

**TOWN OF MANCOS
PLANNING AND ZONING COMMISSION MEETING
October 20, 2021
7:00 p.m.**

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of the Agenda
- E. Approval of the minutes of July 21, 2021
- F. Audience Business
- G. Announcements
- H. Discussion and Action Items
 - 1. Comprehensive Plan Discussion
 - 2. Visioning Meeting Update
 - 3. IBC Update Discussion
- I. *Items for November 17, 2021 Agenda*
 - *No Public Meeting – Visioning Public Workshop*
- J. Adjournment

Town of Mancos
Planning & Zoning Commission
July 21, 2021

A. **Call to Order:** Chairman Brind'Amour called the meeting to order at 7:01 p.m.

B. Pledge of Allegiance

C. **Roll Call:** present- Peter Brind'Amour, Catherine Seibert, alternate Carol Stout, alternate Ann Coker, Mayor Queenie Barz, Trustee Betsy Harrison, Town Administrator Heather Alvarez, Deputy Clerk Georgette Welage
Absent: Perry D. Lewis

D. **Approval of the Agenda:** Catherine Seibert made the motion to approve the Agenda of July 21, 2021 as written. Peter Brind'Amour seconded the motion. Motion carried.

E. **Approval of the minutes of June 16, 2021:** Catherine Seibert made the motion to approve the minutes of June 16, 2021 as written. Peter Brind'Amour seconded the motion. Motion carried.

F. Audience Business

Alice Gausch, 209 E. Menefee, Mancos, expressed gratitude to the Commissioners for serving the town. She appreciated long term plans for town parks and thought park space should be valued.

G. Announcements

New Deputy Marshal Errin Walker will take the oath of office at the next Board of Trustees meeting.

Ground was recently broken for the water treatment plant upgrades.

The Board of Trustees will discuss water and water rates at the next workshop.

High speed fiber from Town Hall to the water treatment plant will be available in the near future.

The new Main Street bridge replacing the one built in 1912 is proceeding on schedule.

H. Discussion and Action Items

1. Public Hearing: 479 Bauer Ave., Special Use Permit for the Nest Preschool

Chairman opens the public hearing at 7:18 p.m.

Signed up to speak:

Esther Cook, 459 Bauer, Mancos. Only neighbor adjoining the property.

Would like the town to approve the proposed preschool. Give the business a chance. Her husband served on the Town Board for years and she has been a Mancos resident for sixty two years.

It is a legitimate business.

Viable business

Church cut off the electricity and water adding to fire danger

Vagrants could move in if left vacant.

Residents would/could be noisier

Preschool no speeding

Zoned for business

Genevieve Vannest, applicant for the Special Use Permit of the proposed Nest Preschool was present and answered various questions from the P&Z Commissioners.

Chairman closes the public portion of the hearing at 7:26 p.m.

Motion by Commission: Catherine Seibert recommended approval of the special use permit for The Nest Preschool at 479 Bauer Ave., Mancos, Colorado to the Board of Trustees. Peter Brind'Amour seconded the motion. Motion passed by unanimous roll call vote.

A Public Hearing will be held before the Board of Trustees at 7:00 p.m. on August 25, 2021.

I. Items for August 18, 2021 Agenda

Source Water Protection Plan Enforcement Language: Ask Colorado Rural Water if they would be willing to help with the plan update.

Visioning Discussion: The Commissioners felt they would like the community to contribute. Heather Alvarez has a facilitator who may be interested and she will try to set up a meeting in the Community Center in the future in place of the monthly Planning & Zoning meeting.

J. Adjournment

7:58 p.m.

Chairman Peter Brind'Amour

Deputy Clerk Georgette Welage

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: October 20, 2021
Re: Comprehensive Plan Update

Recommendation

Discussion Only

Background/Discussion

We discussed this project at several meetings in early 2020 prior to COVID19. We are now circling back around to the topic.

Over the last year, the Planning Commission has updated the one mile and three mile plans for the Board of Trustees.

Attached is the Comprehensive Plan that was drafted in 2011. We do have a few new Commission members, so I have included the track changes the Planning Commission discussed regarding the goals of each section.

We need to review each chapter to update the data and information in each section as well. Please ignore the formatting at this time. While we are working on this project, I would ask the Commission to carefully review the chapters and bring your information, suggestions and thoughts to the meeting. Would the Commission prefer to go chapter by chapter for this phase of the project as well?

There is survey information included from the original process in 2011. Does the Commission wish to conduct another community survey at this time?

Resource Impact

None

Attachments

2011 Comprehensive Plan



Mancos Comprehensive Plan



November 16,
2011



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Acknowledgements

Comprehensive Plan Revision Team

Mancos Planning Commission members:

William Schutt, Chairperson
Jennifer Guy, Vice Chair John
Ninnemann, Commissioner
Marianne Griffin, Commissioner
Stephen Barnes, Former Chair
Leslie Feast, Former Commissioner

with assistance from

Tom Yennerell, Town Manager
Rebecca Levy, Administrative Intern
Ken Charles, Department of Local Affairs Regional Manager
and Tareq Wafaia, Department of Local Affairs Community Development Specialist

Additional Contributions From

Mancos Board of Trustees:

Mayor Michele Black
Mayor Pro Tem Rachel Marchbanks
Trustee Queenie Barz Trustee
Rovilla Ellis
Trustee Todd Kearns
Trustee Perry D. Lewis
Trustee John Thomas

Mancos Town Staff:

Robin Schmittel, Public Works Operator
Bill Frey, Streets Supervisor Heather
Rodriguez, Town Clerk & Treasurer Leslie
Hopkins, Parks & Recreation Director
Georgette Welage, Deputy Clerk
Bryan Jones, Town Marshal
Casey Eubanks, Deputy Marshal

Colorado Department of Local Affairs:

Christy Culp, Community Development
Specialist - Economic Development
Andy Hill, Sustainability Coordinator

Mancos Valley Chamber of Commerce:

Marianne Griffin
Betsy Harrison

Montezuma County: Doug

Roth, GIS Coordinator Susan
Carver, Planning Director
LeeAnn Milligan, Planning Assistant

Colorado Office of Community Services:

James Deitrich

Mancos Times:

Jeanne Archambault, Editor

Community Participants

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Darrel Ellis
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Dana Landreth
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Liz Lafferty
Derek Owen Levy
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Jim Justice
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Laura Ninnemann
Chris Alvarez
Patricia Burk

Photos courtesy of Jennifer Guy and Christy Culp
Graphic images courtesy of William Schutt,
the Department of Local Affairs

1.0



Introduction

1.1 Purpose

This Comprehensive Plan is intended to represent the desires of the Mancos community. The goals and objectives in this Plan are ideals, and the actions are recommended strategies that the Town can - if it so chooses - implement in order to strive for the goals and objectives. This Plan is an advisory document, rather than a legislative one. It includes many - but not all - goals, objectives and actions, that could be implemented in order to foster Mancos' western small-town character now and into the future.

The objectives of this Plan are to:

- Identify community goals and objectives that have a broad base of support.
- Balance competing interests and demands.
- Assess current and long-term needs.
- Provide strategies for attaining community goals and objectives.
- Serve as a "road map" to guide the Town in a direction consistent with the community's values.

1.2 Authority

The State of Colorado encourages municipalities to adopt and amend comprehensive plans in order to effectively meet the challenges faced by future growth and change, after consideration at a sufficiently noticed public hearing. "It is the duty and responsibility of the [planning] commission to make and adopt a master plan for the physical development of the municipality (C.R.S. 31-23-206)."

The statute further states, "the plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs that will, in accordance with present and future needs best promote health, safety, order, convenience, prosperity and general welfare (C.R.S. 31-23-207). In accordance with state statute, Mancos' Municipal Code gives the Planning Commission the power and duty to make and adopt "... a Comprehensive Plan for the physical development of the Town, including any areas outside its boundaries, subject to the approval of the Board of Trustees... (Sec. 2-9-40(3))."

State statute also gives planning commissions the powers to amend parts of, whole sections of, or the entire Comprehensive Plan from time to time, after consideration at a sufficiently noticed public hearing.

1.3 Plan Development

Mancos' first comprehensive plan, "Mancos: Guide for Growth," was developed from community input and data analysis collected in 1977 and 1978. The plan was funded through a grant from the US Department of Housing and Urban Development, that al-

Section 1 - Introduction

lowed the Town to hire James M. Bowers and Associates and Greg Hoch to act as their primary consultant. A second comprehensive plan was adopted in 2000, and was based on input collected during community workshops held in 1998 and 1999. The second plan was initiated by Community Sciences Corporation and completed by the Mancos Planning Commission.

The Mancos 2011 Comprehensive Planning process began in the spring of 2010 at the behest of the Mancos Planning Commission and with the blessing of the Town Board. The first step in the process was to assess the goals, objectives and policies in the 2000 Mancos Comprehensive Plan, that lead to the conclusion that many of the recommendations made in 2000 had been put into practice. It was also determined that additional needs and concerns pertaining to Mancos' future needed to be addressed.

The Town collected input from residents in Town, and within three miles of the Town's boundaries via an online survey in the summer and fall of 2010. The survey was designed to gather feedback from the community on a number of issues pertaining to current needs as well as preferences for future growth. Responses collected from the survey were used to shape the goals, objectives and actions of this Plan. Results from the survey are included throughout the Plan as well as in the appendix.

Background information and data on historical trends was collected from a multitude of sources, including Montezuma County Assessor's Office, Region 9 Economic Development, the 2000 and 2010 US Census, and the Department of Local Affairs. The research on existing conditions was then compared to recent trends in order to identify the current and future needs of the community. A complete list of references and resources used to complete this Plan is included in the appendix.

Throughout the planning process the Planning Commissioners held community work sessions at its special and regular meetings to gather input from the community on the development of the Plan. Special meetings included the planning process kick-off workshop on July 21, 2010, the survey results workshop on November 17, 2010, and the August 17, 2011 Community Visioning Workshop that presented the draft goals and objectives to the public and included roundtable exercises on conditions affecting appropriate future land uses. Copies of completed drafts were also made available for comment during the public review period, that began on October 6th, 2011.

1.4 How the Plan is Organized

The Mancos Comprehensive Plan consists of ten sections and an appendix. Nine of the ten sections each focuses on a specific element related to planning for Mancos' future, including: 2.0 Community Characteristics; 3.0 Sense of Place: Community Character and Design; 4.0 Environment; 5.0 Infrastructure and Services; 6.0 Community and Economic Development; 7.0 Housing, 8.0 Parks, Recreation, Trails and Open Space; 9.0 Transpor-

Section 1 - Introduction

tation, and 10.0 Future Land Use. Each section begins with a narrative introduction to the subject discussed, followed by regional characteristics, data and trends that might have an influence on Mancos' future. In order to help steer the direction in which the Town is headed, it is important to look at the factors that have led to where Mancos is now. Thus, each section contains background information and data on the regional context and trends affecting each section's areas of concern.

Goals, objectives and recommended policy actions that provide guidance to current and future decision makers on issues pertinent to each Plan element are located at the end of each section. The goals, objectives and actions are recommendations, that if implemented, enable the Town to grow and change in ways that are consistent with the community's vision for the future. A summary of the Plan's goals and objectives are listed at the end of this section.

Additional information - such as references and resources used throughout the document, as well as regional maps, US Census data, Mancos Livable Wage tables, a Plan implementation progress matrix, and the complete results of the 2010 Mancos Community Survey - are included in the Plan appendix.

1.5 Implementing the Plan

The Comprehensive Plan is a living, breathing documents that should be referred to often by local boards, commissions, staff and citizens in order to insure that Town policies and actions are implemented in accordance with the goals and objectives stated in the Plan. The Plan should be consulted regularly by Town officials when evaluating matters affecting official Town business. The Plan should also be consulted when prioritizing projects and establishing work plans.

1.6 Amending the Plan

Social, political, economic and environmental circumstances periodically arise that require the Plan to be evaluated and, if necessary, amended to meet new goals and objectives. On an annual basis, the Planning Commission should review the Comprehensive Plan. Every three to five years the Commission should evaluate the goals, objectives and actions in light of current trends, and amend it if necessary. The Commissioners can choose to approve amendments to the Plan at a public hearing after sufficient public notice.

1.7 Goals and Objectives in the Comprehensive Plan

Below is a summary of the goals and objectives for each section in this Plan. The actions and policies recommended for achieving these goals and actions are listed under each goal and objective at the end of the corresponding section.

Section 3.0 Sense of Place: Community Character and Design

Goal 3.3.1 Maintain a Diverse Community that Honors its Heritage while Embracing the Future.

Objective #1: Preserve and protect the Town's architectural features that have cultural or historical significance to the community's western small-town heritage.

Objective #2: Promote cultural diversity and celebrate creativity

Section 4.0 Environment

Goal 4.3.1 Reduce the Town's Carbon Footprint.

Objective #1: Reduce energy consumption.

Objective #2: Promote the development of renewable energy sources.

Goal 4.3.2 Ensure Sustainable, High Quality Natural Resources for Current and Future Generations

Objective #1: Protect Mancos' safe, high quality water

Objective #2: Promote efforts to reduce air pollution

Objective #3: Reduce impacts from natural hazards on the economy, natural resources, and human and animal life.

Objective #4: Protect soil and water quality through erosion prevention

Goal 4.3.3 Support a Healthy and Diverse Biological Environment

Objective #1: Promote the cultivation of native plant species.

Objective #2: Protect and enhance fish and wildlife habitat.

Goal 4.3.4 Create a Built Environment that Enhances and Protects, Rather Than Detracts, From The Natural Environment

Objective #1: Protect and enhance the scenic qualities of Mancos.

Objective #2: Maintain and protect the quiet, serene atmosphere of the Mancos Valley.

Section 5.0 Infrastructure and Services

Goal 5.3.1 Provide Safe, Efficient and Affordable Utilities and Services to Mancos Residents.

Objective: Require new development to cover its fair share of growth's impacts.

- Goal 5.3.2 Supply Sufficient Amounts of Safe, High Quality Water That Meets the Needs of Town Residents.**
Objective #1: Strengthen and protect Mancos' raw water supply and delivery system.
Objective #2: Promote the use of non-potable water systems where economically and physically viable to maximize the use of the Town's water rights and minimize the impact on the water treatment plant.
- Goal 5.3.3 Supply Sufficient Amounts of Safe, High Quality Drinking Water to Meet the Needs of Town Residents.**
Objective #1: Protect and improve the Town's drinking water distribution system.
Objective #2: Protect and improve the Town's drinking water quality.
Objective #3: Protect and improve the Town's drinking water quantity.
- Goal 5.3.4 Promote High Water Quality Downstream of Town**
Objective: Provide adequate and cost effective wastewater facilities to accommodate the build-out of the Town's growth management where appropriate.
- Goal 5.3.5 Provide A Drainage System That Keeps Road and Sidewalk Surfaces Dry and Improves the Water Quality in Streams and Creeks.**
Objective #1: Reduce the impact of surface water flows on traveled ways.
Objective #2: Reduce pollution of water bodies from surface runoff.

6.0 Community and Economic Development

- Goal 6.3.1 Assure An Attractive and Financially Strong Downtown District**
Objective #1: Assist in the development of a "Main Street" program for the Downtown District.
Objective #2: Improve the overall vitality of the Downtown Commercial Core.
- Goal 6.3.2 Promote Conditions for a Vibrant, Sustainable Business Community**
Objective: Pursue an aggressive business development posture by collaborating with the business community.
- Goal 6.3.3 Support a Thriving, Diverse Retail Sector That Meets the Retail Needs of Residents and Visitors**
Objective: Retain and expand local businesses, and attract retail establishments to increase revenues and create local jobs.

7.0 Housing

- Goal 7.3.1 Increase the Diversity of Housing Stock**
Objective: Provide a variety of housing types, sizes and prices that are attractive and meet the diverse needs of the community.

8.0 Parks, Recreation, Trails and Open Space

Goal 8.5.1 Provide Clean, Safe and Accessible Park Facilities that Enhance the Health, Well-Being, and Natural and Cultural Heritage of the Community.

Objective: Continue to provide a high level of quality amenities to residents and visitors.

Goal 8.5.2 Encourage a Healthy Community Enriched by a Variety of Physical and Creative Activities

Objective: Provide a broad range of recreational activities and programs to meet the needs of Mancos' diverse community.

Goal 8.5.3 Plan for a System of Interconnected Trails Between the Town's and the Region's Recreational and Cultural Amenities.

Objective: Develop a comprehensive trails plan.

Goal 8.5.4 Protect Regional Biodiversity In Perpetuity

Objective: Preserve native vegetation and wildlife habitat.

9.0 Transportation

Goal 9.3.1 Create a Vibrant Downtown that is the Center for Cultural, Economic and Civic Life in the Valley.

Objective: Provide safe and inviting downtown streetscapes.

Goal 9.3.2 Establish Welcoming Entrances that Convey the Sense of Arrival at a Unique Community.

Objective: Create visually interesting entrance features that enhance Mancos' aesthetics and force traffic to slow down.

Goal 9.3.3 Provide a Safe and Healthy Transportation System for All Residents and Visitors

Objective: Encourage alternative transportation methods.

Goal 9.3.4 Create a Community that Is Connected, Rather than Divided, by Roads.

Objective: Collaborate with CDOT to improve safety and aesthetics along Highway 160.

Goal 9.3.5 Preserve the Community's Western Small Town Character.

Objective: Ensure that future streets connect to the Town's existing streets and are safe, aesthetically pleasing and multi-modal.

10 Future Land Use

Goal 10.4.1 Grow in Harmony with the Town's Western Small Town Character

Objective #1: Protect agriculture and preserve open spaces.

Objective #2: Maintain Mancos' western small town character.

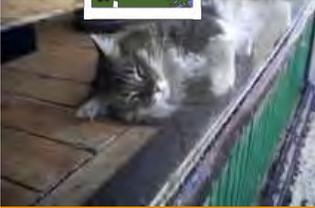
Objective #3: Provide a balance of compatible uses to meet the growing needs of a diverse community..

Objective #4: Prevent new development from occurring in areas where there are risks.

2.0



Community Characteristics



2.1 Who We Are

Comparing Mancos' demographic characteristics with those of the region, the state and the nation help to identify traits unique to the Town that cause the population to vary from the regional, state and national norms. Much of the demographic information within the Mancos Comprehensive Plan was compiled from the 2010 Census, the most current and reliable information available at the time this Comprehensive Plan was being written. Additional information regarding community characteristics and values was derived from the 2010 Mancos Community Survey. The 2005 - 2009 US Census Bureau's American Community Survey (ACS) estimates were also used to take a more in-depth look into the characteristics of the Mancos population.

Mancos household composition is consistent with national and state population trends. According to the 2010 Census, Mancos had a population of 1,336 people living in 546 households. Families occupied 320 or 58.6 percent of the households. The average household size was 2.31 people, slightly less than the statewide average of 2.49. Just over half of Mancos families (171 households) had children under the age of 18. Nearly half of the households with children under the age of 18 were headed by single parents; 22 were headed by a single father and 58 were headed by a single mother.

**Table 2.1
Mancos / Statewide Population Characteristics**

	Mancos		Colorado	
	Number	Percent	Number	Percent
Total Population	1,336	100%	5,029,196	100%
Male	625	46.8%	2,519,627	50.1%
Female	711	53.2%	2,509,569	49.9%
Under 20	371	27.8%	1,364,692	27.1%
20 to 64 years	756	56.6%	3,114,879	62%
65 Years and older	209	15.6%	543,625	10.9%

2010 US Census

Table 2.1 shows the Mancos population in comparison to that of Colorado. The population is separated into three age ranges based on very general life phases: youth (under 20), adults (between 20 and 65) and seniors (65 and older). These three phases typically have differing needs such as education and extracurricular activities for youth, skill development and employment opportunities for adults, and enrichment opportunities and a variety of mobility options for seniors. Mancos has a slightly lower percentage of adult residents and a slightly higher percentage of seniors than the state as a whole.

Section 2 - Community Characteristics

As seen in Table 2.2, Mancos's age distribution was very similar to the City of Cortez in 2010. Population percentages for those 65 or older were higher in both communities than the state as a whole. While Mancos and Cortez had a higher percentage of their populations over 65, the state had a higher percentage of young adults between the ages of 20 and 34. Consequently, the median ages in Mancos and Cortez were nearly two years older than the statewide median age.

**Table 2.2
Population Percentages by Age Group**

	Mancos		Cortez		Colorado	
	2000	2010	2000	2010	2000	2010
Under 20	28.5%	27.8%	29.4%	27.2%	28.4%	27.1%
20 to 34	17.3%	18.8%	18.7%	19.1%	22.5%	21.3%
35 to 44	15.1%	12.2%	13.8%	11%	17.1%	13.9%
45 to 64	25.5%	25.5%	21.6%	25.0%	22.2%	26.7%
65 and over	13.6%	15.7%	16.4%	17.8%	9.7%	10.9%
Median Age	38.1	38	36.4	38.3	34.3	36.1

2000 & 2010 US Census

Almost all of Mancos' residents were born in the United States. Based on estimates taken from the US Census' 2005 - 2009 American Community Survey (ACS), ninety-eight percent were natural born citizens and 34 percent were born in Colorado. Among people at least five years old who lived in Mancos from 2005 to 2009, 17 percent spoke a language other than English at home. Of those speaking a language other than English at home, 46 percent spoke Spanish and twenty percent reported that they did not speak English "very well."

The 2005 - 2009 ACS estimates that approximately 76 percent of Mancos residents over a year old were living in the same home for at least 12 months. Twenty-four percent of Mancos' population relocated within the past year. Seven percent had moved to Town from another residence in the same county. Another seven percent moved to Mancos from another county in the same state. Nine percent moved from another state, and less than 0.5 percent relocated from abroad.

The percentage of Mancos residents with a bachelor's degree or higher was 9.5 percent above the national average and more in line with statewide trends, as shown in Table 2.3. In 2009, 89 percent of people twenty-five years and over had at least graduated from high school or received their GED. The total estimated school enrollment for the period between 2005 to 2009 in Mancos was 230. Nursery school and kindergarten enrollment was 22 and elementary and high school enrollment was 150. College and graduate school enrollment was 51.

**Table 2.3
Educational Attainment of populations during 2005 - 2009**

	Mancos	Colorado	US
Less than high school diploma or equivalent	11%	11.12%	15.5%
High school diploma or equivalent	22%	23.7%	29.3%
Some college	21%	22.1%	20.3%
Associates degree	7%	7.6%	7.4%
Bachelor's degree	24%	22.9%	17.4%
Graduate or professional degree	12%	12.6%	10.1%

American Community Survey 2005-2009

2.2 How We Live

According to the US Census in 2010 there were 608 total housing units in Mancos, of which 546 were occupied and 62 were vacant. Of the 546 households, 66 percent were living in single-unit structures, 34 percent were living in multi-family structures including trailer parks, and nine percent were living in mobile homes on single family residential lots. The age of residential buildings in Mancos span more than a century with a majority of them, seventy-four percent, being built before 1990.

**Table 2.4
Households**

	Mancos		Colorado
Average Household Size	2.31		2.53
Total Housing Units	608	100%	100%
Occupied Housing Units	546	89.8%	88%
Owner-occupied Housing Units	328	54%	60%
Renter-occupied Housing Units	218	35.8%	28%
Vacant Housing Units	62	10.2%	12%

2010 US Census

2.3 Where We Work

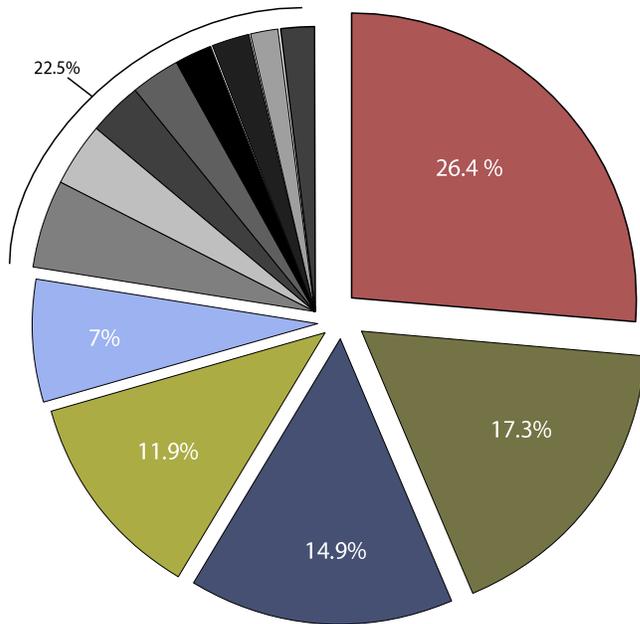
Many Mancos residents commute to jobs throughout the Four Corners region. The 2005 - 2009 ACS estimated that 86 percent of the adults in the labor force over the age of sixteen commuted to work outside of their home, which is proportionally lower than the 92.5 percent of Coloradoans and the 95.97 percent of citizens nationally who commute to work. Forty-eight percent of respondents to the 2010 Mancos Community Survey stated that they commuted to employment outside of the Town of Mancos. Despite the Town's remote location, the mean travel time for Mancos commuters was not significantly higher than the state or national means.

Table 2.5
Labor Statistics

	Mancos	Montezuma County	Colorado	US
Population in Labor Force	623	12,691	2,616,764	138,541,405
Percentage of Labor Force Commuting to Work	86%	91.7%	92.5%	95.97%
Mean Travel Time to Work	26 min.	22.9 min.	24 min.	25 min.
Economic Characteristics				
	Mancos	Montezuma County	Colorado	US
Median Household Income	\$34,667	\$43,697	\$56,222	\$51,425
Median Family Income	\$44,615	\$52,451	\$69,591	\$62,363
Per Capita Income	\$21,392	\$23,147	\$29,679	\$27,041
Percent of Population Below Poverty Level	16.6%	17%	11.9%	13.5%
US Census Bureau 2005 - 2009 American Community Survey				

According to the 2005 - 2009 ACS, median incomes in Mancos were substantially lower than state or national incomes. In 2009 the estimated median household income in Mancos was \$34,667, 38 percentage points less than the state median of \$56,222 and 32.6 percentage points less than the national median of \$51,425. Family income was \$44,615, 35.8 percentage points less than the state median of \$69,591, and 28.5 percentage points less than the national median of \$62,363. The per capita income for the Town was \$21,392, 28.9 percentage points less than the statewide per capita income of \$29,679. Of all the people in Mancos, 16.6 percent had incomes under the poverty level compared to the statewide percentage of 11.9 percent. In accordance with these figures, relocating for better employment was one of the main reasons given in the 2010 Mancos Community Survey for reasons to leave the Mancos region.

Mancos Employment Percentages by Industry from the 2005-2009 American Community Survey



- 26.4 % - Education, health care, social assistance
- 17.3% - Construction
- 14.9 % - Retail
- 11.9% - Arts, entertainment, recreation, leisure
- 7% - Professional, scientific, management
- 22.5% - All other: Agriculture, forestry, fishing & hunting, mining, manufacturing, wholesale, transportation, finance, etc.

Section 2 - Community Characteristics

The 2005-2009 American Community Survey reported that the highest areas of employment in Mancos were education, health care, and social assistance services which together, employed an estimated 26 percent of Mancos' workforce. At that time construction employed 17 percent, but since then the number of jobs in construction has significantly dropped off due to the collapse of the housing market that began in 2007. The most common occupations were management, professional, and related occupations, which comprised 38 percent of the labor force. Twenty percent held construction, extraction, maintenance, and repair related jobs. The service sector employed 20 percent and sales and office occupations employed 14 percent. The remaining seven percent were employed in production, transportation, and hauling occupations. An estimated 61 percent of the people employed were private wage and salary workers; 21 percent were federal, state, or local government workers; and 17 percent were self-employed.

2.4 How We Hope to Grow

An understanding of how Mancos has grown in the past can help the community determine how it would like to grow in the future. The Table below indicates Mancos grew by 19.4 percent during the past decade. This growth rate was greater than the Town's neighbors and slightly greater than the state's growth rate for the decade. A two percent annual growth rate is considered a moderate rate of growth, indicative of a community's strengths and appeal. Features such as close proximity to good jobs and recreational amenities, high quality of the natural environmental, good schools, cultural amenities, a variety of extracurricular programs, relative safety, and small-town character both attract and retain residents.

**Table 2.6
Mancos Future Population Growth Estimates**

	1% Annually	2% Annually	3% Annually
2010	1,336	-	-
2020	1,475	1,596	1,795
2030	1,630	1,946	2,412
2040	1,800	2,372	3,242
2050	1,989	2,892	4,358

Based on the 2000 and 2010 US Census

Section 2 - Community Characteristics

If growth continues in this decade as in the past, Mancos could be home to another 260 people by 2020. Any number of variables could occur over the next 10 years that might influence Mancos' rate of growth, either slowing it down or speeding it up. This plan's goals, objectives and recommended actions are intended to help the Town in meeting the challenges brought on by future growth, while preserving, protecting and improving those qualities that make Mancos a desirable place to live now.

**Table 2.5
Average Population Growth**

Location	Population in 2000	Population in 2010	Average Annual Growth Rate
Durango	13,922	16,887	2.13%
Mancos	1,119	1,336	1.94%
Dolores	857	936	.92%
Cortez	7,977	8,482	.63%
Montezuma County	23,830	25,535	.71%
Colorado	4,301,261	5,029,196	1.69%
United States	281,421,906	305,745,538	.97%

Data from the 2000 and 2010 US Census





3.1 Vision

The Town of Mancos enjoys both a rich history and a dynamic future as a diverse community in the New West. While on the surface Mancos can be characterized by its structures and its valley setting, the community is really defined by its people and their values. "Where the West still lives" boasts the Town; a reflection of the principles of the ranchers, miners, lumberman, merchants, and their families who established the Town in the 1880s. The uncomplicated and traditional values of these early pioneers continue to be embraced by residents of this community that is at the same time undergoing a quiet evolution.

In a recent survey, over 40% of Mancos residents reported family roots in the Mancos Valley. Mancos is indeed the home of many pioneer ranching families and their descendants, as well as descendants of miners and lumbermen who worked in the nearby mines and forests. Today, ranching is still an important industry in the Mancos Valley, but in addition to this way of life is a full spectrum of more recently added resident professions; including many artists and craftsmen, construction workers, retirees and commuters who work in nearby Durango or Cortez, and National Park employees who drive daily to Mesa Verde. The recent survey has shown that this mix of "old-timers" and newer arrivals rate long-established values such as sense of community, western small-town character, community safety, the appearance of the Town, and environmental protection as high priorities. People also live in Mancos because they value the prevailing atmosphere of acceptance of ethnic and lifestyle differences, individuality, safety, and the quiet pace, in addition to the Town setting. People like to know their neighbors and assist when needed; habits disappearing from larger communities with brisker life tempos.

In defining "sense of place," geographer Yi Fu Tuan stated that a sense of place develops when the people who inhabit a geographic place give meaning to the location through their experiences and memories. A recent University of Illinois study adds that locales said to have a strong sense of place have a strong identity and character that is deeply felt by local inhabitants and many visitors. Sense of place is a social phenomenon that exists independent of any one individual's perception, yet is dependent on human engagement for its existence. Affinity and affection for a geographic location like Mancos, therefore, is spontaneously created through the response of its residents to the Town's



Section 3 - Sense of Place: Community Character and Design

environment and emergent quality of life. This naturally leads to a desire to hold on to traditional values and the status quo.

But progress, growth, and the evolution of the Mancos community are inevitable, and that makes collaborative planning essential. It is important to most that the Town does not lose its sense of history or its unique personality. It is also important that the Town not grow too quickly or in an uncontrolled or unanticipated way, compromising the character of the community and jeopardizing the sense of place of its residents. At the same time, however, there is also recognition of the need to accommodate new residents, and to foster such things as enhanced economic vitality and the development of new infrastructure and services. It is the purpose of this comprehensive plan to try to anticipate what those needs are likely to be, and to determine how to meet them without forfeiting the values or sense of place of the people that make up the community.



3.2 Regional Context, Data and Trends

Archeological evidence suggests that humans have settled in the Mancos Valley region for at least the past 1,400 years. For approximately 700 years the Ancestral Puebloans (Anasazi) lived in the nearby cliff houses of Mesa Verde. During the thirteenth century, the Anasazi inhabitants of the Mancos Valley and Mesa Verde left relatively suddenly. As the ancestral Puebloans moved south, Ute, Paiutes, Shoshones and Navajo populations came in from the north.



Throughout the latter half of the 18th Century Spanish expeditions explored the region. During this time the Mancos Valley was part of the Spanish Empire. The Dominguez-Escalante expedition stopped in the Mancos Valley in 1776 while searching for an overland route from Santa Fe to California long enough to give the Valley its name, "Mancos," meaning "crippled" in Spanish. One legend attributes the name to one of the expedition's members who crippled themselves in an accident while in the vicinity.



Section 3 - Sense of Place: Community Character and Design

From 1821 to 1848 southern Colorado was part of Mexico. Much of the human activity in the area at that time was attributed to the fur trade as the Valley was situated along the Spanish Trail, the major trade route between Santa Fe and the Pacific Ocean. In 1848 when the Mexican-American War ended with the signing of the Treaty of Guadalupe Hidalgo, Mexico ceded its territories in the Southwest to the United States. But in reality, much of the area was under control of the Utes. A treaty signed in 1849 between the Utes and the US Government granted Southwestern Colorado to the Utes, but permitted prospecting by non-Utes in their territory. Prospecting led to the discovery of silver and gold in the San Juans that brought an onslaught of trespassing prospectors and miners looking to stake claims in search of the motherlode. The sudden in-migration of non-natives increased the number of conflicts between the miners and the Ute people, until 1874 when the Brunot Agreement forced the Moache and Capote bands of Utes to cede their lands and relocate to the newly designated strip of Ute Reservation in Southwestern Colorado.

The Brunot Agreement opened up the San Juans to settlement by those of mostly European descent, including the founders of Mancos. The first homestead in the Mancos Valley was built in 1875, not long after the Comstock Lode was discovered in the neighboring La Platas. In 1881 the Town was platted and consisted of a log schoolhouse, three log cabins and a general store. The following year Mormon pioneers began settling just south of Town towards Weber Canyon.

In addition to mining, Mancos' early years witnessed the development of agriculture, timber and cattle enterprises. With no train route to Town in the 1880s, Mancos was relatively isolated. Consequently, frequent social activities were central to the community. The first church in Mancos was constructed in 1885, that served not only as a place of worship, but as a theater, social hall, and school room for a brief period. In 1887 a new school was erected, but the following year the growing population demanded a larger facility. In 1888 George Bauer, owner of the first general store, donated five acres for new school facilities. The new school was built on the same grounds where the Mancos School is today.

Table 3.1
Comparison of the Average Population Growth

Location	Population in 2000	Population in 2010	Average Annual Growth Rate
Durango	13,922	16,887	2.13%
Mancos	1,119	1,336	1.94%
Dolores	857	936	.92%
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United States	281,421,906	305,745,538	.97%

Data from the 2000 and 2010 US Census

Section 3 - Sense of Place: Community Character and Design

The collapse of the silver mining industry and the recession of 1893 resulted in a sudden and rapid growth in the Valley, as unfortunate miners came down out of the hills in search of other means of livelihood. In order to provide law and order for the new population, the Town of Mancos incorporated the following year. While silver was hard hit, coal in Weber Canyon and gold placers in the La Platas were keeping pace. Around the same time construction of the Rio Grand Southern narrow gauge railroad was completed. The new train route allowed for local ranchers and lumbermen to ship food and timber to the mining camps via the railroad as it passed through Town, on its way to and from the mines of the southern San Juans and Durango. As a result, Mancos became a center for trade, with banks, hotels, saloons, butchers, blacksmiths, shoemakers, and general stores providing goods and services. In order to keep up with demands for service, the Town developed a central water system. Soon after telephone and electrical utilities were wired throughout Town, and in 1909 another new school building was built (and today is the longest continually operating school building in the State of Colorado).

Unfortunately, the rapid and unplanned growth of the Town's first 25 years resulted in a major depletion of the area's natural resources that the community depended on so heavily for their livelihood. Mancos' once-booming economy faded as businesses based on timber and mining closed. After the 1950s, when iron rails were replaced with tar and asphalt, the Town continued to serve as a hub for loggers and ranchers, as well as tourists visiting Mesa Verde and the majestic San Juans.

Today, many of the descendants from the original ranchers and loggers continue to call Mancos their home. These descendants have been joined by artisans, archaeologists, mill workers, entrepreneurs and commuters. Together, they give the Mancos Valley community its vibrant and artistic western small-town character.



3.3.1 Goals, Objectives and Actions

GOAL: MAINTAIN A DIVERSE COMMUNITY THAT HONORS ITS HERITAGE WHILE EMBRACING THE FUTURE



Constraints and Issues

- Unmitigated sprawl.
- Deterioration and destruction of structures with historic significance.

Objective #1 Preserve and protect the Town's architectural features that have cultural or historical significance to the community's western small town heritage

Actions

- ~~Revise the historical standards and guidelines in the Land Use Code for commercial downtown in order to encourage preservation of historic architectural elements, and ensure that new in-fill development is compatible with the historic character of existing commercial structures.~~
- ~~Revise building standards and guidelines in the Land Use Code for the highway-business zone district in order to extend the characteristics of the historic downtown-commercial core to the highway.~~
- Develop historical preservation and design guidelines for historic residential neighborhoods.
- Design and build entry features using elements from local artists that convey the Town's western small town character.

Objective #2 Promote cultural diversity and celebrate creativity

- Support events and activities that highlight the Valley's rich and diverse cultural heritage and artisan community.
- ~~Create opportunities for the development and display of art throughout the community.~~

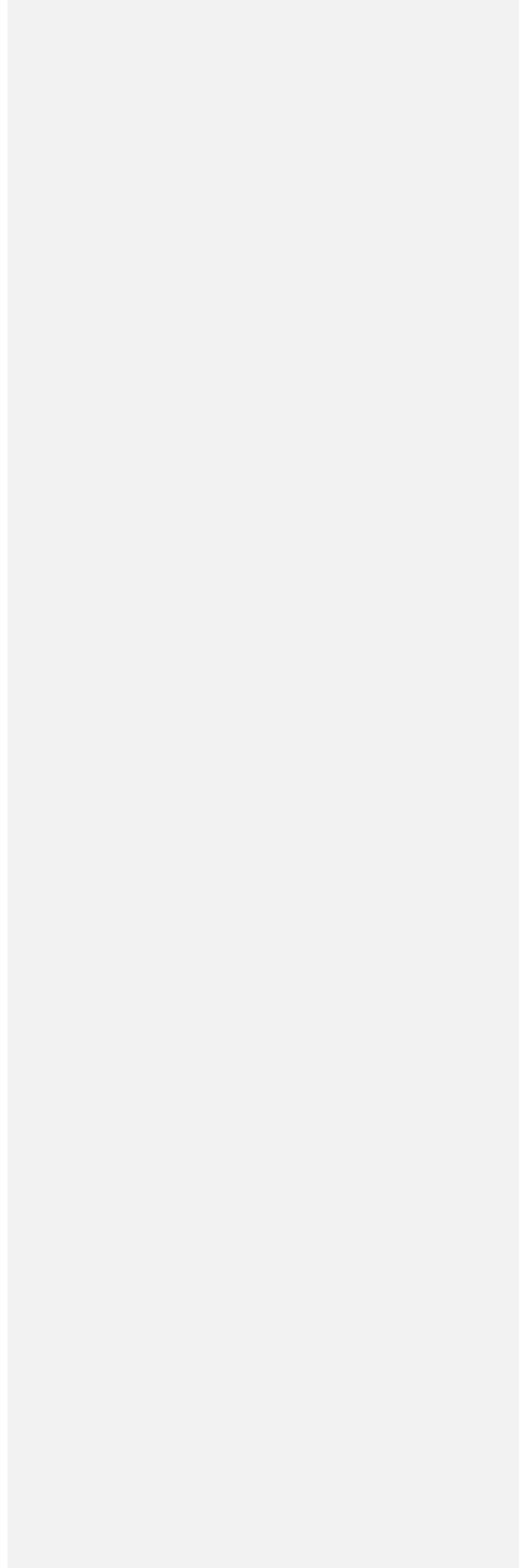
Commented [HA1]: We have done this by creating an Art District, Public Art Program and working to get Mancos Creative District up and running



4.0



Environment



4.1 Regional Context, Data and Trends

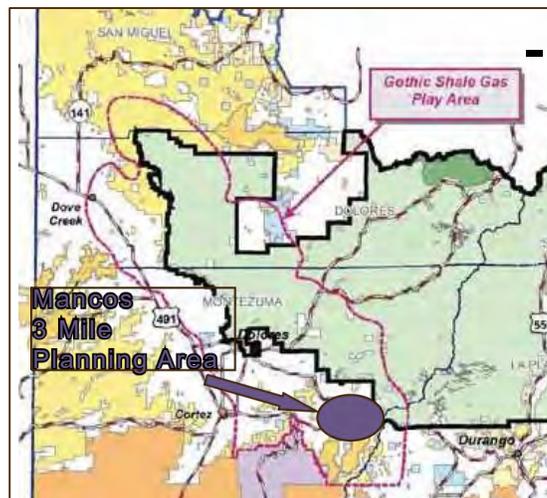
The natural environment of the Mancos Valley is a critical asset that contributes to the overall quality of life of the Mancos community. The community's economic, physical, cultural and intellectual health is tied to the health of the surrounding ecosystems. Resource management and conservation of wildlife habitat are therefore important components of the Town's comprehensive planning process.

Energy Conservation

Empire Electric, a rural electricity cooperative, provides electrical power to customers on the grid in Montezuma County. Power is supplied to Empire by Tristate Generation and Transmission Association. A majority of the electricity generated and transmitted by Tristate is from non-renewable resources. Tristate's base load comes from coal fired power plants that supply 1,873 megawatts of power. Natural gas and oil fired plants provide intermediate load and peak load energy.

The Mancos Valley sits in the lower regions of the Gothic Shale Gas Play Area, a large reserve of untapped natural gas. The Gothic Shale Gas Play Area extends from the southwestern region of La Plata County to the east, and moves in a northwesterly direction up through to the Paradox Valley in San Miguel County. Until very recently extraction of shale gas was prohibitively expensive, but new developments in horizontal drilling and fracking technologies, as well as the rise in energy demands, have increased the probability of shale gas extraction. The US Forest Service estimates 1,769 new gas wells and 140 miles of new roads are reasonably foreseeable on both public and private lands within the Gothic Shale Gas Play Area, which includes the Mancos Valley. Without costly mitigation, oil and gas development tend to have significant negative impacts on air quality, water quality, soil quality, and wildlife and vegetation habitat.

This map shows the approximate location of the Mancos Three Mile Planning Area within the Gothic Shale Gas Play Area. The base map is from the San Juan Public Lands Draft Land Management Plan and Draft Environmental Impact Statement: Supplement to the Draft Environmental impact Statement (August, 2011).



Section 4 - Environment

Based on the 2010 Mancos Community Survey, renewable energy development is a priority for the Mancos region. One hundred and twenty-two survey respondents chose developing renewable energy resources as one of their top three projects for environmental protection. Currently, Tristate has two power purchasing agreements with two renewable energy providers. Tristate purchases 30 megawatts of solar power from Cimmaron Solar Facility and 51 megawatts of wind energy from Kit Carson Wind Power Project. Wind and solar help offset Tristate's energy demands during periods of peak usage. By 2020 the Colorado Renewable Energy Standard will require all rural power cooperatives to derive 10 percent of their energy from renewable energy sources.

One hundred and sixty-two of the 2010 Mancos Community Survey respondents stated that energy conservation was an important issue facing the community over the next ten years. Reducing energy consumption is the most cost-effective and immediate way of conserving non-renewable resources. Over half of the energy consumed in the average American home is used for heating and cooling. For existing homes weatherization can greatly reduce the amount of energy used, as well as lower monthly utility bills. Replacing old, inefficient appliances with efficient EnergyStar rated appliances can also help conserve energy and lower household energy costs. Rebates and tax credits are often offered through retailers, manufacturers and local utility providers as incentives to consumers to help offset the costs of weatherization and appliance upgrades.

Land Ownership Patterns

Abundant public lands border the Mancos Valley. Approximately one-quarter of the lands surrounding Mancos within the three-mile planning area are owned by federal, state or tribal government. The San Juan National Forest's southwestern extremities come within two miles of the Town's eastern border. BLM and Ute Mountain Ute lands lie to the south, and Mesa Verde National Park borders the Valley to the south and west. Within the Town's immediate vicinity are small ranches and agricultural lands, some of which will remain so in perpetuity through conservation easements.

Climate

Mancos' climate is similar to other semi-arid regions of the Colorado Plateau: sunshine, low relative humidity, large daily temperature variations, moderate to high winds, and little precipitation. Micro-climate variations exist within the three-mile planning area, from low alpine climates at higher elevations north of Town, to desert-like conditions at lower elevations to the south and west.

The Town sits at 7,000 feet above sea level and has a mean annual precipitation of 18 inches per year. The annual mean temperature is 46 degrees F, with an average growing season of 110 days (Stacey, Peter M., "Functional Assessment of the Mancos River Watershed: Mancos Valley and Adjacent Areas" April, 2007, p. 14). Due to the region's elevation, Mancos' growing season is relatively short, from late June through late September.

Section 4 - Environment

Geology and Soils

The majority of the Mancos three-mile planning area sits on the Mancos Formation with outcroppings of Dakota Sandstone at the surface in upper elevations to the north, and the Mesa Verde Formation in upper elevations to the south and east. The Mancos Formation is characterized by shale that, during the Cretaceous period, was an inland sea bed. The soils surrounding Mancos consist of gravels and alluvial deposits of shale origin. Shales are non-porous and tend to saturate quickly, causing runoff during heavy rains, as well as significant swelling and contracting that can cause structural issues for buildings without adequate engineering.



Water

The Mancos River and its tributaries – East Mancos, Middle Mancos, West Mancos, Chicken Creek and Mud Creek - transect the Town's planning area. The headwaters of the Upper West and Middle Mancos Rivers begin in the La Plata Mountains, a small subrange of the San Juan Mountains northeast of Town that rise over 6,000 feet from the valley floor. The Mancos River's eastern tributaries course down from high alpine to high desert terrain where they converge just north and east of the existing Town boundary. From there the Mancos River runs in a west-southwesterly direction through Town, and continues down towards Mesa Verde National Park. Eventually, the Mancos River flows into the San Juan River, a tributary of the Colorado River.

Vegetation

The upper plateaus of the Mancos planning area are dominated by aspen and ponderosa pine. As elevations decrease the vegetation transitions to piñon-juniper woodlands, then to grasslands with riparian areas of Fremont and broad-leaf cottonwoods. Lands within the mid to lower elevations of the planning area have been cultivated and irrigated primarily for pastoral purposes. Cottonwood trees provide a crucial canopy over riparian habitat, shading the area's water bodies and reducing the rate of water evaporation (Mancos Conservation District, Rapid Watershed Assessment, p. 9).

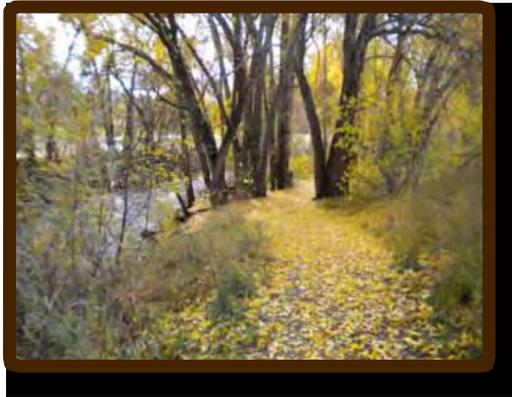
Numerous wetland areas are located throughout the Mancos planning area. Many of the wetlands are actually formed by seepage from agricultural irrigation systems. Mancos' wetlands are dominated by narrow-leaf cottonwoods, willow, cottontails, inland saltgrass, intermediate wheatgrass and buffaloberry (Stacey, Peter M., "Functional Assessment of the Mancos River Watershed: Mancos Valley and Adjacent Areas" April, 2007, p. 29-30.)

Fish and Wildlife

Riparian areas in and adjacent to the Town provide habitat for the region's native mammal, avian and aquatic life. Native species that are known to reside within the planning area include Bald Eagle, Mule Deer, elk, Wild Turkey, Cottontail Rabbit, Black Bear, beaver, Cutthroat Trout and mountain lion. The local wetlands and woodlands provide refuge to a number of year-round and migratory birds, including the Spotted Owl, Bald Eagle, Peregrine Falcon, Canada Geese and Great Blue Herons. (Stacey, p. 27). Healthy wildlife habitats and migratory corridors are fundamental for supporting the diverse plant and animal species that provide food, recreation and economic sustenance to the Mancos community.

Visual Resources

Mancos is surrounded by rugged mesas, rolling plateaus, and towering mountains with wide-open pastures in the middle and foreground. To the west one can see the profile of Mesa Verde with the Sleeping Ute resting in the remote distance. The scenic Mancos Valley floor is framed by the magnificent La Platas and Menefee Mountain to the east, Weber Mountain to the south, and Point Lookout and the profile of Mesa Verde to the west. Many renowned artists have found inspiration in the area's scenic landscapes.



Air Quality

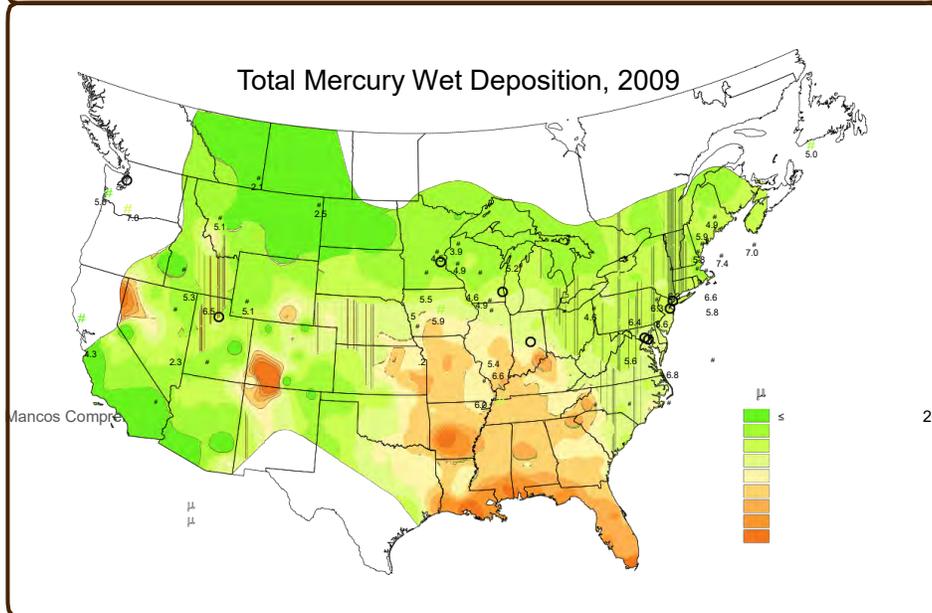
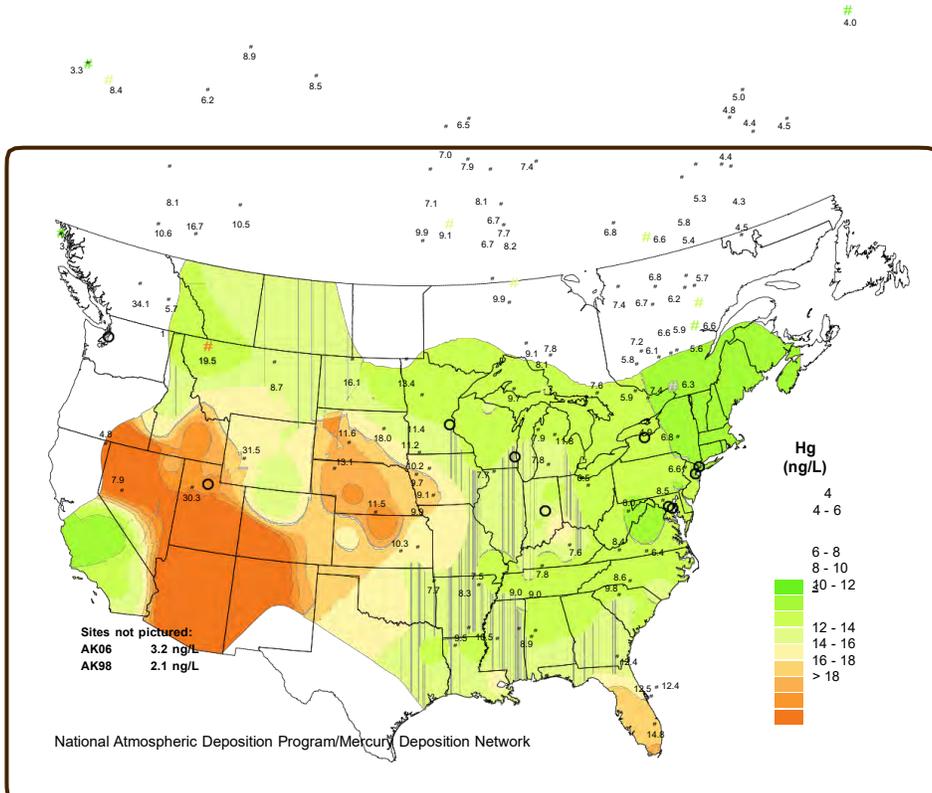
Air quality is of significant concern in the Four Corners Region. The National Park Service routinely monitors air quality at nearby Mesa Verde National Park. Analysis of visual air quality data collected at the park from 1990 to 1999 by the Interagency Monitoring of Protected Visual Environments "...indicates that visibility in Mesa Verde NP is degrading significantly on the worst visibility days," (<http://www.nature.nps.gov/air/permits/aris/meve/?CFID=16281058&CFTOKEN=15589670>, last accessed on February 9, 2011). Elevated levels of nitrogen oxides and mercury found at the park come from two coal fired power plants in San Juan County, NM and Coconino County, AZ. Other sources of air pollution include dense metropolitan areas in Arizona, California and Nevada.

4.2 Environment and Community

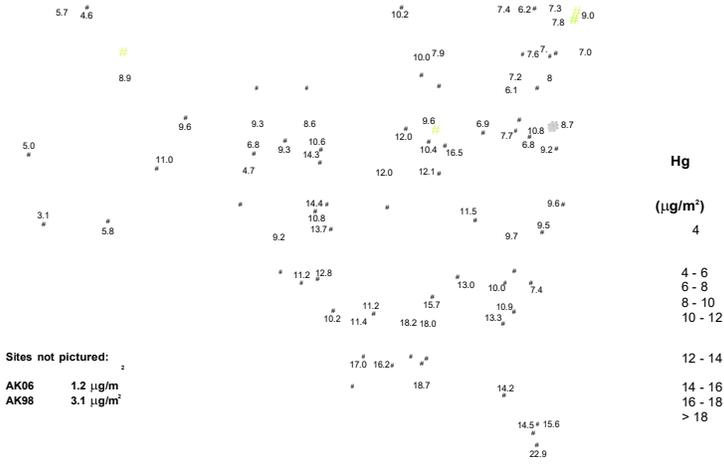
For over a century the majority of the land in the Mancos Valley has been used for agricultural and pastoral purposes. The remote, rural landscape surrounding Town provides vital natural resources that support the local economy and reinforce community ties. Many of the area's ranches have been passed down from generation to generation, creating a

Section 4 - Environment

Total Mercury Concentration, 2009



Section 4 - Environment



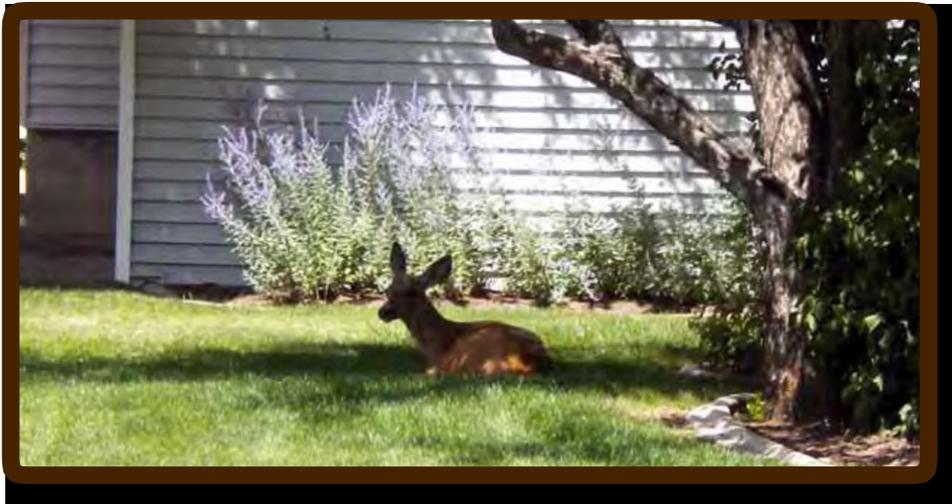
National Atmospheric Deposition Program/Mercury Deposition Network

Section 4 - Environment

strong bond with the land. Both old-timers and newcomers value the Valley's wide open spaces for their scenic qualities and agricultural heritage.

Nearby public lands offer residents and visitors a variety of recreational and cultural opportunities, as well as resources such as wild game and firewood. Outdoor activities such as Nordic skiing, bicycling, hiking, fishing, rafting, dirt bike riding, four wheeling, boating and hunting are all within a short distance from Town. The diversity of uses attracts a variety of users adding to the richness of the Mancos community.

Both the natural landscape and the built environment of the Mancos Valley have attracted a number of artists to the region. Aesthetic qualities of the surrounding environment are resources that have both economic and intrinsic value to the Mancos community. The characteristics of the Mancos Valley landscape should be protected in order to ensure the social, economic and environmental sustainability of the community.



4.3.1 Goals, Objectives and Actions

ENERGY SUSTAINABILITY

GOAL: REDUCE THE TOWN'S CARBON FOOTPRINT



Constraints and Issues

- Non-renewable energy prices will continue to rise as resources become more scarce.

Objective #1: Reduce energy consumption

Actions

- Participate in programs that educate and promote energy conservation.
- Ensure that International Building Code efficiency standards are met for all new buildings.
- Adopt policies and regulations that encourage developments that incorporate the use of sustainable building materials and other green building principles.
- ~~Revise development standards to encourage alternative modes of transportation by requiring new planned unit development to include a network of non-motorized lanes, paths and sidewalks that connect to existing lanes, paths and sidewalk systems.~~
- Participate in efforts to broaden recycling programs and reduce waste streams.

Commented [HA2]: Working on this project now.

Objective #2: Promote the development of renewable energy sources

Actions

- Investigate opportunities to develop and use renewable energy sources such as solar, geothermal, micro-hydro and wind.
- ~~Revise the Land Use Code to include best practices regarding renewable energy, including protecting solar access.~~

4.3.2 Goals, Objectives and Actions

EARTH, WATER and AIR

GOAL: ENSURE SUSTAINABLE, HIGH QUALITY NATURAL RESOURCES FOR CURRENT and FUTURE GENERATIONS



Constraints and Issues

- Soil salinity, erosion, saturation and geologic hazards.
- Pollution from carbon based fuels.
- Threats to water quality from high-impact land uses.

Objective #1: Protect Mancos' safe, high quality water

Actions

- Implement recommendations outlined in the Mancos Source Water Protection Plan, including the adoption of Source Water Protection regulations.
- Participate in regional watershed stakeholder groups.

Objective #2: Promote efforts to reduce air pollution

Actions

- Support efforts to monitor and reduce air pollution.
- Participate in efforts to coordinate and provide regional public transit available to all Mancos area residents.

Commented [HA3]: We now have an established bus route. We will continue to work on this item.

~~Objective #3: Reduce impacts from natural hazards on the economy, natural resources, and human and animal life~~

~~Actions~~

- ~~• Amend the Land Use Code to include hazard overlay districts that address risk mitigation in areas prone to natural hazards such as geologic hazards, wildfire hazards and flooding.~~

Objective #4: Protect soil and water quality through erosion prevention

Actions

- Conduct soil stabilization projects along water courses and hillsides in order to decrease salt loading in streams and prevent erosion.
- ~~• Adopt land use regulations and work with the county to prevent development on steep slopes.~~
- Require new developments to incorporate erosion prevention measures.
- Work with local, state and federal agencies to implement soil conservation programs.

4.3.3 Goals, Objectives and Actions

VEGETATION, FISH and WILDLIFE

GOAL: SUPPORT A HEALTHY and DIVERSE BIOLOGICAL ENVIRONMENT



Constraints and Issues

- Lack of riparian and wetland habitat characterization.
- Development that conflicts with or eliminates wildlife habitat.
- Encroachment, channelization and other forms of hydromorphology that can negatively impact riparian habitat.
- Invasive species.

Objective #1: Promote the cultivation of native plant species

Actions

- Investigate the existence of invasive weeds and participate in weed elimination programs.
- ~~Adopt revegetation regulations for new developments that protect and promote native plant species.~~
- Collaborate with local, state and federal agencies to educate residents on identification and the impacts of invasive and noxious weeds.

Objective #2: Protect and enhance fish and wildlife habitat

Actions

- Conduct riparian habitat assessments along the Mancos River and its tributaries.
- Conduct wetland inventories in accordance with Army Corps of Engineers standards.
- ~~Adopt land use regulations that protect wetland and riparian habitats.~~
- Support water quality monitoring efforts.
- Investigate opportunities to improve wetland and riparian habitats.
- Conduct a risk assessment that analyzes the impacts of climate change on wildlife habitat.

4.3.4 Goals, Objectives and Actions

AMBIENCE

GOAL: CREATE A BUILT ENVIRONMENT THAT ENHANCES and PROTECTS, RATHER THAN DETRACTS FROM THE NATURAL ENVIRONMENT



Constraints and Issues

- Ridgeline development.
- Highway corridor dissection.
- Heavy vehicle traffic.
- Increases in high-impact land uses.

Objective #1: Protect and enhance the scenic qualities of Mancos

Actions

- Work in collaboration with the county to encourage the adoption and enforcement of viewshed protection measures within the Town's three-mile planning area, including ridgeline setbacks for new construction.
- ~~Adopt road standards that mitigate visual impacts of road cuts.~~
- Support and participate in tree planting initiatives.

Commented [HA4]: Tree Board is active in this area.

Objective #2: Maintain and protect the quiet, serene atmosphere of the Mancos Valley

Actions

- Consider noise impacts when reviewing future land use activities.
- Require mitigation measures that prevent noise pollution from high impact land uses.
- Reduce heavy truck traffic through Town on Grand Avenue.

5.0



Infrastructure and Services



5.1 Infrastructure Regional Context, Data and Trends

5.1.1 Water

The Town of Mancos gets its potable water from the West Mancos River. In 2009 the Town collaborated with the Colorado Rural Water Association, Mancos Rural Water Company, Mesa Verde National Park and other stakeholders in the creation of the "Mancos Source Water Protection Plan." The Plan assessed current water quality and quantity conditions within five miles upstream of the Town's water intakes at Jackson Gulch and the West Mancos River (Mancos Source Water Protection Area), and recommended actions for the Town to take in order to protect and enhance water quality.

The study showed that the West Mancos River is in relatively good hydrologic condition within the Mancos Source Water Protection Area. Currently, the stream meets the state's water quality standards for providing habitat for cold water aquatic plant and animal species. Activities identified as having the potential to diminish water quality within the Mancos Source Water Protection Area include transportation, livestock grazing, mining, oil and gas development, timber harvesting, forest fires, and high impact recreational activities.

The Town of Mancos' point of diversion along the West Mancos River consists of a head gate that diverts water into two settling ponds. The intake and settling ponds are situated on a private ranch where cattle graze during the spring and summer months. Distribution pipes transmit raw water from the ponds to the Town's water treatment plant approximately one mile down-gradient.

As of 2011, the Town has water rights to 1.6 cubic feet per second, or 1,034,107 gallons per day in the West Mancos River. The Town stores water in the Jackson Gulch Reservoir which it occasionally uses when turbidity in the Mancos River is high. For the purpose of irrigation, the Town has rights along the Mancos River near Cottonwood Park.

According to the 2009 "Preliminary Engineering Report: Mancos Water System Improvements" (PER) the average daily per capita usage in Mancos is 210 gallons, making the



average daily usage for the entire Town approximately 282,000 gallons. The per capita daily average is calculated by adding up the total number of gallons treated per year, dividing that number by 365 days to get the entire Town's average daily use, then dividing that number again by the number of Town residents. Thus, the per capita average does not factor in water loss, nor does it distinguish commercial use from residential use. Regardless, the per capita figure still serves as a relevant indicator of overall water system capacity, and is useful for preparing for future growth. The Mancos Fire Protection District recommends that the Town store an additional 270,000 gallons of water at all times in order to supply 2,250 gallons per minute for two hours for fire suppression (fire flow).

Table 5.1 Daily Water Usage Per Capita		
Mancos Average	Mancos Maximum Day Average	National Average
210	479 gallons	80-100 gallons
Data from the 2009 Preliminary Engineering Report: Mancos Water System Improvements		

Currently, the Town has 330,000 gallons of storage for treated water, and has secured funding for an additional 450,000 gallon storage tank in order to meet the current and future needs of the Town over the next 40 years.

The Town's existing water treatment plant can treat approximately 700,000 gallons per day (gpd). Thus, the current treatment plant can treat enough water to satisfy the average daily usage for up to 2050 people plus fire flow. The PER makes recommendations based on the population of Mancos growing at a rate of 2.5 percent annually, which is higher than the Town's actual growth rate of 1.9% over the last decade. Using the 2.5 percent growth rate, the current plant should be adequate to meet average demand until 2028. During peak usage days, usually in the summer when irrigation and tourism use is high, the maximum average daily use is 480 gpd per capita. The existing water treatment plant can supply the maximum average daily demand of 645,000 gallons, but cannot supply the additional 270,000 gallons recommended for fire flow during peak days.

The average gpd per capita in Mancos is somewhat high compared to the rest of the nation. The United States Geologic Survey estimates that the average daily usage per capita is between 80 and 100 gpd. Mancos currently bills its water customers monthly. Each customer is charged a flat rate for the first 10,000 gallons used. Thus, customers using 3,000 gallons per month pay the same as customers using 9,999 gallons per month.

Approximately 28 percent of the Town's treated water goes unaccounted for. According to the USDA, water systems should strive for 90 percent efficiency, or in other words, a 10

percent loss. Mancos' water loss is due to several reasons, including inaccurate metering and water leaks. In addition to improvements in the water system's storage capacity, leak detection and prevention play an important role in the operation of the Town's water system. The majority of the Town's treated water distribution system is over 30 years old. Replacing and repairing faulty meters and other leak prevention strategies are two important water conservation measures that the Town is continually addressing.

Consumer behavior also plays an important role in water conservation. The Town can encourage water conservation through a graduated water rate structure by increasing the rate charged per unit as usage goes up. The Town can also consider adopting more restrictive Land Use Codes in order to encourage water-wise landscaping.

5.1.2 Wastewater

The wastewater treatment plant currently treats 80,000 gallons per day (gpd) of effluent. As the lagoon system is inadequate for treating that level of wastewater, the Town of Mancos is in the process of making capital improvements to the wastewater infrastructure. The new plant will be able to treat 200,000 gpd that will be capable of serving 3252 people which is more than adequate for treating effluent for the Town over the next 20 years at the current growth rate of 1.9 percent annually, or at the more rapid growth rate of 2.5 percent annually. The Town is moving ahead with a new Multi-Stage Activated Biological Process (MSABP) plant that is designed to handle 200,000 gpd of water and 584 pounds of biological oxygen demand per day. The new plant's treatment technology will take up a significantly smaller site footprint, allowing room for expansion if necessary. Its cost is approximately \$3 million.

The Town's original sewer collection system is composed of vitrified clay pipe embedded in rocky soils. The estimated useful life for vitrified clay pipe is 100 years, and the age of the sewer mains south of Highway 160 is approximately 60 years. While the vitrified clay pipes should have a few good decades left in them, the joints connecting pipe sections have been known to have issues. The sewer mains north of Highway 160 are approximately 30 years old, except for a few segments replaced in 2008. A majority of the newer collection lines are sufficient in diameter to handle an increase in flow from future projected growth. Depending on where growth occurs, the older lines north of Highway 160 and east of Highway 184, and the lines south of Grand Avenue will need to be replaced with larger diameter pipes in order to accommodate growth.

5.1.3 Stormwater Drainage

Contamination of surface water runoff can degrade the water quality of the Mancos River. Polluted runoff occurs when contaminants are conveyed to water bodies via rainwater, snow



Rain gardens create functional landscapes by infiltrating rainwater and by processing pollutants.

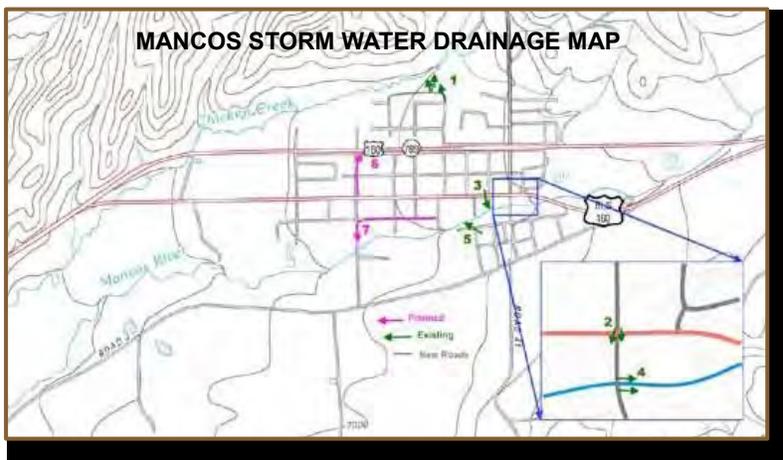
Section 5 - Infrastructure and Services

melt or irrigation practices without being filtered first. Impervious surfaces such as paved roads, rooftops and parking lots reduce the ability for surface water to percolate and filter into the groundwater table. In order to reduce contamination from runoff, the Town can manage stormwater through land use regulations for new development and infrastructure improvements.

With the exception of a small portion of Grand Avenue and Main Street, drainage systems on the south side of the Town of Mancos are either primitive or non-existent. As the majority of south Mancos has dirt streets, and therefore no curb and gutter, runoff tends to pool at intersections and driveways. Some of the streets are crowned to provide a drier driving surface, but most areas have insufficient drainage ditches to effectively direct runoff to the Mancos River.

The following storm drains exist:

1. North of US Highway 160, the following storm drains exist: N. Walnut Street - small drain on west side Angel Way - one side-by-side on west end of street, on north side Glenn Court - one on west and one on east side of cul-de-sac. All these drain into Chicken Creek.
2. Northeast and northwest corner of Grand Avenue and Main Street
3. Northeast corner of Grand Avenue and Mesa Street
4. East side of Main Street, 1 to the north and to the south of the Mancos River. 2011 street grading is improving drainage swales at intersections.
5. West side of Main Street, directly south of the Mancos River In 2010 a culvert was installed diagonally at the intersection of 1st Street and Walnut Street to drain water from the southeast corner to the northwest corner towards the river.
6. Currently a storm drain system is being designed for installation in the summer of 2012. It will drain Bauer Avenue from Main Street to Spruce Street where water will be diverted north by the Skateboard Park to the CDOT right-of-way on the south side of US Highway 160.
7. The Riverside and Spruce storm drains have been designed and will be constructed in the near future.



5.1.4 Buildings

The Town of Mancos owns several buildings including the Town Hall and the Mancos Community Center. The Town's administrative offices and council chamber are held in the Town Hall, a 9,586 square foot building. The building underwent a major remodel in 2002 which included an addition to house the council chamber, as well as adding features in compliance with ADA standards to increase the building's accessibility.

The Mancos Community Center is a 4,356 square foot building that had historically been home to an auto dealership and garage as far back as 1913 (The RGS Story: Volume VIII). The building was extensively remodeled in 2004 with assistance from the Department of Local Affairs and USDA Rural Development. The Community Center has a commercial grade kitchen, ADA accessible rest rooms, a banquet room and a foyer, and is available for use by community members and organizations for regular and special events.

In 2010 the Town was granted a total of \$31,780 in federal funding by the Governor's Energy Office to cover the full costs of replacing the existing conventional lighting with high efficiency lighting systems, upgrading the climate controls, and improving the weatherization of the Mancos Town Hall and the Community Center. Based on an energy audit of the two buildings which used energy usage data from 2008, these efficiency measures will save the town an average of \$4,414 per year on gas and electrical bills.

5.2 Services Regional Context, Data and Trends

5.2.1 Health Care

Traditional and alternative health and wellness services are available through several private and non-profit providers. The Mancos Valley Health Center is located in Mancos and offers primary care outpatient services. The nearest in-patient and emergency provider is Southwest Memorial Hospital, located approximately 20 minutes from Mancos, in Cortez. Mercy Regional Medical Center in Durango, another in-patient and emergency provider, is approximately 35 minutes from Mancos. Both Mercy and Southwest Memorial also provide out-patient, wellness and primary care services to their patients. Long-term in-patient care is available in Town through Valley Inn Nursing Home. Montezuma County Public Health offers immunizations, public health education, blood pressure monitoring, nutritional supplementation for pregnant women and case management for patients with long-term chronic illnesses. Mental health care is available through Axis Health Systems in Cortez and Durango.

5.2.2 Social Services

Social services in Mancos are administered by Montezuma County. The county provides local services for seniors at the Mancos Senior Center, located in the Mancos Masonic Lodge. Senior services include meal delivery, public transportation, dental care, educational programs concerning issues affecting seniors, social programs and health insurance assistance.

5.2.3 Public Safety and Emergency Response

The Mancos Marshal's Office provides up-to-date professional law enforcement to all citizens in the Mancos community, including crime prevention and detection services, criminal apprehension and prosecution of perpetrators, public safety education, traffic safety, and municipal code enforcement. The Marshal's Office also coordinates with the Montezuma County Office of Emergency Services regarding emergencies arising from man-made and natural disasters and pandemics.

The Mancos Valley Fire Protection District (MVPD) provides emergency response to situations affecting life and property. The MVPD is funded in part by a mill levy on properties within the district, and is manned by volunteer fire fighters and Emergency Medical Technicians. The MVPD offers fire protection, emergency response and, if needed, transportation to medical emergency care facilities.

5.2.4 Education

The Mancos School District Re-6 provides quality public education to elementary, middle and high school students within the District's region. District enrollment during 2008/09, 2009/10 and 2010/11 was between 368 and 373 students. The smallest class size was 22 and the highest class size was 34.

The Four Corners Region has several options for higher education. Southwest Colorado Community College, a campus of Pueblo Community College, is located approximately 10 miles west of Town. Southwest Colorado Community College offers a number of post-secondary educational opportunities including associate degrees and certificate programs. Fort Lewis College is a public liberal arts college approximately 30 miles from Mancos in Durango, CO. Fort Lewis offers Bachelors of Arts and Science degrees, as well as certificate programs. In addition to the classroom experience, many colleges and universities offer accredited undergraduate and graduate degree programs on line.

5.2.5 Public Library

In the summer of 2009 the Mancos Public Library opened the doors to its new, state of the art LEED certified building at 211 W. First Street. The Library offers books, audio and movie recordings available for checkout to library members. Meeting room space, computer access, periodicals, databases and reference materials are also available. Additionally, the Library hosts a variety of workshops and reading programs, including the Tech Connect series and Storytime. The Mancos Public Library District is funded in part by a mill levy on properties within the Library District. Additional funding comes from grants and donations from individuals and organizations such as the Friends of the Mancos Library.

5.2.6 Utilities

The Town of Mancos provides water and sewer service to residents and businesses within the Town's limits. Utility services that are available, but not provided directly by the Town of Mancos, are made available through franchise agreements with utility service providers. Franchise agreements allow utility providers such as cable, telephone, gas and electric companies to use Town right-of-ways to distribute their services to customers within Town limits.

5.2.7 Communication

Local access to state of the art information technology is a priority for the Town of Mancos. High speed, high capacity communication systems are critical for businesses, institutions and individuals that wish to utilize the latest technology. Thus, the Town has been participating with other area governments on a regional fiber-optic installation upgrade. Once installed, the fiber-optic backbone will give the community's businesses, institutions and residents similar communication advantages to those in larger, more centralized metropolitan areas.

5.2.8 Administration

Each department within the Town of Mancos has a director who oversees the administration of their department, and in turn, is overseen by the Town Administrator. The Town Administrator is the chief operating and administrative officer and is responsible for overseeing the daily operations of Town, in an efficient manner. The Administrator makes recommendations to the Town Board of Trustees on public policy, personnel, operations and administrative decisions. The Administrator prepares the annual operating budget which guides program expenditures throughout the fiscal year, and makes recommendations for the planning of long-term capital improvements.

Town administrative positions are appointed and work at the pleasure of the Town Board of Trustees. The Parks and Recreation Coordinator oversees the operation and maintenance of Town parks and cultural facilities, and coordinates Town recreational programs. The Streets Supervisor oversees the operation and maintenance of the Town's roads, alleys, and water and sewer distribution system. The Town's Public Works Operator oversees the operations and maintenance of the Town's drinking water treatment plant and waste water treatment plant and ensures compliance with state and federal water quality standards. The Building Department includes the Land Use Code administrator and the building inspector, who together, review building permit applications and ensure that all construction activities are in compliance with all applicable codes. The Town Marshal's Office provides law enforcement and safety services in accordance with local, state, and federal laws, regulations and initiatives. The Town Clerk and Treasurer's Department is responsible for keeping records of all public meetings and official Town documents in a logical and retrievable manner in compliance with Colorado Record Retention Policy and Colorado Sunshine laws. Additionally the Clerk and Treasurer's Department processes all licenses, fines, citations, processes all payments and receipts, participates in annual audits and annual budget preparation, and coordinates all financial reporting required by granting agencies, state regulators, and insurance providers. In addition to routine operations, staff and special committees often participate in the facilitation of community special events.



5.3.1 Goals, Objectives and Actions

GROWTH AND PUBLIC FACILITIES AND SERVICES

GOAL: PROVIDE SAFE, EFFICIENT AND AFFORDABLE UTILITIES and SERVICES TO MANCOS RESIDENTS



Constraints and Issues

- The costs of upgrading, operating and maintaining quality public infrastructure and services to accommodate growth.

Objective #1: Require new development to cover its fair share of growth's impacts

Actions

- Regularly review and update impact fees to maintain quality public facilities and infrastructure in order to minimize the burden to existing Town residents and businesses.
- Regularly review and update service fees and fine schedules in order to ensure that the Town can meet the demand for a high level of quality services.
- ~~Review and revise the Mancos Land Use Code to require that new developments provide the resources necessary to adequately cover the costs of upgrading, extending, operating and maintaining public facilities as a result of the increases in demand resulting from new development.~~
- Develop a phased street pavement plan for the Town's unpaved roads that recommends several options, estimates their costs, and identifies potential sources of funding.
- Move county and Town maintenance shops to facilities outside of residential districts.

Objective #2: Encourage quality, cost-effective services that enhance the lives of Mancos residents

Actions

- Promote coordination and cooperation among all area law enforcement and emergency response agencies.
- Provide responsive, high quality services to all residents.
- Support cost-effective upgrades in telecommunications infrastructure that connect to the Mancos community.

5.3.2 Goals, Objectives and Actions

RAW WATER

GOAL: SUPPLY SUFFICIENT AMOUNTS OF SAFE, HIGH QUALITY WATER TO MEET THE NEEDS OF TOWN RESIDENTS



Constraints and Issues

- High impact activities within the Mancos Source Water Protection Area.

Objective #1: Strengthen and protect Mancos' raw water supply and delivery system

Actions

- Seek cooperative relationships with other water agencies, local, state and federal, as well as law enforcement agencies, to protect, enhance and provide physical security for the Town's water delivery system.
- Adopt the Mancos Sourcewater Protection Ordinance and create the necessary intergovernmental agreements with Montezuma County, the US Forest Service and other appropriate state, local and federal agencies to ensure that the Ordinance is effectively enforced.
- Discourage land use activities around the Town's raw water storage facilities that have a foreseeable risk of contaminating water in these facilities.
- Protect all water rights owned by the Town.
- Investigate options to acquire additional water rights through lease or purchase.
- Participate in regional watershed stakeholder groups.
- Implement recommendations outlined in the Mancos Source Water Protection Plan.
- Work in collaboration with the county, Forest Service and the Mancos Fire Protection District on fire prevention measures in the Mancos watershed.

Commented [HA5]: In process – working with stakeholders to update our SWPP starting in 1st quarter 2022

Objective #2: Promote the use of non-potable water systems where economically and physically viable to maximize the use of the Town's water rights and minimize the impact on the water treatment plant

Actions

- Develop a non-potable water system plan that explores the feasibility of a phased community-wide non-potable distribution system to reduce the demand for treated water and the impact on the water treatment plant.
- Encourage non-potable systems in new development by offering an equitable financial incentive for developers to invest in the addition of a non-potable water system.

5.3.3 Goals, Objectives and Actions

TREATED WATER

GOAL: SUPPLY SUFFICIENT AMOUNTS OF SAFE, HIGH QUALITY DRINKING WATER TO MEET THE NEEDS OF TOWN RESIDENTS



Constraints and Issues

- An old and inadequately designed distribution system.
- Increases in drinking water standards that create unfunded mandates for treatment.
- Inadequate storage capacity to meet the needs of Town during a fire emergency.

Objective #1: Protect and improve the Town's drinking water distribution system

Actions

- ~~Create a capital improvements plan that addresses the needs of the water distribution system and is updated at least every 5 years.~~
- ~~Replace old meters with new remotely read meters.~~
- Replace water mains that are approaching or have outlived their expected life span.
- Replace old water mains that are too small to meet projected growth.
- Replace water valves that are approaching or have outlived their expected life span.
- ~~Regularly implement preventative valve maintenance on all mains and hydrants.~~
- Ensure that adequate carrying capacity is provided on water distribution extensions.

Objective #2: Protect and improve the Town's drinking water quality

Actions

- Create and regularly update a capital improvements plan that projects the needs and estimates the costs of water system improvements and the increases in drinking water quality standards in order to plan for the financing of necessary improvements.

Objective #3: Protect and improve the Town's drinking water quantity

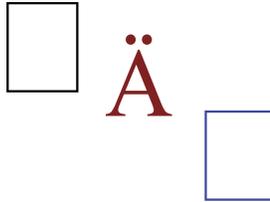
Actions

- ~~Ensure that the Town's water system has adequate storage for domestic use and fire flow protection.~~
- Restructure water user fees to promote water conservation.
- Develop incentives to encourage water conservation.

5.3.4 Goals, Objectives and Actions

WASTEWATER

GOAL: PROMOTE HIGH WATER QUALITY DOWNSTREAM OF TOWN



Constraints and Issues

- An old and inadequately designed collection system.
- Increasingly stringent effluent discharge standards that can create new mandates for wastewater treatment.

Objective: Provide adequate and cost effective wastewater facilities to accommodate the build-out of the Town's future growth area where appropriate

Actions

- ~~Create and regularly update a capital improvements plan that projects the needs and estimated costs for wastewater system improvements and increases in regulatory effluent discharge standards in order to plan for the financing of necessary improvements.~~
- Ensure that adequate carrying capacity is provided on wastewater collection extensions.
- Create and enforce an industrial pre-treatment program to reduce harmful pollutants from entering the wastewater treatment system.
- Continue efforts to identify, reduce and remove inflow and infiltration sources within the existing wastewater distribution system.
- Replace mains that are approaching or have outlived their useful lifespan.
- Install manholes at more frequent and appropriate intervals in order to improve maintenance access.

Commented [HA6]: Case by case basis during permit process.

Commented [HA7]: In process – phased approach

5.3.5 Goals, Objectives and Actions

STORMWATER

GOAL: PROVIDE A DRAINAGE SYSTEM THAT KEEPS ROAD AND SIDEWALK SURFACES DRY AND IMPROVES THE WATER QUALITY IN STREAMS AND CREEKS



Constraints and Issues

- Lack of a Town-wide stormwater management system.
- Increasing water quality regulations for stormwater discharge.
- Undirected surface runoff and low porosity of soils.

Objective #1: Reduce the impact of surface water flows on traveled ways

Actions

- Develop a stormwater master plan that includes an assessment of surface runoff, recommends drainage system designs, and identifies sources of funding to implement the plan.
- Create ditches on both sides of all streets and install drainage pans where appropriate.
- Create a capital improvements plan that addresses the need for stormwater drainage improvements and is updated at least every 5 years.

Commented [HA8]: In process – scheduled for 1st quarter 2022

Objective #2: Reduce pollution of water bodies from surface runoff

Actions

- ~~Adopt a riparian setback overlay zone in the Land Use Code to protect vegetation that stabilizes banks and filters out harmful contaminants along water bodies.~~
- Require new planned unit developments to submit an impervious cover analysis that assesses water quality impacts as part of their approval process.
- ~~Encourage cluster developments through mechanisms like zoning or density bonuses in order to reduce impervious surfaces and increase open spaces and groundwater infiltration.~~
- Where feasible, incorporate landscaped filter strips between impervious surfaces in order to provide areas for water to filter into the ground.



6.1 Regional Context, Data and Trends

The Town of Mancos has a relatively wide variety of businesses for a community its size. A majority of enterprises in Mancos are locally owned, including art galleries, restaurants, health care facilities, lodging amenities, cottage industries, mom-and-pop retailers, and entertainment establishments. Mancos businesses still serve the surrounding Valley's agricultural and ranching communities that helped build the Town over a century ago, as well as its residents and visitors to the region's archaeological, natural and cultural attractions. In recent years an active artists' community has evolved and gained national and international attention.

Mancos' two primary economic drivers - industries that bring in dollars from outside the community - are agriculture and tourism. The agricultural, cottage and creative industries complement each other by contributing to the Town's western small-town appeal. The area's rural setting, proximity to a variety of natural landscapes, cultural heritage and western small-town character are assets which many local businesses depend on. Thus, their protection is one important factor for the sustainability of the traditional local economy.

Another economic driver important to the community is commuter income. Mancos' proximity to employment based near Durango, as well as its relative affordability compared to the cost of living in Durango, make it an attractive option for those wanting to own property and are willing to commute 30 minutes or more to work. Mancos residents working outside the community contribute to the local economy by spending the income they earn outside of Town locally.

In Montezuma County the number of jobs has declined by approximately 560 since their peak of 9,370 in 2007, based on annual av-



erages from the Colorado Department of Labor’s Quarterly Census of Employment and Wages. The industry with the greatest amount of job loss has been the construction sector, with 295 jobs eliminated between 2007 and the beginning of 2009. The decline in construction jobs is consistent with national trends after the collapse in the housing market in 2007. The accommodation and food sector had the second highest job loss with 110 jobs eliminated in the same two-year period, followed by manufacturing with a loss of 84 jobs, educational services with a loss of 49 jobs, and retail trade with a loss of 42 jobs. All of these sectors have been impacted both locally and nationally by the recession, suggesting that these trends are caused by national and international, rather than local factors.

Also consistent with national trends is the growth of jobs in health care/social assistance and mining since 2007. Between 2007 and 2009 seventy-eight jobs were added in the health care and social assistance sector amounting to a 6.5 percent increase, and forty-two jobs were added to the mining sector, representing a 48 percent increase. The increase in employment in the health care and social assistance sector is associated with the increase in the number of residents over 65 years of age. This trend can be attributed to both the region’s climatic appeal, as well as the national phenomenon of baby boomers entering their golden years. In 2011 the first cohort of Baby Boomers, defined as those born between 1946 and 1964, turned the retirement age of 65. Based on the US Census 2005 - 2009 American Community Survey estimates for Mancos, between 2011 and 2021 the number of Mancos residents over sixty-five will increase by 85 percent.

Workforce training and education is available regionally to help meet the needs of current and future populations. The Town of Mancos is within a 30 minute drive from a variety of educational and technical training institutions, including Fort Lewis College, that offers baccalaureate degrees in a variety of disciplines, and Southwest Community College that offers a number of associate degrees and vocational training in areas that include health care, mechanics, computer science, building weatherization, solar energy, and business administration. Increasingly, a number of accredited higher education institutions are offering degree courses on line, that will add to the overall livability of rural communities that historically have suffered from a technological gap in comparison with urban communities.

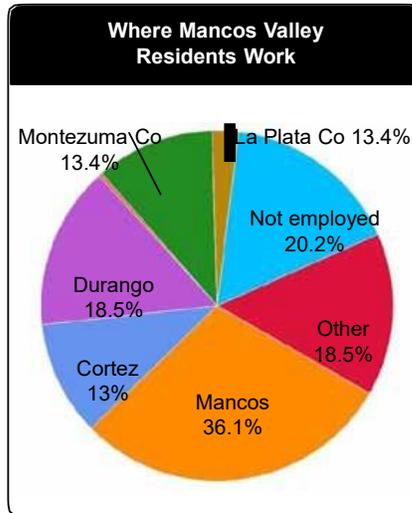
**Table 6.1
2011 Livable Wages**

	Mancos	Cortez	Dolores	Durango
Single person renting a 1 bedroom	\$22,270/yr \$10.70/hr	\$21,670/yr \$10.42/hr	\$22,714/yr \$10.92/hr	\$24,070/yr \$11.57/hr
Single parent raising 1 child and renting a 2 bedroom	\$44,417/yr \$21.35/hr	\$44,417 \$21.35/hr	\$47,417/yr \$22.80/hr	\$52,084/yr \$25.04/hr
Family of 4 renting a 3 bedroom	\$63,112/yr \$30.34/hr	\$61,312/yr \$29.48/hr	\$63,712/yr \$30.63/hr	\$73,046/yr \$35.21/hr
From Region 9 CEDS Update 2011 - see appendix for spending estimate breakdown				

Section 6 - Community and Economic Development

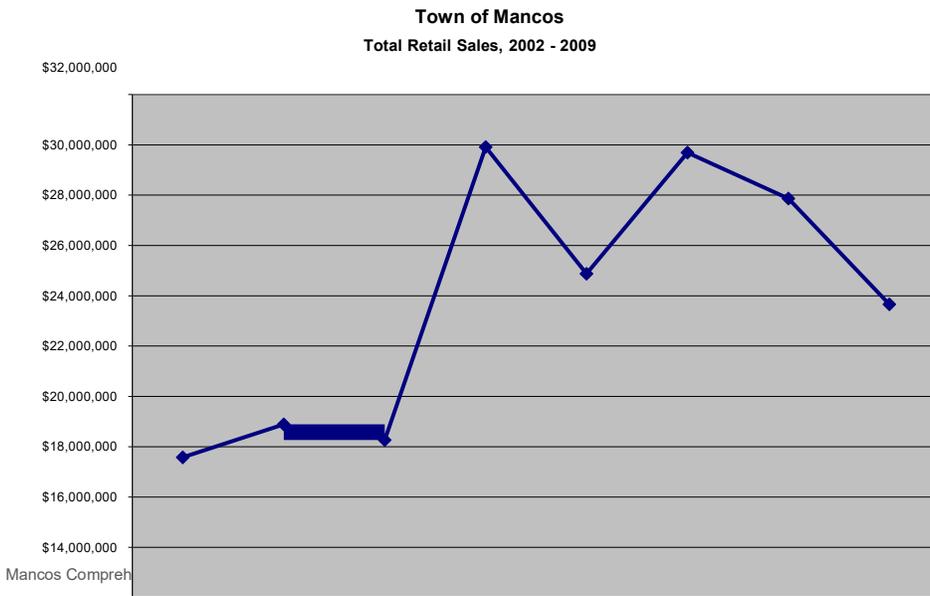
An educated and skilled workforce is important to the overall quality of life in any community as higher skills often translate into higher wages. The Region 9 Economic Development District regularly estimates what income levels are necessary to provide basic essentials for specific households in Mancos, as well as other communities within the Region 9 area. Costs for essentials are estimated using the Bureau of Labor Statistics' Consumer Expenditure Survey and are adjusted by the Denver/Boulder Price Index and include average costs for food, healthcare, utilities, clothing, vehicle expenses, personal care products, entertainment, and retirement savings. Region 9 then adds local estimates for rent and child care expenses to arrive at the desired livable wage. People making below the estimated livable wage are assumed to have to make up for the difference in income by working extra hours, having more than one job, or sacrificing one or more of the basic essentials. Wages earned over and above an area's livable wage is considered discretionary income. The livable wages from the most recent Region 9 Comprehensive Economic Development Strategy Update (CEDS) are represented in Table

age costs for food, healthcare, utilities, clothing, vehicle expenses, personal care products, entertainment, and retirement savings. Region 9 then adds local estimates for rent and child care expenses to arrive at the desired livable wage. People making below the estimated livable wage are assumed to have to make up for the difference in income by working extra hours, having more than one job, or sacrificing one or more of the basic essentials. Wages earned over and above an area's livable wage is considered discretionary income. The livable wages from the most recent Region 9 Comprehensive Economic Development Strategy Update (CEDS) are represented in Table



2010 Mancos Community Survey

Update (CEDS) are represented in Table



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\$12,000,000

2002 2003 2004 2005 2006 2007 2008 2009

Courtesy of the Colorado Department of Local Affairs

6.1 (see appendix for a breakdown of cost estimates included in Table 6.1). According to the 2011 CEDS Update, the livable wage for a family of four renting a three-bedroom home in Mancos has actually dropped by 12% since 2007, suggesting that the cost of living in Mancos is becoming more affordable. At the same time real wages have also declined, possibly negating any positive effect from a decrease in the cost of living.

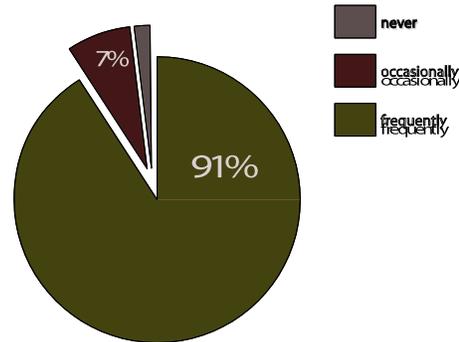
6.2 Economic Development and Sense of Place

The residents of the Mancos Valley strongly adhere to a buy-local-first mentality. Most desire to see improvement and growth in existing businesses as well as the addition of new enterprises. According to the 2010 Mancos Community Survey, 91% of the 237 respondents said that they shop in Mancos for necessities at least several times a month. Along the same lines, 87% said they shop in Town for discretionary items with at least the same frequency. This indicates that area residents are more than willing to spend a little extra to support local businesses and keep their dollars circulating in the local economy. The vitality of Mancos' local retail economy depends heavily on residents' willingness to purchase items locally, rather than drive 20 to 30 miles for a wider variety of goods and services.

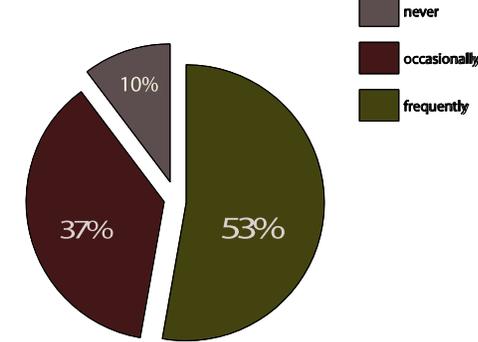
The availability of locally produced goods and locally supplied services are vital components of a vibrant local economy. Niche manufacturers - local small-scale producers of goods sold wholesale or on-site - provide skilled job opportunities and add to the diversity of products available for purchase in Town such as: hand-crafted food and beverages, household items and apparel. Cottage industries which are operated from within residences allow residents to work at home, as well as enable consumers to purchase goods and services

Mancos Community Survey 2010

Necessary Spending



Discretionary Spending



Section 6 - Community and Economic Development

within the community. The Town of Mancos provides opportunities for niche manufacturing businesses and cottage industries through land use regulations which permit these important economic activities to occur.

Historic buildings including the VFW's Opera House, the Bauer Bank Building and the Mancos Times Building offer a unique downtown experience and act as cornerstones for the developing creative industries on Main Street and Grand Avenue. The Town recognizes that the numerous galleries, shops and performing arts venues are a part of the Town's economic development. It is important to support and enhance the downtown area to create a sense of place that will continue to spawn creativity and attract local and out of town visitors.

The Mancos community hosts a number of special events throughout the year. Celebrations such as festivals, gallery walks, farmers' markets, and concerts attract visitors and bring together residents from around the region. These special events provide opportunities for the community to showcase the qualities that make it unique, as well as provide amusement, entertainment and opportunities to reconnect with friends and neighbors. While it is difficult to quantify an event's direct impact on the local economy, special events add to the overall interest and quality of life of the community, which in turn makes Mancos a desirable place to live.



6.3.1 Goals, Objectives and Actions

DOWNTOWN

GOAL: ASSURE AN ATTRACTIVE and FINANCIALLY STRONG DOWNTOWN DISTRICT



Constraints and Issues

- Under-utilization of the central business district.
- Lack of an organized effort to expand business activity in the Downtown.

Objective #1: Assist in the development of a “Main Street” program for the Downtown District

Actions

- Work with the Department of Local Affairs to become a “Main Street” community.
- Organize “Main Street” businesses and other Downtown stakeholders to develop “Main Street” marketing and improvements plans.

Commented [HA9]: Mancos Creative District is working on this

Commented [HA10]: ED Coordinator job

Objective #2: Improve the overall vitality of the Downtown Commercial Core

Actions

- Identify potential paths, trail routes and bicycle lanes that link Downtown to Town parks, neighborhoods, Mancos State Park, Mesa Verde and public lands.
- ~~Develop a wayfinding plan that includes potential sources of funding for signage.~~
- Identify, design and construct streetscape improvements that would make Downtown a more pedestrian friendly and desirable place to visit and shop.
- Identify retail and office businesses that would complement and diversify the existing business mix in Downtown.
- Continue to support special events that take place Downtown.
- Work with property owners to designate their properties as historic landmarks.
- Work with the State Historic Fund and other preservation organizations to help provide technical and financial assistance to property owners to restore, rehabilitate, renovate and preserve historic buildings in Downtown.
- Collaborate with the artist community in the development of aesthetic enhancements for Downtown which may include, but are not limited to: decorative benches, landscaping, sculpture installations, murals and mosaics, as well as displays of historic wagons and place-markers.

Commented [HA11]: In Process

Commented [HA12]: ED Coordinator

Commented [HA13]: ED Coordinator

Commented [HA14]: Mancos Historical Society Function

Commented [HA15]: Mancos Creative District Function

6.3.2 Goals, Objectives and Actions

LOCAL BUSINESS DEVELOPMENT

GOAL: PROMOTE CONDITIONS FOR A VIBRANT, SUSTAINABLE BUSINESS COMMUNITY



Constraints and Issues

- The need for increased awareness of local business opportunities

Objective: Pursue an aggressive business development posture by collaborating with the business community

Actions

- Encourage frequent meetings between the Board of Trustees, the Mancos Valley Chamber of Commerce and other economic development entities to discuss issues and seek opportunities to partner in moving towards achieving common goals.
- Work with the Small Business Development Center, Region 9 Economic Development District and Economic Development Area Partnerships to attract businesses and industry.
- Actively participate with adjacent communities and area attractions in order to help support the economic vitality of the region as a whole.
- Establish a marketing plan to broaden the customer base of existing local businesses.
- Maintain and enhance an efficient, timely and predictable development review and building permit process.
- Create a point of contact to centralize the dissemination of information for businesses and patrons.
- Consider the use of incentives, special districts, authorities and other appropriate mechanisms to promote and develop economic resources for the Town.
- Brand and market the Town's image through internet, newsletters, press releases and other media.
- Encourage the recruitment of businesses that support the Town's economic base and create primary jobs for Town residents.
- Promote the tax credit and other benefits available to companies who do business in Mancos through the Enterprise Zone program.
- Examine revenue sharing potential with neighboring communities.
- Support Mancos' creative industries through increasing and promoting opportunities and events that showcase local creative endeavours.
- Conduct a risk assessment that analyzes the impacts of climate change on the local economy.

Commented [HA16]: These are all handled in collaboration with ED Coordinator, Mancos Chamber and Mancos Creative District

6.3.3 Goals, Objectives and Actions

RETAIL BUSINESSES

GOAL: SUPPORT A THRIVING, DIVERSE RETAIL SECTOR THAT MEETS THE RETAIL NEEDS OF RESIDENTS AND VISITORS



Constraints and Issues

- Retail leakage, i.e. the loss of potential sales revenue due to purchases made outside of the community.

Objective: Retain and expand local businesses, and attract retail establishments to increase revenues and create local jobs

Actions

- Conduct a "leakage" impact analysis.
- Designate sufficient land area in the Future Land Use Plan to accommodate commercial uses that complement and strengthen the Town's retail market.
- Promote available commercial sites by creating and maintaining a "commercial sites availability" map and database that contains detailed information on vacant commercial sites for potential businesses.
- Promote Mancos' Enterprise Zone status to businesses to encourage development in the historic core and commercial areas of Town.
- Designate land use areas to accommodate businesses in the retail categories that are experiencing the largest leakage.
- Participate in "buy local" campaigns.

Commented [HA17]: All items are either done or in process by ED Coordinator

7.0



Housing



Section 7 - Housing

A variety of quality housing is crucial to the vibrancy and vitality of a diverse community. According to the 2010 Mancos Community Survey the majority of Mancos Valley residents agree. The survey results indicate an overall desire for more apartments, condominiums, accessory dwelling units, residential units in commercial buildings, and a percentage of homes in new developments set aside for deed-restricted housing to ensure the availability of permanently affordable housing stock.

7.1 Regional Context, Data and Trends

7.1.1 Housing Stock

According to the 2010 US Census the Town of Mancos had 608 housing units. Of those, the Montezuma County Assessor's Office estimates that 401 are single family homes. Approximately 55 of the 401 single family homes are single-wide manufactured homes.



Mancos has roughly 207 housing units in multi-family complexes. These include four trailer parks that rent spaces for approximately 67 single-wide trailers. The remaining multi-family housing is divided among four apartment complexes, a nursing home and several accessory dwelling units. Three of the four apartment complexes participate in affordable housing programs.

The age of Mancos' housing stock is relatively diverse. Twenty-six percent of Mancos' single family homes were built in the past 20 years. And according to the Montezuma County Assessor's Office, 96 percent are in average or better condition. The majority of the remaining 74 percent were built over a century, between the 1890s and 1980s.

7.1.2 Occupancy Characteristics

The renter-occupancy rate for single family homes in Mancos has remained relatively constant over the past decade. In the 2000 US Census 35.4 percent of Mancos' single family homes were occupied by renters. In May of 2011 approximately 34 percent of the Town's single family homes were renter occupied (based on out of Town property owners with out-of-town addresses in the Montezuma County Assessor's property tax records). During the 2010 US Census 62 housing units were recorded as vacant.

7.1.3 Housing Costs

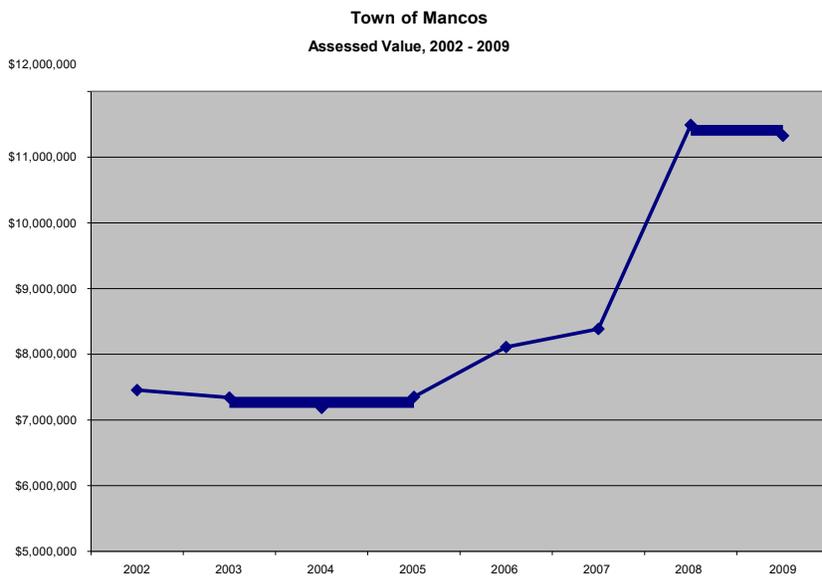
The median purchase price for a single family home in Mancos has been declining since 2007. The median price for a home in 2007 was \$210,000. Half of the homes during that time period sold for less than \$210,000, and half of the homes sold for more. The median price for a single family home dipped by 12 percentage points in 2008 to \$184,000. Median purchase prices declined again by 5 percentage points in 2009, and another 5.7 percentage points in 2010, to \$165,000.

Section 7 - Housing

With the lack of available credit for home-ownership, increase in foreclosures, and decline in investor confidence in the real estate market, it is unlikely that home prices will rise in the near future. Instead, it is predicted that the demand for quality, affordable rentals will rise. According to the Region 9 Economic Development District's "Comprehensive Economic Development Strategy: Update 2011," (CEDS) and the "2008 Southwest Colorado Index," there is a regional shortage of open-market rental housing below \$800 a month. HUD studies suggest that home rent should not exceed 30 percent of one's household income. Those spending more than 30% of their household income on rent are considered overburdened. Thus, in order to afford a home for \$800 a month, a household must earn a minimum of \$32,000 a year.

Mancos' housing market has had a strong relationship to the housing market in the nearby community of Durango. Thirty-one percent of the 2010 Mancos Community Survey respondents stated that they live in Mancos because it is more affordable than nearby communities. Because the median home price in Mancos is higher than in Cortez, Dolores and unincorporated Montezuma County, it is safe to assume that respondents were referring to Durango, as Durango is the only nearby community with median home prices higher than Mancos.

While Mancos has more affordable options than Durango for those who are looking to purchase a home, the same cannot be said for those choosing to rent. Durango has a wide variety of available housing rental options at differing price points, whereas there is a



Courtesy of the Colorado Department of Local Affairs

continual shortage of rental units in Mancos. This is particularly true for those who cannot afford more than \$800 a month in rent according to the 2010 Montezuma County Housing Needs Study. If the demand for rentals continues to grow as predicted, Mancos' current housing stock will not be able to meet the demand.

Currently, there are 50 vacant buildable lots in Mancos' Single Family zone district. Another 45 lots are platted in the Single Family zone district, but as of the Plan's adoption, these lots do not have adequate access, nor do they have utilities including water, sewer, electric and natural gas. There are only eight vacant buildable lots in the Highway Business zone district. The Highway Business district allows mixed commercial and residential, as well as multi-family uses. From 2001 through 2010 the Town issued an average of 4 to 5 building permits for single family houses per year. If housing construction continues at this rate, without zoning changes or future annexations, the remaining single family buildable lots will be built out by 2022. According to the 2010 US Census, the average household size in Mancos is 2.31. Using this figure, Mancos' population will likely increase by approximately 115 people at full build-out.

7.2 Housing and Sense of Place

According to the Region 9 CEDS the cost of living in Mancos actually went down by 12 percent from the cost of living in 2007, due in part to a reduction in costs of housing. At the same time real wages declined and unemployment levels increased, generally negating any positive effects of the reduction in the cost of living.

Demographic changes

Over the next 10 years the number of Mancos residents over the age of sixty-five is estimated to increase by 85 percent. Between 2021 and 2026 Mancos' senior population is estimated to double again. As the baby boom generation ages, so too will the median age of Mancos' population, which according to the 2010 US Census, is thirty-eight years of age. In order to encourage Mancos residents to remain in the community as they grow older, the Town should consider housing policies that support the livability for all physical abilities. The American Association of Retired People defines a livable community as "one with affordable and appropriate housing, supportive community features and services, and adequate mobility options." Housing that is appropriate for seniors has universal accessibility design and visibility elements (for example, sharp color contrasts between built-in counter tops and flooring) that help meet the changing needs of residents over time.

Examples of Universal Design

Lever door handles
Zero threshold entry ways
Single story homes
Grab bars in showers and baths
Walk-in showers with seating
Slip-resistant flooring
Clearance under sinks and counter tops
Wide interior doorways

7.3.1 Goals, Objectives and Actions

HOUSING

GOAL: INCREASE THE DIVERSITY OF HOUSING STOCK



Constraints and Issues

- A shortage of quality affordable rental houses.
- A lack of housing that meets the needs of a diverse community.
- Rising costs of home energy consumption.
- A limited number of buildable lots in the single family zone district.

Objective: provide a variety of housing types, sizes and prices that are attractive and meet the diverse needs of the community

Actions

- ~~Amend the Land Use Code to encourage mixed use and high density housing in areas that don't adversely impact single family neighborhoods.~~
- ~~Adopt standards that require new developments to incorporate universal accessibility design features.~~
- Consider adopting planned unit development regulations that require a percentage of developed housing to be deed restricted in order to guarantee that a portion of the housing development will remain permanently affordable.
- Adopt green building codes and standards that require new developments to meet energy efficiency standards.
- ~~Consider amending the Land Use Code to allow accessory dwelling units and in-law quarters in single family residential zones.~~
- Participate in programs that provide assistance to homeowners in making efficiency, weatherization and accessibility improvements.

Commented [HA18]: In Process

8.0



Parks, Recreation, Trails and Open Space



Section 8 - Parks, Recreation, Trails and Open Space

The Town of Mancos recognizes and is committed to investing in safe and healthy outdoor recreational amenities. The Town's parks, trails, recreation programs, and open space areas are essential elements that enhance the quality of life for the Mancos community and its visitors. Mancos's Parks and Recreation Department strives to provide a range of passive and active recreational opportunities to meet the needs of the entire community throughout the four seasons.



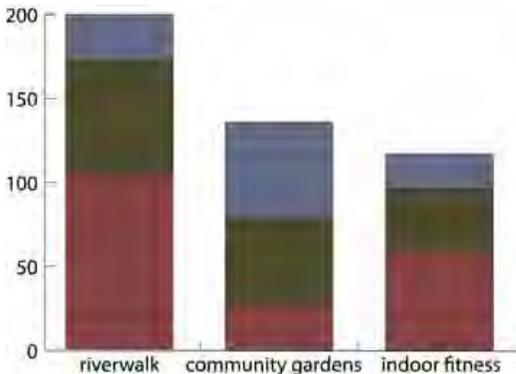
In addition to improving the wellbeing of Mancos residents, the town's recreational amenities attract visitors and residents of the greater Mancos region, and therefore contribute to the community's economic health. Just a few miles to the north are the Chicken Creek Cross Country Ski Area that links to the Colorado Trail, the San Juan National Forest and Mancos State Park, providing cross-country skiing, hiking, mountain biking, hunting and fishing opportunities. Due to its proximity to a variety of historic, cultural and natural resources, Mancos is a central hub for recreational activities.

This section is organized into four separate subsections: Parks, Recreation, Trails and Open Space. Using feedback from the 2011 Mancos Community Survey, as well as information gleaned from US Census data, the individual subsections address the goals, objectives and recommended actions to meet the needs of the current and future community.

8.1 Parks

8.1.1 Regional Context, Data and Trends

There are approximately 23 acres of parks and open space within the Town of Mancos. The oldest Town park is Boyle Park, that was donated to the Town by the Boyle family in 1919. Since then, a number of improvements have been made to the park including



a softball field, playground features, covered picnic shelters, landscaping and restrooms. Boyle Park sits on the eastern end of Town, adjacent to the downtown commercial core, and provides a venue for multiple community functions and events, including family reunions, private parties, the Mancos Balloon Festival, Mancos Days, and in 2010 was host to the annual Colorado Rural Philanthropy Days.

In 1998 the Town purchased 13 acres on the west end of Town and built its first open space park, Cottonwood

Section 8 - Parks, Recreation, Trails and Open Space

Park. Cottonwood consists of a nature trail loop that runs along the perimeter of the park and adjacent to the Mancos River as it exits Town. Cottonwood Park is host to a number of community events, including the Mancos Renaissance Festival and outdoor music concerts.

Skate Park

The Town owns and maintains a 7,500 square foot skate park on the southeast corner of Spruce and Railroad Avenues. The Skate Park was built in cooperation with community interest groups to meet the needs of local youths. The Skate Park has a number of ramps as well as a shaded seating area and landscaped gardens.

Neighborhood Parks

The Town of Mancos owns and maintains several landscaped "pocket parks" or neighborhood parks, including Pioneer Park and the greenway along Sunset Avenue in the Creekside development. Neighborhood parks are typically small in size, usually occupying no more than one lot, and contain amenities that provide repose. Pioneer Park is a 5,227 square foot park on the northeast corner of Mesa Street and Grand Avenue, and is home to the Town's old jail. Pioneer Park's bench offers opportunity for solitude and rest on the edge of the historic downtown commercial core.

Future Parks

In 2008 a 4 acre parcel in the Creekside Subdivision was dedicated to the Town. The Creekside parcel sits along the southern bank of Chicken Creek and contains wetlands and riparian habitat. Opportunities for constructing a nature trail on this land will be investigated as part of the Mancos Community Trails Planning Project (see Section 8.3.1 for more information on trails). The developer of the Creekside subdivision is required to build a pedestrian pathway before the second phase of the subdivision is approved. Additionally, the need for a park with playground equipment in the residential neighborhoods north of Highway 160 have been expressed by the community in comments made in the 2010 Community Survey and at community visioning workshops.



8.2 Recreation

8.2.1 Regional Context, Data and Trends

The Mancos Parks and Recreation Department offers year-round activities and programs for all Mancos area residents, including organized team sports, fitness classes, outdoor education, arts and crafts, Summer Safety Day, and hunter safety courses. Soccer, basketball, T ball, kickball and volley ball sports programs are offered in Boyle Park during the spring and summer months. The Town also provides swimming programs in the summer at the Cortez Municipal Pool. During the fall and winter seasons, the Parks and Recreation Department holds after school activity programs for school aged youth. Recreational activities for all ages are held throughout the year in the Mancos Community Center. The Community Center provides a valuable venue for local fitness classes including yoga, pilates, aerobics, and marshal arts.



8.3 Trails

8.3.1 Regional Context, Data and Trends

For over three decades the Mancos community has discussed the need for trails. In recent years several efforts have been undertaken to create trail segments on school property and within Town parks. The Town of Mancos is currently in the process of creating a comprehensive trails plan that will identify opportunities to link existing trail segments via future trails to cultural, recreational and natural assets. The resulting trails will encourage healthy modes of transportation and recreation via safe non-motorized routes, thereby increasing the overall health and safety of the community.

Despite its prime location, the Town of Mancos has no trail links to the nearby cultural, recreational and natural amenities. Well designed and planned connections within Town and to neighboring public lands would encourage residents and visitors to utilize the variety of cultural and recreational resources within hiking and biking distance of each other. Trail heads within Town would also help to capture visitors passing through on their way to the region's abundant attractions.

The 2010 Mancos Community Survey identified the Mancos Riverwalk as the top priority for recreation projects. Upon completion, the Riverwalk Trail will follow the Mancos River as it flows through Town, connecting Boyle Park, the downtown historic district, the Mancos Public Library, the Mancos Elementary, Middle and High Schools, and Cottonwood Park. The Riverwalk will preserve public access to the Mancos River, reduce conflict between users and residents by locating routes and access points in use-compatible areas, increase opportunities for bird watching, enhance opportunities for fishing, and provide opportunities for outdoor education. Linking neighborhoods and parks to downtown businesses will stimulate the local economy by providing recreational amenities that will attract residents and visitors to the historic business district.



Mancos Comprehensive Plan, November 16, 2011

8.3.2 Trails and Sense of Place

Opportunities abound for cultural learning and heritage tourism along trails in the Mancos Valley. Archeological evidence suggests that humans have settled in the Mancos Valley region for at least the past 1,400 years. Identifying opportunities to connect the Town of Mancos to Mesa Verde National Park's Visitor Center, and restore segments of the historic Old Spanish Trail and Rio Grande Southern Rail Grade are essential elements of the Mancos Community Trails Planning Project.

8.4 Open Space and Greenway Corridors

One hundred and thirty-five respondents to the 2010 Mancos Community Survey picked "protect wildlife, wetlands and river habitats" as one of their top three priorities, making open space protection the second highest priority for environmental projects. Open spaces are relatively undeveloped areas of land with natural, scenic, cultural, hydrologic, recreational or ecological value. These areas can be used to promote wildlife and vegetation biodiversity, protect rare or unique plant and animal habitats, preserve wildlife migration corridors, and protect and improve water quality. They can also provide cultural, educational and passive recreational opportunities by providing protected public access to natural habitats, waterways and cultural resources such as historic agricultural lands or archaeological sites.

Greenway corridors are open space areas that border waterways. These areas can provide critical buffers which protect wildlife habitat and public access to waterways. Additionally, if managed properly, greenway corridors can provide critical protection of water quality by allowing plants and soils to filter out harmful chemicals and nutrients as water flows from nearby private lands into watercourses. Likewise, shade from trees and shrubs adjacent to waterways lower the temperature of water and the rate of evaporation, thereby improving water quality for aquatic species and habitat downstream.

8.4.1 Regional Context, Data and Trends

The Town of Mancos has one dedicated open space natural area, the 13 acre Cottonwood Park on the southwest end of Town. Cottonwood Park is home to its namesake, the native cottonwood tree, as well as natural grasses, shrubs and a segment of the Mancos River. On Mancos' northern edge are another four acres of natural area known as Creekside that is owned by the Town. Creekside is dominated by wetlands created by the seasonal flows of Chicken Creek and is suitable for open space preservation as a greenway corridor.

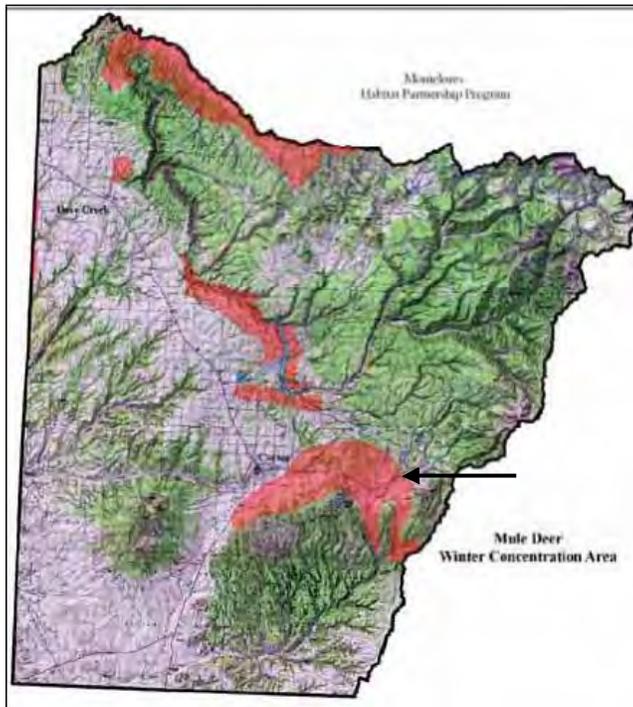
The Town itself is surrounded by privately owned agricultural lands. Several properties, including the 120 acre Humiston Farm directly south of Town have conservation easements which preserve them as agricultural or natural lands in perpetuity. Just beyond the Valley's



rural residential and agricultural lands lie the San Juan National Forest, Mesa Verde National Park, Mancos State Park and Menefee Mountain Wilderness Study Area, each no more than six miles from Town.

During the fall months many mule deer and elk herds travel down from higher elevations to winter in the Mancos region. In the spring, these herds begin their journey back up to the higher altitudes to their calving grounds. Privatization, subdivision and development of lands can disrupt these migratory patterns and increase conflicts between landowners and wildlife. According to a recent report conducted by the Montelores Committee's Habitat Partnership Program, mule deer and elk populations were significantly higher forty to fifty years ago. But because much of the native shrub land habitat that existed back in the 1950s and 1960s has since been converted to agricultural lands, there is barely enough habitat to support the current mule deer and elk populations (Montelores Habitat Management Plan, 2010-2014, p. 8).

MAP: MULE DEER WINTER CONCENTRATION AREAS



Colorado Wildlife Commission (July 10, 2010). Montelores Committee Habitat Partnership Program: Habitat Management Plan.

8.5.1 Goals, Objectives and Actions

PARKS

GOAL: PROVIDE CLEAN, SAFE, ACCESSIBLE PARK FACILITIES THAT ENHANCE THE HEALTH, WELL-BEING, AND NATURAL AND CULTURAL HERITAGE OF THE COMMUNITY



Objective: Continue to provide a high level of quality amenities to residents and visitors

Actions

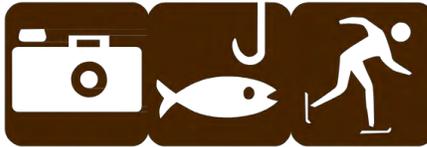
- Continue to maintain and improve playground equipment, ball fields, landscaping and other park amenities in collaboration with Great Outdoors Colorado and other funding agencies.
- Ensure that parks are accessible to all Mancos residents and visitors by incorporating universal accessibility standards within the Town's park system.
- Incorporate a variety of park and playground amenities to meet varying physical abilities and age groups.
- Preserve and restore existing park features such as the ~~Boyle Park roundhouse and performance pavilion~~; that are iconic park features for multiple Mancos generations.
- Increase the capacity of volunteers and community groups by providing opportunities for ways to increase participation in Town parks, such as landscaping classes, and memorial gardens.
- ~~Revise the Land Use Code requirements for subdivision regulations to eliminate the allowance of un-buildable lands as counting towards the minimum requirements for land dedication.~~

Commented [HA19]: Parks & Trails Master Plan is underway

8.5.2 Goals, Objectives and Actions

RECREATION

~~GOAL: ENCOURAGE A HEALTHY COMMUNITY ENRICHED BY A VARIETY OF PHYSICAL AND CREATIVE ACTIVITIES~~



~~Objective: Provide a broad range of recreational activities and programs to meet the needs of Mancos' diverse community.~~

Commented [HA20]: Recreation abolished

Actions

- ~~• Collaborate with the senior center, public schools, Mancos Library, community organizations and individuals to plan and implement recreational programs that meet the needs of the entire community.~~
- ~~• Regularly evaluate program fees and other sources of funding to make sure that they are sufficient to cover the costs of programs in order to ensure that recreation programs are available for all residents, and continue well into the future.~~
- ~~• Continue to provide assistance to volunteer operated programs in order to increase volunteer participation and volunteer capacity.~~
- ~~• Obtain means of transportation in order to increase recreational opportunities for Mancos residents by providing access to recreational assets and facilities within the region that don't currently exist in the Town.~~
- ~~• Continue to coordinate and collaborate with schools, the senior center, the public library and other organizations to share facilities and increase access to programs.~~
- ~~• Develop and implement an outreach program to increase awareness of Mancos' recreational programs and opportunities.~~
- ~~• Continually evaluate and improve existing recreational programs, and develop new programs as needed.~~

8.5.3 Goals, Objectives and Actions

TRAILS

GOAL: PLAN FOR A SYSTEM OF INTERCONNECTED TRAILS BETWEEN THE TOWN'S AND THE REGION'S RECREATIONAL AND CULTURAL AMENITIES



Objective: **Develop a comprehensive trails plan**

Commented [HA21]: In process

Actions

- Identify community and cultural assets and opportunities for trail routes between assets.
- Identify and collaborate with stakeholders in order to minimize potential conflicts between trail users.
- Identify options and cost estimates for attaining permanent public access for trails.
- Develop a phased plan for acquisition and construction of trails.
- Develop preliminary cost estimates for access, construction and maintenance for trails.
- Consider revising the Land Use Code to require trail easements as a condition to any development approval on properties adjacent to water bodies.

8.5.4 Goals, Objectives and Actions

OPEN SPACE

**GOAL: PROTECT REGIONAL
BIODIVERSITY
IN PERPETUITY**



Objective: Preserve native vegetation and wildlife habitat

Actions

- Conduct riparian and wetland habitat studies that inventory lands critical to sustaining regional wildlife.
- Develop an open space plan that identifies open spaces, greenway corridors and agricultural lands with value to the community and recommends strategies for conservation, such as purchasing development rights and fee simple acquisition.
- Promote the conservation of critical wildlife habitat through permanent measures such as conservation easements.
- Revise the Land Use Code to encourage open space land dedication and conservation easements.
- ~~Revise the Land Use Code to include wetland preservation overlay zones.~~
- ~~Revise the Land Use Code to include riparian preservation overlay zones.~~

Commented [HA22]: In process

9.0



Transportation



9.1 Regional Context, Data and Trends

The Town of Mancos is located in Montezuma County in southwest Colorado. The Department of Local Affairs' State Demographer's Office estimates that the population of Montezuma County in 2010 is 25,676, of which 1,336 are Mancos residents. An additional 3,600 residents of the Mancos River Valley are served by Mancos Public Schools and the Mancos Fire Protection District. The Town of Mancos is the service center for approximately 5,000 area residents, in addition to the 700,000 estimated annual visitors to the neighboring Mesa Verde National Park whose entrance is just seven miles away.



Mancos is located on the San Juan Skyway, a national scenic byway and one of only 31 highways designated All-American Roads. The Skyway is a 233 mile loop that connects some of the country's most ancient cultural assets to some of the world's most spectacular views. The Town of Mancos is located at the southern edge of the Skyway, halfway between the Towns of Cortez and Durango.



Section 9 - Transportation

The major highway access to and from the area is U.S. 160, that runs east-west from Poplar Bluff, Missouri to Tuba City, Arizona. State Highway 184 is the principal north-south arterial beginning in Mancos and extending 18 miles north and west to the Town of Dolores. Mancos is also served by the Cortez Regional Airport, 21 miles to the west, and the La Plata County Airport, located 40 miles to the east. The nearest international airport is in Albuquerque, NM, 250 miles to the south.



The principal east-west collector road is the Mancos Highway 160 Business Loop/Grand Avenue. This alignment was part of the original Highway 160 alignment until CDOT constructed a bypass several blocks to the north, along the old Rio Grande Southern right-of-way. Boyle Park, two blocks of downtown commercial and the Mancos Public Schools line Grand Avenue. The remainder of the street's in-town frontage is residential or lodging.

The US 160 Bypass serves as the principal east-west arterial road. There are four two-way intersections and two four-way intersections between the highway and local north-south oriented Town streets. One stoplight regulates traffic at the intersection of US 160 and Co. 184/Main Street. CDOT 2009 average daily traffic counts on U.S. Highway 160 and the Business Loop intersections are as follows:

- Junction of 160/184 : 3,800
- Junction of State Highway 184 and Jackson Lake Road: 2,300
- Junction of 160 and west Business Loop: 5,400
- Junction of 160 and east business Loop: 6,600
- Business Loop and School: 1,800



Section 9 - Transportation

Most of Mancos is laid out in a grid pattern. The traditional grid pattern facilitates the safe movement of vehicles and pedestrians. The Town's grid is bisected by US Highway 160. Recent growth trends in the Town indicate that children regularly cross U.S. 160 at Main Street in order to get to school, downtown, the Mancos Public Library and the Town parks. Though the intersection has been signalized, the crossing still poses a safety issue and is pedestrian unfriendly.

As pressure on the Mancos's transportation infrastructure continues to grow, it will be prudent for the Town to pursue transportation studies and create a master transportation plan. Growth outside of Town boundaries will require re-evaluation of land development policies, particularly in the three mile planning area, as provided under Colorado Revised Statutes (C.R.S. 31-12-105(e)). The Town intends to work in collaboration with the county in order to mitigate potential impacts from future developments on transportation infrastructure and existing land uses.

9.2 Transportation and Sense of Place

9.2.1 Alternative Modes of Transportation

The compact nature of the Town adds to the viability of a pedestrian lifestyle for its residents. Homes are no more than a short 15 minute walk from schools, retailers, restaurants and businesses. For goods and services not provided by businesses within



Section 9 - Transportation

the Town residents need to make vehicle trips to larger near-by communities such as Durango, Farmington and Cortez. In order to maintain a diverse community, multiple means of public transit need to be available to meet the needs of those without vehicle access, such as children, the elderly, tourists and commuters.

9.2.2 Entry Features

Entry features at major access points along U.S. Highway 160 and State Highway 184 should convey Mancos' character in order to create a first impression and convey a sense of arrival. Gateways can also reduce traffic speeds by distinguishing dense communities from rural open spaces. Entry features usually contain landscaping, public art, traffic calming devices or signage consistent with the community's sense of place. Currently, there are two signs on either end of Town welcoming Highway 160 travelers to the Mancos Valley.



Contrasted raised crosswalks and curb extensions require traffic to slow down when approaching pedestrian crossings in locations other than intersections.

Photo by Tom Harned, courtesy of www.pedbikeimage.org

Landscaped sidewalks can provide a place for rest and relaxation.

Photo by Dan Burden, courtesy of www.pedbikeimage.org



Curb extensions can shorten the crossing distance for pedestrians, as well as delineate on street parking spaces from lanes.

Photo by Dan Burden, courtesy of www.pedbikeimage.org

9.3.1 Goals, Objectives and Actions

DOWNTOWN

GOAL: CREATE A VIBRANT DOWNTOWN THAT IS THE CENTER FOR CULTURAL, ECONOMIC AND CIVIC LIFE IN THE VALLEY



Constraints and Issues

- Lack of visibility from the Highway.
- Lack of safe pedestrian crossings between North Mancos and downtown.

Objective: Provide a safe and inviting downtown streetscape

Actions

- Design Main Street and Grand Avenue improvements as a traditional “Main Street” characterized by low speed designs that accommodate both vehicular and pedestrian movement.
- Consider constructing pedestrian devices such as refuge islands and curb extensions to ease crossing distances on Main Street and Highway 160.
- Consider curb extensions on Grand Avenue to ease crossing and improve pedestrian visibility.
- Plan for special event parking sites.

Commented [HA23]: We would have to assume ownership of Grand Ave from CDOT

9.3.2 Goals, Objectives and Actions

GATEWAYS

GOAL: ESTABLISH WELCOMING ENTRANCES THAT CONVEY THE SENSE OF ARRIVAL AT A UNIQUE COMMUNITY

Constraints and Issues

- Unattractive entry points.

Objective: Create visually interesting entrance features that enhance Mancos' aesthetics and force traffic to slow down

Actions

- Collaborate with the local art community to design entry features that convey Mancos' western small-town character.
- Include pedestrian and bicycle refuge islands within the proposed entry features.
- Work with CDOT to design and construct clearly delineated entry features at the three entry points to the Town on US Highway 160 and State Highway 184.

9.3.3 Goals, Objectives and Actions

**MULTIMODAL
TRANSPORTATION**

**GOAL: PROVIDE A SAFE AND HEALTHY
TRANSPORTATION SYSTEM FOR
ALL RESIDENTS AND VISITORS**



Constraints and Issues

- Non-motorized transportation routes are needed and desired by the Town.
- No signalized crossing near schools.
- Heavy traffic on Grand Avenue.
- No streetscaping that identifies the school crossings.
- Pedestrian jay-walking issues.
- Lack of sidewalks or pedestrian designated routes in areas of Town that creates poor pedestrian connectivity.

Objective: Encourage alternative transportation methods

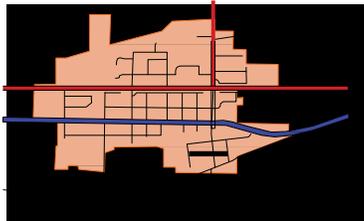
Actions

- Improve sidewalks and street crossings on Main Street, Highway 160, Grand Avenue and Bauer Avenue for accessibility, safety and pedestrian comfort.
- Add curb extensions at school crossings and Downtown intersections.
- Improve existing sidewalks and build new sidewalks in residential neighborhoods.
- ~~Construct the Creekside Nature Trail.~~
- Develop conceptual plans for the Riverwalk Trail.
- Require bicycle lanes on new arterial and collector roads.
- ~~Put bicycle racks near popular destinations.~~

9.3.4 Goals, Objectives and Actions

HIGHWAY 160 CORRIDOR

GOAL: A COMMUNITY THAT IS CONNECTED, RATHER THAN DIVIDED BY ROADS



Constraints and Issues

- Dead ends along Railroad Avenue and the 160 Frontage Road are substandard for emergency vehicle access.
- Blight conditions on Railroad Avenue and the 160 Frontage Road from weeds, inadequate blockades, poor circulation, lack of sidewalks and paths, and lack of stormwater drainage.

Objective: Collaborate with CDOT to improve safety and aesthetics along Highway 160

Actions

- Improve the Highway 160 and Main Street intersection to increase comfort and safety for pedestrians and cyclists.
- Improve the physical and visual separation of the 160 Frontage Road and Highway 160.
- Reduce Highway 160's eastbound turning cue onto Highway 184 and replace portions with island refuges designed to accommodate pedestrians and cyclists.
- Install traffic calming devices to encourage speed reduction.
- Construct sidewalks that continue from the Highway 160 and Main Street intersection along the frontage roads.
- Construct sidewalks on Highway 184 north of Highway 160.
- Investigate possibilities for planning and financing the construction of pedestrian overpass or underpass across highway.
- Revise the building standards and guidelines in the Land Use Code for the highway business zone district in order to extend the characteristics of the historic Downtown commercial core to the highway.

9.3.73 Goals, Objectives and

FUTURE STREETS

GOAL: A COMMUNITY THAT PRESERVES ITS WESTERN SMALL TOWN CHARACTER AS IT GROWS



Constraints and Issues

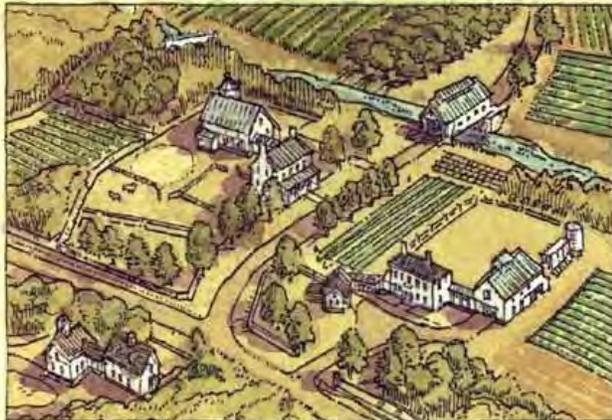
- Additional growth in and around the Town will likely impact the traffic circulation, and possibly the economic viability of the community.

Objective: Ensure that future streets connect to the Town's existing streets and are safe, aesthetically pleasing and multi-modal

Actions

- Develop a future streets plan that extends the existing street pattern where feasible.
- Revise street standards to include designated bicycle lanes on future paved streets.
- Revise street standards to include vegetated buffers in-between curbs and sidewalks.
- ~~Revise street design standards to discourage dead end streets in order to promote connectivity between old and new development, and allow for improved emergency vehicle access.~~
- Revise street design standards to discourage traditional cul-de-sacs, and when necessary, allow alternative turnarounds such as hammer-heads or Ts.
- Revise street design standards to encourage pedestrian safety by requiring devices such as curb extensions and raised crosswalks.
- Regularly review and update street design standards in the "Standards and Specifications for Design and Construction of Public Improvements" to include best management practices for storm water management and multimodal streets.

Commented [HA24]: Entire document needs to be updated after IBC adoption

**American Transect**

*Image courtesy of
Duany Plater-Zyberk
& Company / James
Wassell, and the
Center for Applied
Transect Studies*

The Future Land Use Plan represents the preferred scenario for the future physical growth of Mancos. Input gathered from the community through surveys, interviews and public workshops, as well as existing conditions on the ground, provide the framework for the Preferred Future Land Use Scenario. The goals, objectives and recommended actions of the Future Land Use Plan are consistent with the goals and objectives outlined throughout the Comprehensive Plan. The Intent of the Future Land Use Plan is to guide future development in a direction that will maintain Mancos' unique character and enrich the residents' quality of life while meeting the needs of the projected populations.

10.1 Zoning Districts

The Town of Mancos occupies approximately 384 acres. All lands within the Town are zoned in one of the following zone districts: Agriculture Residential, Single Family Residential, Mixed Residential, Multi-Family Residential, Commercial, Highway Commercial, Light Industrial or Public. Mancos' Land Use Code consists of specific land use regulations for each zone district in order to minimize conflicts between uses, to encourage the construction of buildings that are consistent in function with the primary uses of each zone, and are compatible with existing structures and architectural features.

Single Family, Agricultural Residential, Mixed Residential and Multi-Family Residential Districts

The Single Family, Mixed Residential and Multi-Family Residential Districts are intended to provide a balance of housing opportunities that reflect diverse economic levels and the varying and evolving housing preferences of different life stages.

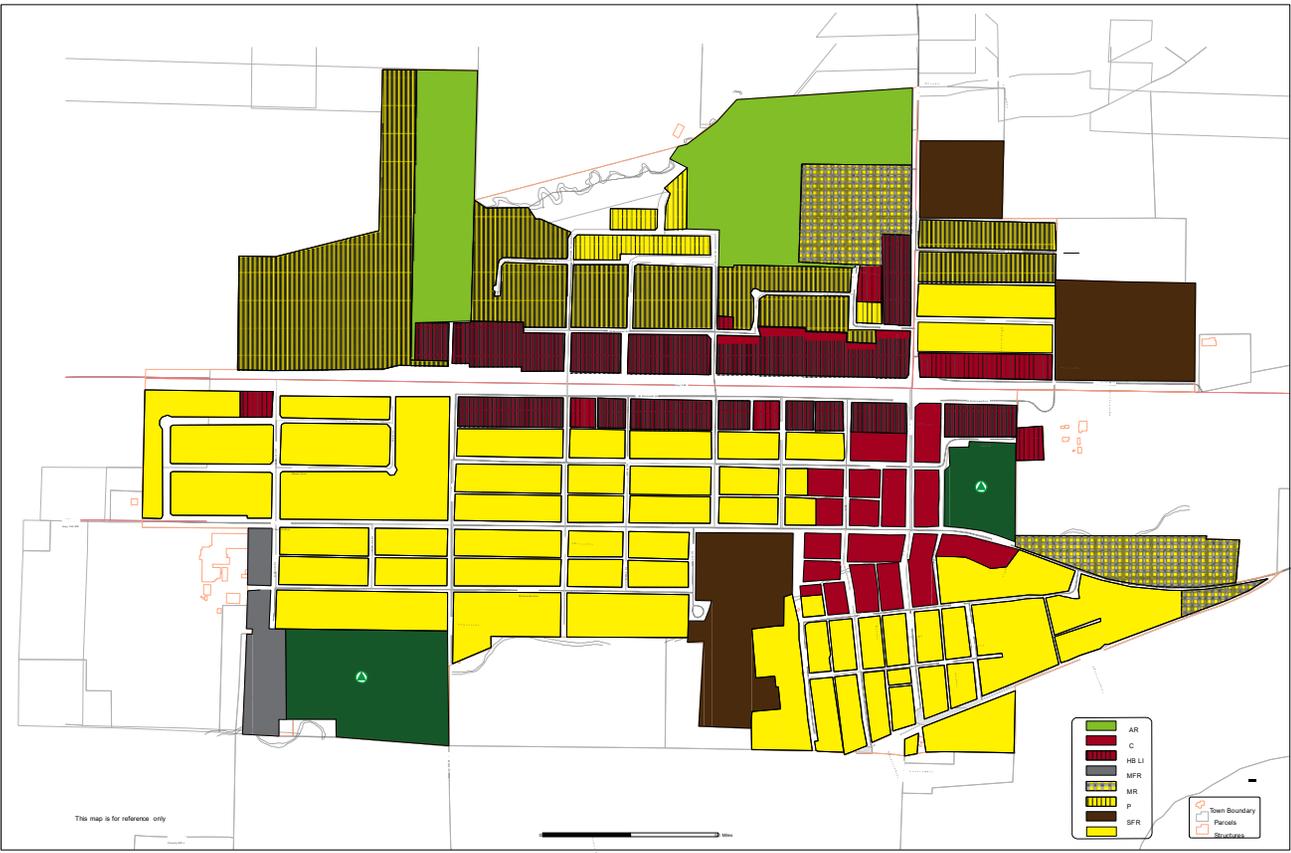
Commercial District

The Commercial District is intended to accommodate a wide variety of commercial activities that make the Town a more attractive and energetic place to live, work, shop, and play, and that enhance the economic development of Mancos. Commercial lands allow for the development of businesses that can provide employment opportunities as well as goods and services for the Mancos community, its visitors and the eastern end of Montezuma County. Commercial district areas also provide a suitable location for business activities that can be incompatible with traditional residential neighborhoods. A viable commercial district is an essential component of establishing a sustainable and independent community.

Highway Business District

The Highway Business District is intended to accommodate commercial activities that provide goods and services to highway users. The Highway Business District offers suitable locations for automotive trade sector opportunities - such as gas stations, automobile and motorcycle repair shops, fast food and car washes - that can be incompatible with Mancos' historic downtown commercial area and traditional residential neighborhoods.

Town of Mancos
Zoning



This map is for reference only

Light Industrial District

The Light Industrial District is intended to accommodate a wide variety of industrial and manufacturing activities, and to enhance the economic development of the Town. Light industrial zoned lands provide a suitable area for uses with higher impacts that are incompatible with residential and commercial uses, such as increased noise, traffic, odors, vibrations and vehicle storage. Light industrial lands can provide business and employment opportunities as well as goods and services desired by the Mancos community.

Public District

The Public District is intended to accommodate the development of governmental and quasi-governmental facilities for cultural, educational, civic, recreational and other governmental purposes.

10.2 Existing Land Uses

Residential Use

Single family dwellings comprise a majority of Mancos' land use, with an estimated 401 single family units on approximately 260 of the Town's 384 acres. Multi-family dwellings occupy about 19 acres, and include an estimated 207 units in four apartment buildings and four trailer parks. The minimum lot size required for a single family residential structure is 7,500 square feet, and the minimum lot size required for a multi-family residential structure is 5,500 square feet per household unit. There are approximately 55 vacant lots zoned single family and mixed residential. Three vacant buildable lots are zoned multi-family, and are large enough to hold approximately 10 units. Another 35 acre vacant parcel is currently zoned Agriculture Residential. Based on the 2010 US Census estimate of 2.31 residents per household and the Town's current zoning districts, single family residential infill has the potential to house approximately 129 people, and multi-family infill has the potential to house approximately 30 people.

Commercial Use

Commercial enterprises occupy approximately 30 acres within the existing Town limits. Health care facilities take up the largest commercial land area, using 11.38 acres. Retail, lodging, business and personal services, niche manufacturing, offices and restaurant establishments currently use about 10 acres. There are another six vacant lots that could accommodate commercial uses with new infill development.

Light Industrial Uses

Light industrial uses - such as manufacturing, mechanical repair, auto service and storage - occupy roughly nine acres. With the Town's existing zoning, there are no opportunities to accommodate future light industrial infill developments.

Public Facilities Use

Existing public facilities occupy approximately 52 acres within the Town of Mancos (excluding Town right-of-ways). Parks and open spaces occupy roughly 23 acres. Mancos public schools utilize about 20 acres for educational facilities and transportation storage. Another eight acres hold public administration buildings, emergency response facilities, equipment storage and water and waste water treatment facilities.

10.3 Preferred Future Land Use Scenario

Results from the 2010 Mancos Community Survey indicate that the Mancos community would like to see the Town grow in a controlled manner. Over 77 percent of the survey respondents wanted to see the Town grow at the current growth rate or faster. Thirty-nine percent would like to see the population grow until it doubles.

A strong majority of survey respondents felt that the Town should encourage development on the Town's existing vacant lots before expanding its boundaries. Infill development is a practical, economic and sustainable approach to accommodate growth, and requires little to no additional infrastructure. Commercial infill development can also increase the vibrancy and vitality of Mancos' Downtown and Highway Business districts, in addition to offering a wider range of local employment opportunities.

The graph below and the corresponding chart on page 82 represents a prediction of Mancos' future land use needs in 10 year increments to accommodate slow (one percent), moderate (two percent) and rapid (three percent) population growth. The projected land use needs are estimates based upon the amount of acreage currently being used per person. Needs of the community often change over time, thus the current land use needs may not accurately gauge the needs of Mancos' future residents. Desirable growth patterns can be encouraged through land use regulations that take into account the goals and objectives of the community.

Mixed Use

Table 10.1

	Current Acres	2020 Projected use			2030 Projected use			2040 Projected use		
		Annual Growth Rate			Annual Growth Rate			Annual Growth Rate		
		1%	2%	3%	1%	2%	3%	1%	2%	3%
Public Facilities	8	8.8	9.6	10.4	9.6	11.2	12.8	10.4	12.8	15.2
Light Industrial	9	9.9	10.8	11.7	10.8	12.6	14.4	11.7	14.4	17.1
Commercial	10	11.0	12.0	13.0	12.0	14.0	16.0	13.0	16.0	19.0
Health Facilities	11.38	12.5	13.7	14.8	13.7	15.9	18.2	14.8	18.2	21.6
Multi-Family Res.	19.08	21.0	22.9	24.8	22.9	26.7	30.5	24.8	30.5	36.3
Schools	20.33	22.4	24.4	26.4	24.4	28.5	32.5	26.4	32.5	38.6
Parks	23	25.3	27.6	29.9	27.6	32.2	36.8	29.9	36.8	43.7
Single Family Res.	260	286	312	338	312	364	416	338	416	494

All units are in acres and are based on the 2000 and 2010 census data.

An example of how land use regulations can be used to promote desired growth patterns is the Mixed Use Zone District. Mixed use developments are developments designed to accommodate multiple uses such that each use complements rather than conflicts with other uses. Examples of mixed use developments include multi-story buildings with commercial, retail and/or offices on the street level and residences and/or lodging accommodations on the upper levels. Mixed use developments encourage pedestrianism and provide live-work-play opportunities which contribute to a community's overall vitality.

Clustered Residential

Another example of how land use regulations can be used to promote desired growth patterns is the clustered residential development. Cluster developments include a combination of small lots and large open spaces. By allowing homes to be built on smaller lots closer together, cluster developments use less land for development, which not only preserves open space, but also saves on infrastructure costs.

PREFERRED GROWTH OPPORTUNITY AREAS

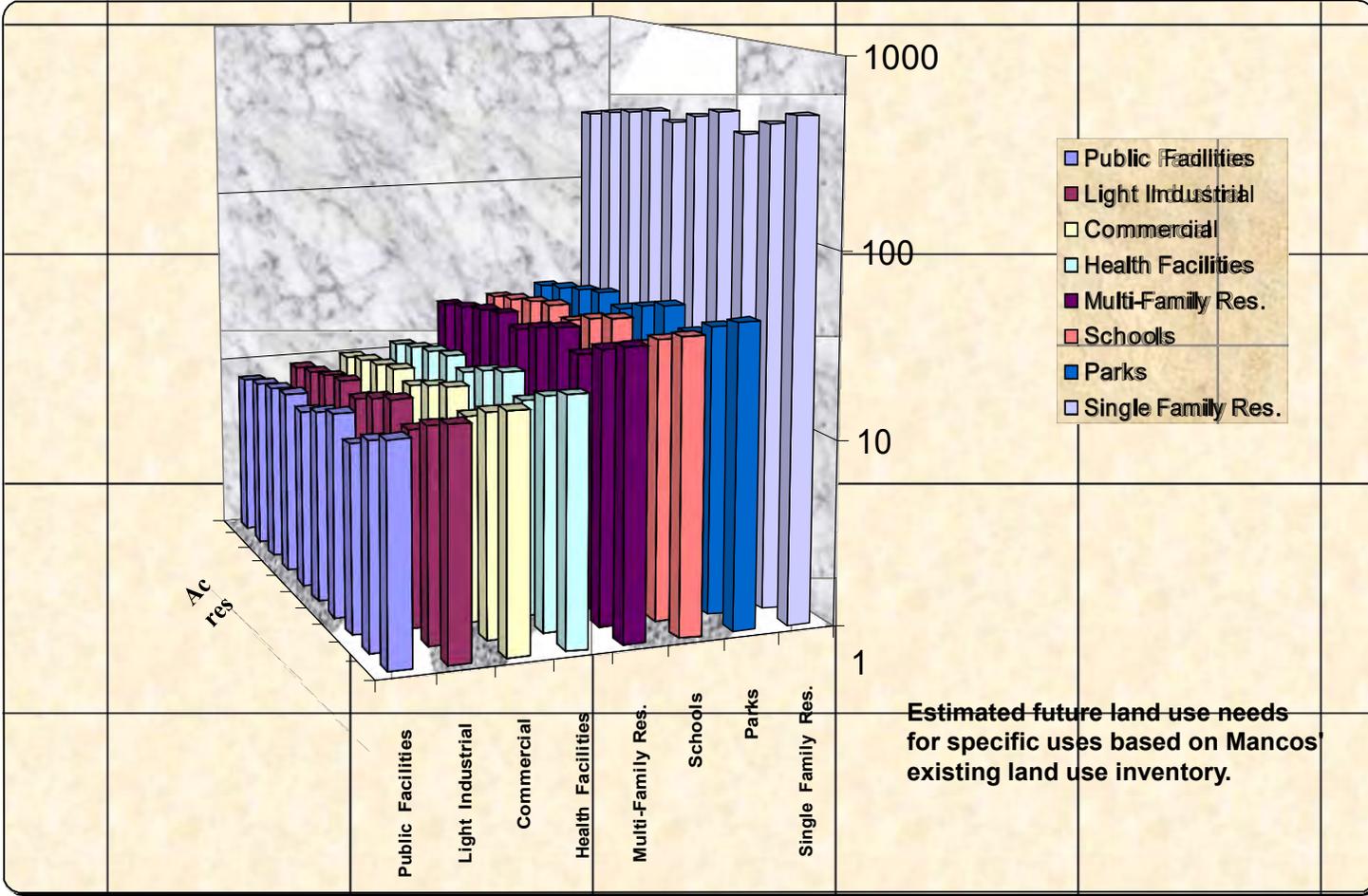
The Mancos Future Growth Area includes the unincorporated area in which urban development may be allowed when annexed into the Town of Mancos and is in conformance with the Mancos Comprehensive Plan and Mancos Land Use Code. The Growth Area includes an area sufficient to provide land necessary to accommodate the needs of projected growth for the next thirty years. Through input from the community, the following growth opportunity areas have been designated, and desirable uses and densities have been identified for each designated area:

Mud Creek Gravel Pit

The Mud Creek Gravel Pit area contains approximately 400 acres of land. The Mud Creek arroyo runs in a southerly direction along the area's western border. The area is accessed via US Highway 160 and includes a paved intersection designed for heavy equipment and truck traffic. An industrial well permit provides water for the gravel pit. Residences within the area receive potable water from Mancos Rural Water Company. Currently, this area is being used for single family residential, as well as gravel extraction. Development opportunities on mined lands in this area will have to comply with Division of Reclamation, Mining and Safety regulations and any other state and federal laws that may apply. Mancos' preferred land uses for the Mud Creek Gravel Pits include possible light industrial facilities and open space.

Mancos West

The Mancos West Growth Area encompasses roughly 400 acres. The area is adjacent to the Town's western border and extends west along the southern edge of Grand Avenue (US 160 B) and US Highway 160. Chicken Creek flows in a southwesterly direction along the area's northern boundary. The Mancos River flows in a southwesterly direction through the area's southern half. The area is accessed via several local paved roads, including Grand Avenue, County Road 41, County Road J, County Road 40.1 and County Road 40.25. A domestic well permit provides water to one of the single family residences



Section 10 - Future Land Use

within the area. Currently, this area is being used for single family residential, agricultural, and a wood processing plant. There are existing environmental and commercial access issues of concern in portions of the growth area on and adjacent to the wood processing plant that need to be mitigated prior to the occurrence of future development. The preferred land uses for the West Mancos Growth Area are clustered residential, light industrial, agricultural residential and open space.

Narrow Gauge Pasture

The Narrow Gauge Pasture Growth Area contains approximately 35 acres. The area is adjacent to the Town's northern boundary and extends west between US 160 and Grand Avenue (US 160 B). Chicken Creek flows in a southwesterly direction along the area's northern boundary. The area is accessed via Grand Avenue (US 160 B). Currently, this area is being used for single family residential, agricultural, and commercial storage. Because this area is highly valued for its rural scenic qualities and includes Chicken Creek, the preferred land uses for the Narrow Gauge Pasture are clustered residential and open space.

West Mancos Gateway

The West Mancos Gateway Growth Area is approximately 75 acres and lies on the northern edge of US Highway 160 and the eastern edge of County Road 39. This area is characterized by slopes between four and eight percent, and rises in elevation to the west and north. Private drives provide access to individual parcels along US Highway 160. Currently, this area is being used for single family residential purposes. Due to the small amount of flat surfaces, residential and commercial development is limited. The preferred land use for the West Mancos Gateway Growth Area is residential and commercial with protected ridge lines.

Piñon Ridge

The Piñon Ridge Growth Area includes approximately 50 acres and is adjacent to the Town's northwest boundary. Public land borders Piñon Ridge to the north and US Highway 160 runs along Piñon Ridge to the south. The southern and eastern portions of this area are relatively flat, but steep slopes rise to the north and west. Chicken Creek flows in a southwesterly direction along the northern half of this area. Private drives provide access to properties within the area via US Highway 160. Currently, this area is being used for agricultural purposes. Because of its proximity to the main transportation artery and public lands, the preferred land uses for Piñon Ridge are clustered residential, mixed use, trail head access and open space that protects ridge lines from development.

North Valley

The North Valley Growth Area includes roughly 480 acres and lies to the North of Town, adjacent to the western edge of Highway 184. Chicken Creek runs southeasterly along the southeast portion of the area. The area is accessed via two maintained gravel roads: County Roads K.6 and 40.9. Mancos Rural Water Company provides potable water to the developed properties. The western edge of the North Valley Growth Area is bordered by BLM lands. Dense vegetation occupies the western portions of the area, while the

eastern portion contains single family residences. The land within this area is also used for agricultural purposes. Preferred land uses in the North Valley Growth Area include residential cluster development and open space.

Upper Mancos

The Upper Mancos Growth Area consists of approximately 160 acres and lies adjacent to the Town's northern and eastern borders, between County Road 42 and US Highway 160. The area is relatively flat in the southern and eastern portions, and rises to the north and west. The Mancos River flows southwest across the southeast corner of the area. Several properties are accessed by private gravel drives off of County Road 42 and US Highway 160. Most of the land is undeveloped, but there are a few single family residences. The preferred land uses for the Upper Mancos Growth Area include higher density mixed residential and commercial in the southern portions that are adjacent to Highway 160, clustered residential development along the flatter portions of the upper elevations to the north, and agricultural residential and open space on the area's hillsides and eastern portions.

Lower East Mancos Growth Area

The Lower East Mancos Growth Area encompasses 90 acres adjacent to the Town's southeast border. The area's northern edge abuts East Grand Avenue (160 B), and its western edge abuts County Road 41. Land within the area is relatively flat, and is currently used for agricultural purposes. The preferred land uses for the Lower East Mancos Growth Area are clustered residential and open space.

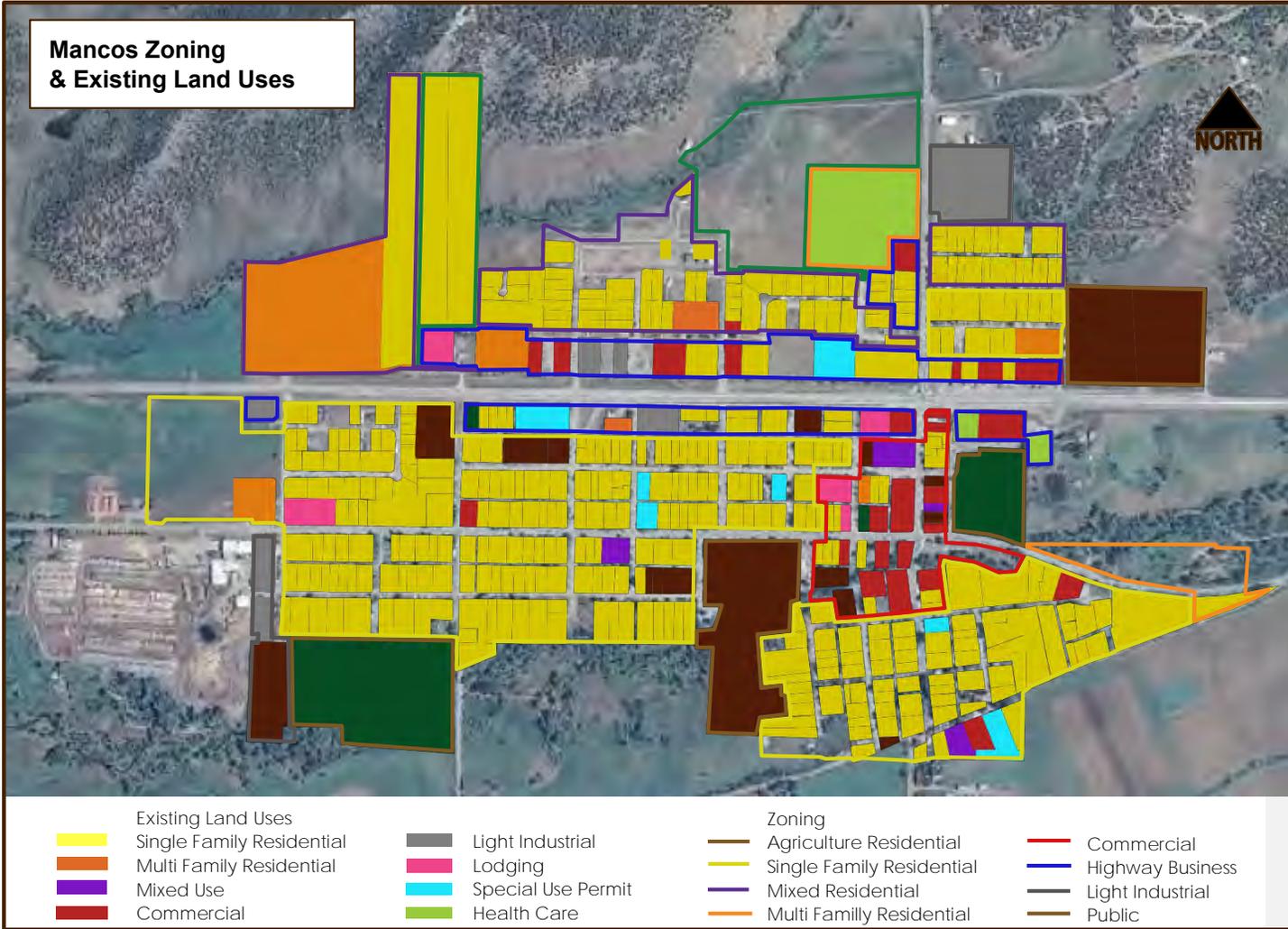
PREFERRED PARKS, GREENWAYS, AND OPEN SPACE OPPORTUNITY AREAS

East Mancos Gateway

The East Mancos Gateway includes roughly 50 acres that lie due east of Town, between US Highway 160 and Grand Avenue (US 160 B). A majority of the area is undeveloped and includes wetland habitat. Several commercial businesses are located on the western edge of this area and are accessed via a local Town street. A residence and workshop is located on the eastern half of the area and is accessed off of US Highway 160 via a private gravel drive.

Old Town Dump

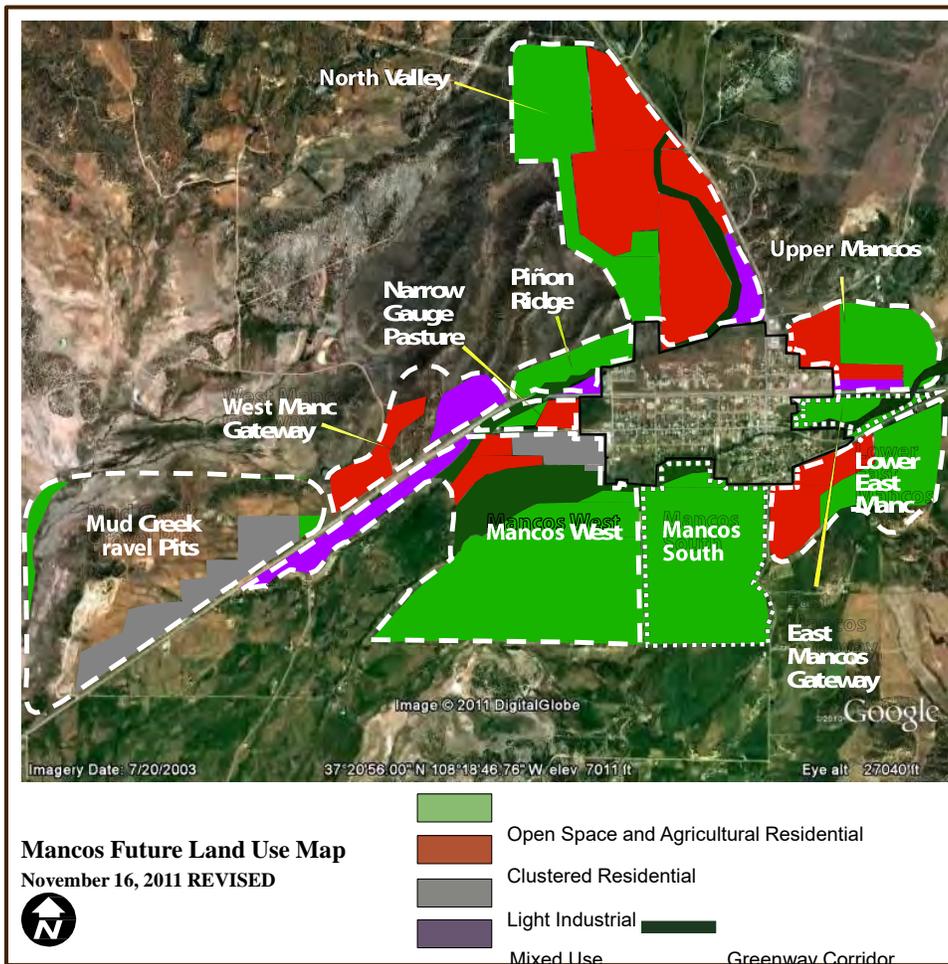
The Old Town Dump is a 20 acre parcel formerly used by the Town of Mancos as a solid waste disposal site. County Road 39 runs through a portion of the parcel as it heads north from US Highway 160, about a half mile west of town limits. Because this site was used as a land fill future development opportunities may need to be in compliance with federal regulations governing solid waste disposal. Preferred future uses include open space, trail head facilities and solar energy gardens.



Section 10 - Future Land Use

Mancos South

Mancos Southside includes 17.5 acres located between Cottonwood Park to the west and the Mancos Public Schools to the east, as well as a 122 acre historic farm which is preserved as agricultural through a conservation easement. The area is adjacent to the Town's southern border to the north, and County Road J to the east. The Mancos River runs west along the northern portion of this area. Mancos Southside is accessed by County Roads 41 and J. Currently, the area is used for agricultural purposes. Preferred future uses are agricultural residential and open space.



Mancos River and Chicken Creek Greenways

Greenway corridors are open space areas that border waterways and provide critical buffers which protect wildlife habitat and public access to waterways. If managed properly greenway corridors can protect and improve water quality by allowing space for plants and soils to filter out harmful chemicals before water migrates from nearby private lands into watercourses. Likewise, shade from trees and shrubs adjacent to waterways lower the temperature of water and the rate of evaporation, thereby improving water quality for aquatic species and habitat downstream.

LAND USE PATTERNS

GOAL: GROW IN HARMONY WITH THE WESTERN SMALL TOWN CHARACTER



Constraints and Issues

- Lack of cohesive zoning regulations on neighboring parcels in the unincorporated county increases the potential for sprawl.

Objective #1: Protect agriculture and preserve open spaces

Actions

- ~~Revise the Land Use Code to promote and encourage appropriate infill developments on existing vacant platted lots within Town boundaries.~~
- ~~Adopt land use regulations that encourage cluster developments, limit sprawl and protect open spaces.~~
- Work with Montezuma Land Conservancy to educate agricultural land owners about conservation easements.
- Develop an open space plan that identifies open spaces, greenway corridors and agricultural lands with value to the community, and recommends strategies for conservation such as purchasing development rights and fee simple acquisition.

Objective #2: Maintain Mancos' western small town character

- ~~Adopt land use regulations that encourage compact, mixed use developments that promote pedestrianism by decreasing the distance between work space, recreation and residences.~~
- Work in collaboration with the county to encourage developments in future growth areas that are consistent with this Comprehensive Plan.

Objective #3: Provide a balance of compatible uses to meet the growing needs of a diverse community

- ~~Revise the Mancos Land Use Code to discourage single family residential development in the Commercial Zone District.~~
- ~~Amend the Land Use Code to encourage mixed use developments in appropriate areas.~~

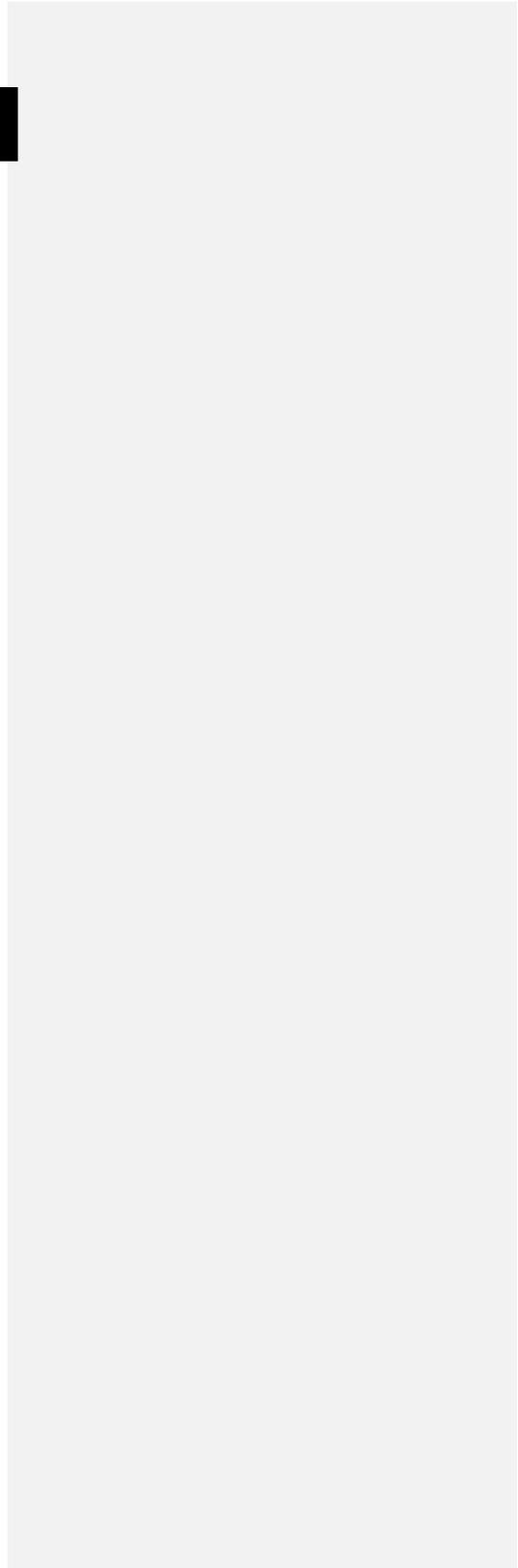
Objective #4: Prevent new development from occurring in areas where there are risks

- Amend the Land Use Code to include hazard overlay districts that address risk mitigation in areas prone to natural hazards such as geologic hazards, wildfire hazards and flooding.
- Work in collaboration with the county to develop an Intergovernmental Agreement regarding proposed developments and activities within the Mancos Source Water Protection Area to prevent any activities that pose a threat to the Town's drinking water quality.

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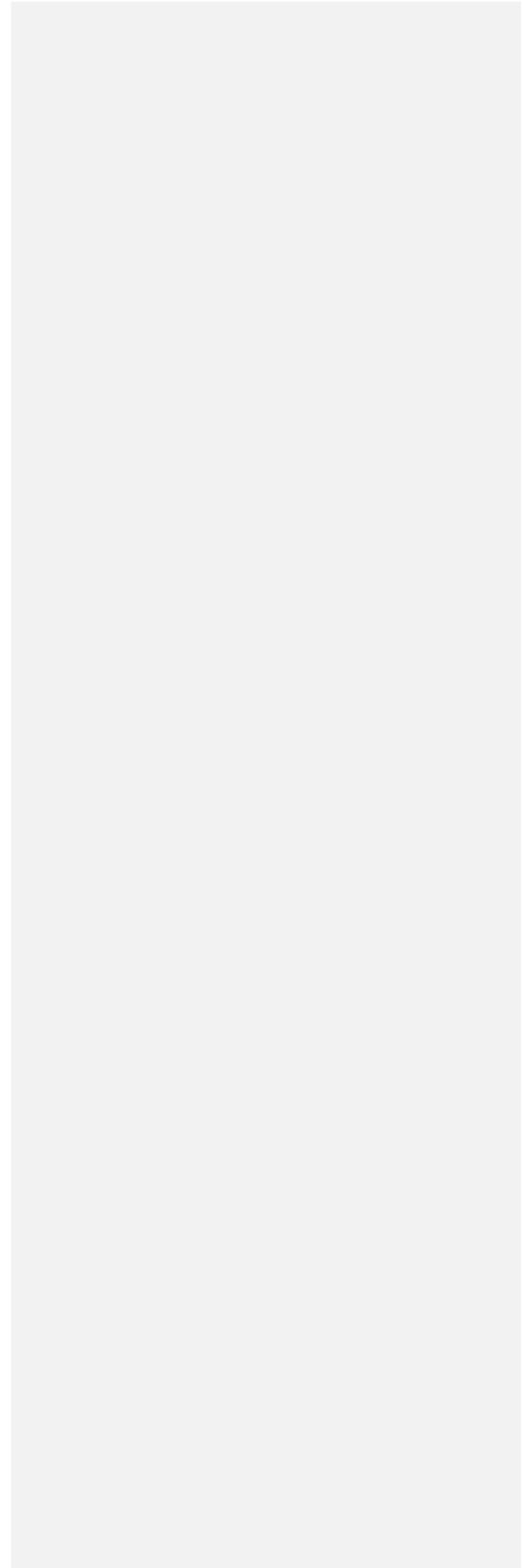


APPENDIX



Appendix A

**Comprehensive Plan
Reference Maps**





Town of Mancos Zoning Map

Parks &
Open Space

Highway Business

Commercial

Agricultural
Residential

Single Family
Residential

Mixed Residential

Multi-Family
Residential

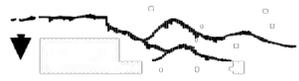
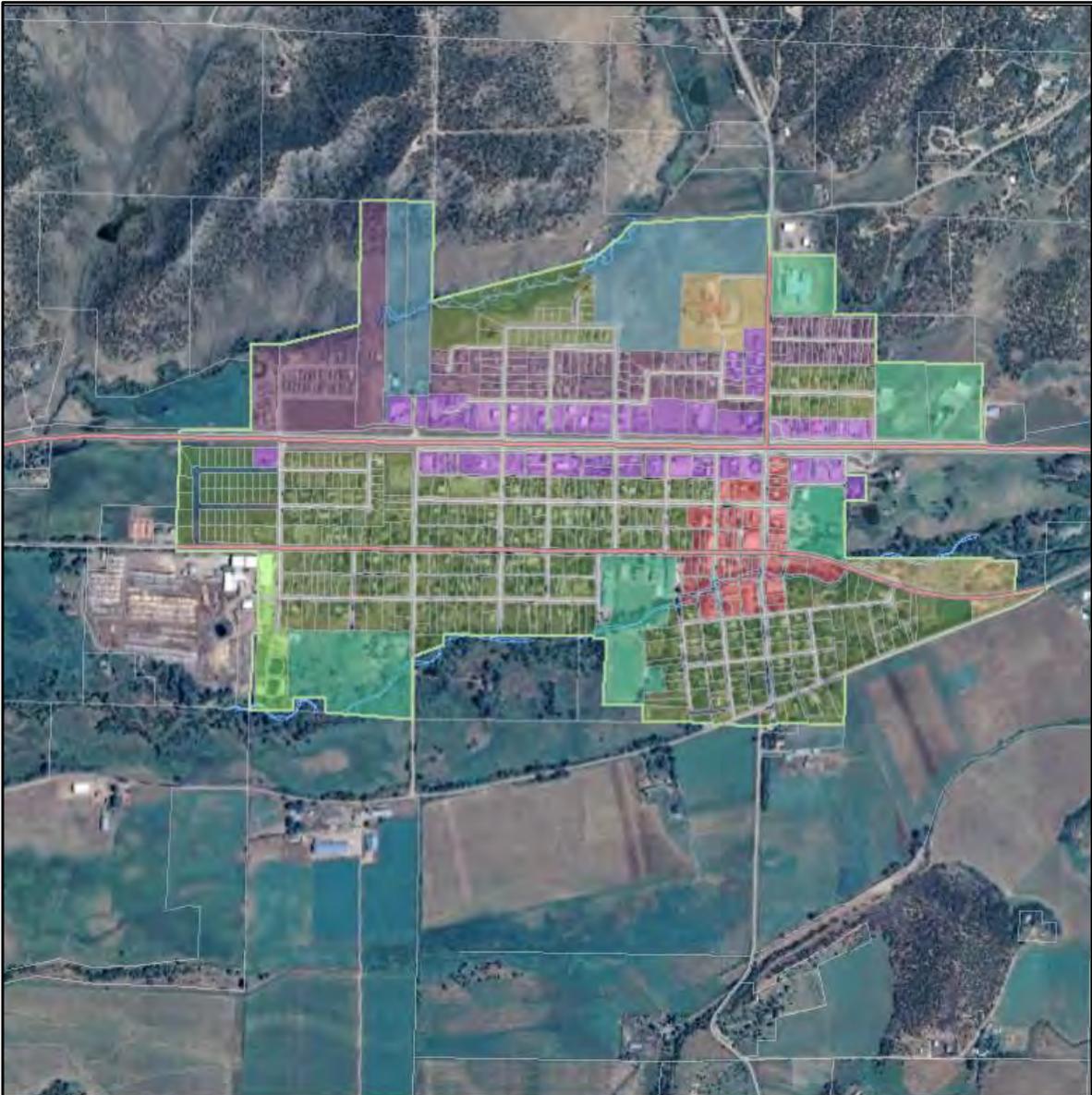
Light Industrial

1 inch = 1,060.12 feet

1,200

Feet





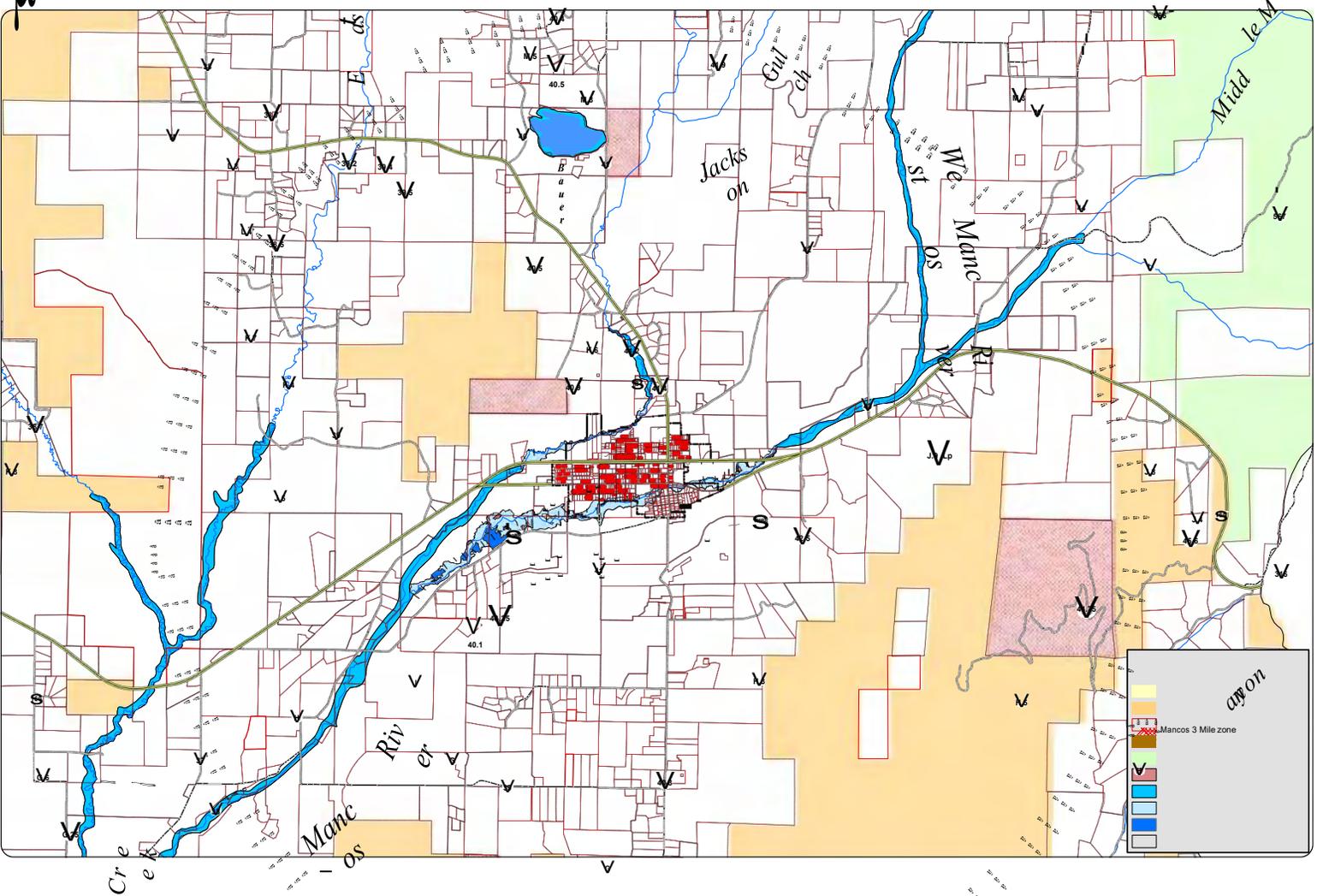
Town GIS Viewer

Jun 02, 2011

- Light Green
- Purple
- Red
- Blue
- Olive Green
- Pink
- Tan
- Bright Green



Flood Plain
Mancos Three Mile Area of Influence



Public
Land
&
BIA
Land

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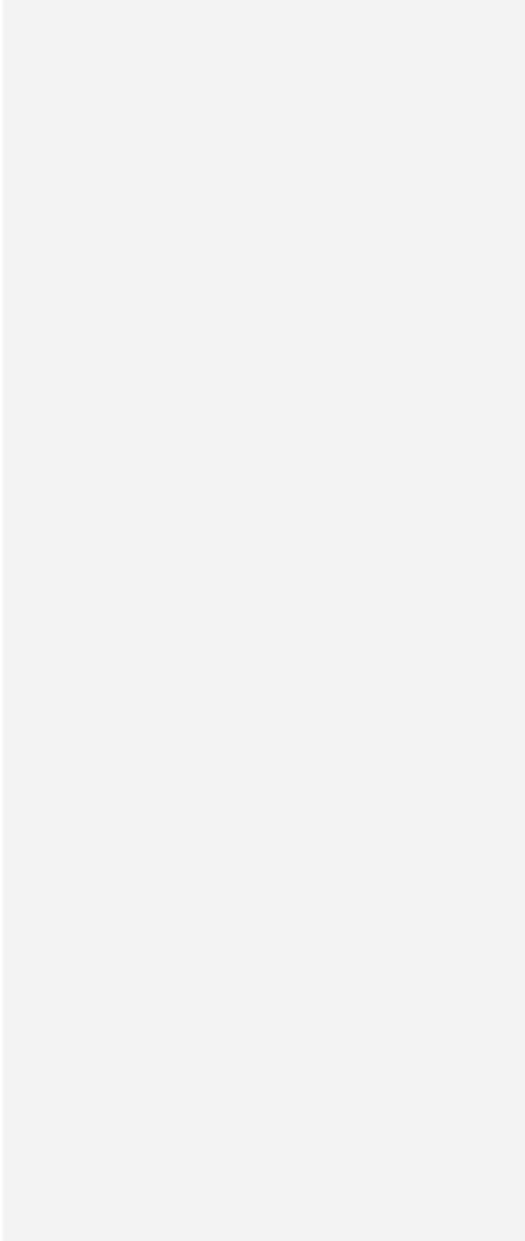
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Appendix B

Region 9 Living Wage Indexes

Comprehensive Economic Development Strategy 2011 Update

**Living Wage Expenses
from the Region 9 CEDS Update - 2011**

Montezuma County Mancos	Single Person renting 1 bdrm \$500 per month	Single Parent, 1 child renting 2 bdrm \$600 per month	Family of 4 renting 3 bdrm \$950 per month
Basic Expenditures (excluding rent)	\$ 16,270	\$ 30,873	\$ 39,024
2010 Rent Expense	\$ 6,000	\$ 7,200	\$ 11,400
² Child Care (\$3.05 x 2080 per child)		\$ 6,344	\$ 12,688
Total Living Expense	\$ 22,270	\$ 44,417	\$ 63,112
³ Livable wage per hour	\$ 10.71	\$ 21.35	\$ 30.34
# of jobs at minimum wage (\$7.24)	1.5	2.9	4.4

Regional Overview – CEDS Update 2011

3

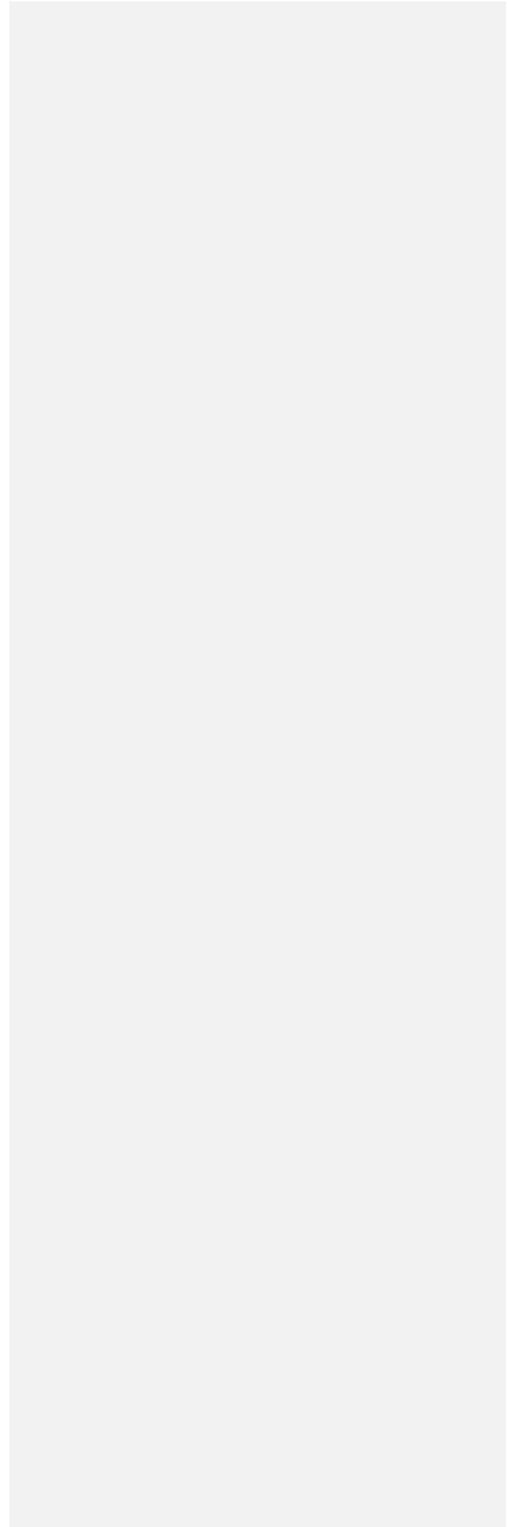
Basic Expenditures Budget for 2010	Single Person renting	Single Parent 1 child renting	Family of 4 renting
Food	\$ 3,460	\$ 6,308	\$ 8,730
Vehicle expenses (gas, motor oil and other)	\$ 2,439	\$ 4,707	\$ 6,135
Health Care (Incl. Insurance)	\$ 2,007	\$ 4,021	\$ 3,300
Clothing	\$ 975	\$ 1,566	\$ 2,571
Personal care products	\$ 345	\$ 646	\$ 779
Entertainment	\$ 1,510	\$ 2,913	\$ 3,775
Utilities, Fuels & Public Services	\$ 2,298	\$ 3,740	\$ 4,658
Pensions & Social Security	\$ 2,399	\$ 5,618	\$ 7,309
Miscellaneous	\$ 565	\$ 838	\$ 1,115
Total Expenses (excluding rent)	\$ 15,998	\$ 30,357	\$ 38,372
Adjusted expenses ¹	\$ 16,270	\$ 30,873	\$ 39,024

Source: Bureau of Labor Statistics; Consumer Expenditure Survey 2009 (www.stats.bls.gov/cex)

¹ Adjusted to 2010 using Denver-Boulder Consumer Price Index (1.017)

Appendix C

2010 Mancos Community Survey Results



Please use the following scale to choose the response which most closely represents your opinions regarding the following statements:

Answer Options	Strongly agree	Agree	No opinion	Disagree	Strongly Disagree	Response Count
The Town should not expand its limits until undeveloped lots within the Town's current boundaries are developed.	68	64	46	40	14	232
The Town should investigate options to encourage development within Town boundaries, but also consider growing by expanding its limits.	45	95	39	43	11	233
The Town should do nothing and let the market dictate the rate of growth	19	30	47	78	59	233
answered question						234
skipped question						12

Below is a list of potential street projects. Please rank your TOP 3 projects in order of preferred priority.

Answer Options	1st Preference	2nd Preference	3rd Preference	Rating Average	Response Count
Build new sidewalks	10	31	22	2.19	63
Improve existing sidewalks	25	44	45	2.18	114
Pave Town streets	106	25	20	1.43	151
Improve pedestrian crossing at Hwy 160 and Hwy 184 (Main Street)	25	22	30	2.06	77
Add visual enhancements (like trees & benches) and streetscaping (like historic street lamps) to commercial downtown	42	42	48	2.05	132
Add visual enhancements (like trees and benches) and streetscaping (like historic street lamps) in residential neighborhoods	8	10	34	2.50	52
Improve south Main Street where it runs through historic Downtown Mancos	9	34	18	2.15	61
Improve pedestrian connection between north and south Mancos	17	34	26	2.12	77
answered question					245
skipped question					1

Below is a list of potential economic development projects. Please rank your TOP 3 projects in order of preferred priority.

Answer Options	1st Preference	2nd Preference	3rd Preference	Rating Average	Response Count
Offer assistance to locally owned businesses	58	52	37	1.86	147
Make it attractive for outside businesses to relocate to Mancos	53	45	47	1.96	145
Revitalize downtown business district on Grand Avenue and Main Street	50	58	46	1.97	154
Add visual enhancements along Highway 160	34	29	40	2.06	103
Encourage historic structure preservation	35	37	31	1.96	103

Brand and market Town's image

14

23

39

2.33

76

answered question
skipped question

244

2

Below is a list of potential environmental protection projects. Please rank your TOP 3 projects in order of preferred priority.

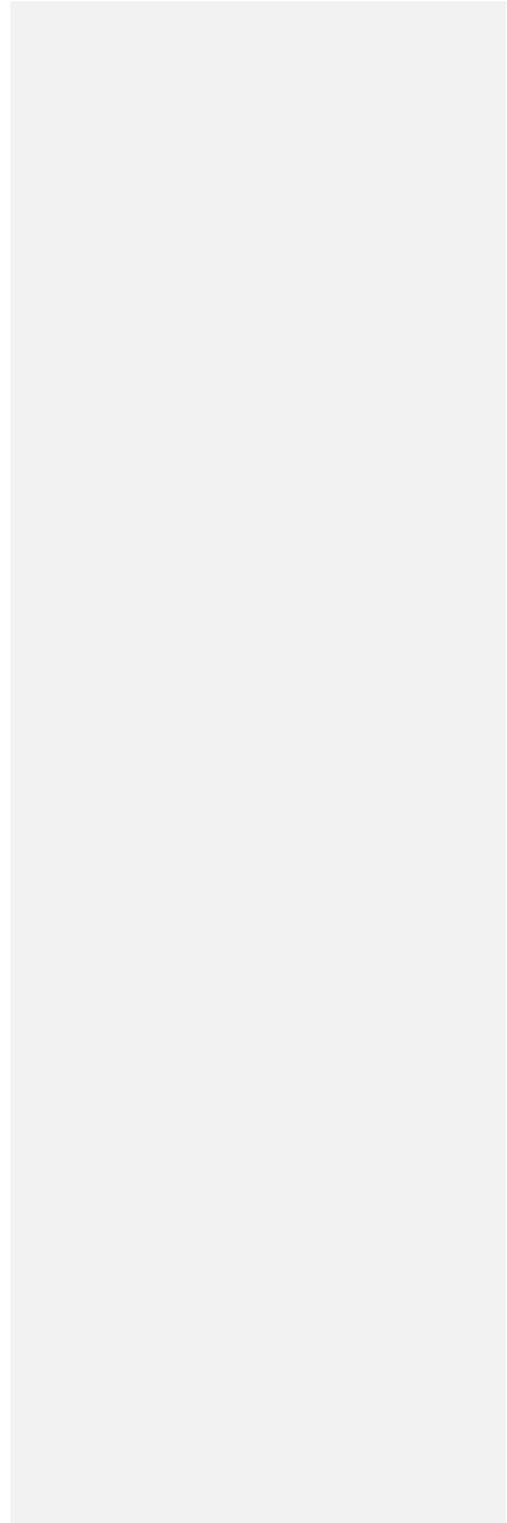
Answer Options	1st Preference	2nd Preference	3rd Preference	Rating Average	Response Count
Reduce Town energy consumption	18	15	31	2.20	64
Develop renewable energy resources	39	47	36	1.98	122
Participate in invasive weed elimination programs	24	29	34	2.11	87
Protect Town of Mancos drinking water	103	28	21	1.46	152
Protect scenic vistas throughout Town	4	24	24	2.38	52
Protect undisturbed, natural open spaces	21	38	45	2.23	104
Protect wildlife, wetland and river habitats	31	57	47	2.12	135
				answered question	240
				skipped question	6

Please rate the following issues and your opinion of their importance to the community over the next ten years.

Answer Options	Important	Neutral	Not Important	Rating Average	Response Count
	106	108			
Municipal code enforcement	168	53	10	1.57	224
Public safety/law enforcement	194	31	6	1.29	227
Emergency services	166	57	4	1.17	229
Health care services	183	39	7	1.31	230
Educational opportunities	91	108	5	1.22	227
Daycare services	64	98	26	1.71	225
Public transportation	44	128	61	1.99	223
Traffic mobility, frequency & circulation	44	120	50	2.03	222
Public parking	177	43	59	2.07	223
Sense of community	128	77	6	1.24	226
Affordable housing	176	48	19	1.51	224
Economic development	154	61	5	1.25	229
Western small-town character	112	95	14	1.39	229
Retail shopping opportunities	142	65	18	1.58	225
Arts & culture	193	33	21	1.47	228
Local jobs with livable wages	203	20	4	1.18	230
Viability of locally owned businesses	165	49	2	1.11	225
Environmental protection	162	56	12	1.32	226
Energy conservation	208	16	8	1.32	226
Water quality	190	32	2	1.09	226
Water quantity	189	32	3	1.17	225
Air quality	135	75	5	1.19	226
Parks	135	70	13	1.45	223
Trails	136	73	19	1.48	224
Open space	125	83	17	1.47	226
Recreational opportunities	197	28	15	1.51	223
Appearance of Town	167	48	5	1.17	230
Natural scenery			4	1.26	219
				answered question	238

skipped question

8



In which community is your primary place of employment located? (Please choose all that apply)

Answer Options	Response Percent	Response Count
Mancos	36.1%	86
Cortez Durango	13.0%	31
Tellurde/Mountain Village	18.5%	44
Unincorporated Montezuma County	0.4%	1
Unincorporated La Plata County	13.4%	32
I'm not currently employed	2.9%	7
Other (please specify)	20.2%	48
	18.5%	44
answered question		238
skipped question		8

On average, how often do you shop in the Town of Mancos for necessities (gas, food or beverages)?

Answer Options	Response Percent	Response Count
Daily	13.5%	32
Several times a week	49.8%	118
Several times a month	27.8%	66
A few times a year	7.2%	17
I don't shop in Mancos	1.7%	4
What would encourage you to shop here for necessities more often?		66
answered question		237
skipped question		9

On average, how often do you shop in the Town of Mancos for discretionary items (non-essentials)?

Answer Options	Response Percent	Response Count
Daily	2.5%	6
Several times a week	17.4%	41
Several times a month	33.1%	78
A few times a year	36.9%	87
I don't shop in Mancos	10.2%	24
What would encourage you to shop here for discretionary items more often?		51
answered question		236
skipped question		10

Please use the following scale to choose the response which most closely represents your opinions regarding the following statements:

Answer Options	Strongly agree	Agree	No opinion	Disagree	Strongly Disagree	Response Count
The Town should not expand its limits until undeveloped lots within the Town's current boundaries are developed.	68	64	46	40	14	232
The Town should investigate options to encourage development within Town boundaries, but also consider growing by expanding its limits.	45	95	39	43	11	233
The Town should do nothing and let the market dictate the rate of growth	19	30	47	78	59	233
answered question						234
skipped question						12

What do you think the upper population limit in the Mancos region should be?

Answer Options	Response Percent	Response Count
1,200 (current population)	21.5%	50
Double the current population	39.1%	91
Triple the current population	5.6%	13
Sky's the limit	8.6%	20
No opinion	25.3%	59
answered question		233
skipped question		13

Select your preferred growth scenario over the next 10 years.

Answer Options	Response Percent	Response Count
Zero growth	3.4%	8
Less than 1% annually	9.4%	22
The same rate of growth as the present (2% annually)	31.8%	74
More than the current rate, but in a controlled manner	46.8%	109
Unlimited growth without controls	4.3%	10
No opinion	4.3%	10
Comments		27
answered question		233

skipped question

13

Please rate the following Town services:

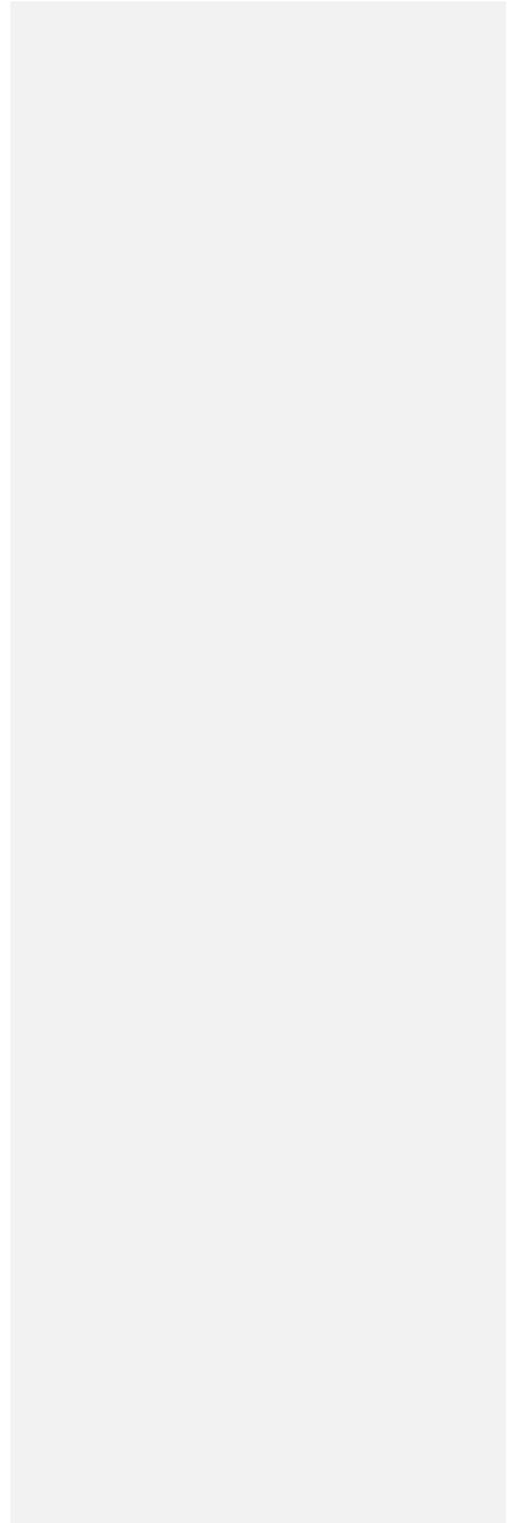
Answer Options	Excellent	Good	Average	Fair	Poor	Not sure	Rating Average	Response Count
Summer street maintenance	10	57	82	30	38	14	3.13	231
Winter snow removal	13	69	63	38	26	22	2.98	231
Pedestrian walkways	3	25	80	52	60	11	3.64	231
Storm water drainage	2	28	55	51	48	47	3.63	231
Services at Town Hall	28	84	57	14	3	45	2.35	231
Water service	38	90	49	12	4	38	2.24	231
Sewer service	26	83	47	10	4	61	2.31	231
Community Center	19	73	45	26	21	47	2.77	231
Police protection services	25	81	56	27	17	25	2.66	231
Farmers' Market	39	83	47	22	10	30	2.41	231
Ball fields	19	53	72	23	11	53	2.74	231
Youth parks & rec programs	18	44	49	26	20	74	2.91	231
Adult parks & rec programs	9	28	47	36	33	78	3.37	231
answered question								231
skipped question								15

Please use the following scale to choose the response which most closely represents your opinions regarding the following statements:

Answer Options	Strongly agree	Agree	No opinion	Disagree	Strongly Disagree	Response Count
The Town should allow more single-wide manufactured homes.	7	21	40	98	60	226
The Town should allow more multi-family buildings.	18	109	48	41	11	227
The Town should allow more mixed use commercial & residential buildings.	49	119	36	17	6	227
The Town should allow more accessory dwelling units.	33	113	59	13	9	227
The Town should require multi-unit housing developments to include deed-restricted units.	17	74	94	29	13	227
The Town should require new subdivisions to donate land for affordable housing.	35	49	64	52	27	227
The Town should prevent single family housing units within the commercial district	26	77	76	39	9	227

Other

	28
answered question	227
skipped question	19



Why do you live and/or own property in the Mancos area? (choose all that apply)

Answer Options	Response Percent	Response Count
I was born here	7.7%	18
Proximity to family/spouse/friends	30.0%	70
Employment opportunities	21.0%	49
Recreational amenities	43.3%	101
Came here looking for a place to retire	17.6%	41
Cultural amenities	18.9%	44
Winters Summers	31.8%	74
Scenery/surroundings	47.6%	111
Air and water quality	80.3%	187
Small town atmosphere	56.2%	131
Friendliness	80.7%	188
Safe community	59.2%	138
Good place to raise children	65.7%	153
Rental income	30.5%	71
Investment potential	1.7%	4
More affordable than nearby communities	6.4%	15
Surrounding natural environment	30.9%	72
Intend to retire here	73.0%	170
Other	24.5%	57
	12.0%	28
answered question		233
skipped question		13

Would anything cause you to leave the Mancos region?

Answer Options	Response Percent	Response Count
Yes	71.2%	161
No	28.8%	65
Please explain		174
answered question		226
skipped question		20

In what industry(s) are you employed? (check all that apply)

Answer Options	Response Percent	Response Count
Agriculture/ranching	10.5%	24
Communications	3.5%	8
Computer sciences	3.5%	8
Construction & maintenance	10.1%	23
Education	17.5%	40
Entertainment	2.6%	6
Food & beverage	5.7%	13
Government	12.3%	28
Lodging	3.5%	8
Logging/milling	0.0%	0
Marketing/sales	8.3%	19
Mining	0.9%	2
Non-profit	6.6%	15
Oil & gas	1.8%	4
Personal services (cleaning, massage, hair, etc)	3.5%	8
Publishing	3.1%	7
Professional services (medical, legal, financial, etc)	16.7%	38
Real estate sales/property management	2.2%	5
Recreation services (park, ski area, etc)	3.1%	7
Retail	9.6%	22
Utilities]	1.3%	3
I don't work	18.4%	42
Other	24.1%	55
answered question		228
skipped question		18

Which method do you use to get to work most often?

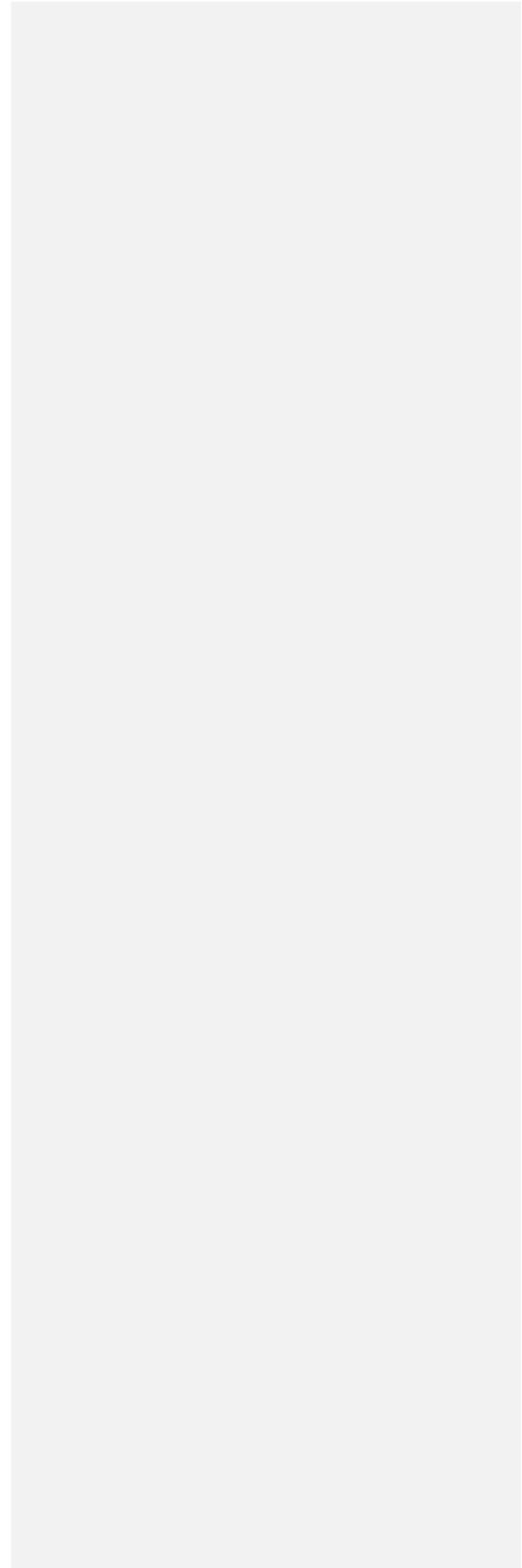
Answer Options	Response Percent	Response Count
Private car	57.9%	132
Company car	3.1%	7
Carpool	0.9%	2
Bicycle	0.9%	2
Walk	3.5%	8
I work at home	12.7%	29
I don't work	17.5%	40
Other	3.5%	8
answered question		228
skipped question		18

Which of the following public transit methods would you use, if available?		
Answer Options	Response Percent	Response Count
Bus	35.8%	82
Van	26.2%	60
Carpool	20.5%	47
None of the above	42.8%	98
Other (please specify)	14.8%	34
answered question		229
skipped question		17

Are you completing this survey as a:		
Answer Options	Response Percent	Response Count
Year-round resident of the Mancos region	71.5%	163
Part-time resident of the Mancos region (Mancos region is primary residence)	5.3%	12
Part-time resident of the Mancos region (Mancos region is not primary residence)	3.1%	7
Resident outside of the Mancos town limits	32.5%	74
Resident within the Mancos town limits	27.6%	63
Mancos business owner	11.0%	25
Other (please specify)	3.5%	8
answered question		228
skipped question		18

Appendix D

Comprehensive Plan References and Sources



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STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: October 20, 2021
Re: Visioning Update

Recommendation

None – FYI Only

Background/Discussion

The Visioning Public workshop originally scheduled for September was rescheduled for November 17, 2021.

Resource Impact

None

Attachments

None

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: October 20, 2021
Re: International Building Code Update

Recommendation

Discussion Only

Background/Discussion

The Town of Mancos is currently using the 2006 building codes. Staff has been working with the Town of Dolores on updating our building codes to the newest 2021 version.

Attached is a presentation from Dolores for your information. I do have a line by line comparison of all building code changes from 2006 to 2021, but it is 256 pages long.

How does the Planning Commission wish to proceed on this item? Do you wish to continue to piggy back with Dolores on their process? Would you prefer to take a more active role in this process? Your feedback is appreciated

Resource Impact

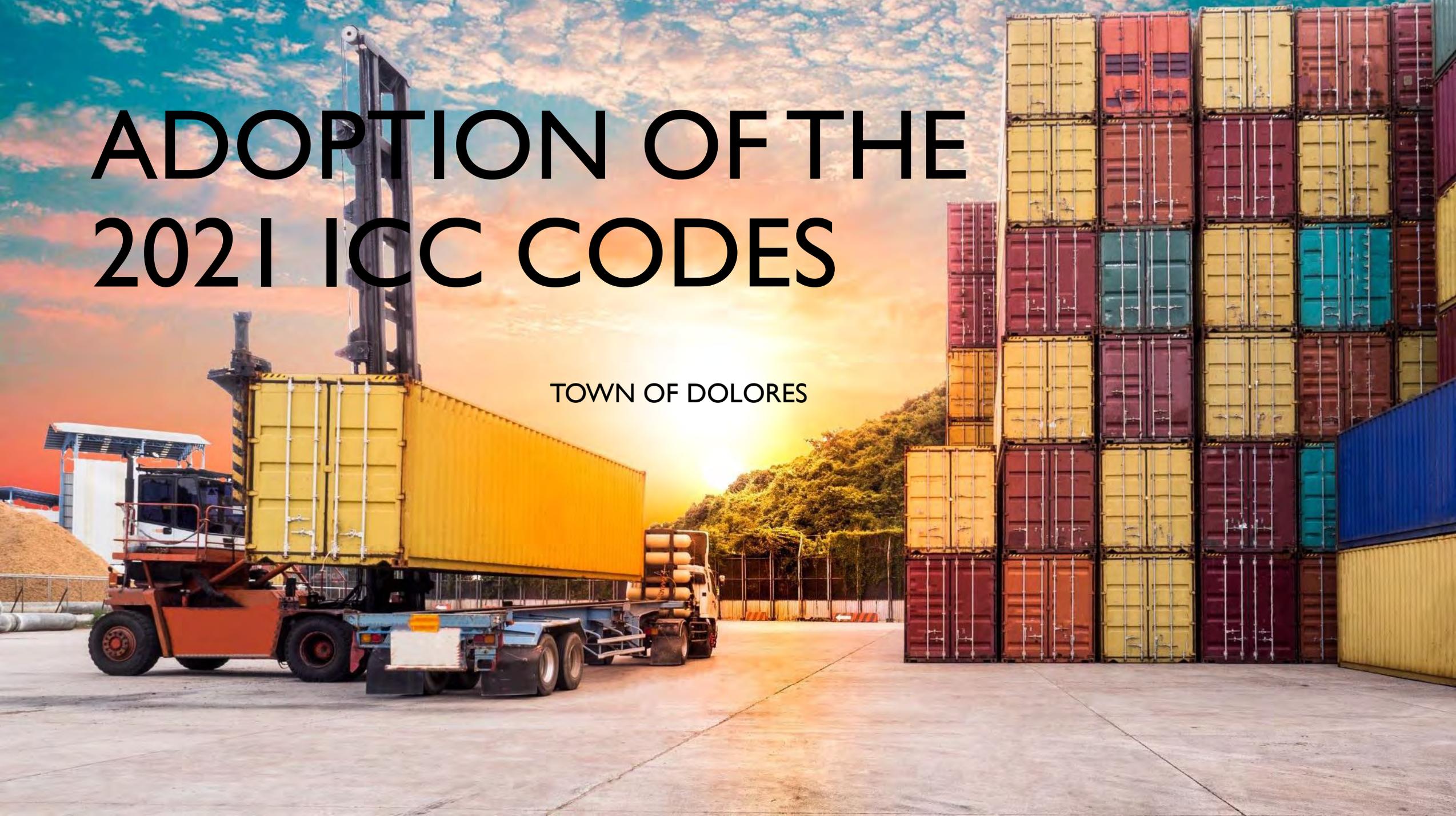
None

Attachments

Town of Dolores presentation

ADOPTION OF THE 2021 ICC CODES

TOWN OF DOLORES



HISTORY OF BUILDING CODES



BUILDING CODES BC

Codes of Hammurabi – 2000 BC

- “In the case of collapse of a defective building, the builder is to be put to death if the owner is killed by accident; and the builder’s son if the son of the owner loses his life...”

Socrates – 341 BC

- He shall set the joists against each other, fitting, and before inserting the dowels he shall show the architect all the stones to be fitting, and shall set them true and sound and dowel them with iron dowels, two dowels to each stone...”



HISTORY OF CODES IN THE TOWN OF DOLORES

- Shortly after the town was incorporated, it was determined that there would be “Standards” followed for buildings, especially in the downtown area.
- 2007 – The town adopts the ICC 2006 IBC (International Building Code) and the ICC 2006 IFC (International Fire Code) along with all referenced codes and standards.
 - The International Code Council (ICC) is a nationally recognized code that establishes a consistent standard across the nation
- The Town of Dolores is still operating on the 2006 Edition.
- Since the 2006 code edition there have been five new versions of the codes that have been created.

WHAT HAS CHANGED SINCE 2006?

- Facebook was created
- YouTube was created
- [Nintendo](#) launches the [Wii](#).
- World population reached 7 billion
- Wearable innovations are making their way to the job site with work boots that connect to Wi-Fi and alert others if a person has fallen.
- Houses can now be 3-D printed
- Modular and off-site construction is utilized
- Augmented reality is now utilized in construction
- Self-healing concrete
- Green Building is now front and center
- 3D graphene – Ten times stronger than steel
- Transparent aluminum
- Light generating concrete
- Invisible solar cells

WHAT ARE BUILDING CODES?



WHAT ARE BUILDING CODES?

- Building codes specify the minimum legal design and construction requirements for a given jurisdiction:
 - Structural integrity
 - Construction materials
 - Fire protection
- Building codes provide a consistent standard



CODES ARE THE MINIMUM STANDARD

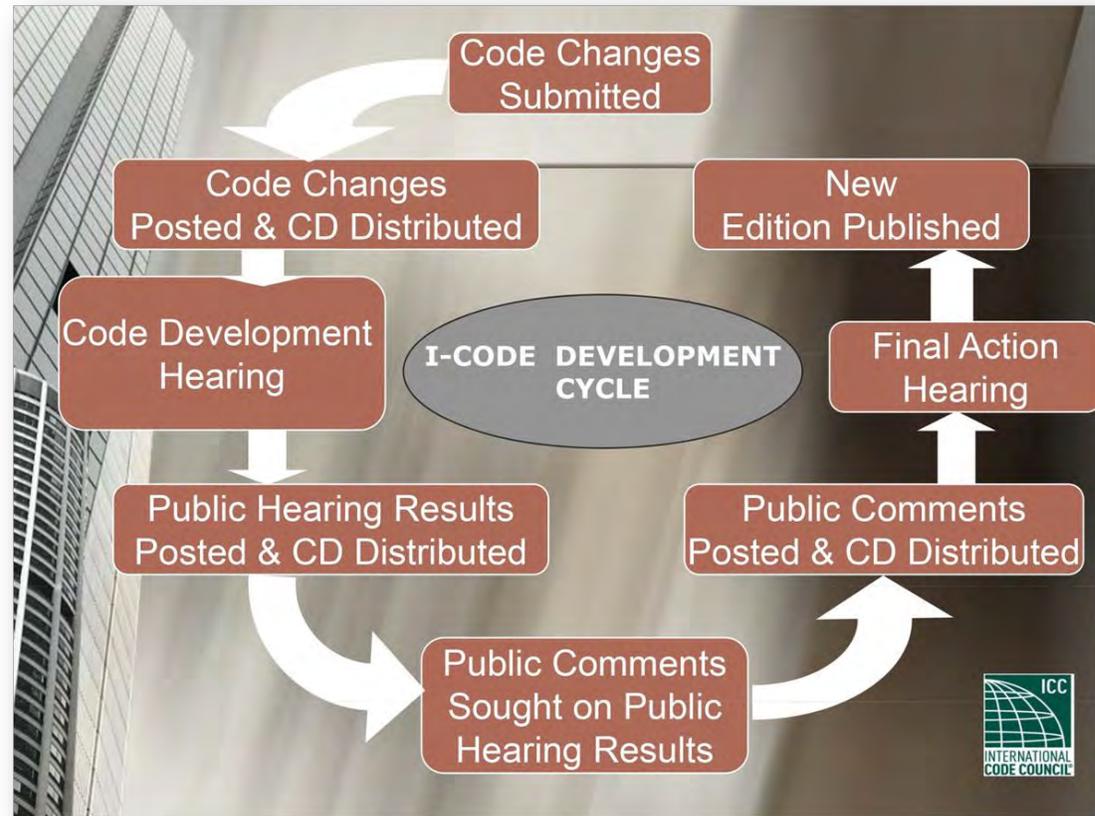
Section 101.3 – Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.



WHO IS INVOLVED IN DEVELOPING THE CODES?

- The International Code Council (ICC) develops codes in collaboration with:
 - Federal Emergency Management Agency (FEMA)
 - Other Federal, states, local and private authorities
 - ASCE – American Society of Civil Engineers
 - NAHB – National Association of Home Builders
 - Plumbers,
 - Fire personnel
 - Electricians
 - Labor groups
 - Contractors
 - Elected officials
 - Engineers
 - Architects
 - Others

HOW ARE THE CODES DEVELOPED?



WHY ARE BUILDING CODES IMPORTANT?

- **Building Codes Save Lives**

- A tornado safe room was not required by local building code but Tom Cook of Joplin, MO, built one anyway. It probably saved his and his daughter's life. Source: Springfield news-Leader



BUILDING CODES PROTECT YOUR INVESTMENT

- Building codes reduce property and financial losses
- Building codes assist by faster recoveries after disasters
- Building codes protect community tax base
- Building codes provide better loan values and interest rates



BUILDING CODES SAVE ON INSURANCE

- Insurance companies provide premium discounts for:
 - Wind
 - Fire
 - Flood
 - Earthquake
- Reduced flood insurance rates.
- Everyone benefits when money is saved and losses are avoided.



BUILDING CODES IMPROVE ISO (INSURANCE SERVICES OFFICE) RATINGS – LOWERING INSURANCE COSTS

- ISO rates a community not only on their fire protection, but also on their building codes, inspections and enforcement of the adopted codes.
- Dolores was rated in 2018 and would have received a Class 5 rating (Middle of the road), reducing insurance rates and FEMA flood insurance rates had the town been on the most current edition of the ICC Code family. But due to the code edition that is currently adopted, the town received a Class 10 which is the worst rating possible. Until the town adopts the most current edition of the ICC Code family, this rating will not improve, adding significant amounts to flood insurance for residents of Dolores.
- ***Amendments to the code that weaken or lessen the requirements have the same effect as being on an older version of the codes.***

SIGNIFICANT CHANGES FROM 2006 TO 2021?

- There have been 764 sections of the IBC that have been changed, removed, added, clarified or addressed. Some sections have been altered more than once.
- Obsolete sections have been removed
- Pertinent sections have been added

WHY THE CHANGES?

- Other codes have changed
 - Accessibility code updated to meet the current environment
- New methods have been developed for some functions of the built-upon environment
- New test methods for some materials or systems
- Conflicts
 - Resolve conflicts in other codes
 - Resolve conflicts with other systems
- New materials have been developed
- Older systems or materials no longer apply
- Disasters or failed systems are reviewed – Condo collapse in Florida
- Clarification
 - Clarify past issues or requirements

HOW DOES THIS AFFECT DOLORES?

- New buildings – New buildings will be required to comply with all the MINIMUM standards of the codes
- Existing buildings – Three levels of compliance
 - Level 1
 - Level 2
 - Level 3

LEVEL I-

- Level I alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.
- Example – Replace kitchen cabinets
- Example – Replace bathroom toilet
- Example – Replace exterior siding

Level I is impacted the least by the codes and has very little requirements for updating



LEVEL 2

- Level 2 alterations include the reconfiguring of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.
- Example – Remove interior walls to make a bedroom larger
- Example – Remove an exterior door or window
- Example – Add air conditioning to a house that does not have it

Level 2 – Is impacted to a greater degree and has a more indepth code requirement



LEVEL 3

- Level 3 alterations apply where the work area exceeds 50% of the aggregate area of the building.
- Example – Working on the entire first floor of a two-story house
- Example – Level 2 work on 50% of the entire structure

Level 3 – Is the greatest impact and in some cases may require areas to be brought up to the current standard – An example would be a bathroom that has to be brought up to the current accessible code.



HISTORIC BUILDINGS

- In order to qualify, a building must be listed on a National, State or local registry that is approved by the Department of the Interior.
- Buildings that have had significant changes previously to the interior may be required to meet the minimum standard codes based on the level of work
- Historic buildings have a lessor impact due to the codes –
 - Example – A staircase that is historic may have balusters that are more than 4” apart and may be able to stay that way



THE ELEPHANT IN THE ROOM – SPRINKLER SYSTEMS

- The current adopted 2006 IBC already requires sprinkler systems in **ALL** residential properties.

903.2.7 Group R. *An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area*

The current adopted code already requires a sprinkler system in ALL Group R buildings – this includes single family residential. The 2021 code has the exact same requirement.

This section has not been enforced by the town and it has affected the FEMA flood rates for the entire town.

In January of 2021, the town began enforcing this section



PROPOSED AMENDMENT TO THE 2021 CODE

Proposed amendment 2021 IBC:

- An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. *Detached, single family residential, less than 3,500 square feet including attached garages and under eave line, shall be exempt from this requirement.*

Proposed amendment 2021 IRC:

- An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. *Detached, single family residential, less than 3,500 square feet including attached garages and under eave line, shall be exempt from this requirement.*

I 3D SYSTEMS

- An NFPA I 3D sprinkler system is designed for one and two-family residential structures.
- It is a system that operates on the same water system that supplies the home.
- These systems can be installed by a licensed plumber who is certified to install them
- These systems are the least expensive of the fire suppression systems

WHAT BUILDINGS COULD REQUIRE SPRINKLER SYSTEMS?

- Buildings over 10,000 square feet – This will be a non-issue for most buildings as the new Land Use Code (LUC) prohibits buildings over 10,000 square feet in the town.
- Restaurants with an occupant load of 100, or 5,000 square feet or more. This will only affect new restaurants or existing ones that add on or remodel 50%.
- Woodworking facilities that have 2,500 square feet or more
- Marijuana occupancies of any type or size
- Commercial buildings that have an R occupancy regardless of size.
 - Example – A downtown commercial building that has a residential occupancy in the building as well.

WHAT IS THE STATE OF COLORADO DOING?

- Colorado Department of Fire Prevention and Control (DFPC) adopted the 2021 IFC for enforcement in all state-owned buildings, schools, daycares, nursing homes, hospitals and other types of buildings.
- The 2021 IFC must be enforced by the town in these buildings.

TIMELINE

- Will have presentations to the realtors and home builders in the area
- Will have a public presentation before adoption
- Need to meet requirements for public and board interaction
- Will try and have code ready for roll out on January 1, 2022