

Town of Mancos
Planning & Zoning Commssion Meeting
June 16, 2021

- A. **Call to Order:** Chairman Brind'Amour called the meeting to order at 7:00 p.m.
- B. Pledge of Allegiance**
- C. **Roll Call:** present-Peter Brind'Amour, Perry D. Lewis, Catherine Seibert, alternate Carol Stout, Alternate Ann Coker, Mayor Queenie Barz, Trustee Betsy Harrison, Town Administrator Heather Alvarez, Deputy Clerk Georgette Welage
- D. **Approval of the Agenda:** Perry D. Lewis made the motion to approve the agenda as written. Catherine Seibert seconded the motion. Motion carried.
- E. **Approval of the minutes** of May 19, 2021: Catherine Seibert made the motion to approve the minutes of May 19, 2021, as amended. Perry D. Lewis seconded the motion. Motion carried.
- F. **Audience Business:**
None
- G. **Announcements:**
Signs will be placed around the new main street bridge construction site requesting the public stay out of the work zone. Additional staff has been added to the Public Works Department and Law Enforcement.
- H. **Discussion & Action Items:**
1. **One Mile Plan Review**
The One Mile Plan was reviewed with the changes suggested by the P&Z Commission at the May 2021 meeting. The Town Attorney has reviewed the suggested changes. Perry D. Lewis made the motion to send the One Mile Plan to the

Board of Trustees for review and approval. Catherine Seibert seconded the motion. Motion carried.

2. Three Mile Plan Review

The Three Mile Plan was reviewed with changes suggested by the P&Z Commission at the May 2021 meeting. Perry D. Lewis made the motion to send the Three Mile Plan to the Board of Trustees with approved changes. Catherine Seibert seconded the motion. Motion carried.

3. Resolution TBD Series 2021: Fee In Lieu of Dedicated Land

Adjustment of Cash in Lieu Fee-Fair Market Value

Chapter 16 Article 14 Division 4 requires the developer of a subdivision dedicate at least ten percent (10 %) of land within a subdivision to the Town, or other entity, as determined by the Board of Trustees, to be used for parks and recreation, open space, school sites, municipal facilities or cash in lieu of such dedication. The cash in lieu fee amount is to be reviewed on an annual basis. The fee reflects the estimated current fair market value for unimproved "raw" land adjacent to town. This was currently set at \$10,000 per acre in 2016 and has remained unchanged since then.

After discussion, considering the increase in property values recently, the Commission felt the Cash in Lieu Fee should be in the \$20,000 to \$25,000 range.

Catherine Seibert made the recommendation to the Board of Trustees that Per Acre Cash in Lieu Fee for Dedicated Land be increased to \$20,000 - \$25,000 range per acre Perry D. Lewis seconded the motion. Motion carried.

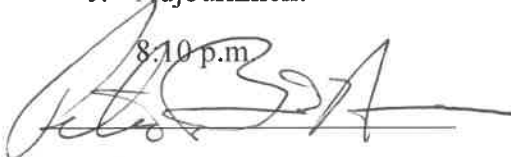
I. Items for July 21, 2021 Agenda

Source Water Protection Plan Enforcement Language


Planning Commission visioning discussion

J. Adjournment

8:10 p.m.



Peter Brind'Amour, Chairman



Georgette Welage, Deputy Clerk