

**Town of Mancos  
Planning and Zoning Commission  
December 16, 2015**

- A. Call to Order: Chairperson Simpson called the meeting to order at 7:03 p.m
- B. Roll Call: present-Cindy Simpson, John Bolton, Regina Roberts, Mayor Rachael Simbeck, Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage  
  
Absent: Commissioner Jennifer Guy, Trustee Michele Black
- C. Approval of the Agenda-Regina Roberts made the motion to approve the agenda as written. All were in favor.
- D. Approval of the minutes of October 21, 2015-Regina Roberts made the motion to approve the minutes of October 21, 2015 with correction. John Bolton seconded the motion. Motion carried.

E. Audience Business

none

F. Announcements

none

G. Unfinished Business

None

H. New Business

- 1. Public Hearing Paquin/Albert Minor Subdivision & Rezone Request

(Planning & Zoning would like to combine the two applications for the Public Hearing)

Chairperson Simpson opened the public hearing at 7:09 p.m.

Town Administrator Phillips introduced the request. Mr. Paquin is seeking approval of a minor subdivision and rezone from Mixed Residential to rezone of Parcel 1 to Highway Business. Mr. Albert (represented by office manager Patty Deluzio) is seeking approval of a minor subdivision and rezone from Mixed Residential to rezone of Parcel 5 to Highway Business.

Introduction of those signed up to speak.

Terry Moores will open up a commercial laundry in the cinder block building on Mr. Paquins property, if approved.

The Commissioners suggested prior to presenting to the Board of Trustees, remove the setbacks on the plat map.

There are twenty-eight (28) trailers in Mr. Albert's trailer park-San Juan Springs, LLC. Chairperson Simpson would like to make sure that the 9 acres of land subdivided into smaller parcels that each individual resulting parcel meet code for density. Public Hearing closed at 7:43 p.m.

Regina Roberts made the motion to recommend approval of the Paquin/Albert Minor Subdivision combined as one project as per one plat to the Board of Trustees with the following conditions:

Density Check

Highway Access

Emergency Turn a Round (cul de sac) that meets Town Code

Setbacks Meet Existing Codes

Drainage Plan

Motion seconded by John Bolton. Motion passed unanimously by roll call vote.

Regina Roberts recommended to the Board of Trustee approval of Parcels 1-5 of the Paquin/Albert rezone from Mixed Residential to Highway Business. John Bolton seconded the motion.

Motion passed unanimously by roll call vote.

Chairman Simpson suggested the applicants work with town staff regarding the time frame for the Public Hearing before the Town Board.

## 2. Fee in Lieu Recommendation

Regina Roberts made the motion to recommend to the Town Board the Cash in Lieu Fee for 2016 remain at \$55,000 per acre. John Bolton seconded the motion. Motion passed unanimously by roll call vote.

After discussion, the Commission would like clarification on how this is calculated for subdivisions.

## Discussion Items

### 1. Upgrade to IBC 2015

Building Inspector Holly Rankin was available to answer questions. They thought it would be a good idea for her to order a book addressing the 2015 IBC. She will attend a future meeting of the P&Z for discussion after she has reviewed the material.

### 2. Manufacturing in Highway Business District

After discussion it was decided the Board should be asked if this is a priority. Should P&Z research the changing code to reflect the comp plan? Possibly address next summer?

### 3. Project Updates-FYI

Design Review Board-ask what was the intent in the creation of the DRB? Could the attorney review documents again-resolution, minutes? Who has the authority to do what?

#### I. Items for January 20, 2016

Main Street Bridge Replacement

Animals

#### J. Adjournment

9:17 p.m.



Chairperson Cindy Simpson



Deputy Clerk Georgette Welage