

**Town of Mancos
Planning & Zoning Commission Meeting
August 17, 2016**

- A. **Call to Order:** Chairman John Bolton called the meeting to order at 7:03 p.m.
- B. **Roll Call:** present-Commissioners John Bolton, Gina Roberts, Perry D. Lewis, Mayor Queenie Barz (arrived at 7:06 p.m.), Trustee Ed Hallam, Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage
- C. **Approval of the Agenda-**Perry D. Lewis made the motion to approve the agenda of 8/17/16 with the addition of Item #1 New Business-Appointment of new Vice Chairperson-moving all other items down. Gina Roberts seconded the motion. Motion carried.
- D. **Approval of the Minutes** of July 20, 2016-Gina Roberts made the motion to approve the minutes of July 20, 2016 as written. Perry D. Lewis seconded the motion. Motion carried.
- E. **Audience Business**
none
- F. **Announcements**
Town Administrator Phillips noted a joint workshop on September 7th with the Board of Trustees and Planning & Zoning Commissions to discuss Accessory Dwelling Units. She will present a rough draft of the ordinance to the Board of Trustees at their next meeting on August 24th.
- G. **New Business**
1. Appointment of Vice Chairperson
Perry D. Lewis made the motion to appoint Gina Roberts as the Vice Chairperson of Planning & Zoning. John Bolton seconded the motion. Motion carried.
 2. **Letter of Interest for P and Z Commission/Interview**
John Cox, former Mancos Marshal, at times, served as the code enforcement officer for the town. He has worked all of his life in the public sector and looks forward to serving the citizens of Mancos.

Gina Roberts made the motion to recommend the appointment of John L. Cox to the P&Z Commission to the Board of Trustees. Perry D. Lewis seconded the motion. Motion carried.
 3. **Public Hearing: Creekside Phase II**-Eight SF Lots Subdivision/Preliminary Plat Review and Consideration of Rezoning Request from AR to SFR.

Gene Bott (Grene, LLC) would like to begin work on a portion (8 SF homes) of Phase II of the Creekside Subdivision. The town has the original set of plans for Phase II of Creekside which demonstrates the full build out, land dedication, infrastructure and roads. The preliminary plat/subdivision and request to rezone the subdivided property at TBD N. Beech St. in Mancos from AR (Agricultural Residential) to SFR (Single Family Residential). The preliminary plat calls for eight (8) new single family lots to be developed as a portion of Creekside Phase II.

Mr. Bott plans to install all required sewer and water infrastructure, which is connected to the town. Roads will be paved and curb, gutter, sidewalk and streetlights will be installed.

Public Hearing Opened at 7:17 p.m.

Signed up to speak:

No one signed up to speak.

Mr. Bott was present to answer questions. He is ready to start eight houses in Phase II after completing twenty two houses in Phase I. He will also activate the fire hydrant in Phase II.

Vernon Duke, 572 Glen Court-asked to speak. He said "it was a pleasure living in Creekside Subdivision. Mr. Bott stuck with us and did a good job".

Public Hearing Closed at 7:29 p.m.

Perry D. Lewis made the motion to recommend approval of the Creekside Phase II Subdivision request/preliminary plat and rezone request from AR to SFR for eight homes to the Town Board. Gina Roberts seconded the motion. Motion carried.

H. Discussion Items

1. Project Updates-FYI

Commissioners were updated on various projects by Town Administrator Phillips.

I. Items for September 21, 2016 Agenda

- . Livestock Ordinances 709 and 710 Series 2016
- . PH Special Use Permit, Cody Willow North, LLC/The Bud Farm

Adjournment 7:44 p.m.



Chairperson John Bolton



Deputy Clerk Georgette Welage