

TOWN OF MANCOS
PLANNING & ZONING COMMISSION MEETING
October 21, 2015

- A. **Call to Order:** Chairperson Simpson called the meeting to order at 7:04 p.m.
- B. **Roll Call:** present-Cindy Simpson, Jennifer Guy, Regina Roberts, Mayor Rachael Simbeck, Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage
Absent: John Bolton, Trustee Michele Black
- C. **Approval of the Agenda-** Commissioner Roberts made the motion to approve the Agenda as written. Commissioner Guy seconded the motion. Motion carried.
- D. **Approval of the minutes of September 16, 2015-** Commissioner Guy made the motion to approve the minutes of September 16, 2015. Commissioner Roberts seconded the motion. Motion carried.
- E. **Audience Business**
none
- F. **Announcements**
Town Administrator Phillips told P&Z members that the Board approved Ordinances #701 & #702 2015 including the changes suggested by P&Z concerning Light Industrial Zoning. The Ordinances will take effect thirty days after publication; the moratorium will be lifted at that time.

G. Unfinished Business

1. Information on 2015 Building Code updates

The Town currently uses the 2006 International Building Code. The IBC is updated every three years. Town Administrator Phillips attached a summary from Boulder County for reference as to what is changing in the 2015 version from the 2012 version.

After reviewing the summary from Boulder County the following comments were noted: Residential Fire Sprinklers are not necessary at this time in Mancos. They are cost prohibitive and only six of the twenty + fire protection districts in the Boulder area have adopted the 2012 IFC.

There may be an amendment proposal to clarify the provisions for sprinklering existing homes with additions or remodels/renovations that are 4,800 SF or larger in size where there are other buildings within 50 feet of the dwelling. Commercial fire codes should include fire sprinkler systems.

Energy Code (IECC)-This would not be required for older homes (sunset clause). The Commissioners would like Holly Rankin, Building Inspector to check. They would like to slash the “retrofit upgrades to existing building with large additions/renovations, system commissioning, water conservation, deconstruction, construction jobsite waste reduction and recycling and trash storage and recycling areas”. New construction would use the Energy Code.

Build Smart (amended Ch. 11, IRC) Is Leed Certified the same? Green Building Code.

International Swimming Pool and Spa Code (ISPSC) Do we need a swimming pool code?? Spa code yes.

Agricultural Policies-Commissioners would like to check this out. Would it be covered under the Backyard Farming Regulations now under review?

Cannabis (“Marijuana”) Facilities-Boulder County topic. Marijuana is currently illegal at the Federal level should IBC deal with this area?

Commissioners would like to see the Boulder Code in plain English. They also noted the financial differences between Mancos and Boulder. More information would be appreciated.

The Commissioner would like Building Inspector Holly Rankin to come to a P&Z meeting after attending the 2015 Certification class with her recommendation as to what sections to include in Mancos. Commissioner Simpson felt the Commissioners could review one chapter of the 2015 IBC at a time.

H. New Business

1. One Mile Zone projects

I Alpaca Rafts Expansion-Alpaca Rafts asked for a High Impact Permit from Montezuma County, to include expansion. Planning & Zoning Commissioners were asked for comments. Attached is a memo to the county with comments.

The Town of Mancos is waiting to hear from Montezuma County.

II Mancos Hills Subdivision-This subdivision would include a 15 lot major Development on properties owned by Grenc, LLC, Greken, LLC and Mancos Sunrise, LLC consisting of approximately 60 acres, situated north of Hwy 160 and east of Hwy 184

Commissioner Guy recalled that she asked a prior Town Administrator to approach Mr. Bott with the possibility of annexation into Mancos but not require curbs, gutter or sidewalks, only trails. Our code presently requires all of these things for a new subdivision. This proposal would need to be approved by the Town Board. She would like Town Administrator Phillips to approach Mr. Bott first with this idea then proceed if he is open to the suggestion.

Chairperson Simpson requested that the Town Administrator ask the County the following questions.

- 1) When did Mancos Rural Water have more taps for sale?
- 2) Does the road meet code?
- 3) Has the intersection been reviewed by CDOT traffic
- 4) Has proper fire mitigation been required?
- 5) As this is a subdivision adjacent to town limits is there any interest in annexation?

I. Discussion Items

1. Conceptual Hwy 160 Corridor Plan-The town has been working with CDOT Region 5 staff and Russell Engineering to discuss options to improve Hwy 160 Corridor. There was a lengthy review by the Commissions of maps. Mentioned were raised medians for pedestrian crossings, pedestrian crossing at Beech St., a 10' trail proposal with bike path, Monte a full movement intersection with a light, landscaping, downcast, dark sky lighting, possible crossing at Hwy 184 and Menefee (Conoco & P&D).
2. Manufacturing in Highway Business District-The P&Z Commission asked for this topic to be on a future agenda. During discussion it was felt that manufacturing uses should not be allowed in the Highway Business District but should be reserved for the Light Industrial Zoning district. The town is trying to encourage retail, restaurants, necessities (grocery & gas stations), auto repair, etc. in this corridor. Presently, Niche manufacturing is allowed as a permitted use in the HBD under 2,000 SF and as a special use over 2,000 SF. Light manufacturing if also allowed as a special use in the HBD.
The Commissioners asked for this to be continued until the next meeting.

3. Project Updates-FYI

Family Dollar: developers would like to open by end of November/December.

Riverwood RV Park: moving forward-next spring?

Wayfinding Signage: DRB working on this to finalize designs and getting quotes.

Renovation/alteration projects: works in progress

Grant applications: Main Street Bridge, Pedestrian Crossing at Beech St., Raw Water Upgrades/South side water lines, Cottonwood Park Improvements, Regional "Path to Mesa Verde", Aqueduct Property

One mile/three mile zone: working with Montezuma County Planning Director

Animal guidelines/Backyard farming group: allow w/limits

The Commissioners asked for clarification of the Design Review Board. they have serious concerns regarding recent decisions made by the DRB. How is this Board set up? They seem to be making decisions that go against Town Code. Do they have that authority? Appointed Boards or Commissions should not be changing rules. The Design Review Board should be using the Town Code.

The Commissioners asked Mayor Simbeck and Town Administrator Phillips to look at the authority of the Design Review Board for Special Exceptions and Variances. Are they overstepping their boundaries? Legal authority for the DRB..how is it set up?

Future meeting to include the Chairperson of Planning & Zoning, Chairperson Design Review Board, Mayor Board of Trustees and the Town Administrator?

J. Items for November 18, 2015 Agenda

Chairperson Simpson will not be at this meeting.

Laundry, Paquin-Hwy 160 by United Campground

K. Adjournment.

9:04 p.m.



Cindy Simpson, Chairperson


Georgette Welage, Deputy Clerk

Approved w/ correction 12/16/15