

**Town of Mancos  
Planning & Zoning Meeting  
September 18, 2019  
7:00 p.m.**

**A. CALL TO ORDER:** Chair Perry D. Lewis called the meeting to order at 7:00 p.m.

**B. PLEDGE OF ALLEGIENCE**

**C. ROLL CALL:** Present: Chair Perry D. Lewis, Commissioner Peter Brind'Amour, Commissioner Cathy Seibert, Mayor Queenie Barz, Alternate Tiffany Hurst entered at 7:15 p.m.  
**Absent:** Alternate John Cox, Trustee Ed Hallam

Staff Present: Town Administrator/Clerk/Treasurer Heather Alvarez

**D. APPROVAL OF AGENDA:** Commissioner Peter Brindamour made the motion to approve the agenda. Commissioner Cathy Seibert seconded the motion to approve the agenda. Motion passed.

**E. APPROVAL OF THE MINUTES OF June 19, 2019:** Commissioner Cathy Seibert made the motion to approve the minutes of June 19, 2019. Commissioner Peter Brind'Amour seconded the motion to approve the minutes. Motion passed.

**F. AUDIENCE BUSINESS**  
None

**G. ANNOUNCEMENTS**

- At the October 9 Board meeting, students from the Mancos High School Engineering class will offer a presentation to the Board regarding possible collaboration ideas. They will be looking for feedback from the Board.
- CML's Fall meeting will be held at the City of Cortez City Hall on September 25 from 4-8 p.m.
- The joint workshop between the Board and Montezuma County Commissioners went very well. We discussed lodger's tax and Paths to Mesa Verde projects. Discussion and collaboration regarding economic development is also underway.
- A joint workshop with the Board, Mancos Creative District and Mancos Valley Chamber/Visitor's Center is being planned.
- The waterline replacement project on Sunset is in progress.

**H. ACTION ITEMS**

1. Public Hearing: Special Exception 543 Bauer Ave.  
Public hearing opened at 7:06 p.m.

- Kathryn Dobson & Ted Zerrer were present. They answered questions from the Commission regarding construction grade, setbacks and occupation status.

Public Hearing closed at 7:19 p.m.

Commissioner Peter Brind'Amour made the motion to approve the setback request for 543 Bauer Ave. Commissioner Cathy Seibert seconded the motion. Motion passed unanimously by roll call vote.

2. Public Hearing: 5 Lot Subdivision 862 Grand Ave.

Public hearing opened at 7:31 p.m.

- Tony Aspromonte, 899 Bauer Ave. Mancos – spoke against Lots 1 & 2 on the preliminary plat. His concern is that the north lot line of Lot 2 will impose a side setback rather than a full rear setback. This should be a 4 lot subdivision.
- Tim Hunter was present on behalf of EM Management LLC. He answered questions regarding setbacks, access concerns, easement access.

Public Hearing closed at 8:00 p.m.

Commissioner Peter Brind'Amour made the motion to approve the preliminary plat for 862 Grand Ave with the following conditions: 1) Lot 2 north side setback will be 25' from the property line, and 2) All requirements of the final plat will be provided to the Town prior to scheduling a public hearing before the Board of Trustees. Commissioner Cathy Seibert seconded the motion. Motion passed unanimously.

**I. DISCUSSION ITEMS**

1. Land Use Code Update

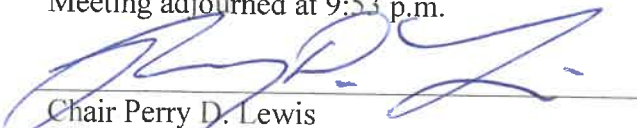
The Land Use Code discussion was held. Member present from the Board of Trustees were Mayor Queenie Barz, Mayor pro tem Fred Brooks, Trustee Betsy Harrison, Trustee Brent McWhirter. The remaining comments/questions from SAFEbuilt were decided on a consensus basis. Town Administrator Heather Alvarez will send this information to Elizabeth Garvin. The Public Hearing will be held in October.

**J. Items for October 16, 2019 Agenda**

- *Public Hearing: Ordinance 751 Land Use Code Adoption*
- *Comprehensive Plan Goals*

**K. ADJOURNMENT**

Meeting adjourned at 9:53 p.m.

  
Chair Perry D. Lewis

  
Town Administrator/Clerk/Treasurer Heather Alvarez