

**Town of Mancos
Planning & Zoning Meeting
November 16, 2016
7:00 p.m.**

A. CALL TO ORDER: Chairman John Bolton called the meeting to order at 7:02 p.m.

B. ROLL CALL: Present: John Bolton, Regina Roberts, John Cox, Perry D. Lewis, Leslie Feast, Town Administrator Andrea Phillips, Town Clerk/Treasurer Heather Alvarez, Mayor Queenie Barz entered the meeting at 7:06 p.m.

Absent: Trustee Ed Hallam

C. APPROVAL OF AGENDA: Perry D. Lewis made the motion to approve the agenda as written. Regina Roberts seconded the motion to approve the agenda. Motion passed.

D. APPROVAL OF THE MINUTES OF October 19, 2016: Regina Roberts made the motion to approve the minutes of October 19, 2016. John Cox seconded the motion to approve the minutes. Motion passed.

E. AUDIENCE BUSINESS

None

F. ANNOUNCEMENTS

- Holiday Open House is December 2 at the Community Center.

G. UNFINISHED BUSINESS

None

H. ACTION ITEMS

1. Public Hearing: Special Use Permit for Doggie Daycare/Kennel at 233 Park St.
A dog kennel/doggie daycare facility is permitted in the Highway Business District through a special use permit. The property and business owners would like to have a doggie day care facility that will not include overnight boarding. They are proposing an enclosed outdoor area with a six foot high fence and to convert the existing accessory structure to an indoor dog daycare room.

Public Hearing opened at 7:07 p.m.

- Semberlyn Crossley, 233 Park St, Mancos and James Darnell, 12483 Road 38.7, Mancos – initially, dogs will not be kept overnight, they have applied to the State for approval, hours of operation will be Wednesday, Thursday, Friday

from 7:00 a.m. to 7:00 p.m. They are installing a new fence that is 6' high. They will have separate areas for small dogs and large dogs and a separate kennel for aggressive dogs. They do not have the details of the State requirements at this time other than there is no wood allowed in the building, fencing will be inspected. The inspection process may take up to 90 days and may be annually thereafter. The proposed building will be heated with either electric or propane. Shade is provided by large trees. There are no close neighbors.

- Ted Lawrence, 41900 US 160, Mancos, CO – spoke against allowing this special use permit. His property surrounds the proposed property on three sides, he also owns Ted's Tacos and a part of Log Cabin Liquors. He's owned the property for 46 years, Ted's Tacos has been there for 15 years and Log Cabin has been there for 20 years. He is concerned about noise and the potential health hazard to his restaurant. The proposed location is about 25 or 30 feet from the back of his restaurant. He is concerned there will eventually be odor problems when the dog urine permeates the soil. He does not want to hear barking dogs, and he is concerned about the potential noise.

Public Hearing closed at 7:26 p.m.

Perry D. Lewis would like information regarding State requirements on noise, odors and State inspection requirements. Regina Roberts feels this is a needed business. Leslie Feast agrees with Mr. Lewis. John Bolton inquired as to if the fence could be moved farther away from the restaurant. The applicant advised that the proposed outdoor area could hold 15 dogs, and the area is large enough that the grass will soak up the urine without causing odors. Feces will be picked up regularly. Regina Roberts made the motion to recommend approval to the Board of Trustees with the conditions of meeting State regulations and passing State inspections for a special use permit for a dog kennel/doggie daycare facility at 233 Park St. in Mancos. John Cox seconded the motion. Motion passed unanimously by roll call vote.

2. Public Hearing: LUC Text Amendment for Commercial District to allow Niche Manufacturing Over 2,000 SF with Special Use Permit

The applicant, Alpaca Rafts, is requesting a change to the permitted land uses in the Commercial district to allow niche manufacturing over 2,000 SF in the district through a special use permit.

Public Hearing opened at 7:42 p.m.

No one signed up to speak

Public Hearing closed at 7:45 p.m.

Perry D. Lewis made the motion to recommend approval to the Board of Trustees for a text amendment to the Mancos Land Use Code to allow niche manufacturing over 2,000 SF in the Commercial district through approval of a Special Use Permit. John Cox

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

3. Public Hearing: Special Use Permit for Niche Manufacturing Over 2,000 SF at 192 S. Main St

The applicant, Alpaca Rafts, submitted an application for a special use permit for Niche Manufacturing over 2,000 SF at 192 S. Main St.

Public Hearing opened at 7:48 p.m.

- Thor Tingey, 484 E. Frontage Rd, Mancos – Alpaca Rafts started producing pack rafts in Alaska, and they moved to Mancos in 2007. They are looking to expand their space. The proposed 12,000 square feet would allow them to grow. The manufacturing process is relatively quiet and low impact. Manufacturing would be conducted on the north side of the building with sales located on the south side. There will be nothing drained to the sewer treatment plant. Shipping is done with two pickups per day by the post office, UPS picks up one time per day. Bulk materials come via single-decker semi at the most one time per month in summer, once every two months during off season. The proposed building has existing loading bays. The other buildings may potentially be used in the future for sales, which aren't currently offered onsite. There are no current provisions for onsite retail sales as they operate by appointment only at this time. John Bolton and Leslie Feast inquired as to if the business would be willing to commit to having a showroom located at the business to allow for walk in traffic. With regard to parking, there is adequate space for employee parking. Business hours are Monday – Friday, 8:00 a.m. to 5:00 p.m. Outside lighting will be dark sky compliant. The gate on the west side is not accessible to through traffic. There are currently no plans to modify the exterior of the building. Enhancements to the entrance may take place at some point in the future. Solar power will eventually be utilized.
- Tim Hunter, 10682 Road 41.2, Mancos – spoke in favor of allowing this special use permit. The manufacturing impact is going to be minimal. The business is recognized nationally and internationally, and the business will be an asset to the community.

Public Hearing closed at 8:16 p.m.

John Cox made the motion to recommend approval to the Board of Trustees for a special use permit for niche manufacturing over 2,000 SF at 192 S. Main St in the Commercial District. Perry D. Lewis seconded the motion. Motion passed unanimously by roll call vote.

4. Public Hearing: Ordinance 717 Series 2016-Accessory Dwelling Units

The Board and Planning Commission have been discussing this meeting since August 10 and directed staff to bring a draft ordinance for review.

Public Hearing opened at 8:32 p.m.

- Celeste Aureorean, 646 Riverside Ave. – she has an ADU that came with the property she purchased that she stated is at least 40 years old. She doesn't feel paying a pro-rated plant investment fee or additional water bill is reasonable.

Public Hearing closed at 8:54 p.m.

Regina Roberts requested clarification on alley parking. Encroaching into the alley at all is not allowed. Regina Roberts and John Bolton stated item #13c states "after the adoption of the ordinance, may... be in violation" should be changed to "will... be in violation of the land use code." The other option is to remove everything after the first sentence of that section. Perry D. Lewis inquired as to if the Town will be asking when the structure was built or when it was converted into an ADU. Town Administrator Andrea Phillips advised that the Town will be asking for any available information. Regarding the sliding fee scale, John Bolton feels the fees for new construction are excessive. He also feels the fees to bring existing construction into compliance are excessive. Perry D. Lewis made the motion to forward ordinance 717 Series 2016 Accessory Dwelling Units to the Board of Trustees for discussion and approval. Leslie Feast seconded the motion. Motion passed.

I. DISCUSSION ITEMS

5. Project Updates – FYI

Town Administrator Andrea Phillips provided her report for commission review and discussion. Riverwood RV Park has paid their development fees. Air monitoring equipment was placed at a residence near Western Excelsior. Open house for Paths to Mesa Verde is December 15 from 6:00 – 8:00 p.m. at Town Hall.

J. ITEMS FOR December 21, 2016 Agenda

- *Fee In Lieu Recommendation to the Board of Trustees*

K. ADJOURNMENT

Meeting adjourned at 9:30 p.m.

Chairman John Bolton

Heather G

Town Clerk/Treasurer Heather Alvarez

*Approved
12/21/16
meeting*