

**Town of Mancos
Planning & Zoning Commission Meeting
January 21, 2015**

Call to Order: Chairperson Simpson called the meeting to order at 7:04 p.m.

Roll Call: present- Cindy Simpson, Colleen Brennan, Regina Roberts, Mayor Rachael Simbeck, Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage
Absent-Trustee Michele Black

Approval of the Agenda- Regina Roberts made the motion to approve the agenda as written. Colleen Brennan seconded the motion. Motion carried.

Approval of the minutes of November 19, 2014-Colleen Brennan made the motion to approve the minutes as written. Regina Roberts seconded the motion. Motion carried.

Audience business-none

Announcements-none

Selection of Chair and Vice-Chairperson of Planning Commission-

Colleen Brennan nominated Cindy Simpson as P&Z Chairperson. Regina Roberts seconded the nomination. Motion carried. Cindy Simpson will be the 2015 P&Z Chairperson.

It was decided to delay the selection of Vice Chairperson until a later date since a quorum would not be present if one person is absent.

Unfinished Business

1) Public Hearing Ordinance 694 Series 2015: Historic Preservation Code

Town Administrator Phillips introduced the Ordinance-Reasons for the proposed changes: If the town seeks local government certification the Historic Preservation Board should be separate from the Planning & Zoning Commission, Clarify & Simplify sections of the code that are redundant and remove the requirement for public hearing at Planning & Zoning level for nomination to local historic property register for a single property. Heather Bailey from Historic Colorado held a workshop on September 29, 2014 for the Board of Trustees and Planning & Zoning Commission.

Discussion followed: 2-8-20 HPB consist of three (3) members, one (1) out of town resident allowed. 16-14-30 (e) National & State Historical Applications would be accepted in place of town applications. 16-14-50 (e) Recommendations from the Historic Preservation Board would go to the Town Board for the Public Hearing regarding districts not to the Planning & Zoning Commission. 16-14-60 The Board of Trustees would ratify the Historic District Designation

(check state law). 16-14-120 As a town do not get involved in alterations. The town preserves history-significance of structure, not design review.

PH opened at 7:46 p.m.
No one signed up to speak
PH closed at 7:46 p.m.

Colleen Brennan made the motion to ask Town Administrator Phillips to make changes to Ordinance 694 Series 2015, as discussed. Comparison will be reviewed at the next meeting. Regina Roberts seconded the motion. Motion carried. Another Public Hearing will be advertised for the next Planning & Zoning meeting-February 17, 2015.

2) **Resolution 6 Series 2015: Re-adoption of Three Mile Plan** for Annexation. Regina Roberts made the motion to Re-adopt the Three Mile Plan. Colleen Brennan seconded the motion. Motion carried. This item will be forwarded to the Board of Trustees.

New Business

- 1) Appointment of John Bolton to Planning & Zoning Commission. This item will be delayed until Mr. Bolton is able to attend the P&Z meeting.
- 2) Public Hearing Ordinance 695 Series 2015 Criminal Penalties in LUC for Violations
Town Administrator Phillips introduced the Ordinance. Chapter 16 of the Mancos Municipal Code allows for a jury trial, criminal penalties allow for jail time. Ms. Phillips is researching Administrative Code Violations – removing the criminal aspect. Administrative citations would be heard before a hearing officer.

Public Hearing opened at 8:20 p.m.
No Signed up to speak
Public Hearing closed at 8:20 p.m.

Colleen Brennan made the motion for staff to pursue a three tiered, progressive approach with criminal options for the town. Ask the attorney to define hazard. Motion died for lack of a second

Forward to Board of Trustees with comments (above) in Ms. Phillips staff report.

Discussion Items

1) Accessory Dwelling Units: Discussion on Model Codes
Currently our code allows accessory dwelling units in Commercial and Highway Business Districts only.

Ms Simpson requested Ms. Phillips research other towns for comparison: where accessory dwelling units are permitted, what square footage is allowed, minimum lot size, setbacks and maximum lot coverage.

Pros and Cons were discussed-Pros: more housing, increasing rental market, allow illegal to be legal, provide generational housing, if accessory dwelling was legal when constructed (and proven) would be considered legal nonconforming. Cons: purchase of water and sewer taps be required, parking implications, regulation of existing units, would people be asked to bring up to code?

Regina Roberts left the meeting at 8:36 p.m.

No quorum.

Adjournment

8:45 p.m.



Cindy Simpson, Chairperson



Georgette Welage, Deputy Clerk