

TOWN OF MANCOS
PLANNING & ZONING COMMISSION MEETING
September 21, 2016

- A. **Call to Order:** Chairperson Bolton called the meeting to order at 7:02 p.m.
- B. **Roll Call: present-**John Bolton, Gina Roberts, John L. Cox, Perry D. Lewis (arrived at 7:05 p.m.) Mayor Queenie Barz, Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage, Trustee Ed Hallam, absent.
- C. **Approval of the Agenda:** Gina Roberts made the motion to approve the agenda of 9/21/2016 as written. John L. Cox seconded the motion. Motion carried.
- D. **Approval of the minutes of August 17, 2016:** Gina Roberts made the motion to approve the minutes of 8/17/16 as written. John L. Cox seconded the motion. Motion carried.
- E. **Audience Business:**
None
- F. **Announcements**
Ms. Phillips attended a meeting today for the “Path to Mesa Verde”, addressing 17 miles of trails.
- G. **New Business**
- 1. Letter of Interest for Planning and Zoning Commission/Interview**
Leslie Feast submitted her Membership Application earlier this month. Ms. Feast served on P&Z from 2004-2008. She has lived in Mancos for 25 years and is excited to get involved in the town again. Perry D. Lewis made the motion to recommend to the Board of Trustees the appointment of Leslie Feast to the Planning & Zoning Commission. Gina Roberts seconded the motion. Motion carried.
- 2. Public Hearing: Special Use Permit for 3,000 SR Recreational Marijuana Co-located Business at Willow North dba The Bud Farm**
A co-located retail store and cultivation facility is permitted in the Highway Business District up to 2,500 SF. A special use permit is required for up to 5,000 SF. The property and business owners would like to amend their existing uses on the site to allow for retail cultivation and a retail store only and abandon their medical dispensary and cultivation licenses.
Public Hearing Open 7:09 p.m.

Signed up to Speak

No one signed up to speak.

Mr. Cody surrendered two medical marijuana licenses and would like to turn his entire operation into a recreational facility. Commissioner Cox clarified that the display case shown on the diagram has only non-marijuana items. Commissioner Roberts expressed concern regarding odor outside of the building. Mr. Cody responded that he checked with surrounding neighbors regularly and they did not have a problem with odors. If necessary he could step up the filtration system.

Public Hearing Closed 7:22 p.m.

John L. Cox made the motion to recommend to the Board of Trustees, approval of the Special Use Permit for Willow North dba The Bud Farm for a co-located 3,000 SF marijuana cultivation and retail marijuana store at 385 N. Willow St. in Mancos. Perry D. Lewis seconded the motion. Motion carried.

3. Public Hearing: Livestock Ordinances 709 and 710 Series 2016

Ordinance # 709 Series 2016 addresses changes to Chapter 16 (Land Use and Development) of the Mancos Municipal Code.

Ordinance # 710 Series 2016 addresses changes to Chapter 7 (Health, Sanitation and Animals) of the Mancos Municipal Code.

At the July 27, 2016 meeting the Board discussed these drafts and directed staff to prepare them for review before the Planning & Zoning Commission.

Public Hearing Opened at 7:24 p.m.

Signed up to speak

Kevin Cook, 257 S. Main, Mancos- noted that his neighbor has made an effort. Mr. Cook does not think roosters should be allowed in town. They are noisy and disturb his sleep.

Randy Smith, 212 E. Montezuma, Mancos-does not think roosters should be allowed in town. If chickens are too close to the property line, they make noise and cause odors, causing problems for neighbors.

Public Hearing Closed at 7:36 p.m.

Discussion

The commissioners expressed concern regarding regulating and responding to complaints. Roosters are guard animals. We have ordinances against noise and odors. Presently people are given two warnings for nuisances (with 30 days between citations) then given an Administrative Citation for up to \$499 maximum fine as a civil case. Majority of people comply before further action is taken by the town.

Lengthy discussion regarding zoning – animals/chickens should be excluded in apartments. Setbacks should take care of excluding zones. The attorney will be consulted.

Perry D. Lewis made the motion to recommend to the Board of Trustees approval of Ordinance 709 and 710 with changes recommended by Planning & Zoning and reviewed by the town attorney. John L. Cox seconded the motion. Motion carried.

H. Discussion Items

1. Project Updates-FYI

In addition to the written updates, Town Administrator Phillips noted that the Creekside Phase 11 preliminary project was approved and ready to move to the final phase.

Albert/Paquin project was given final approval at the Town of Mancos Board of Trustees meeting September 14, 2016.

I. Items for October 19, 2016 Agenda

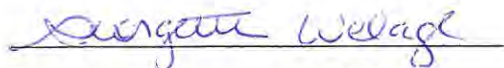
Accessory Dwelling Units will be discussed at a joint workshop between the Board and P&Z on October 5th.

J. Adjournment

9:41 p.m.



Chairperson John Bolton



Deputy Clerk Georgette Welage