

**TOWN OF MANCOS**  
**Planning & Zoning Commission Meeting**  
**February 20, 2019**

A. **Call to Order:** Chairperson Perry D. Lewis called the meeting to order at 7:00 p.m.

**B. Pledge of Allegiance**

C. **Roll Call:** present-Perry D. Lewis, Peter Brind'Amour (arrived 7:03 p.m.), Catherine Seibert, Alternate Tiffany Hurst, Alternate John L. Cox, Mayor Queenie Barz

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

Absent-Trustee Ed Hallam

D. **Approval of the agenda:** Catherine Seibert made the motion to approve the agenda as written. Tiffany Hurst seconded the motion. Motion passed.

E. **Approval of the minutes of 1/16/19:** Catherine Seibert made the motion to approve the minutes of 1/16/19. John L. Cox seconded the motion. Motion passed.

**F. Audience business:**

none

**G. Announcements:**

Town Administrator Heather Alvarez announced that a public meeting regarding the Main Street Bridge project will be held April 23, 2019.

Over twenty applications were received for the Administrative Assistant position. Donna Murphy has been chosen to fill the position and will finalize paperwork on Monday.

**H. Action Items: Public Hearing: Special Exception 604 Bauer Ave., Mancos, CO**

Mancos Conservation District is requesting a special exception in regard to setbacks.

Public Hearing open 7:04 p.m.

Gretchen Rank, Executive Director of the Mancos Conservation District was present.

No one signed up to speak.

Public Hearing closed 7:05 p.m.

Catherine Seibert made the motion to approve the special exception request for setback standards for 604 Bauer Ave., conditional upon: 1) removal of shed located on lot 1A within 30 days of approval of special exception 2) removal of shed located on lot 2A within 60 days of completion of new Montezuma School to Farm Project Garden Space or December 31, 2020, whichever is sooner. Peter Brind'Amour seconded the motion. Motion unanimous approved by roll call vote.

#### **1. Discussion Items:**

Catherine Seibert made the motion to amend the agenda, at this time, moving item #2 862 Grand Ave. to #1 and item #1 SAFEbuilt Land Use Code Critical Comments-Zoning Districts and Uses to #2. Peter Brind'Amour seconded the motion. Motion carried.

1. 862 Grand Ave.-Tim Hunter, representing EM Management, LLC, was present requesting feedback regarding a proposed development of 16 condos on this property. The condos will be sold. Everyone agreed they liked the concept and housing in Mancos is needed.
2. SAFEbuilt Land Use Code Critical Comments-Zoning Districts & Uses  
Elizabeth with SAFEbuilt was available for the conference call. The commission discussed changes they would like made to the document. They will submit written comments to the Town Administrator who will compile them and submit electronically to SAFEbuilt.

A draft of the LUC update will be prepared by SAFEbuilt.

In the near future a workshop will be held to discuss RV parks and parking within Mancos. It was suggested the workshop include input from the public, Mancos Town Board and P&Z Commissioners.

3. 2018 Sales Tax Recap  
P&Z Commissioners discussed the document. They appreciated the information.

John L. Cox, Planning & Zoning Commissioner Alternate, asked to speak prior to adjournment: "We had a representative of a potential building project participate (in a very teeny, tiny fashion) in our discussion item..."SAFEbuilt land use code critical comments" portion of our meeting tonight. I think it's important that the record reflect that the representative's participation did not affect or bias this commission in favor of the representative's projected project or any future project he may bring before this commission."

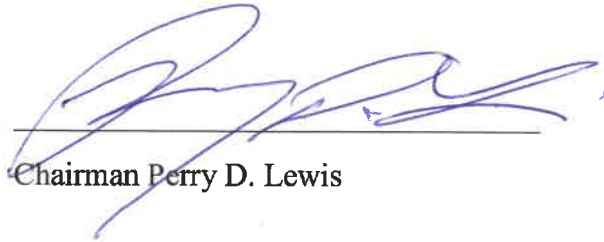
Commissioners were all in favor of the statement.

I. Items for March 20, 2019 Agenda

SAFEbuilt Land Use Code Discussion-Other Chapters

J. Adjournment

Meeting adjourned 9:15 p.m.



Chairman Perry D. Lewis



Deputy Clerk Georgette Welage