

Town of Mancos
Planning & Zoning Commission
December 21, 2016

- A. **Call to Order:** Vice Chairperson Roberts called the meeting to order at 7:02 p.m.
- B. **Roll Call:** present- Regina Roberts, John L. Cox, Perry D. Lewis, Mayor Queenie Barz (arrived at 7:04 p.m.), Trustee Ed Hallam, Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage
Absent: John Bolton, Leslie Feast
- C. **Approval of the Agenda:** Perry D. Lewis made the motion to approve the agenda as written. John L. Cox seconded the motion. Motion Carried
- D. **Approval of the minutes** of November 16, 2016: John L. Cox made the motion to approve the minutes of November 16, 2016. Perry D. Lewis seconded the motion. Motion carried.
- E. **Audience Business:**
None
- F. **Announcements**
January 4, 2017 all elected and appointed officials are asked to attend Active Shooter Training at 6:30 p.m.
- G. **Old Business**
1. Ordinance 717 Series 2016: Accessory Dwelling Units

Planning & Zoning was asked to review Ordinance 717 Series 2016. The Board of Trustees will discuss the Ordinance at their February 1, 2017 workshop and P&Z members are encouraged to attend.

H. Action Items

1. Fee in Lieu Review and Recommendation

Chapter 16, Article 15, Division 4 requires the developer of a subdivision to dedicate at least ten percent of land within a subdivision to the Town, or other entity, as determined by the Board of Trustees, to be used for parks and recreation, open space, school sites, municipal facilities or cash in lieu of such dedication. The cash in lieu fee amount is to be reviewed on an annual basis. The fee reflects the estimated current fair market value for unimproved "raw" land adjacent to own. The current fee is set at \$10,000 per acre, based on vacant, undeveloped land. Staff recommends keeping it the same for 2017.

Perry D. Lewis made the motion to recommend approval of the Fee in Lieu for 2017 at \$10,000 per acre to the Board of Trustees. John L. Cox seconded the motion. Motion passed unanimously by roll call vote.

I. Discussion Items

1. Planning & Zoning Commission-Design Review Board Backup

There are not enough members of the Design Review Board to hold a meeting due to lack of a quorum. The Board of Trustees would like P&Z to provide backup review if a quorum is not possible. Ordinance #724 Series 2016 addresses this solution and was approved at the December 14, 2016 meeting.

2. Project Updates-FYI

Sales tax up.

IBC Update- Received 2015 Books to be discussed at a future meeting.

Building Inspector RFI-standard procedure every three years.

Main Street Bridge-CDOT granted 80% funding for bridge replacement. 2018-19 Project.

Pedestrian Crossing at Beech St. - start construction early spring 2017.

Raw Water Upgrades/South Side water lines-goal construction start spring 2017

Cottonwood Park Improvements - Phase II scheduled 2017.

Housing study-DOLA will fund 50% of the cost.

Airbnb-Vacation Rentals-less than 30 days..business license would be required.

Riverwood RV Park began work.

Alpacka Rafts received approval of a special use permit for niche manufacturing over 2,000 SF, 192 S. Main St.

Special use permit for dog daycare granted approval, 233 Park St. (conditional upon State Dept. of Agriculture approval).

Creekside Phase II (a) 8 SF homes proposed. One new SF home Creekside Phase I approved.

Final plat & subdivision agreement accepted for Paquin-Albert Subdivision and rezone request. Final plat needs to be signed and recorded with the county.

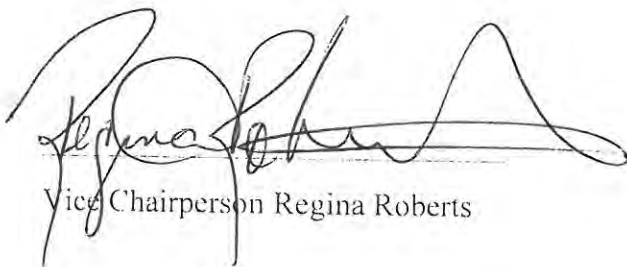
Snow removal-storage plan BOT 1/11/16

J. Items for January 18, 2017 Agenda


Clarify/address Special Use Permits-revoke? LUC changed by Ordinance

K. Adjournment

7:54 p.m.



Vice Chairperson Regina Roberts



Deputy Clerk Georgette Welage