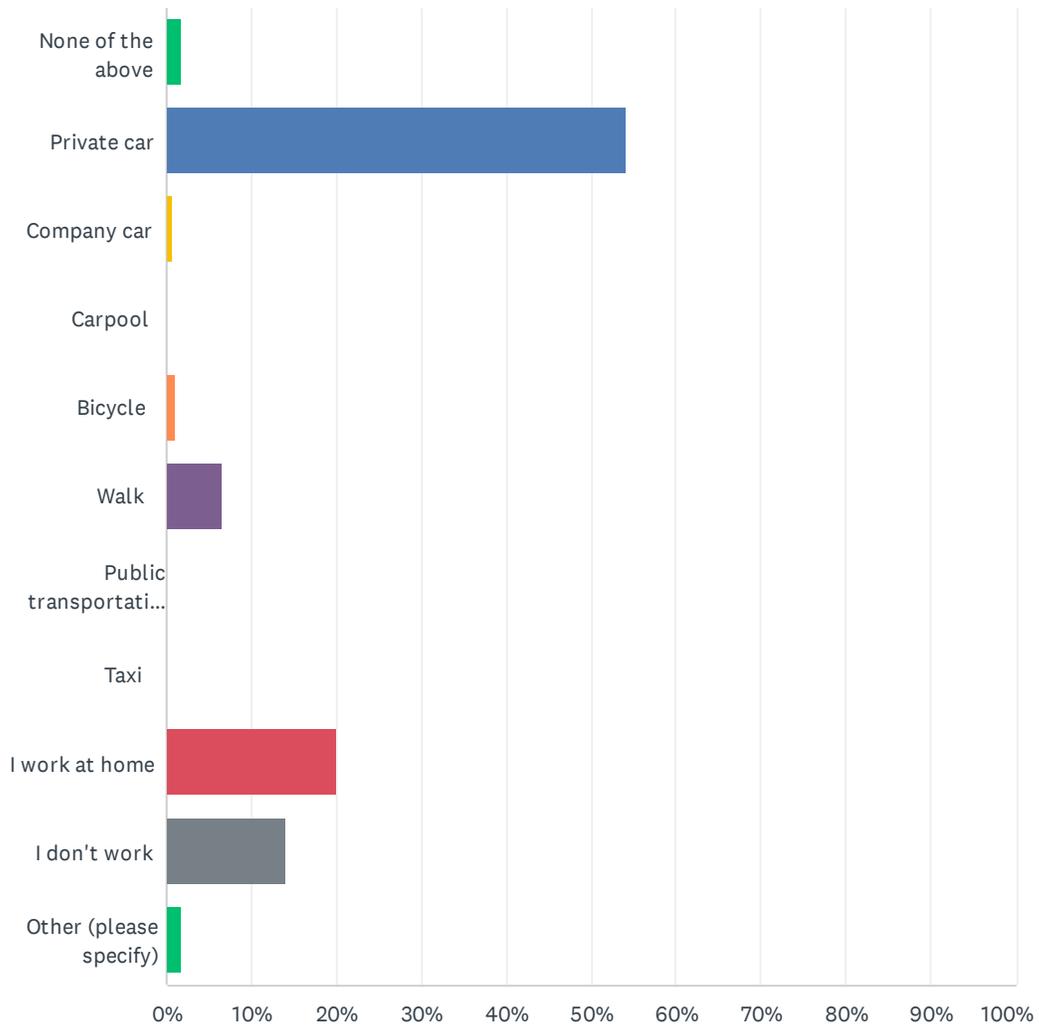


## Mancos Community Vision Survey

ANSWER CHOICES	RESPONSES	
Agriculture/ranching	4.47%	8
Communications	1.68%	3
Computer science	3.35%	6
Construction & maintenance	7.26%	13
Education	16.20%	29
Entertainment	2.23%	4
Food & beverage	5.59%	10
Government	7.26%	13
Lodging	5.03%	9
Logging/milling	0.56%	1
Marketing/sales	7.82%	14
Mining	0.56%	1
Nonprofit	13.41%	24
Oil & gas	1.68%	3
Personal services	2.23%	4
Publishing	2.23%	4
Professional services (cleaning, massage, hair, etc.)	1.12%	2
Publishing	0.00%	0
Professional services (medical, legal, financial, etc.)	12.29%	22
Real estate sales/ property management	3.35%	6
Recreation services (park, ski area, etc.)	3.91%	7
Retail	4.47%	8
Utilities	1.68%	3
I don't work	18.44%	33
Other	10.61%	19
Total Respondents: 179		

## Q17 What method do you use to get to work most often?

Answered: 179 Skipped: 0

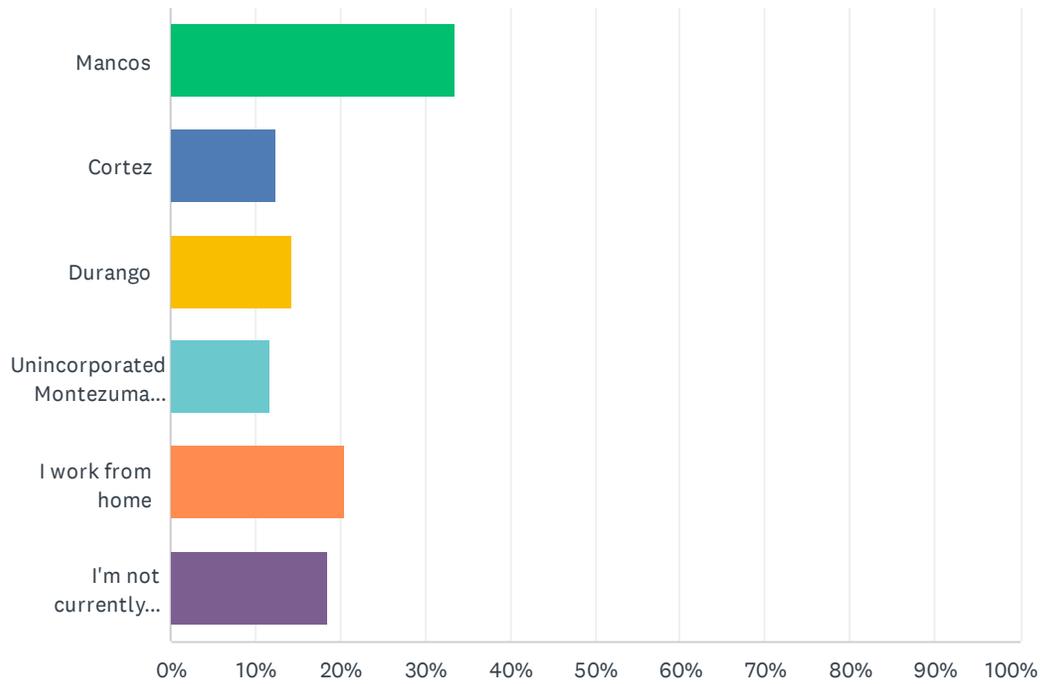


## Mancos Community Vision Survey

ANSWER CHOICES	RESPONSES	
None of the above	1.68%	3
Private car	54.19%	97
Company car	0.56%	1
Carpool	0.00%	0
Bicycle	1.12%	2
Walk	6.70%	12
Public transportation (bus, van)	0.00%	0
Taxi	0.00%	0
I work at home	20.11%	36
I don't work	13.97%	25
Other (please specify)	1.68%	3
<b>TOTAL</b>		<b>179</b>

### Q18 In which community is your primary place of employment located?

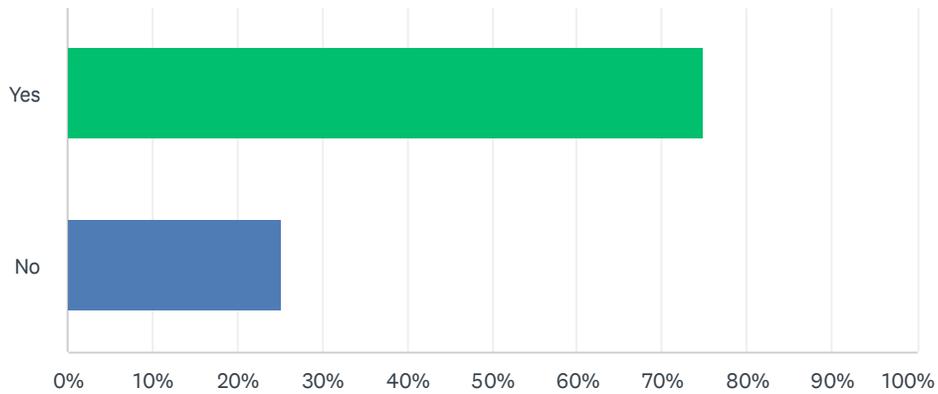
Answered: 161 Skipped: 18



ANSWER CHOICES	RESPONSES	
Mancos	33.54%	54
Cortez	12.42%	20
Durango	14.29%	23
Unincorporated Montezuma County	11.80%	19
I work from home	20.50%	33
I'm not currently employed	18.63%	30
Total Respondents: 161		

## Q19 Would anything cause you to leave the Mancos region?

Answered: 179 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	74.86%	134
No	25.14%	45
TOTAL		179

Would anything cause you to leave the Mancos region?	
Response	Please explain
No	
Yes	uncontrolled growth and abandonment of quality of life. no more water
Yes	If my property is robbed one more time
Yes	If I were to lose my job and wasn't able to find another one.
Yes	Influx of the wrong type of people
Yes	Too much growth
Yes	
Yes	When the water runs out.
Yes	Deterioration of school system and community, and/or if Mancos becomes too much like Telluride where only ultra-rich people can afford to live here.
No	
Yes	over reach by governmental entities, sustained severe drought
Yes	Death
Yes	Too much growth in rural areas.
Yes	Growth, lack of water, too much regulation
Yes	Lack of restrictions of entertainment drugs.
Yes	End of employment. Housing is too expensive.
Yes	I am most concerned about the possible lack of water to sustain the town of Mancos in the near future.
Yes	Summers are getting too hot & winters are getting less snowy. Water shortage, climate change impacts higher in the SW than many other parts of country
No	Hopefully not
Yes	Family needs
Yes	Unforeseen economic reasons
Yes	Opportunity
Yes	Unable to receive quality health care
Yes	Lack of water supply and continued severe drought
Yes	Continued rural gentrification whereby the expansion and growth make it economically impossible for local people who live and work here to afford to live here
Yes	Ongoing negligence of pandemic response in public spaces like our post office
Yes	Poor schools, loss of community
Yes	We couldn't travel here in the summer anymore
Yes	the lack of constant building codes followed. contractors are being allowed to build however they want!!
Yes	Being priced out of affordable living
Yes	The anticipated need for specialized, age-related healthcare; the anticipated need for great choices in senior/retiree residential living. In fact, we anticipate that we will have to leave within 10 years for these very reasons.
No	
Yes	No water for gardening.
Yes	An increase in population and expenses, like rent and utilities
No	I love the homey feeling here its the right size of community that prefer. I do understand the population of Colorado is rising and realize we need more affordable housing for families because I'd hate to see what happened in LaPlata Co. happen here.
Yes	Move closer to family out of state
Yes	Climate change, continued drying of area, summer wildfires and smoke
No	
Yes	Employment opportunities for my partner, price of land, lack of water... But I hope we don't leave, I love it here.
Yes	If our family could not find work
Yes	If we get to the point where long time residents can't afford to stay or if we don't grow thoughtfully and responsibly
Yes	Continued lack of awareness for town resources. It's is an absolute shame that the tax payers of this town paid for and built a brand new track that the public is unable to use. Other towns allow their citizens to use the town resources and we should be doing the same. It's very contradictory to the "community" feel that mancos is trying to cultivate. The kids in this town need to see the community using a resource like this so that they are inspired to use it themselves. We will not continue to inspire the younger and older generations if we are not able to use the resources that the town has built.
Yes	Lack of water

Yes	Yes to much growth. Mancos is a small town and that's why I moved here. Keep it small and Western slope people out. We don't need a Target or fast food joints here.t
Yes	too much growth, we moved here because of the small town charm
Yes	major drought, fire, or family needs
Yes	Never say never, but it's unlikely. If a better job opportunity arose I would have to consider it.
No	
Yes	Loss of available water supplies; think the town needs to take a stronger stance on water preservation.
Yes	Loss of employment with limited opportunities
Yes	no water
Yes	inaction on sustainable resource creation and management, bad management of current resources, especially water
No	
Yes	Climate change: too hot, no water
Yes	health dictates would be the only rason
No	We are in a drought - please stop watering the roads in the summer! It is wasting a precious resource!
Yes	Loss of small town charm, overcrowding
No	My family lives there, and I hope they never leave.
Yes	Lack of water.
Yes	Lack of water or childcare
Yes	Freedom to run a Business and taxation without representation
Yes	Not sure but it is possible
No	
Yes	Overdevelopment. Keep the small town atmosphere.
Yes	my grandchildren leaving
No	
Yes	First & foremost A Political climate like CORTEZ. Now... a few comments This questionnaire was too long and options were often forced. No place to comment on winter side walk clearance, espically in main downtown area; handicap parking spots and sidewalk wheelchair accessibility?
No	
Yes	
Yes	Move to be closer to grown children (who are currently young adults in college/living elsewhere). Also too much drought/climate change/fires might make me move north.
Yes	Family
Yes	Drought and Crime
Yes	Escalating propane costs for winter heat: NEED ALTERNATIVE ENERGY SYSTEMS!
No	
Yes	Continued large increases in rent/real estate
Yes	if a huge dangerous and or pollution producing smelly industry moves in.
Yes	No water.. continuing drought.. polarization in communities
Yes	the weather
Yes	more liberal movement
Yes	I plan on staying here the rest of my life. Never say never.
Yes	It's a tough question... my frustrations with the town can be summarized as this: we keep trying to preserve our "old west heritage" ..this feels dated and backward looking to me. I wish we were more proactive in looking for grants to improve services... I am annoyed by my muddy street with no drainage in town. Building permits, street impact fees water / tap fees are high, I'm really wanting town infrastructure improvements. Monte desperately needs to be paved. I don't see us leaving, but these are things that wear me down.....
Yes	If I were to loose my ability to live independently.
No	
Yes	Increased regulation of local residents and local businesses; Weather/drought/declining water supply; too many people which negatively affects recreational opportunities; UNCONTROLLED DOGS and NO ENFORCEMENT; further decrease in educational level; further conversion of town amenities geared towards dogs and not people (ie converting public parks to dog parks); poor/worsening road maintenance
Yes	Medical care and retirement
Yes	Severe health issues
Yes	Influx of stupid people
Yes	Stagnancy of opportunity for cultural and local business growth
No	we chose to live here for the small town community
No	

	Hotter summers with less snowpack in winter. Also lack of inclusion in limited social scene. Recurring slow internet speeds. Lack of retail shopping. Lack of cafes with food allergy options. High cost of gas since I shop in other towns for groceries. Lack of trails running through the valley that residents can access either from town or outside town.
Yes	
Yes	over population
Yes	Quality senior care closer to family.
Yes	Community inability to address water conservation and fire mitigation in collaborative way.
Yes	lack of infrastructure
No	I'm currently renting and want to buy in the next few months. I would love to stay in Mancos but there have been limited houses available to purchase under \$450,000
No	
Yes	Continued drought
Yes	lack of water
Yes	Loss of important resources and services as I head towards retirement, like hospitals, Dr offices, healthy drinking water or if Mancos became over run with drug addiction and crime.
Yes	Too many crowds, too much sprawl or too exclusive (think Boulder). Build densely to maintain character and ensure the right mix of those units are affordable units. Find the happy medium between Cortez and Boulder.
Yes	Climate change resulting in extreme weather, increasing wildland fires and lack of water.
Yes	health issues / increasing age
Yes	Over population and durango pricing
No	
Yes	Any decline in the school quality, major shift in town politics, etc
No	
No	
No	We both love the Mancos area and will stay as long as possible.
No	I love the beauty of the area and the access to trails and recreation. Mancos is beautiful. I also love the growing restaurant scene with Fenceline Cider, the brewery and the bakery. I would love to see more trails closer to town.
Yes	Health, fire, family
Yes	If the town continues to try and turn Mancos into the Boulder of the west slope. This town was perfect in 1983. Let's keep it that way except for infrastructure and education.
No	
No	
Yes	Failure of municipal water systems due to climate change.
No	
Yes	Only if health concern would require us leave the area
Yes	I left for work but come home often
No	
Yes	A small town mentality that is stuck on keeping Mancos the way it "used" to be. Even the town slogan and obsession with being "where the west still lives," is not helpful anymore. The old west was a racist, violent, misogynistic place to live, do we really want to brand ourselves with this identity? The one thing that would cause me and my family to leave this are I grew up in is a continued resistance to modernity and change.
Yes	If we loose the clean air, water, beautiful outdoors and friendly community.
Yes	No water
No	
No	
Yes	Overpopulation.
No	
Yes	Lack of water
Yes	Lack of water.
Yes	Fire danger, too many barking dogs, motorised vehicles in backcountry
Yes	Climate Change (e.g. desertification). Or, if my children moved away.
Yes	Healthcare, inability to make a living, access to quality water
Yes	If economic development is slated toward low quality projects like trailer parks and box store developments

Yes	I have left for the winter because I was not able to find a place to rent. For the past 6 months I have been in the lookout and was only able to find short term rentals. It has been incredibly stressful to have housing insecurity after being a part of the community for 15 years and it breaks my heart to have had to leave because affordable and available rentals are nowhere to be found. I am hoping to return to the area, however, I am also aware of the water situation in our area and not sure if Mancos will be the right place long term due to changes in climate and water shortages. I would also leave Mancos if the growth get out of control and it turns into another crowded, trendy, expensive mountain town (I'm thinking Carbondale). I moved to our little town because it's just that...little, quaint, quirky, off the beaten path.
Yes	Lack of water, political instability / violence
Yes	No water.
Yes	If tourism/second home owners take over Mancos, and local are pushed out.
Yes	Uncontrolled growth and sprawl into valley. Losing the scenic and natural habitats in the area. Box stores and chain stores showing up in Mancos.
Yes	nasty muddy dusty streets/poor city maintenance
Yes	Personal or professional issues
No	We hope to live here until we die. We love the Mancos Valley.
Yes	pollution
No	
No	
Yes	Other job opportunities
Yes	Severe wilfire and associated effects on water.
Yes	If it became as busy as Durango.
No	
No	
Yes	Continued severe drought
Yes	Health issues
Yes	Quality healthcare and related services
No	
Yes	If we lost our sense of community and grew too large too quickly, or if it became to expensive to live here
Yes	
Yes	Lack of tourism therfor lack of employment
Yes	Too much unchecked growth and a continued laissez-faire attitude towards maintenance and enforcement of municipal codes/ordinances. The Town needs to regulate better, and not ignore residents concerns. Too many existing codes and ordinances go unenforced and ignored (e.g. violation of junk, stored items, weeds and brush, number of vehicle per residence, etc). This unfairly impacts and infringes upon law abiding residents (not to mention fosters resentments within our community), and further affects the visual aesthetic of the town and its ability to attract residents, businesses and tourists.
No	If we ran out of water, I guess we would have to leave, but I wouldn't want to. I don't intend to leave the area voluntarily!
Yes	I moved here for the quiet atmosphere, community, and abundance of local agriculture. If future development led to wealthy subdivisions, ugly apartment buildings, lack of affordable housing, and too many rentals that destroy local community ties (I'm thinking Moab as an example for all of these), I may want to live elsewhere.
Yes	Kids graduating
Yes	Too much growth
Yes	too small, wildfires, drought
Yes	Some parts of town suck
No	
No	
Yes	Fires. Lack of employment.
Yes	Prices get too high and wages and opportunities don't keep up.
Yes	If my husband list his job and we were unable to afford to live here
No	It's a quite town
No	maybe
Yes	No water
Yes	More people, becoming a tourist town, paving the streets
Yes	a worsening drought scenario and potential wildfires
No	
No	I don't see myself leaving for a long time. I love it here!

Yes	Loss of community. - Please add Dark Skies to the list of conservation projects.
No	
Yes	Water quality and quantity issues.
Yes	old age with limited resources
Yes	if I swapped jobs or if the town took a big turn in direction I'd consider relocating. I like the small town feel...that also fits in better with La Plata Cnty rather than the rest of Montezuma Cnty.

## **Vision Statement – Town of Mancos, Colorado**

Offered by Peter Brind'Amour on February 10, 2022

Moving forward, The Town of Mancos will strive to:

- Prioritize the highest level of municipal services for all residents with a special emphasis on water quality and supply
- Support and encourage a wide variety of local businesses to ensure access to goods and services while providing local jobs with living wages
- Protect the town's natural resources including open space, and clean water, air and soil, as well as promote and support outdoor recreational opportunities in town and in the immediate area
- Adopt innovative policies and programs to help keep housing affordable
- Provide and maintain infrastructure for safe, enjoyable travel by pedestrians and cyclists
- Embrace a dynamic future while keeping an eye on the town's – and the region's – past.
- Work to maintain the safe, small-town feel responsible for attracting many of its residents here in the first place

## **Vision Statement – Carol Stout**

The Town of Mancos has created a dynamic vision through community engagement that promotes a resilient, diverse and healthy community which prioritizes restoration and preservation of the land, air and water of the Mancos River Valley. The Town is defined by its history, its people and the land in which we live, work and play. The Town of Mancos appreciates that it has been built on the ancestral tribal lands of the Indigenous peoples whose descendants continue to contribute to the rich social, cultural and economic fabric of the community. In the spirit of inclusion, tolerance and justice the Town of Mancos will continue to move forward towards greater community engagement in forging a healthy and secure, equitable social and economic future in which we can realize the best of ourselves, individually and collectively, in harmony with the natural world.

# ***STAFF REPORT***

To: Member of the Planning Commission  
From: Heather Alvarez, Town Administrator  
Date: February 16, 2022  
Re: Short Term Rental (STR) Discussion

## **Recommendation**

None – discussion only.

## **Background**

The Board instituted a moratorium on short term rentals within Town limits in order to allow us enough time to research and discuss this issue. There are concerns that increases in short term rentals are affecting housing stock within Town limits.

At the January Planning Commission meeting, we did reach the following consensus with regard to ownership:

1. NO STRs allowed in residential district unless property owner lives on site as primary residence.
2. Local owner is defined as primary residence in 81328 zip code (not Montezuma County).
3. Local owner requirements for STR in mixed use and commercial districts.
4. No exemptions for ownership above.

Staff was asked to bring information with regard to the following:

For those cities/town less than 10,000 residents, if you allow short term rentals, the Town of Mancos would be interested in receiving information regarding:

1. Cap/Limit – do you limit the number of short term rentals allowed in city/town limits? How did you arrive at this number/percentage?
2. Have you found that short term rentals are limiting your available housing stock?
3. Has anyone run into any legal challenges or questions related to regulation of short term rentals?

Attached are the responses I received these questions. As far as legal challenges go, there are no municipalities in Colorado that have had to deal with legal challenges. There has been citizen pushback, but no legal action. Our consultant did caution that we should start small and increase if we wish. We may be subject to legal challenge if we attempt to roll back licenses in the future (such as going from 20 to 15 for example).

Once the Planning Commission reaches consensus on the number of licenses allowed within town limits, this information will be sent back to the Board of Trustees at the March 23 Board meeting to ensure we are moving in the right direction. At that point, staff will work with our consultant and legal counsel to draft language for the land use code.

I anticipate a public hearing on April 20 before the Planning Commission to include a draft ordinance on this item, including definitions, regulation and enforcement language. Our

consultant will be present at this April meeting to allow you to ask questions and request clarification if necessary.

**Fiscal Impact**

TBD

**Attachments**

STR Cap Information

Town of Dolores STR Ordinance

## Short Term Rental Cap Information Summary

The Town of Mancos solicited the following information:

For those cities/town less than 10,000 residents, if you allow short term rentals, the Town of Mancos would be interested in receiving information regarding:

1. Cap/Limit – do you limit the number of short term rentals allowed in city/town limits? How did you arrive at this number/percentage?
2. Have you found that short term rentals are limiting your available housing stock?
3. Has anyone run into any legal challenges or questions related to regulation of short term rentals?

### Nederland

1. They limit the number of days to 45 per year, not the number of licenses.
2. Housing stock has increased (*Before this ordinance we had over 100 STRs, mainly secondary homes which under the ordinance are limited to 45 days per year. When the ordinance was implemented, that dropped down to 30 STRs so the housing stock for primary residence or long term rentals went up*)
3. No legal challenges

### Estes Park

1. Yes, the Town has a cap on vacation homes in residentially-zoned areas within Town limits. That cap number is 322 and was determined back in 2015 based on vacation homes operating at that time with a small growth factor. The cap is reviewed on an annual basis, but has never been increased.
2. We are actually conducting a nexus study right now to determine how much, if any, vacation rentals have impacted our housing market. There are various schools of thought in our community about this.
3. Not yet, though legal challenges are often threatened.

### Silverton

1. Capped at 8 per zone (3 zones)
2. Since this policy was enacted, we have gone from 45 vacation rentals to 41 and we expect it to decline to a reasonable number of under 24 rentals in R1, R2, and ED zones before we can address the waitlist. Second homes seem to be more of an issue right now because they are obviously vacant and are not even accommodating our tourists.
3. We have not run into any legal issues thus far.

### Glenwood Springs

1. In all areas outside of the General Improvement District (downtown basically) Short Term Rentals are limited to 5% of all total free market residential units as defined by Colorado State Demographer Office. Inside the GID, it is limited to 18% of all free market residential units. The permits inside the GID don't count towards the 5% total. Also, no permit can be within 250' of another permit. This is quite limiting and reduces amount of properties that are eligible. Below is a link of the map we have. Any property covered entirely in green would not be eligible for a permit.

2. There are a lot of factors that contribute the housing shortage here in Glenwood. We do not allow Short Term Rental Permits for use in Accessory Dwelling Units (ADUs) so that helps preserve that type of housing for long term rentals. And I can certainly think of a couple permits where an out of town investor found an eligible property and bought it specifically for use as a Short Term Rental, which would be limiting housing stock. However, I can also think of examples where a homeowner has a permit for the house they live in and they only use the permit when they leave town.
3. We do get some pushback on the regulations and people disappointed they cannot use a property for a Short Term Rental but no legal challenges so far.

#### Crested Butte

1. Basically the use is limited to certain residential zone districts in town and no more than 30% of the homes in those areas can obtain licenses. This results in about 241 of these licenses available in town. The licenses are not transferrable and we do usually have a short waiting list for the licenses which cycles through as homes sell.
2. After months and months of discussion the Council settled on this 30% number back in 2017 because that was about the number we had at the time. We had historic data for use of residential property in town and were able to clearly quantify the shift in use of units that was occurring with more units being utilized for vacation rentals while also tracking a decline in the availability of long-term rentals. This has leveled off and as a percentage of total housing units, the number of long-term rentals in the community has not declined further since we capped the number of vacation rentals. Of course, there are lots of dynamics in the housing market, but we do think there is a significant relationship between the allowance for vacation rentals and the decline in available long-term rental units.
3. Despite lots of bluster when this was all being adopted, we have not had any legal challenges.

## Short Term Rental Cap Information Summary

The Town of Mancos solicited the following information:

For those cities/town less than 10,000 residents, if you allow short term rentals, the Town of Mancos would be interested in receiving information regarding:

1. Cap/Limit – do you limit the number of short term rentals allowed in city/town limits? How did you arrive at this number/percentage?
2. Have you found that short term rentals are limiting your available housing stock?
3. Has anyone run into any legal challenges or questions related to regulation of short term rentals?

### Nederland

1. They limit the number of days to 45 per year, not the number of licenses.
2. Housing stock has increased (*Before this ordinance we had over 100 STRs, mainly secondary homes which under the ordinance are limited to 45 days per year. When the ordinance was implemented, that dropped down to 30 STRs so the housing stock for primary residence or long term rentals went up*)
3. No legal challenges

### Estes Park

1. Yes, the Town has a cap on vacation homes in residentially-zoned areas within Town limits. That cap number is 322 and was determined back in 2015 based on vacation homes operating at that time with a small growth factor. The cap is reviewed on an annual basis, but has never been increased.
2. We are actually conducting a nexus study right now to determine how much, if any, vacation rentals have impacted our housing market. There are various schools of thought in our community about this.
3. Not yet, though legal challenges are often threatened.

### Silverton

1. Capped at 8 per zone (3 zones)
2. Since this policy was enacted, we have gone from 45 vacation rentals to 41 and we expect it to decline to a reasonable number of under 24 rentals in R1, R2, and ED zones before we can address the waitlist. Second homes seem to be more of an issue right now because they are obviously vacant and are not even accommodating our tourists.
3. We have not run into any legal issues thus far.

### Glenwood Springs

1. In all areas outside of the General Improvement District (downtown basically) Short Term Rentals are limited to 5% of all total free market residential units as defined by Colorado State Demographer Office. Inside the GID, it is limited to 18% of all free market residential units. The permits inside the GID don't count towards the 5% total. Also, no permit can be within 250' of another permit. This is quite limiting and reduces amount of properties that are eligible. Below is a link of the map we have. Any property covered entirely in green would not be eligible for a permit.

2. There are a lot of factors that contribute the housing shortage here in Glenwood. We do not allow Short Term Rental Permits for use in Accessory Dwelling Units (ADUs) so that helps preserve that type of housing for long term rentals. And I can certainly think of a couple permits where an out of town investor found an eligible property and bought it specifically for use as a Short Term Rental, which would be limiting housing stock. However, I can also think of examples where a homeowner has a permit for the house they live in and they only use the permit when they leave town.
3. We do get some pushback on the regulations and people disappointed they cannot use a property for a Short Term Rental but no legal challenges so far.

#### Crested Butte

1. Basically the use is limited to certain residential zone districts in town and no more than 30% of the homes in those areas can obtain licenses. This results in about 241 of these licenses available in town. The licenses are not transferrable and we do usually have a short waiting list for the licenses which cycles through as homes sell.
2. After months and months of discussion the Council settled on this 30% number back in 2017 because that was about the number we had at the time. We had historic data for use of residential property in town and were able to clearly quantify the shift in use of units that was occurring with more units being utilized for vacation rentals while also tracking a decline in the availability of long-term rentals. This has leveled off and as a percentage of total housing units, the number of long-term rentals in the community has not declined further since we capped the number of vacation rentals. Of course, there are lots of dynamics in the housing market, but we do think there is a significant relationship between the allowance for vacation rentals and the decline in available long-term rental units.
3. Despite lots of bluster when this was all being adopted, we have not had any legal challenges.