

TOWN OF MANCOS
PLANNING & ZONING COMMISSION
September 16, 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 (arrived at 7:18 p.m.), Jennifer Guy, Regina Roberts, Mayor Rachael Simbeck, Trustee Michele Black, Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage
- C. Approval of the agenda: Jennifer Guy made the motion to approve the agenda as written. Regina Roberts seconded the motion. Motion carried.
- D. Approval of the minutes of 8/6/15: Jennifer Guy made the motion to approve the minutes of 8/6/15. Regina Roberts seconded the motion. Motion carried. Regina Roberts abstained from voting-she was absent 8/6/15.

E. Audience Business

none

F. Announcements

none

G. Unfinished Business

none

H. New Business

- 1. Public Hearing Ordinance #702 Series 2015 Marijuana Land Use Code Amendments

Town Administrator Andrea Phillips introduced the Ordinance:

Recommend approval of Ordinance 702 Series 2015-Making Certain Amendments to the Land Use Code of the Town of Mancos Concerning the Regulation of Medical Marijuana Businesses and Retail Marijuana Establishments within the Town of Mancos. This ordinance reflects changes to Chapter 16 of the Mancos Municipal Code related to land use code amendments for medical and retail marijuana businesses. This Ordinance will return to the Board of Trustees for a Public Hearing. The Board of Trustees feels that marijuana businesses should be co-located with a dispensary or retail shop in order to create a base for collection of sales tax.

Chairperson Simpson declared the Public Hearing open at 7:36 p.m.

Chairperson Simpson recognizes those signed up to speak:
No one signed up to speak.

Chairperson Simpson closed the Public Hearing at 7:36 p.m.

The Commission would like the Board to reconsider how we designate store front retail. LI zone could be considered. The Commissions would like Town Administrator Phillips to pass on to the Board that three and one half out of four Commissions take issue with the Industrial Zone meant to be more non retail, to reconsider and if they change their mind include whatever amendments that would necessitate.

Regina Roberts made the motion “that we do not discriminate against any marijuana manufacturing in any zones that allow manufacturing, including Highway Business and Light Industry. Include the few changes to the Ordinance made during the discussion period.”

No second.

Roll call vote was as follows: Cindy Simpson-nay, John Bolton-nay, Regina Roberts-yes, Jennifer Guy-no.

Motion failed

John Bolton “recommended change wording ~~stand alone~~ is accepted in Light Industrial Zone and include specific edits to the Ordinance as discussed.” seconded by Jennifer Guy.

Motion passed.

Roll call vote was as follows: Cindy Simpson-yes, John Bolton-yes, Regina Roberts-yes, Jennifer Guy-yes.

I. Discussion Items

1. Update to 2012 Building Codes and Discussion on Adoption of Fire Codes

Currently, we use the adopted 2006 IBC. The Board of Trustees would like P&Z to make a recommendation – 1) should the town upgrade to 2012 Building Codes? 2) Should the town consider adopting fire codes?

The Commission asked why the Town could not adopt the 2015 IBC. They asked for a summary comparing the 2012 IBC to the 2015 IBC. If the town adopted the 2015 IBC would the 2012 Fire Code be acceptable if the Cortez Fire Department will be doing the inspections and they are certified for the 2012 code?

This topic will be discussed at the next meeting.

2. Project updates

Given on the following projects:

Family Dollar, River wood RV Park, Wayfinding Signage, 160 Corridor Improvement Planning

J. Items for October 21, 2015 agenda

CDOT Plans for Highway 160 Corridor

2015 IBC compared to 2012 IBC

2012 Fire Code

HB & Industrial Zone -what is allowed-any kind of wholesale manufacturing-stand alone manufacturing.

Hemp Manufacturing

K. Adjournment

8:28 p.m.



Chairperson Cindy Simpson



Deputy Clerk Georgette Welage