

Town of Mancos
Planning & Zoning Commission Meeting
October 19, 2016

- A. **Call to Order:** Chairperson Bolton called the meeting to order at 7:02 p.m.
- B. **Roll Call: present-**John Bolton, Regina Roberts, John L. Cox, Perry D. Lewis, Leslie Feast, Mayor Queenie Barz, Trustee Ed Hallam, Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage
- C. **Approval of the Agenda:** Regina Roberts made the motion to approve the agenda of 10/19/16. Perry D. Lewis seconded the motion. Motion carried.
- D. **Approval of the minutes of 9/21/16:** John L. Cox made the motion to approve the minutes of 9/21/16. Leslie Feast seconded the motion. Motion carried.
- E. **Audience Business:**
None
- F. **Announcements** 11/19/16 P&Z Meeting- Possible Zoning Amendment and Special Use Permit request from Alpaca Raft, relocating into town at the old Krajack Hardware property on south Main St.
- G. **New Business**
None
- H. **Discussion Items**
1. Discussion on Draft Ordinance 717 Series 2016-Accessory Dwelling Units (ADUs)
 - . ADUs are allowed as an accessory structure/use to SF dwellings only in all residential districts
 - . Allowed in all residential districts on minimum lot size of 7,500 SF (lots of smaller size by special use permit.)
 - . Min. lot coverage of 350 SF and max 850 SF-whichever is less or not to exceed 1/3 of size.
 - . Max lot coverage is 40 % including the ADU-(all buildings)

- . May be attached to primary structure or in a detached structure
- . Must meet all dimensional, design requirements
- . Property owner must occupy either of the two units
- . Minimum of one dedicated off-street parking space for ADU required
- . ADU is subject to Street Impact Fee and Plant Investment Fee (PIF)
- . Must meet building codes and land use code (Zoning Development Permit and Building Permits required)
- . Existing illegal (town unapproved) units shall have 90 days to register with the town and request a building inspection. Where possible they shall be brought up to code. They may become non-conforming uses/structures, which means that they cannot be rebuilt if destroyed or expanded. They can still operate as an ADU if found to meet basic health, safety standards.
- . It should be noted that ADUs are different from accessory apartments. Accessory apartments are already permitted within a mixed use (e.g. commercial with residential) building in the HBD and C districts. The LUC distinguishes between the two.

The commissioners felt the town had 20 or more illegal ADUs. After a 90 day grace period the owner would have 6 months to bring the structure up to code.

Town staff will pull the health and safety code from the IBC 2006 (current adopted)

Draft Ordinance 717 Series 2016 “An Ordinance Making Certain Amendments to the Land Use Code of the Town of Mancos Concerning Accessory Dwelling Units within Town Limits of the Town of Mancos, Colorado”.

The Ordinance was reviewed and the review will continue at the November 16, 2016 Planning & Zoning Commissioners meeting. Staff was instructed by the Planning & Zoning Commission to advertise for a Public Hearing on November 16, 2016.

Project Updates-FYI
See written report

I. Items for November 16, 2016 Agenda

Special Use Permit for Dog Daycare/Kennel

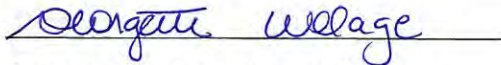
Public Hearing: Ordinance 717 Series 2016 Accessory Dwelling Units

J. Adjournment

9:26 p.m.



Chairperson John Bolton



Deputy Clerk Georgette Welage