

Town of Mancos
Planning & Zoning Commission

June 18, 2014

- A. Call to Order- Chairperson Griffin called the meeting to order at 7 p.m.
- B. Roll Call: present- Marianne Griffin, Colleen Brennan, Regina Roberts, Mayor pro tem Todd Kearns, Trustee Michele Black, Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage.

Absent- Robert Seney, Jennifer Guy, Mayor Rachael Simbeck, Trustee Alan Rolston

- C. Approval of the Agenda: Regina Roberts made the motion to approve the agenda as amended, removing Discussion Item #2 Review of LUC sections regarding Historic Preservation. Colleen Brennan seconded the motion. Motion carried.
- D. Approval of the Minutes of 5/21/2014- Regina Roberts made the motion to approve the minutes as written. Colleen Brennan seconded the motion. Motion carried.

- E. Audience Business
None

F. Action Items

1. Acceptance of letter of resignation from Bob Seney
2. Acceptance of letter of resignation from Jennifer Guy

Regina Roberts made the motion to accept the letters of resignation from Bob Seney and Jennifer Guy. Colleen Brennan seconded the motion. Motion carried.

3. Public Hearing: Ordinance 689 Series 2014 LUC Retail Marijuana Establishments

An Ordinance Making Certain Amendments to the Code of the Town of Mancos Concerning the Regulation of Retail Marijuana Businesses within Town limits.

Chairperson Griffin declared the Public Hearing Opened at 7:03 p.m. No one signed up to speak. Public Hearing Closed at 7:06 p.m.

The Board of Trustees approved Ordinance #688 Series 2014, An Ordinance of the Town Board of Trustees of the Town of Mancos, Colorado making certain Amendments to Chapter 6 of the Town of Mancos Municipal Code Concerning the Regulation of Retail Marijuana Businesses within Town limits by Addition of a New Article 10, Regulation Retail Marijuana Establishments, and Prohibiting Marijuana on Town-Owned or Leased Property on June 11, 2014. The town will allow all four license types regulated by the State of Colorado.

Ordinance #689 Series 2014 makes amendments to the Land Use Code to regulate the time, place and manner of these establishment in town limits.

Proposes allowing RMJ establishments as permitted or special use in Commercial, Highway Business District (HBD), and Light Industrial (LI) zoning districts only:

- RMJ Store (stand alone): Permitted for 2,500 SF facility in HBD; Special use in HBD for over 2,500 SF; Special use in Commercial and LI districts
- RMJ Products Manufacturer (stand alone): Permitted in LI; special use HBD
- RMJ Testing Facility (stand alone): Permitted in LI; special use in HBD
- RMJ Cultivation Facility (stand alone): Permitted in LI only
- RMJ Co-Located with infused product, cultivation, testing facility or medical marijuana facility: Permitted for 2,500 SF facility in HBD; Special use in HBD for over 2,500 SF; Special use in Commercial and Light Industrial districts*

*co-located establishment shall be less than 5,000 SF

The Commissioners suggested changing the order of the two sentences in Section 16-4-290 (3) (page 7) and on page 6 research removing “Retail” from the Marijuana Testing Facility-stand alone.

Regina Roberts made the motion to forward Ordinance 689 Series 2014 to the Town Board with changes, and recommendation for approval. Colleen Brennan seconded the motion. Public Hearing on Ordinance 689 Series 2014 is scheduled before the Board of Trustees on July 9, 2014. Motion carried.

G. Discussion Item

1. RV Parks-Specific Use Criteria (Ordinance 690) An Ordinance Making Certain Text Amendments to the Town of Mancos Land Use Code Concerning the Addition of Recreational Vehicle/Travel Trailer Parks As A Permitted Use By Right In the Multi Family Residential District and Amending Use-Specific Standards for Recreational Vehicle/Travel Trailer Parks.

On May 21, 2014, at the Planning & Zoning Commissions meeting, Ordinance 690 Series 2014 was forwarded to the Board of Trustees with recommendation for approval. Public Hearing before the Board of Trustees is scheduled for June 25, 2014.

Signed up to speak:

Tim Lawrence, 41980 Hwy 160-Concerned 67 RV's changing daily would impact neighborhood , poor traffic flows, trespassing, dogs, lighting and traffic.

Jan Lawrence, 41980 Hwy 160-This RV park would be in the heart of Mancos. Concerned about noise, trespassing, lights, river walk into town. The property owner does not have access to the river walk.

Matt Malmquist, 200 E. Grand-wondered why not allow RV Parks in areas zoned commercial. Mentioned blind corner on street access. Dust control methods are a concern, as well as trash and noise in a residential area. Located in a flood plain.

Mary Wilson, 277 E. 1st –wild animals in/out of property, traffic concern, transits, no connection to town, concern quiet neighborhood with generators going all night, reduction of property values, effect on water/sewer facilities and river, lights and noise.

Rob Wilson, 277 E. 1st-RV park will not contribute to the town, transit people, we should attract people who build homes and businesses, it is a prime piece of real estate, RV park does not belong in the middle of town.

Joanie Trussel, 292 1st St.-economic impact, “quality of life”, make town where people want to visit, RV park would be commercial use.

Lynn Patrick, 292 1st St.- not in favor of zoning change, not in favor of RV “high end park”, traffic and noise concerns.

Brittany Myers, 200 E. Grand-concerns traffic, wildlife, noise, quality of life, summer only economic opportunity. Proponent of smart growth, economic opportunities, long term impacts.

Ted Lawrence, 41980 Hwy 160-suggested eight foot bullet proof fence.

Peter BrindAmour,100 Foch St.-fundamentally at odds with residential neighborhood, huge impact, noisy, should be Highway Business or Commercially zoned MFR does not make sense, spot zoning is illegal, poor way to use land, adverse effect on water and sewer operations, flood plain issues, burden to law enforcement (parties, noise & laws), benefits few at the expense of many.

Chairperson Griffin thanked everyone for bringing their concerns. Public Hearing before the Board of Trustees will be June 25th.

Adjournment 8:15 p.m.

A handwritten signature in cursive script, appearing to read "Marianne Griffin". The signature is written over a horizontal line.

Chairperson Marianne Griffin

A handwritten signature in cursive script, appearing to read "Georgette Welage". The signature is written over a horizontal line.

Deputy Clerk Georgette Welage