

Town of Mancos
Planning & Zoning Commission
October 18, 2017

- A. **Call to Order-** Chairperson Bolton called the meeting to order at 7:00 p.m.
- B. **Roll Call-Present:** John Bolton, Regina Roberts, John L. Cox, Perry D. Lewis, Alternate Andrew Costen, Mayor Queenie Barz, Trustee Ed Hallam, Interim Town Administrator Heather Alvarez, Deputy Clerk Georgette Welage
Absent: Leslie Feast
- C. **Approval of the Agenda-**John L. Cox made the motion to approve the agenda as written. Regina Roberts seconded the motion. Motion Carried
- D. **Approval of the minutes of August 16, 2017-**Regina Roberts made the motion to approve the minutes of August 16, 2017. John L. Cox seconded the motion. Motion Carried.

E. Audience Business

None

F. Announcements

Today was the deadline to receive RFP's for our Land Use Code revision. We received three responses, which will be reviewed in the near future.

G. Action Items

1. Public Hearing: Special Exception 333 S. Mesa

Chairperson Bolton opened the Public Hearing at 7:04 p.m

Interim Town Administrator Alvarez introduced the Special Exception for an Accessory Dwelling Unit at 333 S. Mesa. Jim Justice and Jennifer Guy are the owners. They are requesting the rear setback requirement be changed from 15' to 7'. The accessory structure was built to code. As an accessory dwelling unit rear setbacks are 15'. All other requirements are met.

Jim Justice and Jennifer Guy were present to answer questions. They will add an additional 35' to the unit by enclosing part of the deck. When they submit the zoning development plan the structure will be the required 350 s.f.

Public comments

none

Chairperson Bolton closed the Public Hearing at 7:13 p.m.

Regina Roberts made the motion to approve the Special Exception for 333 S. Main. John L. Cox seconded the motion. Motion carried unanimously by roll call vote.

2. **Public Hearing: Ordinance 735 Series 2017:** Land Use Code Text Amendment

Chairman Bolton opened the public hearing at 7:15 p.m.

Interim Town Administrator Alvarez introduces Ordinance 735 Series 2017 Land Use Code Text Amendment Non-Conforming Use in Commercial District. Amending 16-21-10 (g) to allow existing single family residences, churches and day care centers in the Commercial District to be rebuilt if they are destroyed.

Public signed up to speak:

Carrie Baikie, 38790 Rd K-4, Mancos also owns property in town, as well as her business at 145 Grand.

Javier Jaime, 233 Grand, Mancos owns home in commercial zone.

Jeremy Christianson, 665 Riverside, Mancos-Real Estate Agent for property on Main, zoned Commercial.

Marc Rosenbaum, 150 E. 1st, Mancos

Anthony Carten, 235 N. Main, Mancos

Don Asnicar, 235 N. Mesa, Mancos

Eric Wagner, 128 Grand, Mancos

All were in favor of Ordinance 735 Series 2017.

Public Hearing closed at 7:26 p.m.

Perry D. Lewis made the motion to recommend approval of Ordinance 735 Series 2017 to the Board of Trustees. John L. Cox seconded the motion. Roll call vote as follows: John Bolton-abstained, Regina Roberts-no, John L. Cox-yes, Perry D. Lewis-yes, Alexander Costen-yes. Motion carried.

3. **Planning Commission Protocols**

After lengthy discussion, Regina Roberts made the motion to approve the protocols as presented. John L. Cox seconded the motion. Motion carried unanimously by roll call vote. Interim Town Administrator Alvarez will refer this document, as written, to the attorney and bring his comments and suggestions back.

H. Discussion Items

1. Comprehensive Plan Review Chapter 6

Tabled for a future meeting.

I. Items for November 15, 2017 Agenda

Three Public Hearings for Accessory Dwelling Units

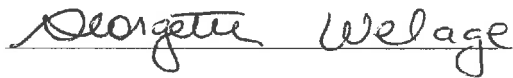
Continue Comprehensive Plan Discussion

J. Adjournment

9:13 p.m.



Chairperson John Bolton



Deputy Clerk Georgette Welage

Approved 11-15-17