

**TOWN OF MANCOS  
PLANNING AND ZONING COMMISSION MEETING  
January 17, 2018  
7:00 p.m.**

**Agenda**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of the Agenda
- E. Approval of the minutes of December 20, 2017
- F. Audience Business
- G. Announcements
- H. Action Items  
None
- I. Discussion Items
  - 1. Mancos Demographics
  - 2. Comprehensive Plan Review Chapters 9 & 10
- J. *Items for February 21, 2018 Agenda*  
*None at this time*
- K. Adjournment

**Town of Mancos**  
**Planning & Zoning Commission Meeting**  
**December 20, 2017**

A. **Call to Order:** Chairperson Bolton called the meeting to order at 7.02 p.m.

**B. Pledge of Allegiance**

C. **Roll Call:** present-John Bolton, Regina Roberts, Perry D. Lewis, Town Administrator Heather Alvarez, Deputy Clerk Georgette Welage, Mayor Queenie Barz

Absent: John L. Cox, Leslie Feast, Trustee Ed Hallam

D. **Approval of the Agenda:** Regina Roberts made the motion to approve the agenda as written. Perry D. Lewis seconded the motion. Motion carried.

E. **Approval of the minutes of November 15, 2017:** Perry D. Lewis made the motion to approve the minutes of November 15, 2017 as written. Regina Roberts seconded the motion. Motion carried.

**F. Audience Business**

none

**G. Announcements**

Planning Commission Protocols approved by the Commission on November 15, 2017 have been updated and were included with the minutes of November 15, 2017.

CML Training information was included in the packet, with regard to how to run a meeting.

Update on The Journal article regarding school safety was given. The Journal will issue a correction.

**H. Action Items**

Chapter 16, Article 15, Division 4 requires the developer of a subdivision to dedicate at least 10% of land within a subdivision to the Town, or other entity, as determined by the board of Trustees, to be used for parks and recreation, open space, school sites, municipal facilities or cash in lieu of such dedication. The Cash in lieu fee amount is to be reviewed on an annual basis. The fee reflects the estimated current fair market value for unimproved land adjacent to town.

The fair market value and cash in lieu amount is set by resolution by the Board of Trustees upon the recommendation of the Planning & Zoning commission. The current fee, which was adjusted in February 2016 and remained unchanged in 2017, is \$10,000 per acre.

Regina Roberts made the motion to recommend to the Board of Trustees the 2018 Cash in Lieu Fee remain at \$10,000 per acre. Perry D. Lewis seconded the motion. Motion carried.

**I. Discussion Items**

**1. Economic Development**

Lengthy discussion was held by the Commission. No direction was given to staff at this time.

**2. Comprehensive Plan Review Chapter 8**

The Commission asked staff to provide them with “leakage” impact analysis reports from SBDC and Region 9 as they become available.

Leave page 47 – Economic Development in the Comprehensive Plan.

Page 62-Trails Plan has been developed.

**J. Items for January 17, 2018 Agenda**

Continue Comprehensive Plan Discussion (Chapters 9 & 10)  
Demographics

**K. Adjournment**

9 p.m.

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Chairperson John Bolton

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Deputy Clerk Georgette Welage

# ***STAFF REPORT***

To: Members of the Planning and Zoning Commission  
From: Heather Alvarez, Town Administrator/Clerk/Treasurer  
Date: January 17, 2018  
Re: Mancos Demographics

## **Recommendation**

None – discussion only at this time

## **Background/Discussion**

The Commission requested this information be brought to the January meeting for discussion.

## **Resource Impact**

None at this time

## **Attachments**

None

# Mancos town

## Demographic and Economic Profile



**COLORADO**  
Department of Local Affairs

### Community Quick Facts

Population (2015)	1,407
Population Change 2010 to 2015	70
Place Median HH Income (ACS 11-15)	\$36,729
State Median HH Income (ACS 11-15)	\$60,629
Employment (County in 2015)	12,182
County Cost of Living Index (State=100)	92.63, Low

Source: State Demography Office  
U.S. Census Bureau

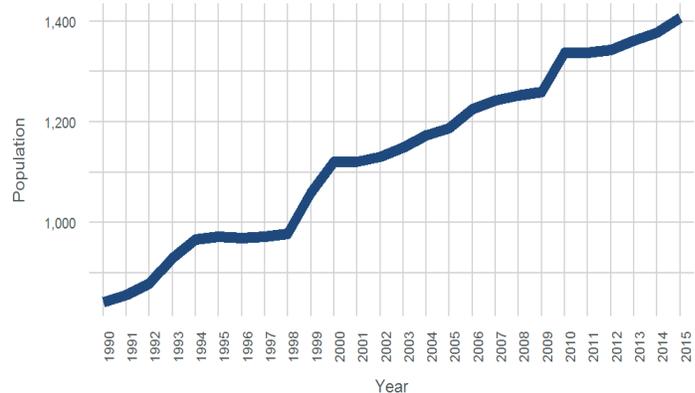


## Population

Population Estimates and Forecasts for the resident population are produced by the State Demography Office.

- The population of Mancos has grown steadily since 1990, although somewhat slower since 2010.
- Mancos has grown faster than Montezuma County since 2000.
- Slower recent growth in Mancos is related to slower growth in the Montezuma County overall.

Mancos Population, 1990 to 2015



### Population

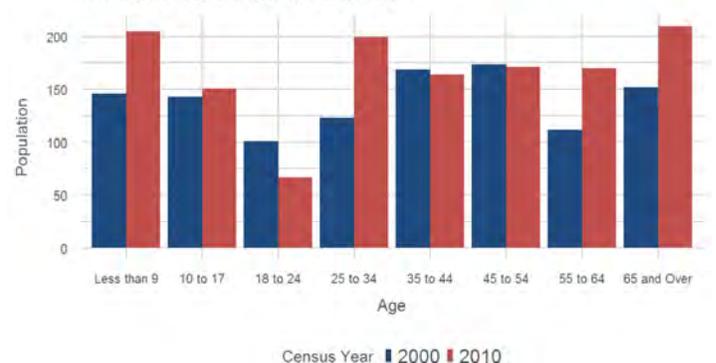
### Annual Average Growth Rate (%)

	Mancos town	Montezuma	Colorado	Mancos town	Montezuma	Colorado
1990	842	18,710	3,294,473			
1995	973	22,159	3,811,074	2.9%	3.4%	2.9%
2000	1,121	23,852	4,338,801	2.9%	1.5%	2.6%
2010	1,337	25,532	5,050,332	1.8%	0.7%	1.5%
2015	1,407	26,139	5,456,584	1%	0.5%	1.6%

### Population By Age

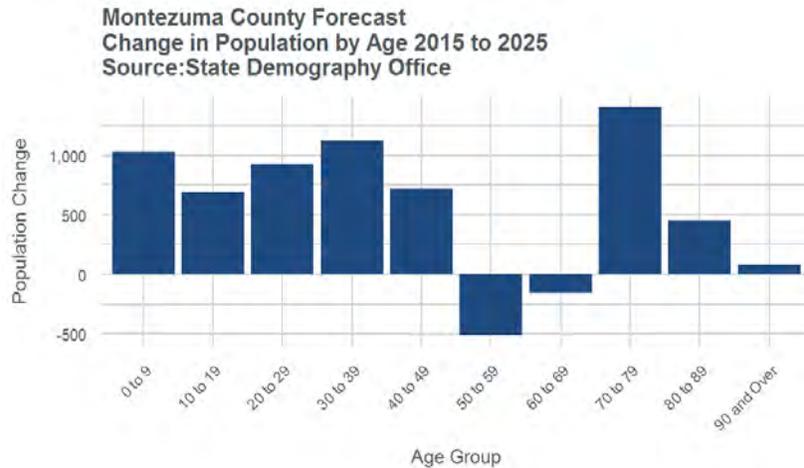
Mancos's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). The largest increases were in the 25 to 34 age group with their children, under age 9, following close behind resulting in more families with children. The aging of the Baby Boomer Generation (aged 46-64 in 2010) resulted in significant increases in the population over age 55. The aging population may also put downward pressure on local government tax revenue due to changes in spending on taxable goods.

Mancos Town Population by Age  
Source: U.S. Census Bureau



## Population By Age, Continued

Montezuma County, where Mancos is located, is expected to have strong growth between 2015 and 2025. Most of this growth is forecast in prime working age adults (30-39) and those over 70 years of age. In-migration to the county will be driven by the need for replacement workers for older adults aging out of Montezuma County's current labor force. Due to the forecast growth in working age adults, there is also a forecast growth in the number of children and family households. Growth in the population aged 70 to 79 as well as the subsequent declines in the population aged 50 to 69 is the result of the Baby Boomer generation aging.

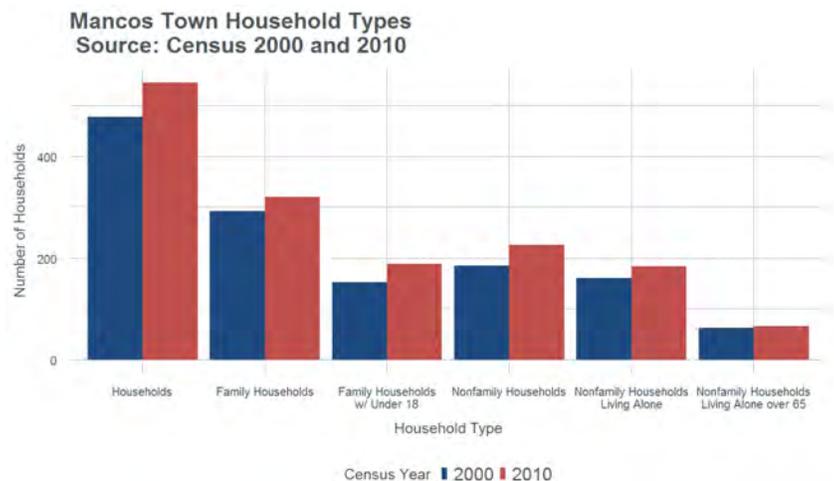


## Housing & Households

Mancos town Housing Units	2000	2010	2010 %
Total Housing Units	524	608	
Occupied Housing Units	478	546	89.8%
Owner-Occupied Units	309	328	60.1%
Renter-Occupied Units	169	218	39.9%
Vacant Housing Units	46	62	10.2%
For Seasonal	11	15	24.2%
All Other Vacant	35	47	75.8%

- The overall vacancy rate was just over 10% in 2010.
- Vacancy rates were almost identical to the state average and increased between 2000 and 2010.
- Most of the units are owner occupied (60%) but an active rental market exists as well.

- There was a small increase in households between 2000 and 2010.
- This increase was spread across both family and nonfamily households.
- This increase is likely tied to population growth in the 25-35 age group with their children.



# Race & Ethnicity

Mancos town Population by Race/Ethnicity

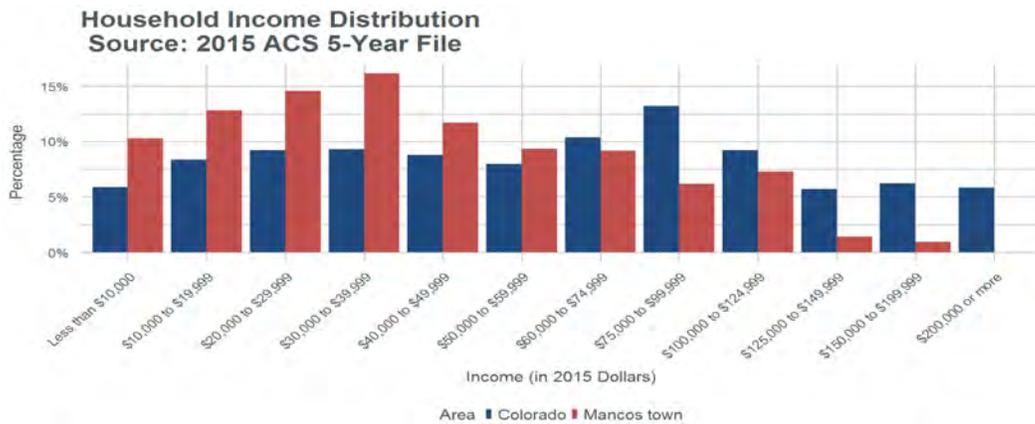
	2000	2010	2010 %	Colorado 2010 %
Total	1,119	1,336		
White	940	1,051	78.7%	70.0%
Black or African American	0	1	0.1%	3.8%
American Indian or Alaska Native	25	77	5.8%	0.6%
Asian	0	9	0.7%	2.7%
Native Hawaiian and Other	1	4	0.3%	0.1%
Some Other Race	2	0	0%	0.2%
Two or More	12	30	2.2%	2.0%
Hispanic	139	164	12.3%	20.7%

Source: U.S. Census 2010

- Mancos is less diverse than the state as a whole but is becoming more diverse over time.
- The White population grew by 111, an 11.8% increase.

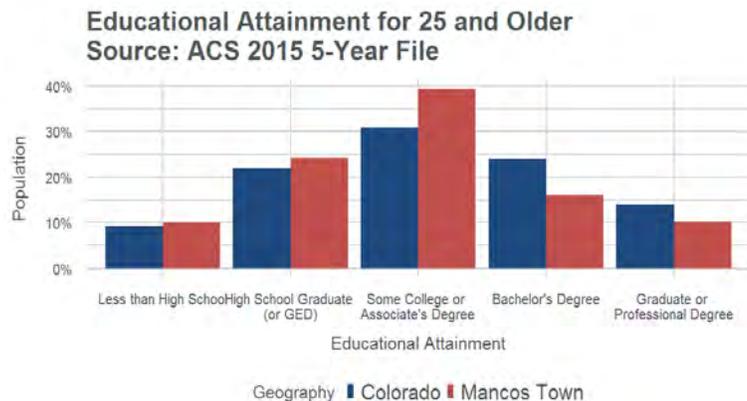
# Income

The graph below compares Mancos' income distribution to the state. Mancos has a larger share of people earning less than \$50,000 than the state. The lower incomes reflect the large number of lower wage retail and healthcare jobs alongside fewer higher wage professional service jobs. The income distribution is also influenced by the smaller share of those with a Bachelor's degree or higher.



# Education

Mancos has a slightly lower share of its population with a bachelor's degree or higher compared to the state. Jobs in this region may not require higher levels of educational attainment, and growth in some industries may require increasing the educational attainment.

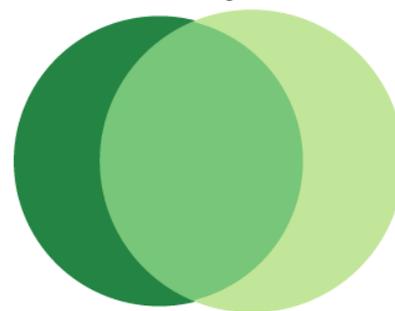


# Commuting

Mancos town Commuting Patterns, 2014

Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure.

The graph to the side shows the Mancos jobs in the dark circle and the Mancos resident workers in the light circle. Where they overlap, the jobs (15%) are filled by local resident workers (9%). There are more workers than jobs in Mancos and it is a labor pool for other communities. Roughly 75% of people working in Mancos live in Montezuma County. The majority Mancos residents commute to jobs in Montezuma or La Plata counties, with some going to neighboring counties in New Mexico and Arizona.



- Jobs in Mancos town
- Workforce in Mancos town
- Overlap: Work and Live in Mancos town

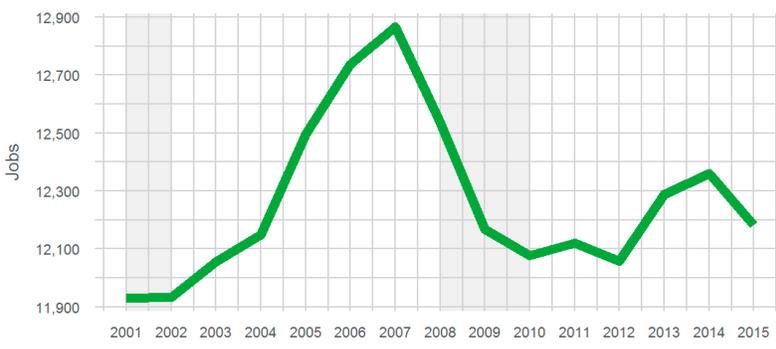
Source: LEHD On the Map, 2016

Note: Data does not include agricultural and self-employed jobs and uses administrative boundaries only.

## Jobs & the Economy

Total employment in the county was estimated to be 12,200 in 2015. While Montezuma added jobs between 2010 and 2014, some of the gains have been offset by declines since 2014 and employment remains well below the 2007 peak set prior to the last recession. The largest share of job losses have been in construction, manufacturing, and local government.

Montezuma County Total Estimated Jobs, 2001 to 2015  
Source: State Demography Office



Note: Grey shading represents beginning to bottom of U.S. recessions.

Share of Jobs by Industry - 2015

Montezuma Mancos

Industry	Montezuma	Mancos
Agriculture	7%	1%
Mining	2%	1%
Utilities	1%	1%
Construction	5%	7%
Manufacturing	3%	16%
Wholesale trade	2%	1%
Retail Trade	13%	11%
Transportation and warehousing	2%	0%
Information	1%	0%
Finance activities	2%	1%
Real estate	3%	1%
Professional and business services	4%	2%
Management of companies and enterprise	0%	3%
Admin and waste	3%	2%
Education	1%	0%
Health Services	13%	12%
Arts, Entertainment, and Recreation	1%	2%
Accommodation and food	9%	15%
Other services, except public administration	6%	1%
Government	23%	22%

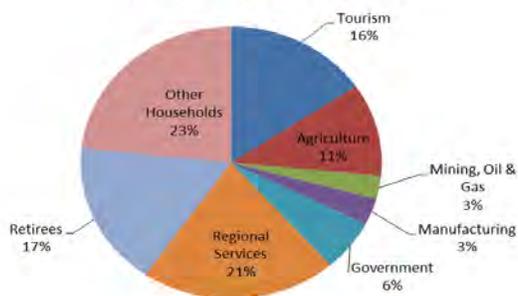
## Economic Industry Mix

The share of industry employment in Mancos in construction, retail, health care and government is similar to Montezuma County. The town is home to over 30% of all manufacturing jobs in the county and its proximity to Mesa Verde boosts its share of accommodation & food services employment.

## Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Montezuma. The chart shows the important share of economic activity driven by retiree spending, tourism and agriculture. It also shows the significance of government and regional services to the economy. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation. Examples of which in Montezuma County include community colleges and health care services. The other households component is mostly driven by commuters, people who live in Montezuma yet work in surrounding counties.

**Montezuma Base Industries**

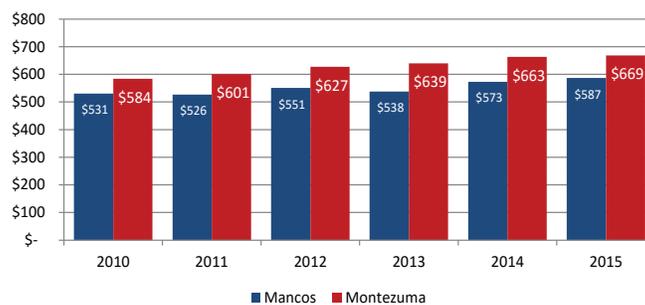


Source: State Demography Office

## Average Wage Trends

- Since 2010, Average Weekly Wages in Mancos have increased by 10.6%, while wages in Montezuma County have risen by 14.5%.
- At \$587, the 2015 average weekly wage in Mancos was 88% of the Montezuma County average and just 55% of the statewide average.
- Wages in Mancos are held down by lower-paying jobs related to tourism and by the fact that a majority of government jobs are in K-12 education.

**Average Weekly Wages**



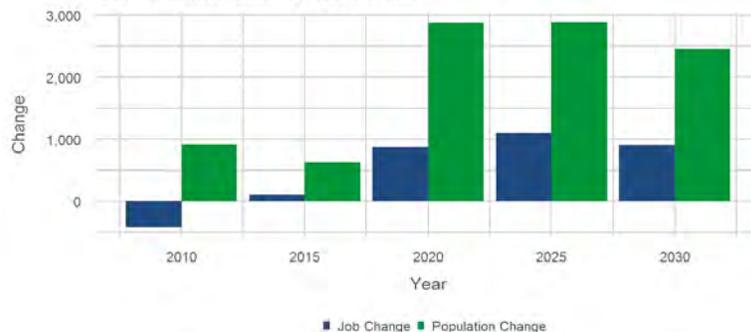
Source: Department of Labor and Employment (QCEW)

## Population and Economic Forecast

The rates of growth of both population and jobs can differ somewhat because of changes in the labor market, i.e., labor force participation rates, age, unemployment rates, multiple job holding, and/or commuting. In addition, macroeconomic conditions such as business cycle fluctuations and faster or slower periods of U.S. and Colorado economic growth can affect overall job growth in a region.

- Population growth is forecast to exceed job growth for the period from 2015 to 2020 and continue through 2030.
- This is driven in part by the aging of the population and the labor force in particular. Population growth occurs as people move into jobs vacated when a person ages out of the labor force. This drives population growth, but not necessarily new jobs.
- This means that while employment isn't expected to be growing, population will. This may require additional community services. Additionally, an aging population may require increased need for accessible housing and other aging services.

**Montezuma County Forecast Change in Population and Jobs 2010 to 2030**  
Source: State Demography Office



	Total Jobs	Population
2010	12,076	25,515
2015	12,182	26,139
2020	13,053	29,019
2025	14,155	31,903
2030	15,063	34,360

# ***STAFF REPORT***

To: Members of the Planning and Zoning Commission  
From: Heather Alvarez, Town Administrator/Clerk/Treasurer  
Date: January 17, 2018  
Re: Comprehensive Plan Review Sections 9 & 10

## **Recommendation**

None – discussion only at this time

## **Background/Discussion**

The Commission received the Comprehensive Plan, Housing Study and Traffic Study for consideration during this process at the June 21, 2017 meeting.

Sections 3, 4 and 5 were discussed during the August meeting. I received comments from Chairperson John Bolton.

Section 6 was discussed during the November meeting. No changes were recommended. Chapter 8 was discussed during the December meeting. The Commission requested the land use code be reviewed with regard to eliminating the allowance of un-buildable lands as counting toward the minimum requirements for land dedication. With regard to Trails, the Objective will be changed to “Implement the Mancos Master Trails Plan” as that was adopted in 2012.

As recommendations are agreed upon and finalized by the Commission, these will be reflected in a draft document. This document will be held until the land use code revisions are completed by SAFEbuilt.

## **Resource Impact**

None at this time

## **Attachments**

None