

Town of Mancos  
Planning & Zoning Commission  
February 19, 2020

- A. Call to Order: Vice Chairman Peter Brind'Amour called the meeting to order at 7:00 p.m.
- B. Pledge of Allegiance
- C. Roll Call: present- Peter Brind'Amour, Catherine Seibert, Carol Stout, Mayor Queenie Barz, Town Administrator Heather Alvarez, Deputy Clerk Georgette Welage
- Absent: Chairman Perry D. Lewis, Trustee Ed Hallam
- D. Approval of the Agenda: Catherine Seibert made the motion to approve the agenda as written. Carol Stout seconded the motion. Motion carried.
- E. Approval of the minutes of January 15, 2020: Catherine Seibert made the motion to approve the minutes of 1/15/2020 as written. Carol Stout seconded the motion. Motion carried.
- F. Audience business  
none
- G. Announcements
- It was noted that Montezuma County Commissioners Keenan Ertel and Jim Candelaria as well as County Administrator Shak Powers were present.
- The Town only received one response for the RFP - Building Inspector. Staff will inform the Board next week to see if they would like to reduce the requirements and/or advertise again. The Town also has RFP's out for the following: General Contractor, Economic Development and Public Art Proposals.
- The Main Street Bridge redesign should be completed by the end of the month.  
Replacement of the old water tank is in the works.
- H. Action Items
1. Public Hearing: Special Use Permit for Mesa Verde Ventures LLC Marijuana Grow Operation, 651 N. Main St. Mancos
- Special Exception with regard to square footage allowance for a marijuana grown operation located at 651 N. Main St., Mancos, CO 81328

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Catherine Seibert recused herself as an employee of the Federal Government and left the room.

Public Hearing Opened at 7:04 p.m.

Signed up to speak:

Eric Kaufman, owner of Mesa Verde Ventures, LLC introduced himself and thanked Planning & Zoning for giving them the opportunity to possibly increase the size of the operation.

Public Hearing Closed at 7:06 p.m.

Michael Segan, employee of Mesa Verde Ventures, LLC responded to questions regarding the use of pesticides. He stated they used beneficial bugs and carbon filtration for odor control.

It was noted that Law Enforcement had no problem with the Special Use Permit and the Town Administrator stated the one time she noted odor she contacted Mesa Verde Ventures and the problem was corrected in a timely manner.

Carol Stout made the motion to approve the special use permit request for increased square footage from 4,000 square feet to 8,740 square feet for the cultivation of marijuana by Mesa Verde Holdings LLC at 651 N. Main Street conditional upon State approval. Peter Brind'Amour seconded the motion. Motion carried.

Cathy Seibert rejoined the Commission at 7:13 p.m.

This item will go before the Board of Trustees on 2/26/2020.

#### I. Discussion Items

##### 1. Comprehensive Plan Goals Chapter 8

Goals from the Trails Master Plan should be included as well as the census data once that has been completed.

##### 2. Drought Management Discussion

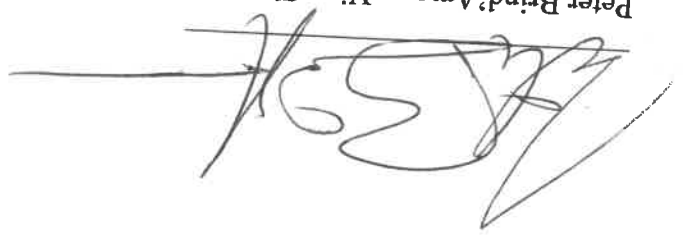
A separate irrigation system will be investigated. It was suggested that the Ridgeway Drought Management Plan be used as a model.

Gary Kennedy, Superintendent Mancos Water Conservancy District, was unable to attend tonight.

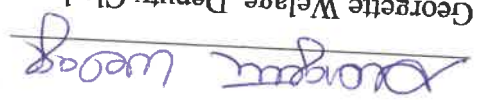
The Town Administrator was asked to compile data comparing consumption before and after the recent rate increase.

The Mancos Water Dock usage was discussed and how it served Montezuma County residents.  
The County Commissioners suggested the town purchase additional water rights, if they became available.

J. Adjournment  
7:55 p.m.



Peter Brind'Amour, Vice Chairman



Georgette Welage, Deputy Clerk

Approved 5/30/2020