

TOWN of MANCOS

PLANNING & ZONING COMMISSION MEETING

February 17, 2016

- A. **Call to Order**-Chairperson Simpson called the meeting to order at 7:00 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**-Regina Roberts made the motion to approve the agenda with the amendment of moving new business ahead of unfinished business. Jennifer Guy seconded the motion. Motion carried.
- D. **Approval of the minutes of January 20, 2016**-Jennifer Guy made the motion to approve the minutes of January 20, 2016 with the following correction-Jim Justice, speaking during the Livestock Regulation public hearing said "70% of citizens do not want livestock in town-no cows" instead of the 7% written in the minutes of January 20, 2016. The recording will be reviewed and correction made if appropriate. Regina Roberts seconded the motion. Motion carried. **(Staff note: The recording was reviewed - Mr. Justice did say 7% - minutes of January 20, 2016 stand as written.)**

E. **Audience Business**

None

F. **Announcements**

none

G. **New Business**

1. Public Hearing and Action-Special Use Permit Request for 5,000 SF RMJ Cultivation in Light Industrial.

Gilbert Garcia is requesting a Special Use Permit to increase to 5,000 S.F., a Recreational Grow Facility of Marijuana at 651 N. Main St., Mancos.

Gilbert Garcia, 904 Driscoll St. and Sherry Garcia, 904 Driscoll St. owners of New Millenium Wholesale were available to answer questions. They were asked "Why Mancos?" Accessibility and high impact fees in Cortez was their answer. Charcoal filters will be used-any air coming out of the facility will be filtered. The filters are state and engineer approved. The filters will be replaced every two years. Swamp coolers on top of

the building will not be used. Dean Brookie, Architect will draw a sketch plan of the building. They will have soil style growing. Water usage will be less than the average house hold. It will be a year round grow and employ 8-15 people. Security will include cameras and alarms.

Public Hearing Opened at 7:09 p.m.

Signed up to speak:

Donna Schmittel

Ms. Schmittel has a severe allergic reaction to marijuana. She lives right behind the proposed grow facility. The town already has two marijuana shops. Why do they have to open in Mancos? The Public Hearing sign was not visible from the street.

If Ms. Schmittel has an issue with the Garcia's they would be willing to work with her. They will follow town and state regulations.

Public Hearing Closed at 7:40 p.m.

Conditions of approval:

- 1) Charcoal filters changed more often than recommended.
- 2) Enforceable
- 3) Mechanics (air conditioning) not placed on south side of building (noise) exterior impacts not on south side of building
- 4) Trees/scrubs around south side of property

Regina Roberts made the motion to send recommendation to Board of Trustees for approval Special Use Permit with the following conditions:

- 1) Prepare landscape plan for visual mitigation to the south that meets or exceeds standards
- 2) Venting and air conditioning concerns that the commission has are addressed

Jennifer Guy seconded the motion. Motion passed unanimously by roll call vote.

The sign for the Public Hearing before the Board of Trustees will be posted so that it is visible from the highway.

H. Unfinished Business

1. Fee in Lieu-Fair Market Value Recommendation (Res. 6 Series 2016)

Jennifer Guy made the motion to adjust the Fair Market Value to \$10,000 per acre for Cash in Lieu Fee and keep the Parkland Dedication Requirement at 10% through Resolution #6 Series 2016 and forward to the Board of Trustees with a

recommendation for approval. Regina Roberts seconded the motion. Motion passed unanimously by roll call vote.

2. Ordinance #709 Series 2016 Livestock Regulations

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, Colorado.

Special Meeting will be scheduled to address this item.

3. Ordinance #710 Series 2016 Livestock Regulation

An Ordinance Regulating the Raising of Livestock Animals and Other Non-Domesticated Animals Within Town Limits of the Town of Mancos, Colorado

Special Meeting will be scheduled to address this item.

I. Discussion Items

1. Project Updates-FYI

Town Administrator Phillips went over updates for the following as presented in the P&Z packet:

Paquin/Albert subdivision and rezoning-north side of #160.

Family Dollar now open.

Grants/Capital Projects:

Main Street Bridge

Wayfinding Signage

Raw Water Upgrades/South Side water lines

Cottonwood Park Improvements

Regional "Path to Mesa Verde"

160 Corridor Plan

Aqueduct Property

One mile/three mile zone

Mancos Hills subdivision

Other

RMJ & MMJ

P&Z stipend in April

Commissioners needed

Sign code

ICC update

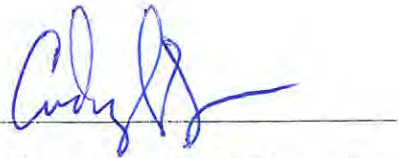
Audience Business #2

Maureen Brosnan, 200 S. Mesa St., Mancos, said new neighbors recently moved next door to her. They have two goats and the smell was terrible. Ms. Brosnan's comments were noted. It was also suggested that she might talk to staff regarding code enforcement.

P&Z will hold a Special Meeting on February 23 or March 1st to finalize the recommendation to the Board of Trustees regarding animal ordinances-#709 & #710.

Adjournment

8:58 p.m.



Chairperson Cindy Simpson



Deputy Clerk Georgette Welage

APPROVED 6-15-16