

Town of Mancos

Planning & Zoning Commission Meeting

March 15, 2017

- A. **Call to Order:** Chairperson John Bolton called the meeting to order at 7:00 p.m.
- B. **Roll Call:** present-John Bolton, Regina Roberts, John L. Cox, Leslie Feast, Perry D. Lewis, Mayor Queenie Barz, Trustee Ed Hallam (arrived 7:08 p.m.) Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage
- C. **Approval of the Agenda:** Regina Roberts made the motion to approve the agenda of March 15, 2017. Leslie Feast seconded the motion. Motion carried.
- D. **Approval of the minutes of February 15, 2017:** John L. Cox made the motion to approve the minutes of February 15, 2017. Regina Roberts seconded the motion. Motion carried.

E. Audience Business

none

F. Announcements

Town Administrator Phillips noted that the terms of three Commissioners expired 4/17, Regina Roberts, Perry D. Lewis and John L. Cox. Terms are for three years and each were given a form to fill out to apply for the vacancies.

G. School District Campus Plans-Superintendent Hanson

Superintendent Bryan Hanson, President Blake Mitchell and Vice President Boe Hawkins were present representing School District RE-6.

Grants applied for:

BEST-(Building Excellence in Schools Today) through Colorado Department of Education Division of Public School Construction-applied for twenty million dollars of a twenty five million dollar project.

GOCO Grant

Time frame: June 1, 2017 decision BEST grant, if received go before voters in November for increase mill levy for five million dollar match.

Spring 2018 start project if approved, completed fall 2019. This project would include the following phases: move playground, parking improvements, upgrades to Walnut, connect cafeteria and elementary school, addition to historic gym, high school-bus loop, connect

west wing and middle school, future parking prior Noack property, addition to Performance Center and improve the athletic field.

BEST Funds are available now and these improvements would improve security at the school as well as meet the growing needs of the school.

Mancos School District will request a rezone of two parcels from SFR to Public. Recommend the town waive the rezoning fee.

H. Old Business

1. Special Use Permit Draft Language-Review, discuss, forward to Board of Trustees for discussion. This item will return to P&Z for review and a Public Hearing in the future.

Andrea Phillips, Town Administrator will check with other communities and ask the town attorney to clarify language Sec 16-20-80.

2. 2015 Building Codes Draft Language

Review Ordinance 726 Ordinance 2017-An Ordinance Amending Chapter 18 of the Mancos Municipal Code and adopting by Reference The International Building Code, 2015 Edition, The International Residential Code, 2015 Edition, The International Mechanical Code, 2015 Edition, The International Plumbing Code, 2015 Edition, The International Fuel Gas Code, 2015 Edition, The International Energy Conservation Code 2015 Edition, The International Existing Buildings Code, 2015 Edition, The International Property Maintenance Code, 2015 Edition, The International Fire Code, 2015 Edition, All Promulgated by the International Code Council, And The National Electric Code, 2014 Edition, Published By the National Fire Protection Association.

The City of Cortez is interested in adopting the 2015 Building Codes. They will be working on this project through the summer of 2017. The Commissioners felt it would benefit the Town to utilize the help Cortez was offering. They will meet with Contractors and possibly allow the Town to contract with the City of Cortez on Fire inspections.

Perry D. Lewis made the motion to hold off adopting the 2015 IBC Building Code and work with the City of Cortez. Leslie Feast seconded the motion.

Assumed consensus

I. Action Items

1. Public Hearing: Ordinance 725 Series 2017: Accessory Dwelling Units

Public Hearing Opened 8:16 p.m.

No one signed up to speak.

Public Hearing Closed 8:16 p.m.

Regina Roberts made the motion to approve Ordinance 725 Series 2017, Making Certain Amendments to the Land Use Code of the Town of Mancos Concerning Accessory Apartments and Accessory Dwelling Units within Town Limits of the Town of Mancos, Colorado. John L. Cox seconded the motion. Motion carried. The Ordinance will be forwarded to the Board of Trustees.

Clarifying Questions;

1. Should interior side yard setback be increased to 15 feet (from 7 feet) for neighbor privacy?

After discussion Commissioners decided 7 feet was acceptable.

2. If a SF home has no off-street parking and they want to add an ADU (or come into compliance with an existing one) should they be required to add the minimum number of spaces..2 for SF home and 1 for ADU?

Commissioners felt 2 parking spaces was sufficient.

J. Discussion Items

1. Project Updates-FYI

Andrea Phillips referred to her written report

K. Items for April 19, 2017 Agenda

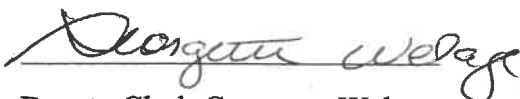
Possible PH vacate street

L. Adjournment

8:46 p.m.



Chairperson John Bolton



Deputy Clerk Georgette Welage