

TOWN OF MANCOS
PLANNING & ZONING COMMISSION MEETING

July 19, 2017

- A. **Call to Order:** Chairman John Bolton called the meeting to order at 7:02 p.m.
- B. **Roll Call:** present-John Bolton, John L. Cox, Perry D. Lewis, Regina Roberts, Mayor Queenie Barz, Trustee Ed Hallam, Interim Town Administrator Heather Alvarez, Deputy Clerk Georgette Welage

Absent: 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 June 21, 2017: Regina Roberts made the motion to approve the minutes of June 21, 2017. John L. Cox seconded the motion. Motion carried.

E. Audience Business

Signed up to speak:

- 1) Marc Rosenbaum, 150 E. 1st St. Appreciates the timing of the traffic light on Hwy 160 (C.D.O.T.). Needs ADU at his house, concerned with neighbor's outdoor lighting and the stop sign removed on E. 1st St.
- 2) Tom Cramer, 198 E. Frontage, concerned about properties in the Commercial District. His property is assessed as Residential but he would like flexibility. There are twenty four residential properties in the Commercial District.
- 3) Sharon Rosenbaum, 150 E. 1st St. Moved here five years ago, liked everything she saw-not the case now. Traffic does not slow down, dust, neighbors light shines in their windows, "why are people so unwilling to be neighborly". Code enforcement is needed for unregistered trailers at neighbors. Barking dogs are a problem. She has filed numerous complaints and does not hear back from the Marshal.
- 4) Jeremy Christensen, 665 Riverside, realtor Coldwell Banker, representing Bobbie Carl, 235 N. Main. They have accepted a contract on the Main Ave property but SFR is illegal in the Commercial Zone. They are unable to obtain financing due to the fact that if the structure burned they would be unable to rebuild as SFR.

F. Announcements

The Design Review Board has been dissolved. An ad hoc committee could be formed for large projects, if needed.

Planning & Zoning has received an application for the Commission. This will be an agenda item in August.

G. Action Items

None

H. Discussion Items

1. Possible Zoning Changes

Local realtors have discussed possible zoning changes in the Commercial Zoning District. Many single family residential homes are located on Main Street zoned Commercial. Some land use codes allow a lesser impact use of a property than what is currently zoned. If Mancos followed this rule the Commercial District would allow anything in the commercial district plus all allowable uses in the SFR, MR and MFR zones.

The Board is discussing a review of our land use code. It is a propriety and a lengthy process.

2. Comprehensive Plan Discussion


The Commission was given the Comprehensive Plan, Housing Study and Traffic Study at the June 21, 2017 meeting. At the 8/16/17 Planning & Zoning Meeting, Sections 3,4 & 5 of the Comprehensive Plan will be discussed.

The Commissioners asked the Interim Town Administrator to bring the following to the next meeting:

- 1) Outdoor Lighting
- 2) Allowable Uses
- 3) Nonconforming Status
- 4) Commercial Zone & Mixed Use Information
- 5) Comprehensive Plan Review

I. Adjournment

9:31 p.m.


VILLAGE CHAIRPERSON
~~Chairman John Bolton~~ REGINA ROBERTS


Deputy Clerk, Georgette Welage