

**Town of Mancos
Planning & Zoning Commission
January 20, 2016**

- A. **Call to Order**- Chairperson Simpson called the meeting to order at 7:02 p.m.
- B. **Roll Call**-present- Cindy Simpson, Jennifer Guy, Regina Roberts, Trustee Michele Black, Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage

Absent-John Bolton, Mayor Rachael Simbeck
- C. **Approval of the Agenda**- Jennifer Guy made the motion to approve the agenda with the following amendment: move H. New Business before G. Unfinished Business. Regina Roberts seconded the motion. Motion carried.
- D. **Approval of the minutes of December 16, 2015**-Regina Roberts made the motion to approve the minutes of December 16, 2015. Cindy Simpson seconded the motion but would like to clarify her concern regarding the San Juan Springs property. Motion carried.

E. Audience Business

None

F. Announcements

None

G. New Business

1. Public Hearing and Action: Ordinance 709 Series 2016 Livestock Regulations

Town Administrator Andrea Phillips introduced **Ordinance #709 Series 2016** An Ordinance making certain amendments to the Land Use Code of the Town of Mancos concerning the livestock animal structures within Town Limits of the Town of Mancos.

Ordinance #710 Series 2016 An Ordinance regulating the raising of livestock animals and other non domesticated animals within town limits of the Town of Mancos, CO

These are draft Ordinances for Planning & Zoning review. The Town sent out a survey with results compiled on June 1, 2015. Both Ordinances will go back to the Board of Trustees for review and approval.

Public Hearing Opened 7:13 p.m.

Signed up to speak:

Jim Justice, 333 S. Mesa, Mancos, CO-according to the survey 7% of citizens do not want livestock in town. No Cows.

Barbara Zeutzius, 120 E. Sunset, Mancos-as a life long resident of Mancos and 4-H leader she feels that Mancos is a rural town and should allow 4-H animals in town. The number of animals allowed should be increased and the time frame for raising the animals should be increased. 4-H teaches kids responsibility. Hunting is a necessity for many in the community as a food source. We should work on the definition of butcher & slaughter.

Amy Wise, 301 S. Mesa St., Mancos-Is against livestock in town with hooves. Enforcement would be an issue. Bees could also be a problem.

Melinda Murphy, 338 S. Mesa, Mancos, CO-She is a hunter and wanted to gather information. Would like the terms checked-processing, butchering, field dressed. The weight limits for slaughtered or butchered animals should also be addressed.

Brandon McNeill, 446 W. Riverside, Mancos, CO-Is a hunter and processes his own game. He was a member of FFA in high school. Chickens don't bother him. Are livestock animals any worse than barking dogs? We should take pride in our rural mountain town.

Public Hearing closed 7:51p.m.

Discussion by the Commission:

In response to Jim Justices comment that 7% of citizens do not want cows in town, according to the survey 20.6% feel that cows should be allowed in town.

Does not like "grandfathering" or roosters.

Others like "grandfathering" legal non conforming.

Would date compliance/sunset clause be a solution?

Bees are a concern, appreciate 4-H information, feels smaller animals are okay.

Concerned about enforcement.

Setbacks based on property lines.

Concerned about impact on neighbors-not worried about inhumane treatment.

Page 2 of the survey results dated 6/1/15 should be changed:

A-those allowed as a use by right (no permit required) Chicken hens and rabbits-allowed in all zoning.

B-all other animals-and allowed only in AR-no other zoning.

Ordinance # 709 and 710 Series 2016 tabled until the next P&Z meeting 2/17/16

II. Unfinished Business

1. Fee in Lieu Recommendation-follow up discussion-Town Administrator Phillips reviewed the current per-acre fee for dedicated land. 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. The fee is to be reviewed on an annual basis. The Town Board sets the amount based on the recommendation of the Planning & Zoning Commission. The fee reflects the estimated current fair market value for unimproved "raw" land within the corporate limits of town of adjacent to town.

Clarification that this fee would apply to every type of subdivision, including a "minor subdivision".

Recommended Review by Board of Trustees, the Board should make financial decisions.

I. Discussion Items

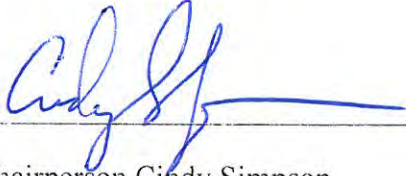
1. Project Updates-FYI-nothing to add
2. Mancos Hills Subdivision Sketch Plan

Fifteen (15) lot Mancos Hills subdivision located northeast of town. Out of town limits but within the one mile zone of influence.

Previous comments stand, no changes to prior comments made by the commission.

Adjournment

9:24 p.m.



Chairperson Cindy Simpson



Deputy Clerk Georgette Welage

APPROVED 2/17/16