

**Town of Mancos
Planning & Zoning Commission Meeting
November 15, 2017**

- A. Call to Order: Vice Chairperson Regina Roberts called the meeting to order at 7:00 p.m.**
- B. Pledge of Allegiance**
- C. Roll Call: present-Regina Roberts, John L. Cox, Perry D. Lewis, Town Administrator Heather Alvarez, Deputy Clerk Georgette Welage, Mayor Queenie Barz, Trustee Ed Hallam
Absent-John Bolton, Leslie Feast**
- D. Approval of the Agenda: John L. Cox made the motion to approve the agenda as written. Perry D. Lewis seconded the motion. Motion carried.**
- E. Approval of the minutes of October 18, 2017: Perry D. Lewis made the motion to approve the minutes of October 18, 2017 as written. John L. Cox seconded the motion. Motion carried**
- F. Audience Business**
none
- G. Announcements**
The Safe Built contract is signed and ready to go as of January 2018.
Monday, November 20, the engineers will start preliminary work on the Main Street Bridge. Actual work should take 4-6 weeks for a pre fab structure and will begin in the fall of 2018.
November 13th was the first day for our new LE deputy. He will be sworn in at the Board meeting December 13th.
Heather Alvarez was hired as the Mancos Town Administrator at the Board meeting November 8th .
Wayfinding signs will be installed Thursday.

H. Action Items

1. Public Hearing: Special Exception 142 E. Menefee ADU

Vice Chairperson Roberts opened the public hearing at 7:09 p.m.

Town Administrator Alvarez stated that Carrie Baikie submitted an application for a special exception for the existing Accessory Dwelling Unit at 142 E. Menefee for the following:

1. Current rear setback is 5 feet-minimum required is 15 feet.
2. Current side interior setback is 5 feet. Minimum required is 7 feet.
3. No dedicated parking spot. P&Z may consider requiring this as a condition of approval
4. Square footage of the ADU is 322 sf. Minimum required is 350 sf.

Applicant presents the case:

Carrie Baikie, 38790 Road K-4, Mancos- Purchased the property with the existing building already in place. The building has plumbing and cannot be moved.

Signed up to speak:

No one

Vice Chairperson Roberts closed the Public Hearing at 7:11 p.m.

Discussion

The ADU does have off street parking. The structure currently meets standards for ADU's. Ms Baikie did suggest that we have step by step instructions for the process.

Perry D. Lewis made the motion to approve the special exception for 142 E. Menefee.

John L. Cox seconded the motion. Motion carried.

2. Public Hearing: Special Exception 749 Grand Ave. ADU

Vice Chairperson Roberts opened the public hearing at 7:23 p.m.

Town Administrator Alvarez stated that Carrie Baikie submitted an application for a special exception for an existing Accessory Dwelling Unit at 749 Grand Ave. for the following:

1. Lot size is 7000 s.f – Minimum required is 7,500 s.f.
2. Current rear setback is 6 feet. Minimum required is 15 feet.
3. Current side interior setback is 6 feet. Minimum required is 7 feet.
4. Square footage of the ADU is 329 s.f. Minimum required is 350 s.f.

Applicant presents the case:

The structure was built in the 1950's. Parking is provided off of the alley.

Signed up to speak:

No one.

Vice Chairperson Roberts closed the Public Hearing at: 7:29 p.m.

Discussion

Lot measurements would be appreciated by the Commissioners.

Perry D. Lewis made the motion to approve the special exception for 749 Grand Ave.

John L. Cox seconded the motion. Motion carried.

3. Public Hearing Special Exception 676 Grand Ave. ADU

Vice Chairperson Roberts opened the public hearing at 7:31 p.m.

Town Administrator Alvarez stated that Karen Rutz submitted an application for a special exception for the existing Accessory Dwelling Unit at 676 Grand Ave. for the following

1. Current single family residential lot is only 7,250 s.f. Minimum lot size is 7,500 s.f.
2. Current ADU is only 259 s.f. Minimum s.f. is 350 s.f.

Applicant presents the case:

Karen Rutz stated that the ADU has been labeled a bunk house (studio) since 1993. She purchased the property in 2003. Parking is provided in the rear of the property.

Signed up to speak:

No one.

Vice Chairperson Roberts closed the Public Hearing at 7:33 p.m.

Discussion

none

Perry D. Lewis made the motion to approve the special exception for 676 Grand Ave.

John L. Cox seconded the motion. Motion carried.

4. Public Hearing: Special Exception 721 Grand Ave. ADU

Vice Chairperson Roberts opened the public hearing at 7:37 p.m.

Town Administrator Alvarez stated the Victor Longinotti submitted an application for a special exception for the existing Accessory Dwelling Unit at 721 Grand Ave. for the following:

1. Current rear setback is 3 feet. Minimum required is 15 feet.
2. Current side interior setback is 3 feet. Minimum required is 7 feet.

Applicant presents the case:

Victor Longinotti, 112 Riverview Dr. Durango, CO recently purchased the property with an existing studio. Parking is available in the rear as well as four off street parking places in front.

Signed up to speak:

No one

Vice Chairperson Roberts closes the Public Hearing at 7:39 p.m.

Discussion:

None

Perry D. Lewis made the motion to approve the special exception for 721 Grand Ave. John L. Cox seconded the motion. Motion carried.

5. Planning Commission Protocols

Planning & Zoning protocols mirrors the Board of Trustees protocols

A few housekeeping changes were mentioned and will be made.

John L. Cox made the motion to approve the Planning Commission Protocols as presented, with minor changes. Perry D. Lewis seconded the motion. Motion carried.

Discussion Items

1. Comprehensive Plan Review Chapter 6

I. Items for December 20, 2017 Agenda

Continue Comprehensive Plan Discussion

skip Chapter 7 (will be reviewed during the LUC update)

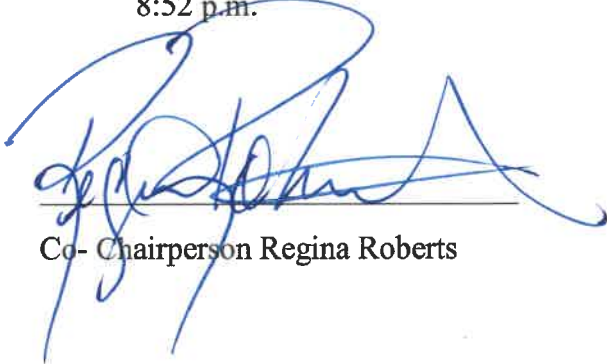
Review Chapter 8: Parks, Trails and Open Space. The Commissioners might also review the Master Trails Plan.

Wayfinding Signs will be installed on Thursday.

Discuss Economic Development

Adjournment

8:52 p.m.

A large, stylized handwritten signature in blue ink, likely belonging to Regina Roberts, written over a horizontal line.

Co- Chairperson Regina Roberts

A handwritten signature in blue ink, likely belonging to Georgette Welage, written over a horizontal line.

Deputy Clerk Georgette Welage

Approved 12-20-17