

Town of Mancos
Planning & Zoning Commission
March 18, 2015

- A. Call to Order: Chairperson Simpson called the meeting to order at 7:00 p.m.
- B. Roll Call: present-Cindy Simpson, John Bolton, Colleen Brennan, Regina Roberts, Mayor Rachael Simbeck, Trustee Michele Black, Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage
- C. Approval of the Agenda: All in favor of approval of the agenda with the following changes: switch order of discussion items.
- D. Approval of the Minutes of 2/18/2015: All in favor of approval of the minutes of 2/18/15.
- E. Audience Business
None
- F. Announcements
Town Administrator Phillips reminded everyone that Tami Tanoue, CIRSA, will be in Mancos, April 29th from 6-7:30 p.m. to provide training for all of our Boards and Commissions.

P&Z terms for Cindy Simpson and John Bolton expire 4/15. A letter of interest is requested from them to present to the Board for reappointment for an additional three year term.
- G. Unfinished Business
 - 1. Selection of Vice Chair: Regina Roberts made the motion to appoint John Bolton as Vice Chair of P&Z for 2015. Colleen Brennan seconded the motion. Motion carried.
- H. New business
none
- I. Discussion Items
 - 1. Project Updates
The Commission appreciated Town Administrator Phillips updates-report attached. The following projects were reviewed: Family Dollar, Riverwood RV Park, SW Farm Fresh Co-Op, Weed Spray Company.

2. Accessory Dwelling Units Research

The first question asked was if the Board of Trustees asked P&Z to study the ADU topic. No one could recall and it was decided before proceeding further, P&Z needed direction from the Board.

Our Comprehensive Plan, under housing states "Consider amending the Land Use Code to allow accessory dwelling units and in-law quarters in single family residential zones".

Comments:

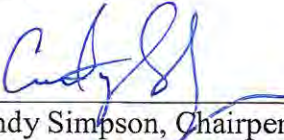
ADU would increase the density of the town. Public input should be sought. Is this a priority of the Board? Do we know the smallest lot in town? Largest? How many town lots meet the 7500 s.f. lot size? 80% of the Town is zoned SFR-address overlay district? Traffic constraints? ADU meet code? When did prohibiting ADU's go into code? The following should be addressed: Impacts on water and sewer in fracture, streets-dust, drainage (runoff), Law Enforcement.

J. Items for April 15, 2015

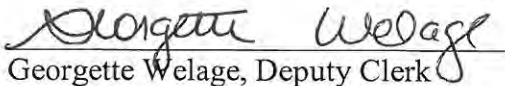
ADU units if approved by the Board
Review Permit Requests
Design Review Board
Updates or Announcements

Adjournment

8:26 p.m.



Cindy Simpson, Chairperson



Georgette Welage, Deputy Clerk