

TOWN OF MANCOS
PLANNING AND ZONING COMMISSION MEETING
November 18, 2015
7:00 p.m.

Agenda

- A. Call to Order
- B. Roll Call
- C. Approval of the Agenda
- D. Approval of the minutes of October 21, 2015
- E. Audience Business
- F. Announcements
- G. Unfinished Business
none
- H. New Business
 - 1. Fee in Lieu Recommendation
- I. Discussion Items
 - 1. Upgrade to IBC 2015
 - 2. Manufacturing in Highway Business District
 - 3. Project Updates-FYI
- J. Items for December 16, 2015 Agenda
 - Paquin minor subdivision and rezoning request
 - Albert minor subdivision and rezoning request
- K. Adjournment

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 prohibited 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 Grene, 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

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Andrea Phillips, Town Administrator
Date: November 18, 2015
Re: Cash in Lieu Fee

Recommendation

Review the current Per-Acre Fee for Dedicated Land and make recommendation to the Board on whether this needs to be adjusted.

Background/Discussion

Town of Mancos Land Use Code Chapter 16, Article 15, Division 4 requires the developer of a subdivision to dedicate at least ten percent (10%) of land within a subdivision to the Town, or other entity, as determined by the Board of Trustees, to be used for parks and recreation, open space, school sites, municipal facilities or cash in lieu of such dedication.

Every few years, the Town Board sets the amount based on the recommendation of the Planning and Zoning Commission. The fee reflects the estimated current fair market value for unimproved “raw” land within the corporate limits of town or adjacent to town. This was changed from \$50,000 per acre to \$55,000 per acre in January of 2014.

Staff recommends leaving this figure at \$55,000 at this time.

Resource Impact

Sets amount for cash in lieu of land set asides for future subdivisions

Attachments

Town of Mancos Land Use Code Chapter 16, Article 15, Division 4
Resolution 4 Series 2014

Attachment:
Town of Mancos Land Use Code Chapter 16, Article 15, Division 4

Division 4
Public Land Dedication

Sec. 16-15-410. Purpose.

The requirements for open space, school sites, parks and recreational areas contained in this Division are intended to ensure that there will be sufficient land dedicated or otherwise set aside to meet the demand and need of the future residents of the development for open space, school sites and parks, containing passive or active recreational areas that are reasonably attributable to such development. (Prior LUC 4.6; Ord. 634 §1, 2010)

Sec. 16-15-420. Applicability.

Every subdivision shall include a dedication of land to the Town, or other entity, as determined by the Board of Trustees, to be used for parks and recreation, open space, school sites, municipal facilities or cash in lieu of such dedication in an amount established by this Division as a condition of final plat approval and prior to the recording of a final plat. (Prior LUC 4.6)

Sec. 16-15-430. Dedication requirement.

The obligation of the developer shall be to dedicate to the Town at least ten percent (10%) of the gross land area, in fee simple or other equivalent cash-in-lieu, unless such a land dedication was required for the subject land at the time of annexation. (Prior LUC 4.6)

Sec. 16-15-440. Specifications.

(a) Land dedicated or otherwise set aside for open space, school sites and park and recreational areas shall be of such size, dimensions, topography and general character as is reasonably required for the type of use necessary to meet the demand and need of future residents; e.g., school sites, open space buffers, public trails, active recreation for team or individual sports, playgrounds, tot lots, picnic areas, etc.

(b) Unique natural areas or flood-prone areas that provide an opportunity for public trails or linkage parks may be included in areas dedicated or otherwise set aside or reserved for open space.

(c) No land dedicated or otherwise reserved in compliance with this Division shall have dimensions smaller than one hundred (100) feet in width and one hundred fifty (150) feet in depth, without the specific approval of the Board of Trustees.

(d) The Town, at its sole discretion, may elect to use the dedicated land for any municipal, school or other public function deemed necessary. Such use shall be compatible with the surrounding use.

(e) All lands to be dedicated must have access via a minimum fifty-foot right-of-way and also must accommodate connection of all utilities necessary to operate the dedicated land as a public park or recreation area.

(f) The developer and/or owner shall supply signage designating this area as public land. The Board of Trustees shall approve the selection and type of signage.

(g) No land dedicated or otherwise reserved in compliance with this Division shall have more than five percent (5%) of its gross area devoted to impervious surface such as paving. Exceptions to this specification may apply as determined by mutual agreement between the Town Administrator and the appointed representatives of any other benefiting public entities.

(h) The amount of public land to be dedicated (ten percent [10%] of the gross land area) shall not include streets, driveways, parking lots, sidewalks or private yards (front, side or rear). (Prior LUC 4.6; Ord. 565, 2005)

Sec. 16-15-450. Platting requirements.

Any land dedicated for open space, school sites or park and recreational areas shall be shown on the face of a plat submitted for approval by the Planning Commission and Board of Trustees.

(1) Pins to be installed. Each corner of the parkland to be donated shall be marked with a permanent monument consisting of three-fourths-inch iron pins set in concrete. These shall be located and identified on a recordable land survey completed by a land surveyor registered in the State and provided to the Town by the owner and/or developer.

(2) Plat to be recorded. Upon approval by the Board of Trustees, said plat shall be filed of record in the office of the County Clerk and Recorder. (Prior LUC 4.6)

Sec. 16-15-460. Payment of cash in lieu of dedication.

Payment of cash in lieu of dedication of land for park and recreational purposes shall be made prior to the recording of a final plat and shall be subject to the following provisions:

(1) Applicability. In any case in which the subdivision is less than twenty (20) acres, or where the land required to be dedicated or otherwise reserved by this Division would be less than one (1) acre, and in all cases in which the Board of Trustees may find that the park and recreational needs of a proposed development would be better served by a park in a different location or the expansion or improvement of an existing park or recreational area, the Board of Trustees shall require a developer or owner to pay the Town cash in lieu of such dedication or to dedicate or convey other equivalent consideration in lieu of an applicable cash dedication.

(2) Schedule for cash in lieu. The amount of cash payment required shall be based on the market value of the number of acres that otherwise would be required to be dedicated. The Board of Trustees, following recommendation by the Planning Commission, shall, by resolution, set the per-acre fee for dedicated land based upon the current fair market value for raw lands within the corporate limits of the Town. The per-acre fee shall be annually updated.

(3) Accounting, expenditure and refunds. All such payments of cash-in-lieu fees shall be accounted for and spent according to the following requirements:

a. Cash-in-lieu payments shall be segregated in a special Parks and Recreation Capital Improvement Fund, to be spent on a first-in-first-out basis and used only for the acquisition and improvements of open space, school sites and park and recreational areas within the Town

that will meet the needs of the residents of the development or subdivision in respect of which such payment was made.

b. Cash-in-lieu payments shall be expended on the acquisition or improvement of open space or park land within reasonable proximity to the proposed development or subdivision from said development or subdivision.

c. If cash-in-lieu payments are not expended or unconditionally committed to be expended within ten (10) years of receipt, the developer or owner shall be entitled to a refund of the amount paid, upon written request by the developer or owner, filed with the Town Clerk within one (1) year after the right to such refund arises. (Prior LUC 4.6; Ord. 565, 2005; Ord. 634 §1, 2010)

Town of Mancos
Resolution 4 Series 2015

A Resolution Setting The Per-Acre Fee For Dedicated Land

WHEREAS, The Town of Mancos Land Use Code Chapter 16, Article 15, Division 4 requires that with every new subdivision, sufficient land be dedicated to public use to meet the demand of future residents;

WHEREAS, the Town of Mancos Land Use Code Chapter 16, Article 15, Division 4 provides a cash-in-lieu arrangement for every new subdivision;

WHEREAS, the Town of Mancos Land Use Code Chapter 16, Article 15, Division 4 requires the developer to dedicate at least ten percent (10%) of the gross land area, in fee simple, or other cash-in-lieu, unless such a land dedication was required for the subject land at the time of annexation;

WHEREAS, The Town of Mancos Land Use Code requires a payment of cash-in-lieu of dedication of land for park and recreational purposes shall be made prior to recording of a final plat;

WHEREAS, the Town Board of Trustees, set a per-acre cash-in-lieu fee of \$55,000 based on the estimated value of vacant land in 2014;

WHEREAS, The Town Board of Trustees by resolution, set the per-acre fee for dedicated land based upon the current fair market value for raw lands within the corporate limits of the Town of Mancos per Chapter 16, Article 15, Division 4 of the Town of Mancos Land Use Code; and

WHEREAS, The Town of Mancos Planning and Zoning Commission recommended to set the per-acre fee at \$55,000 per acre at their regular meeting on January 15, 2014;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF MANCOS:

The Town Board of Trustees hereby sets the cash-in-lieu fee for dedicated land, per requirements of Chapter 16, Article 15, Division 4 of the Town of Mancos Land Use Code, at \$55,000 per acre. Per the Mancos Municipal Code, this fee will be updated annually.

PASSED, ADOPTED, AND APPROVED this 10th day of December, 2014.



Mayor Rachael Simbeck



Town Clerk/Treasurer Heather Alvarez

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Andrea Phillips, Town Administrator
Date: November 18, 2015
Re: Building Code Updates

Recommendation

None-discussion only

Background

The Commission has expressed interest in upgrading to the 2015 International Building Code but wanted more information on the differences between the 2012 and 2015 versions. Holly Rankin, town Building Inspector, will be present at this meeting to share in the discussion.

As a reminder, the town is currently on the 2006 IBC. We can choose to upgrade to 2009, 2012 or 2015, and can adopt each with exceptions. The IBC is updated every three years. With each new addition, the ICC (International Code Council) makes amendments due to new materials and processes that have come out in the industry.

There are multiple code chapters that provide model codes for various aspects of building, such as:

- *International Building Code*
- *International Energy Conservation Code*
- *International Fire Code*
- *International Fuel Gas Code*
- *International Mechanical Code*
- *International Plumbing Code*
- *International Property Maintenance Code*
- *International Residential Code*
- *International Existing Building Code*

The town can purchase the 2015 IBC and related codes for review at a cost of approx \$800.00 for the full set.

Attachments

none

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Andrea Phillips, Town Administrator
Date: November 18, 2015 (tabled from October 21, 2015)
Re: Manufacturing in HBD

Recommendation

Direction needed

Background

At its last meeting, the Commission directed staff to add this as a future agenda item for discussion. The Commission felt that the perhaps manufacturing uses should not be allowed in the HBD and should be reserved for the Light Industrial zoning district as the town is trying to encourage retail, restaurants, necessities (grocery and gas stations), auto repair, etc. in this corridor. In the Highway Business District, niche manufacturing is allowed as permitted use under 2,000 SF and as a special use over 2,000 SF. Light manufacturing is also allowed as a special use in the HBD.

**Does the Commission want to explore remove manufacturing as a use from the HBD?
What about warehouses?**

Attachments

Excerpts from Mancos Municipal Code re: HBD uses and LI uses

Below are definitions from the Mancos Municipal Code (Chapter 16 LUC).

Industrial denotes industrial or manufacturing enterprises that tend to emit odor, noises or other ecological pollutants that are least compatible with other uses.

Manufacturing, hazardous or objectionable means a use engaged in storage of, or manufacturing processes utilizing, flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. Typical uses include chemical manufacturing and warehousing, dry ice manufacturing, fat rendering plants, fertilizer manufacturing, fireworks and explosives manufacturing and warehousing, petroleum refineries, pulp processing and paper products manufacturing, radioactive materials manufacturing or use, steel works, slaughterhouses and tanneries.

Manufacturing, light means an establishment or use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, wholesale sales and distribution of such products.

Sec. 16-10-10. Purpose.

The HB, Highway Business District is designed to accommodate a wide variety of commercial activities to make the Town a more attractive and energetic place to live, work and shop, and to enhance the economic development of the Town. It is intended for application in areas designated "Highway Business" on the Future Development Plan Map in the Comprehensive Plan. In addition to the use and dimensional standards of this Article, development in the HB, Highway Business District shall be in compliance with all other applicable provisions of this Land Use Code, including the Design Review Guidelines. (Prior LUC 3.10; Ord. 606, 2008; Ord. 658, 2013; Ord. 685 §4, 2014)

Sec. 16-10-20. Permitted uses.

The following uses shall be permitted by right:

(1) Residential uses:

- a. Dwellings, mixed use two-family, subject to the use-specific standards of Section 16-4-260 of this Chapter.
- b. Dwellings, mixed use multi-family, subject to the use-specific standards of Section 16-4-260 of this Chapter.

(2) Public or civic uses:

- a. Essential services and facilities.
- b. Hospitals or clinics.
- c. Municipal facilities.
- d. Post offices.

(3) Retail, commercial and personal service uses:

- a. Building materials, sales and yard.
- b. Custom personal services.
- c. Garden centers or nurseries.
- d. General retail (indoors).
- e. General retail (outdoors).
- f. Hotel or motel.
- g. Medical marijuana centers.
- h. Offices, business or professional.

- i. Repair services, limited.
 - j. Restaurants, fast food.
 - k. Restaurants, general.
 - l. Theaters and performing arts centers.
- (4) Industrial, communications, transportation and automobile-related uses:
- a. Auto repair garage.
 - b. Bus stations or terminals.
 - c. Car washes.
 - d. Gasoline service stations.
 - e. Repair services, limited.
 - f. Optional premises cultivation operation co-located with medical marijuana center, less than two thousand five hundred (2,500) square feet.
 - g. Medical marijuana-infused product production facility co-located with medical marijuana center, less than two thousand five hundred (2,500) square feet.
- (5) Niche manufacturing in the Highway Business District where less than or equal to two thousand (2,000) square feet of floor space used for the manufacture or production of the items at the site. (Prior LUC 3.10; Ord. 584, 2007; Ord. 606, 2008; Ord. 616 §4, 2009; Ord. 651 §2, 2012; Ord. 658, 2013; Ord. 686 §4, 2014)

Sec. 16-10-30. Special uses.

Special uses shall be allowed only in accordance with Sections 16-20-80 through 16-20-150 of this Chapter. The following uses shall be allowed:

- (1) Animal pound or kennel.
- (2) Manufacturing, light.
- (3) Medical marijuana-infused product or cultivation facilities, co-located, over two thousand five hundred (2,500) square feet.
- (4) Niche manufacturing, over two thousand (2,000) square feet.
- (5) Recreational use, indoor or outdoor, commercial.
- (6) Recreational vehicles, travel trailer park.
- (7) Repair services, general.
- (8) Telecommunication towers or facilities.
- (9) Warehouse - commercial or self-storage. (Prior LUC 3.10; Ord. 606, 2008; Ord. 616 §5, 2009; Ord. 658, 2013; Ord. 666 §3, 2013; Ord. 686 §4, 2014)

Sec. 16-10-40. Accessory uses.

The following accessory uses shall be allowed:

- (1) Accessory uses or structures, subject to the use-specific standards of Section 16-4-160 of this Chapter.
- (2) Solar energy system, small, subject to the standards of Section 16-4-160 of this Chapter. (Prior LUC 3.10; Ord. 606, 2008; Ord. 634 §1, 2010; Ord. 658, 2013; Ord. 686 §4, 2014)

Sec. 16-10-50. Temporary uses.

The following temporary uses shall be allowed in accordance with Section 16-20-50 of this Chapter: street vendors, temporary and temporary field officers. (Prior LUC 3.10; Ord. 606, 2008; Ord. 634 §1, 2010; Ord. 658, 2013; Ord. 686 §4, 2014)

Sec. 16-11-10. Purpose.

The LI, Light Industrial District is designed to accommodate a wide variety of industrial and manufacturing activities and to enhance the economic development of the Town. It is intended for application in areas designated "Industrial" on the Future Development Plan Map in the Comprehensive Plan. In addition to the use and dimensional standards of this Article, development in the LI, Light Industrial District shall be in compliance with all other applicable provisions of this Land Use Code. (Prior LUC 3.11; Ord. 606, 2008; Ord. 658, 2013)

Sec. 16-11-20. Permitted uses.

The following uses shall be permitted by right:

(1) Public or civic uses:

- a. Charitable, civic, youth, social and fraternal organizations.
- b. Churches or places of worship.
- c. Day care centers (for more than six [6] children).
- d. Day care homes (for up to six [6] children).
- e. Essential services and facilities.
- f. Hospitals or clinics.
- g. Municipal facilities.
- h. Park maintenance and storage structures.
- i. Post offices.
- j. Schools (elementary or secondary).

(2) Industrial, communications, transportation and automobile-related uses:

- a. Auto repair garages, subject to the use-specific standards of Section 16-4-240 of this Chapter.
- b. Bus stations or terminals.
- c. Car washes.
- d. Gasoline service stations.
- e. Manufacturing, light.**
- f. Radio, television and microwave towers.
- g. Repair services, general.
- h. Repair services, limited.
- i. RV and boat storage.**
- j. Warehouses, commercial or self-storage.**

(3) Retail, commercial and personal service uses:

- a. Animal pounds or kennels (public or private).
- b. Custom personal services.

- c. General retail (outdoors).
- d. Offices, business or professional.
- e. Market gardens. (Prior LUC 3.11; Ord. 584, 2007; Ord. 606, 2008; Ord. 658, 2013)

Sec. 16-11-30. Special uses.

The following special uses shall be allowed in accordance with Sections 16-20-80 through 16-20-150 of this Chapter:

- (1) Manufacturing, hazardous or objectionable.
- (2) Telecommunications towers or facilities.
- (3) Solar energy system, large, subject to the use-specific standards of Section 16-4-250 of this Chapter. (Prior LUC 3.11; Ord. 606, 2008; Ord. 634 §1, 2010; Ord. 658, 2013)

Sec. 16-11-40. Accessory uses.

The following accessory uses shall be allowed:

- (1) Accessory uses or structures, subject to the use-specific standards of Section 16-4-160 of this Chapter.
- (2) Caretaker or guard residences, accessory.
- (3) Home occupations, subject to the use-specific standards of Section 16-4-190 of this Chapter.
- (4) Solar energy system, small, subject to the standards of Section 16-4-160 of this Chapter. (Prior LUC 3.11; Ord. 606, 2008; Ord. 634 §1, 2010; Ord. 658, 2013)

Sec. 16-11-50. Temporary uses.

The following temporary uses shall be allowed in accordance with Section 16-20-50 of this Chapter:

- (1) Field offices, temporary, subject to the use-specific standards of Section 16-4-180 of this Chapter.
- (2) Street vendors, temporary. (Prior LUC 3.11; Ord. 606, 2008; Ord. 634 §1, 2010; Ord. 658, 2013)

Sec. 16-4-430. Niche manufacturing.

- (a) Commercial District: The production or manufacturing of specialty items in conjunction with the retail and/or wholesale, sales of the items at the same location. The production of these items shall have virtually no visual, audible or odoriferous impacts to the surrounding properties and the zone as a whole. The Town may impose development standards and safeguards as the conditions and location indicate the importance to the welfare and protection of adjacent property from items such as, but not limited to, noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, traffic circulation or other undesirable or hazardous conditions. There shall be a maximum of two thousand (2,000) square feet of floor space used for the manufacture or production of the items at the site. There shall be a minimum of ten percent (10%) of the total floor space, or at least one hundred (100) square feet used, whichever is larger, for the retail or wholesale of the items, and it may be combined with offices. The hours of production or manufacturing are further limited from 7:00 a.m. to 7:00 p.m. There are no additional restrictions on the hours for retail sales operations. Niche manufacturing in the Commercial District is a permitted use in the Commercial zoning districts only.
- (b) Highway Business District: The production or manufacturing of specialty items in conjunction with the retail or wholesale sales of the items at the same location. The production of these items shall have virtually no visual, audible or odoriferous impacts to the surrounding properties and the zone as a whole. The Town may impose development standards and safeguards as the conditions and location indicate the importance to the welfare and protection of adjacent property from items such as, but not

limited to, noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, traffic circulation or other undesirable or hazardous conditions. There shall be a minimum of ten percent (10%) of the total floor space, or at least one hundred (100) square feet used, whichever is larger, for the retail or wholesale of the items, and it may be combined with offices. The hours of production or manufacturing are further limited from 7:00 a.m. to 7:00 p.m. There are no additional restrictions on the hours for retail sales operations. Niche manufacturing is a permitted use in the Highway Business District only if there is less than or equal to two thousand (2,000) square feet of floor space used for the manufacture or production of the items at the sale. Niche manufacturing in the Highway Business District is permissible only after obtaining a special use permit, in accordance with the procedures and standards of Section 16-20-80 of this Chapter, if there is greater than two thousand (2,000) square feet of floor space used for the manufacture or production of the items at the site. (Ord. 616 §2, 2009)

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Andrea Phillips, Town Administrator
Date: November 18, 2015
Re: Project Updates-FYI

Recommendation

None-for discussion only

Development projects:

- ✓ Residential rehab projects. Trend is showing some old houses are being purchased and rehabbed.
- ✓ New SF developments on vacant lots (two in process)
- ✓ Application submitted for minor subdivision and rezoning request for two properties on north side of 160.
- ✓ Family Dollar on schedule. Plans to open by end of year.

DRB/P and Z Discussion

The Chair of Design Review Board (Tim Hunter), Mayor Simbeck, Chair of P and Z (Cindy Simpson), and Town Administrator/Planning and Zoning Administrator Andrea Phillips met on Nov. 9 to discuss process and roles of DRB, Board, P and Z, etc. The group discussed reviewing the signage code. This will be a topic at a future workshop.

Grant Applications

Main Street Bridge: The town is applying for off-system bridge funding through CDOT for the Main St. bridge. Inspections revealed that the bridge is in need of replacement. This may be an opportunity to do some pedestrian and aesthetics improvements as well as structural enhancements.

Pedestrian Crossing at Beech St.: Moving forward-design and surveying is underway now. Construction should begin in the spring.

Raw Water Upgrades/South Side water lines: The town is applying for three different grants to help fund the cost of making improvements to the town headgates, PRV station, and replacement of some aging lines. This project is estimated at \$550k and the town will have a 20% match.

Cottonwood Park Improvements: Town is applying a second time for GOCO mini-grant funding for enhancements to Cottonwood Park (e.g. trail surfaces, benches, signage, natural dog park enclosure, etc.).

Regional “Path to Mesa Verde”: Project with County, Cortez, MVNP, CDOT and BLM to extend a multi-use trail between Mancos and Cortez via the park and Phil’s World. Grant was received through CDOT (federal funds) to conduct planning phase. RFP going out soon.

Aqueduct Property: Not a grant application at this time. The Mancos Trails Group is working on a proposal to BLM for non-motorized trails development (per restriction of SRMA) for this parcel northwest of town.

One Mile/Three Mile Zone:

Staff is continuing to work with the county Planning Director on communication of proposed projects in one and three mile zone of influence. She has requested to see our packets as well.

Animal guidelines/Backyard Farming Group: Committee met over the summer and fall to come up with a set of recommendations that were made to the Board of Trustees at their meeting on October 28 regarding raising livestock-type animals in town. Ordinances will be brought to the Board at a future meeting. Surveys and public forums have revealed that residents prefer to allow it, with regulation and limits (e.g. setbacks on coops, limit on types of animals, etc.).