

Town of Mancos
Planning & Zoning Commission Meeting
October 15, 2014

- A. **Call to Order:** The meeting was called to order at 7:04 p.m.
- B. **Roll Call:** present-Colleen Brennan, Regina Roberts, Cindy Simpson, Town Administrator
Andrea Phillips, Deputy Clerk Georgette Welage
Absent: Mayor Rachael Simbeck, Trustee Michele Black
- C. **Approval of the Agenda:** Regina Roberts made the motion to approve the agenda of 10/15/14. Colleen Brennan seconded the motion. Motion carried.
- D. **Approval of the Minutes:** Regina Roberts made the motion to approve the minutes of 8/20/14. Colleen Brennan seconded the motion. Motion carried.

Audience business:

None

E. Action Items:

1. Accept Marianne Griffins letter of resignation as P&Z Chair/Member- Cindy Simpson made the motion to accept the letter of resignation. Regina Roberts seconded the motion. Motion carried.
2. Recommendation to appoint new chairperson to P&Z. Colleen Brennan nominated Cindy Simpson as the new chairperson. Regina Roberts seconded the motion. Motion carried. Cindy Simpson accepted the position. It was decided, until all positions on the Commission were filled, it would be unnecessary to appoint a vice chairperson.

F. Discussion Items

1. Zoning Discussion-Monte Street-Kenny and Patsy Smith announced they just purchased four lots on the west side of Monte in the 1958 platted Nolan Subdivision which is zoned SFR. They would like to locate their business, Premier Weed, Co. on this property and construct a 30 x 60 metal commercial storage building to house their equipment, chemicals and vehicles. The Smiths are asking the property be rezoned Commercial.

The Smiths are also requesting an extension of time to resolve the issue of property they own at 125 E. Menefee. This property is also zoned SFR which does not allow storage of equipment, chemicals and vehicles for their business. The Commission felt a three month extension for staff to handle the situation would be acceptable and if the issue is not resolved in that time frame it could be addressed again.

Kenny & Patsy Smith, 758 Grand Ave, Mancos, signed up to speak.

The Commissioners felt the following areas would need to be addressed:

Spot zoning is illegal in Colorado- the entire area would need to be rezoned.

In order to build the storage building across lot lines the lots would need to be consolidated.

Monte Street is in poor condition – would need to be paved and drainage addressed at some point.

Chemicals in a residential area could be a problem.

As the Planning & Zoning Commission we must look at long term usage regarding zoning. Look at the worse possible case-is it compatible with single family residential zoning. People rely on zoning when they purchase property.

We should notify all residents in the area (including individuals in the trailer park) of any proposed changes.

The Smiths did ask what would be required for them to build single family homes on the lots and who would be responsible for roads. According to code the subdivision is responsible for development.

2. Historic Preservation Workshop

Andrea Phillips included notes from the workshop in the packet.

Additional comments from attendees: The Commissioners felt three members would be sufficient to serve on the Historic Preservation Board. If a good faith effort to recruit members was made and not enough knowledgeable members are found, out of town members could serve as long as they were in the minority.

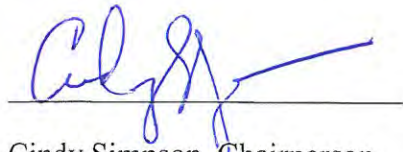
In order to be designated a “Certified Local Government”, Mancos is required to have a Historic Preservation Board.

This item will be taken to the Town Board on November 12, 2014.

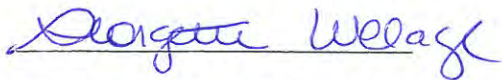
G. Future Agenda Items

1. Backyard farming guidelines-Andrea is working with the Grange and the County Health Department.
2. Accessory Dwelling Units-Do we want to allow? Research parking, addresses, bringing up to code, piggy utilities? If zoning is SFR should we legalize? Address possibility and enforcement.

Adjournment: 8:40 p.m.

A handwritten signature in blue ink, appearing to read 'Cindy Simpson', written over a horizontal line.

Cindy Simpson, Chairperson

A handwritten signature in blue ink, appearing to read 'Georgette Welage', written over a horizontal line.

Georgette Welage, Deputy Clerk