

Town of Mancos
Planning & Zoning Commission Meeting
August 16, 2017

- A. **Call to Order-** Vice Chairperson Roberts called the meeting to order at 7:00 p.m.
- B. **Roll Call-**present: Regina Roberts, Perry D. Lewis, Alternate Alexander Costen, Interim Town Administrator Heather Alvarez, Deputy Clerk Georgette Welage, Mayor Queenie Barz (arrived 7:10 p.m.), Trustee Ed Hallam
Absent- John Bolton, John L. Cox, Leslie Feast
- C. **Approval of the agenda:** Perry D. Lewis made the motion to approve the agenda as written. Alexander Costen seconded the motion. Motion carried
- D. **Approval of the minutes** of July 19, 2017: Perry D. Lewis made the motion to approve the minutes as written. Alexander Costen seconded the motion. Motion carried.
- E. **Audience business**

Anthony Carton, 235 N. Main, Mancos-renter of 235 N. Main, Mancos, but would like to purchase the property. Eventually, he would like to have a business on the property but at the present time it is used as SFR. They would not be able to rebuild as SFR in the Commercial Zone if the building were destroyed, therefore they have been unable to obtain financing. They like the community because of the central downtown area and it is a walkable community.

Bobbi Carll, 3228 E. 3rd Ave, Durango and owner of 235 Main, Mancos. When she purchased the property in 2005 the zoning was Commercial but allowed uses were residential. Ms Carll distributed a letter to the Commission asking for a solution to the problem.

Jeremy Christianson, 665 Riverside, Mancos. As a local realtor he is helping Bobbi Carll sell her house. He stated the renter/prospective owner of 235 Main, plans to establish a cottage business in the future. Flexible zoning would help address the housing shortage.

F. Announcements

Deputy Marshal Rick Shadden will be sworn in at the next Board of Trustees meeting.

Our sister city of Fein, France will have visitors in Mancos during the month of September. A dinner will be held in their honor at the Mt. Lookout Grange.

Safe build Planning is being considered to review land use applications.

G. Action Items

1. Public Hearing: Special Exception Request 161 S. Main St.

Applicant Susan Russo, 161 S. Main St., Mancos is asking for a variance to tie a garage extension onto the existing garage. The rear existing fence would be torn down.

Public Hearing Opened 7:06 p.m.

Signed up to speak

Marc Rosenbaum, 150 E. 1st St. : Mr. Rosenbaum was there to support the Russo's.

Public Hearing Closed 7:15 p.m.

Discussion Commissioners- All felt that a survey of the property should be required. Surveys are helpful in marking the exact boundary lines.

Perry D. Lewis made the motion to approve the Special Exception Request at 161 S. Main, with the condition that a survey of the property is obtained. If the proposed garage extension is within the Russo's property lines give Interim Town Administrator Alvarez the authority to approve the request. Alexander Costen seconded the motion. Motion passed unanimously by roll call vote.

H. Discussion Items

1. Outdoor lighting

The Commissioners would like to discuss this topic at a future meeting, addressing the "grandfather" clause. Some felt that mediation and neighbors working on solutions would help. When light fixtures are changed they must comply with the current code.

2. Allowable Uses

If always used as SFR in Commercial Zone-vested right? rebuilt as SFR?

Commercial use and has SFR history allow lower impact uses-SFR uses in every zone?

Look at what is allowed in each zone, review the table and uses.

3. Nonconforming Status

Conforming – allow SFR in Commercial Zone.

Discuss at the next meeting of P&Z and Board-adding 16-21-10 Nonconforming status

(g) Subsections (b), (d), (e), and (f) above shall not apply to existing single-family residences, churches and day care centers that are located in the HB, Highway Business District on or before May 30, 2014. (Prior LUC 7.1; Ord. 561, 2005; Ord. 634 2010; Ord. 686 2014)

Should the commercial district be added to the above statement?

4. Commercial Zone & Mixed Use Information-timeframe to add a business use to a residential dwelling. The Land Use Code does not address this option.

5. Comprehensive Plan Review


Interim Town Administrator Alvarez asked the Commissioners to send their changes to her prior to the next meeting. Comp Plan section #6 will be reviewed at the next meeting.

I. Adjournment

9:22 p.m.



Vice Chairman Regina Roberts



Deputy Clerk Georgette Welage