

TOWN OF MANCOS
PLANNING & ZONING COMMISSION

June 20, 2018

A. Call to Order: Chairperson Lewis called the meeting to order at 7:00 pm

B. Pledge of Allegiance

C. Roll Call: Present-Perry D. Lewis, Peter Brind'Amour, Catherine Seibert

Absent: Mayor Queenie Barz, Trustee Ed Hallam, Alternate John L. Cox.

Staff present: Town Administrator/Clerk/Treasurer Heather Alvarez, Deputy Clerk Georgette Welage

D. Approval of the Agenda: Peter Brind'Amour made the motion to approve the agenda as written. Catherine Seibert seconded the motion. Motion carried

E. Approval of the minutes of May 16, 2018: Peter Brind'Amour made the motion to approve the minutes of May 16, 2018. Catherine Seibert seconded the motion. Motion carried.

F. Audience Business:
None

G. Announcements

Town Administrator Alvarez announced that the town received the **REDI Grant** in the amount of \$22,500 from DOLA for an Economic Development Consultant. The town match is \$10,000. The grant will be completed by 6/30/19.

Phase I of the Paths to Mesa Verde project will start construction in Mancos.

H. Action Items

1. Planning Commission Alternate Application-Tiffany Hurst was present to answer questions. She would have no problem attending meetings. The Commissioners asked if she would have difficulty dealing with people she knows. She responded she understood the code and would not have a problem with tough decisions. Catherine Seibert made the motion to recommend to the Board of Trustees the appointment of Tiffany Hurst as alternate of the Planning & Zoning Commission.serving a two year term Peter Brind'Amour seconded the motion. Motion carried.

2. Public Hearing: 864 Second Ave. Special Exception

Barry, Paul and Sara

Lot size – Town standard 7,500 sf, current lot is 7,262 sf. Plat dated 1959 shows this meets requirements per section 16-21-20- non confirming lots.

Maximum lot coverage- Town standard 30% principal unit, Barry's proposed rental house 34% coverage.

Chairman Lewis opened the Public Hearing at 7:10 pm.

Signed up to speak:

Allan Loy, 862 2nd Ave., Noland Subdivision, Mancos, lives east of the Barry property. The house proposed by the Barry's covers 2464 sf which is 34% of the lot. The town maximum lot coverage is 30%. This would be the largest house on a single lot which would change the value of the Loy's property. The question was also asked why the house was not centered on the lot. Although it meets setbacks, the house is 1 ½ feet closer to the east (Loy's) lot than it is to the Barry's residence to the west.

Sara Barry. 864 2nd Ave., Noland Subdivision, Mancos submitted the special exception application with her husband Paul. The proposed structure will be a three bedroom rental house, designed to be pleasing to the eye and fit in with the rest of the design styles in the neighborhood. The house meets all of the setback requirements.

Chairman closes the public portion of the hearing at 7:34 pm

Concern was expressed over the remaining lots in the area. As they build on the lots will they all expect special exception approval?

Peter Brind'Amour made the motion to deny the application for the special exception request for 864 2nd Avenue, as it exceeds the maximum lot coverage of 30% for the principal unit as allowed in the town land use code. Catherine Seibert seconded the motion. Motion passed unanimously by roll call vote.

I Discussion Items

1. Land Use Code Update Conference call with SAFEbuilt

Elizabeth Garvin and Erica Heller, SAFEbuilt, were available for the conference call.

The Mancos Land Use Code Update Existing Code Assessment Report dated draft June 2018 was reviewed.

The update will 1) Streamline and reformat, result: a code that is easier to read, navigate and understand. 2) Procedural changes, result; clearer, more consistent permits and approvals processes 3) Substantive changes, result: higher standards for the look, quality and impact of development.

SAFEbuilt will be in Mancos the end of July. They plan on visiting with the public at the Mancos Farmers Market and have a booth in Boyle Park for Mancos Days.

Heather Alvarez will send the updated schedule for the Mancos Land Use Code Update to the Planning & Zoning Commission tomorrow.

They plan on the new Mancos Land Use Code being completed early 2019.

Perry D. Lewis left the meeting at 8:43pm

J. Items for 7/18/18 Agenda

Comprehensive Plan Chapters 1 and 2

Planning Commission Protocols Discussion

K. Adjournment

9 pm

*approved at
7/18/18
meeting*

Chairman Perry D. Lewis

Deputy Clerk Georgette Welage