

**Town of Mancos**  
**Planning & Zoning Commission Meeting**  
**November 20, 2019**

A. **Call to Order-** Chairman 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, Catherine Seibert, Mayor Queenie Barz, Trustee Ed Hallam

Town Administrator/Clerk/Treasurer Heather Alvarez, Deputy Clerk Georgette Welage

Absent Tiffany Hurst (alternate), John Cox (alternate)

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 October 16, 2019-** Catherine Seibert made the motion to approve the minutes of October 16, 2019 as written. Peter Brind'Amour seconded the motion. Motion carried.

**F. Audience Business**

No one signed up to speak

**G. Announcements**

John Cox resigned as P&Z alternate due to work commitments.

Heather Alvarez will be gone Friday, November 22<sup>nd</sup> and Monday November 25.

Heather Alvarez has been attending the Montezuma County Commissioners meetings. They are working on the budget, the Sheriff's office is short staffed. Budget will be discussed again next week.

The LUC is complete, now work on the Comprehensive Plan, Drought Plan and 3 Mile Plan will begin.

Cash in Lieu will be on the next agenda.

North Side Park was dedicated last week and is now open.

## **H. Action Items**

### **1. Public Hearing: 525/527 Riverside Ave & TBT Willow St. Special Exception Request for Front Yard Setback**

Public Hearing Opened at 7:07 p.m.

Signed up to speak:

Rod Davey, 100 Willow, Mancos- Mr. Davey lives across the street from the proposed new home. He expressed concerns but basically his setbacks were close to the ones listed in the request for the Special Exception.

Public Hearing closed at 7:35 p.m.

Property survey was completed 10/12/17.

Catherine Seibert made the motion to approve the Special Exception Request for Front Yard Setback (8 feet front setback for garage) at 525/527 Riverside – TBD Willow Street. Peter Brind'Amour seconded the motion. Motion passed unanimously by roll call vote.

### **2. Public Hearing: 233 N. Main St. Special Exception Request for Interior Side Setback**

Public Hearing Opened at 7:45p.m.

Signed up to speak:

No one

Public Hearing Closed 7:50 p.m.

Discussion

The existing building was built in 1973. The accessory structure was a garage converted into an apartment. A special exception with regard to interior side setback (3.2 feet rather than 7 feet) is requested.

Peter Brind'Amour made the motion to approve the Special Exception Request for Interior Side set backs (3.2 feet rather than 7 feet) and a one hour firewall installed. Catherine Seibert seconded the motion. Motion Passed unanimously by roll call vote.

## I. Discussion Items

### 1. Region 9 Mancos Economic Overview 3<sup>rd</sup> Quarter 2019

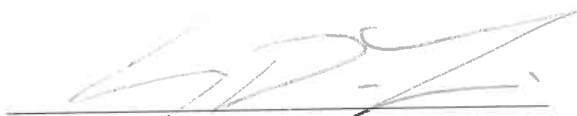
The Commissioners would like to see how this report compares to the US Census data. They would like Laura from Region 9 to attend the January 2020 P&Z meeting to discuss the Emsi Economy Overview results.

### 2. Comprehensive Plan Goals Chapter 3-5

Chapters 3 & 4 were reviewed. Deleted were items that the Commissioners felt had been completed or were addressed elsewhere, Chapters 5 and possibly 6 will be reviewed in December.

Adjournment

9:00 p.m.



Chairman Perry D. Lewis



Deputy Clerk Georgette Welage