

TOWN OF MANCOS
PLANNING AND ZONING COMMISSION MEETING
October 19, 2022
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 September 21 and September 26, 2022
- F. Audience Business
- G. Announcements
- H. Discussion and Action Items
 - Resolution 16 Series 2022: Adopting the Three Mile Plan
 - Comprehensive Plan Chapter 2 Final Review
 - Comprehensive Plan Chapters 3 & 4 Draft Review
 - Comprehensive Plan Goals Chapters 5 & 6 First Discussion
- I. *Items for November 16, 2022 Agenda*
 - *Comprehensive Plan Chapters 3 & 4 Final Review*
 - *Comprehensive Plan Chapters 5 & 6 Draft Review*
 - *Comprehensive Plan Goals Chapters 7 & 8 First Discussion*
- J. Adjournment

Town of Mancos
Planning and Zoning Commission Meeting
September 21, 2022

- A. **Call to Order:** Chairman Brind'Amour called the meeting to order at 7:02 p.m.
- B. **Pledge of Allegiance**
- C. **Roll Call:** present-Peter Brind'Amour, Catherine Seibert, Carol Stout, Ann Coker, Mayor Queenie Barz, Trustee Betsy Harrison, Town Administrator Heather Alvarez, Community Economic Development Coordinator Jason Armstrong, Deputy Clerk Georgette Welage
- D. **Approval of the Agenda:** Cathy Seibert made the motion to approve the agenda as written. Carol Stout seconded the motion. Motion Carried
- E. **Approval of the minutes of August 17, 2022:** Catherine Seibert made the motion to approve the minutes of August 17, 2022. Carol Stout seconded the motion. Motion carried.

F. Audience business

none

G. Announcements

The Town had the final Parks and Trails Master Plan meeting last night. The turnout was great and feedback helpful. Sports prevented many students from participating so staff will ask for additional input from the students at the school. Sand volleyball was mentioned as a goal in Boyle Park. Students will be asked to hold fundraising events as needed.

The Conservation District is proceeding with the plan for affordable housing-two houses for phase I and 4 houses for phase II.

H. Discussion and Action Items

Noise Ordinance After discussion it was decided that the Board of Trustees should decide if they would like to place this topic on their agenda.

Jake brakes-Town Administrator Alvarez stated CDOT and Marshal Goodall would deal with this topic.

Comprehensive Plan Goals Chapters 3 & 4

The P&Z Commission discussed the Comprehensive Plan and made a few changes plus additions.

Pie charts and graphs were favored.

The Commission was in favor of adding Objective #2 “ Consider noise impacts when within Town”.

I. Items for October 19, 2022 Agenda

Comprehensive Plan Goals Chapters 5-7

Adjournment

8:50 p.m.

Chairman Peter Brind'Amour

Deputy Clerk Georgette Welage

Town of Mancos
Planning & Zoning Commission
Special Meeting 9/26/22

Call to Order: Chairman Peter Brind'Amour called the meeting to order at 5:04 p.m.

Roll Call: present Peter Brind'Amour, Catherine Seibert, Carol Stout, Town Administrator Heather Alvarez, Deputy Clerk Georgette Welage

Approval of the Agenda: Catherine Seibert made the motion to approve the agenda as written. Carol Stout seconded the motion. Motion carried.

Action Item:

1. Review of Plat Map, Airport Property/Authorization to sign.

Carol Stout made the motion to authorize Peter Brind'Amour to sign the plat, return the gravel pit property to the Town of Mancos and recommend the Board of Trustees do the same. Catherine Seibert seconded the motion. Motion passed unanimously by roll call vote.

Meeting adjourned at 5:12 p.m.

Peter Brind'Amour, Chairman

Georgette Welage, Deputy Clerk

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: October 21, 2022
Re: Three Mile Plan

Recommendation

Recommend approval of Resolution 16 Series 2022 Adoption of the Three Mile Plan to the Board of Trustees

Background/Discussion

Colorado Revised Statute requires that each municipality have a three mile plan in place prior to any annexation. We are also required to review and adopt the three mile plan at least annually.

In 2021, the Planning Commission and the Board of Trustees spent several months reviewing and updating the Town's Three Mile Plan.

At this time, there are no recommended changes. We are requesting the Planning Commission recommend approval of Resolution 16 Series 2022 to the Board of Trustees with no changes to the existing Three Mile Plan.

Resource Impact

N/A

Attachments

Resolution 16 Series 2022
Three Mile Plan

RESOLUTION 16 SERIES 2022

**A RESOLUTION ADOPTING A THREE-MILE PLAN FOR THE TOWN OF MANCOS,
COLORADO**

WHEREAS, in 2007 the Planning and Zoning Commission adopted the first Three-Mile Plan for the Town of Mancos by resolution; and

WHEREAS, pursuant to C.R.S. Section 31-12-105(1)(e), prior to the completion of any annexation within a three-mile area outside of the municipal boundaries of a municipality (“Three-Mile Area”), a municipality is required to have in place a plan (“Three-Mile Plan”) which generally describes the proposed location, character and extent of certain public facilities located within the Three-Mile Area; and

WHEREAS, the Mancos Planning and Zoning Commission has determined that the Three-Mile Plan being adopted with this resolution, adequately complies with the requirements of state law for the Three-Mile Plan for the Town of Mancos; and

WHEREAS, to ensure that future annexations by the Town of Mancos are completed in compliance with the provisions of state law, the Mancos Planning and Zoning Commission, by this Resolution, desires to formalize its Three-Mile Plan for the Town of Mancos.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF MANCOS, THAT:

The Three-Mile Plan text being adopted with this resolution, shall constitute the Three-Mile Plan for the Town of Mancos required pursuant to C.R.S. Section 31-12-105(1)(e): and;

The Three-Mile Plan shall be reviewed and revised as may be necessary, at least annually. Additional plans may be added from time to time, as they are developed and adopted.

THE THREE-MILE PLAN IS HEREBY ADOPTED THIS 26th DAY OF OCTOBER, 2022.

Mayor Ellen “Queenie” Barz

Jamie Higgins
Town Clerk/Treasurer

**Town of Mancos, Colorado
Three-Mile Plan
2007**

**Original Adoption Date
March 21, 2007**

**Revision Dates
January 28, 2015
November 10, 2021**

PURPOSE

Colorado Revised Statute 31-12-105 requires that each municipality have a policy plan for annexation in place prior to the annexation of additional lands (“Plan”). The Plan must address the potential for annexation of areas within three miles of the existing municipal boundaries. An Update of the Plan and re-adoption by resolution of the Board of Trustees is required annually.

CRS 31-12-105(1)(e)(I) requires that:

Prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually. Such three-mile limit may be exceeded if such limit would have the effect of dividing a parcel of property held in identical ownership if at least fifty percent of the property is within the three-mile limit. In such event, the entire property held in identical ownership may be annexed in any one year without regard to such mileage limitation. Such three-mile limit may also be exceeded for the annexation of an enterprise zone.

It is important to emphasize that this Plan is required by state statute and does not indicate any intention to actively pursue annexations by the Town of Mancos. The Plan is, however, aimed at integrating the Town’s annexation policies and goals; providing direction for the Town, Landowners and Montezuma County concerning annexation of the areas within the Plan boundary. It must also be noted that this Plan is intended to complement other Town plans that have been previously adopted.

The Plan does not assume, propose, or guarantee that any property within three miles will be annexed by the Town. The process for annexation is extensive and is regulated by the requirements of C.R.S. Title 31, Article 12. This Plan does not propose specific improvements or land uses for extraterritorial areas; if annexation is considered in the future, a more detailed analysis including an Annexation Impact Report would be required.

METHODOLOGY AND CRITERIA

This Plan was prepared by Town of Mancos by evaluating the areas within a three mile distance from the existing Town boundary to determine which areas are suitable for annexation and what developers should take into consideration when developing those lands.

The areas designated as suitable for annexation are those areas directly adjacent to the existing Town boundary. Given the history of the Town and the relatively few annexations through its first 100 years, it is assumed that this Three Mile Plan will provide for growth well past the next ten years.

Areas included in this Plan that are suitable for annexations are lands which:

1. Are determined to be necessary and suitable for future urban uses
2. Can be easily served by urban services and utilities

3. Are needed to provide open space for the Town; and/or
4. Are needed for the expansion of the urban area

The basic criteria used to determine which lands are desirable for future annexations could include, but are not limited to the following:

1. Areas which broaden the housing type to maintain the eclectic character of Mancos and expand the permanent population
2. Areas which include enough buildable land to accommodate all desired uses without creating a limited market
3. Areas close to Mancos that are urban or commercial in nature and can be served by Town utilities with little or no adverse physical or economic impacts to the community
4. Areas which help strengthen the economy of the Town
5. Areas which establish the town boundary in a logical manner by utilizing property boundaries and natural landscape features
6. Excluding areas which cannot be properly serviced because of steep slopes, poor road systems or drainage problems.
7. Annexation requests that demonstrate favorable benefits to the residents and taxpayers of the Town and contribute to the Town's goal for quality growth and enhanced community character will be favorably considered for inclusion into the Town. In addition, the Town desires to control the development of adjacent private lands in order to preserve and promote the best interest of the Town and its citizens. Forms have been developed for the Town of Mancos annexation process following the state statutes. An annexation petition must meet all of the requirements of the Municipal Annexation Act and its amendments as well as applicable specific Town of Mancos Municipal Code criteria. In addition, a conceptual planning map(s) shall be provided that illustrates all streets and other right-of-way connections in the subject property to the existing Town streets and right-of-way; location of the current and proposed Town boundary; location of utilities to which the property will connect; and proposed land use and zoning concepts, if developed. It shall be the general policy of the Town with respect to annexations and the consideration of annexation petitions that:
 - a. Annexation is a discretionary act. With the exception of an initiated petition for the annexation of an enclave, the Board of Trustees shall exercise its sole discretion in the annexation of territory to the Town.
 - b. The land to be annexed and the uses proposed for the land shall conform to the goals, policies and strategies of the Comprehensive Plan, as amended from time to time.
 - c. The land to be annexed shall not create an unreasonable burden on the physical, social, economic or environmental resources of the Town.

- d. Certain public facilities and amenities are necessary and must be constructed and/or upgraded to Town standards as part of any territory annexed to the Town to ensure the area is served by adequate public facilities. These facilities include, but are not limited to streets, bridges, public parks, recreation areas, school sites, fire and police station sites, water and sewer line and related infrastructure, and storm drainage facilities.
- e. The annexation of lands to the Town shall not create any additional cost or burden on the residents of the Town existing prior to the annexation to provide such public facilities to any newly annexed area.
- f. The petitioner for annexation shall be responsible for paying the Town's full cost for processing the annexation petition, from initial discussion with Town staff before submittal of the petition, through the approval and recording of the final annexation documents.
- g. Annexed areas will not divide tracts of land to prevent further annexation of adjoining parcels. (For example, leaving a "gap" or a "strip" of land between property to be annexed and the adjoining property.)
- h. Surface water rights adequate to support development shall be deeded to the Town of Mancos at time of annexation. If water rights are not tied to the land, the Town will consider cash in-lieu of water rights at appropriate rates. The Town will annex properties in accordance with annexation policies and criteria set forth in the adopted Land Use Code and this Plan, and will use a process to evaluate benefits and costs of proposed annexations to ensure that the annexations will offer an overall benefit to the community.

Annexation should be consistent with the adopted Comprehensive Plan.

Benefits and costs of annexation should be considered on a case by case basis. In processing and reviewing annexation requests, Town staff will prepare a list of benefits and liabilities to the Town for the proposed annexation and outline the financial costs and benefits to the taxpayers of the Town.

The Town should continue to develop and update the following projections in order to properly analyze the potential impact of any annexation request and update as necessary:

- Sewer and sewer line capacity;
- Public raw water capacity;
- Public water treatment capacity;
- Public water line capacity;

- Storm water capacity; and
- Minimum water pressure.

The Town shall require that each request for annexation include projections for service needs for the above items and substantiate projections for expected population increase to Mancos as a result of the annexation request.

The annexation of County enclaves should take into consideration fiscal, social, and land use factors.

In all cases, annexation will be an important consideration before Town services are provided by the Town.

GOALS AND OBJECTIVES

Mancos, the “Gateway to Mesa Verde”®, is situated along one of the nation’s seven All-American Highways and is surrounded by cultural heritage sites and mountain vistas. As such, citizens must weigh carefully the options for change so as not to lose those qualities that make this a special place.

In general, it is the policy of the Town of Mancos to annex properties only at the request of the landowner, and only when services to existing residents are not adversely impacted by the proposed annexation. Such proposals are reviewed on a case-by-case basis according to the Mancos Town Code and State Statute and in accordance with this Plan. The Colorado Municipal League’s “Annexation In Colorado Handbook” is also recommended as a regulatory and processing guide.

In order to fulfill the obligations of a Three Mile Plan, the Town of Mancos has therefore compiled the following information, which will hereafter be considered the Three-Mile Plan for the Town of Mancos. Please note that the three-mile distance is required by statute and is not an indication of Mancos’ jurisdiction, but simply an area of influence.

ORGANIZATION OF THE PLAN

Land Area

The Plan outlines the Town limits as of the date this Plan is adopted, a One Mile area that falls under the Intergovernmental Agreement (IGA) between Montezuma County and the Town of Mancos, and the Three-Mile area as required by statute, as shown on the map in Exhibit A. Adjustments to the three-mile distance have been made to avoid inclusion of partial parcels; where the majority of a parcel lies within the three-mile area, it is included in its entirety and where the majority of a parcel lies outside the three-mile area, it is not included. It should be noted that in the case of identical ownership of properties that are within and extend beyond the three mile area, the extended areas may be annexed so long as fifty percent of the area lies within three mile boundary.

Inclusion in the Plan does not imply that any of these lands will be annexed in the future, nor does it mean that lands not currently shown in the Plan area will not be eligible for annexation in the future. Annexation is typically a voluntary action initiated and/or agreed to by the landowner.

Intergovernmental Cooperation

Mancos is surrounded by lands under the jurisdiction of Montezuma County. There are IGAs in existence outlining the spirit of cooperation between the County and the Town of Mancos. It is the intent of the Town of Mancos to maintain an independent and separate identity and retain a rural, small-town character.

Given the challenges presented by growth pressures in the area, it is important that all jurisdictions work collaboratively on land use decisions affected each other. To ensure that growth in and around Mancos is compatible with the Town of Mancos' vision, open communication with Montezuma County is paramount. The coordination of growth is of great general public benefit.

Definitions

Annexation

"Annexation" occurs when eligible land outside town boundaries becomes part of town, usually at the request of the landowner in the case of a single parcel, or by at least 50% of landowners in an area requesting annexation of multiple parcels.

Comprehensive/Master Plan

A "Comprehensive/Master Plan" is a general policy guide used to establish a community identity and vision, land use regulations, zoning plans, design standards, etc. The Mancos Comprehensive Plan, comprised of both text and maps, is a policy statement about community goals and desires over the next 10 to 20 years. It is a living document, is the result of strong community participation and involvement and it should be used regularly as a guide to making decisions. The Comprehensive Plan is also a statement of current community values; a benchmark against which future changes and needs may be weighed with a clear understanding of the ideas and considerations that came before. It should provide policy direction in matters relating to many aspects of government including development review, budgeting, priorities, and community desires. When kept up-to-date through periodic review, the plan will provide a central and integrated expression of community will.

Development

"Development" denotes any development of a property, including subdivision, commercial use, more than one dwelling per parcel, etc. Developer must demonstrate that water, sewer, access, utilities, etc., necessary to serve the development are available.

Enclave

"Enclave" is defined as a geographical area having a land use that is partially or totally surrounded by a different land use, which forms a distinct closed unit.

Subdivision

"Subdivision" means the division of land into more than one (1) parcel. Subdivider must demonstrate that water, sewer, access, utilities, etc., necessary to serve the development are available.

Three-Mile Plan

A Three-Mile Plan is an expansion plan required of Towns per Colorado Statute.

Zoning

"Zoning" denotes the regulation of land use, to separate incompatible uses and to protect the quality of life and property values from degradation as may result from incompatible uses. Typically a zoning plan specifies allowable uses and specific standards such as lot sizes, setbacks, height limits, number of units per acre, etc.

Elements

This Plan, as required by Statute, generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area. It is obvious that some of these are not relevant to the Mancos area, such as subways, and therefore will not be addressed directly in the Plan. Relevant elements are addressed below:

Streets

As subdivision or other development of land occurs in the County, or as part of an annexation and subsequent subdivision/development within the Town of Mancos, care shall be taken to create logical road and street extensions for connection with existing roads and streets. Town policy does not allow gated subdivisions or private drives. Therefore, all roads and streets created in the Plan area shall be dedicated to the public with sufficient rights-of-way to meet Town codes upon annexation. Upon annexation, the owners of properties within the annexation request shall be responsible for bringing all improvements up to the requirements of the Town Code in effect at the time of the annexation.

Annexation proposals will be evaluated for consistency with the transportation component of the Town' Comprehensive Plan including the streets, recreational trails, and public rights-of-way. All new areas of annexation will be accessed from Montezuma County road systems, Colorado Department of Transportation US Highway 160, or existing Town streets. Access to future annexed area will be coordinated on a case by case basis with the Town, Montezuma County and Colorado Department of Transportation. All new roadways shall meet the Town's Infrastructure Design Standards. Developers are typically responsible for infrastructure costs.

Subways

Not applicable to the Mancos Three-Mile Plan area.

Bridges

Bridges in the Plan area may be required due to natural drainages, wetlands, arroyos/ravines, river and creek crossings. There may be other reasons as well and site-specific situations shall be handled appropriately when lands in the Plan area are subdivided or otherwise developed.

Waterways/Waterfronts

The Mancos Valley is blessed with beautiful and pristine riparian areas and wetlands. Development within the Plan area shall not result in net loss of wetlands and shall not unduly interfere with riparian areas (it is acknowledged that some bridges and other water crossings for utilities, etc. may be necessary). A minimum 25' setback is suggested from high water lines and/or wetlands to ensure the health of our riparian areas. Larger setbacks for riparian buffers may apply.

Parkways

A parkway is a general designation of a type of limited-access highway in some parts of the U.S. Like all limited-access highways, parkways are designed particularly for through traffic, and many can be classified generally as freeways or toll highways.

Historically, the term "parkway" has often implied that the road was designed specifically with a naturalistic or manicured landscaping of the median and adjacent land areas meant to suggest a pastoral driving experience, isolated from the manifestations of commerce and advertising, even when the road passes through populated areas; for this reason commercial traffic is excluded. Many parkways have signature road signs with special emblems that suggest a thematic driving experience and increase the sense of isolation from civilization in the vicinity of the road.

To ensure maximum pleasure of our view sheds from public roadways, development occurring within the Plan area shall allow signage only as allowed under the Mancos Town Code at the time development occurs, and off-site (billboard) advertising is prohibited within the Plan area, except as can be proven to have legally existed at the time this Three-Mile Plan is adopted, in which case those signs shall sunset in ten years from plan adoption.

Playgrounds/Squares/Parks

Development occurring in the Plan area shall provide for playgrounds and parks as stated in the Mancos Town Code in effect at the time development occurs.

Aviation Fields

It is not anticipated that the old airport property owned by the Town of Mancos will be developed as an airport or aviation field. There are no known public aviation fields in the Plan area, but there are known to be some private airstrips for personal use of the landowners. Development occurring in the Plan area shall take into consideration existing private aviation fields.

Other Public Ways

Development occurring in the Plan area shall include trails to connect properties and/or neighborhoods together and ensure safe, non-motorized travel between subdivisions, commercial development and public areas such as schools, parks, playgrounds, etc.

Grounds/Open Spaces

The Mancos Valley is characterized by low-density, rural-style development of more than three acres, and quite often more than 35 acres. Development occurring in the Plan

area shall provide for the same by including areas to be left open unless annexation is accomplished &/or higher density and commercial uses can be located near similarly developed lands. Open space and park or trails dedication shall be required as part of any annexation request with the emphasis on protection of sensitive ecological areas, critical view areas, and prime habitat areas, where appropriate. Parkland dedication or cash in-lieu may be required for new residential subdivisions and development.

Land Use

Land uses will be evaluated for consistency with the Town's Comprehensive Plan, Future Land Use Map and for compatibility with adjacent land use patterns. Land uses should be consistent with current Town zoning districts allowed and conditional uses.

Public Utilities

The Town of Mancos is the water and sewer provider for subdivisions within its municipal boundaries. Any subdivision of land within the Three-Mile Plan area should have an adequate and renewable source of water that can be dedicated to the Town of Mancos upon annexation. Reliance on cisterns or the Town's water dock is not a renewable source of water. Individual septic systems within the Three mile area are opposed by the Town of Mancos. Lots of less than 3 acres should only be considered where centralized sewer is available or will be required prior to development on the lot. The Town of Mancos is currently considering a watershed protection ordinance to further protect its source water. Smaller scale subdivision of land within the Three-Mile area, meaning lots less than 3 acre units, is opposed by the Town of Mancos as it would likely lead to greater pollution to the Town's water source, it will be less likely to have its own water source, and it will likely rely on non-renewable water sources such as cisterns, water docks, or exempt wells that are tributary to the Mancos River causing depletions to the Mancos River that are outside of the priority system causing injury to the Town's and other senior water rights. It is anticipated that larger lots of raw land are more likely to be suitable for annexation, and that upon annexation to the Town, denser subdivision of it will be needed to justify expansion of Town water and sewer infrastructure to service the annexed property. Water and sewer lines may need to be extended to new areas annexed into the Town. All new water, sanitary sewer and storm water facilities shall meet the Town's Infrastructure Standards. Developers are typically responsible for infrastructure costs associated with expansion of Public Utilities.

Public Utility Terminals for water, light, sanitation, transportation and power to be provided by the municipality

Development occurring in the Plan area shall provide for easements and rights-of-way as appropriate. See Town of Mancos code and contact other affected utility providers for specifications.

All annexed property shall be required to conform to the current adopted versions of the Town of Mancos Land Use Code, Municipal Code, Comprehensive Plan, Building Codes and all other applicable local and state statutes.

Reference To Other Documents

It is important to note that while this Plan highlights annexation considerations for properties within the Plan area, formal annexation proposals submitted to the Town of Mancos must meet all of the annexation requirements in the Mancos Town Code in order to be considered. Other documents, as adopted by the Town of Mancos or Montezuma County, may also apply and care should be taken to understand the elements of each applicable document at the time of development &/or annexation.

Proposed Land Uses For The Area

At the time of annexation, each property shall be zoned. Zoning may match, but is not required to, what densities and uses exist on the property. The zoning shall be consistent with the zoning of adjacent properties and shall reflect what lot sizes and uses are deemed appropriate for future development rather than reflect an inventory of existing situations. In the event that a non-conforming lot size and/or use are created by the annexation and zoning, an annexation agreement shall be created specifying whether the non-conforming uses shall have a “sunset” date.

REVISION/UPDATE SCHEDULE

Statute requires this Three-Mile Plan be updated at least once per year. If there are no proposed changes to the Plan, an automatic renewal shall occur on the anniversary date of the original passage of this Three Mile Plan, which occurred on March 21, 2007. If there are proposed changes to the Plan in any calendar year, those changes shall follow the proper procedures, and a revised Plan shall be created upon approval of the changes, whereupon the new automatic renewal date of the Plan shall be on the anniversary date of the most recent amended version of the Plan.

Acknowledgements:

Portions of the original Plan were borrowed and/or adapted from the following Colorado publications for fiscal and expediency purposes - "the wheel has already been invented," therefore, the Town of Mancos acknowledges and thanks:

Town of Frisco, *2005 Three Mile Plan* (from internet)

Richard Grice, Memo regarding *Colorado Comprehensive Planning, Zoning and Subdivision Enabling Legislation*, dated January 17, 2005 (from internet)

Town of Minturn, *Three Mile Plan for Annexation* (undated, from internet)

City of Loveland, *Resolution Adopting Documents as Three Mile Plan*

Town of Bayfield, *2020 Three Mile Plan* (from internet)

The original plan was compiled and written by:

Cindy Simpson, Mancos Town Trustee and Owner of AllWrite Consultants

Tom Glover, Mancos Town Administrator

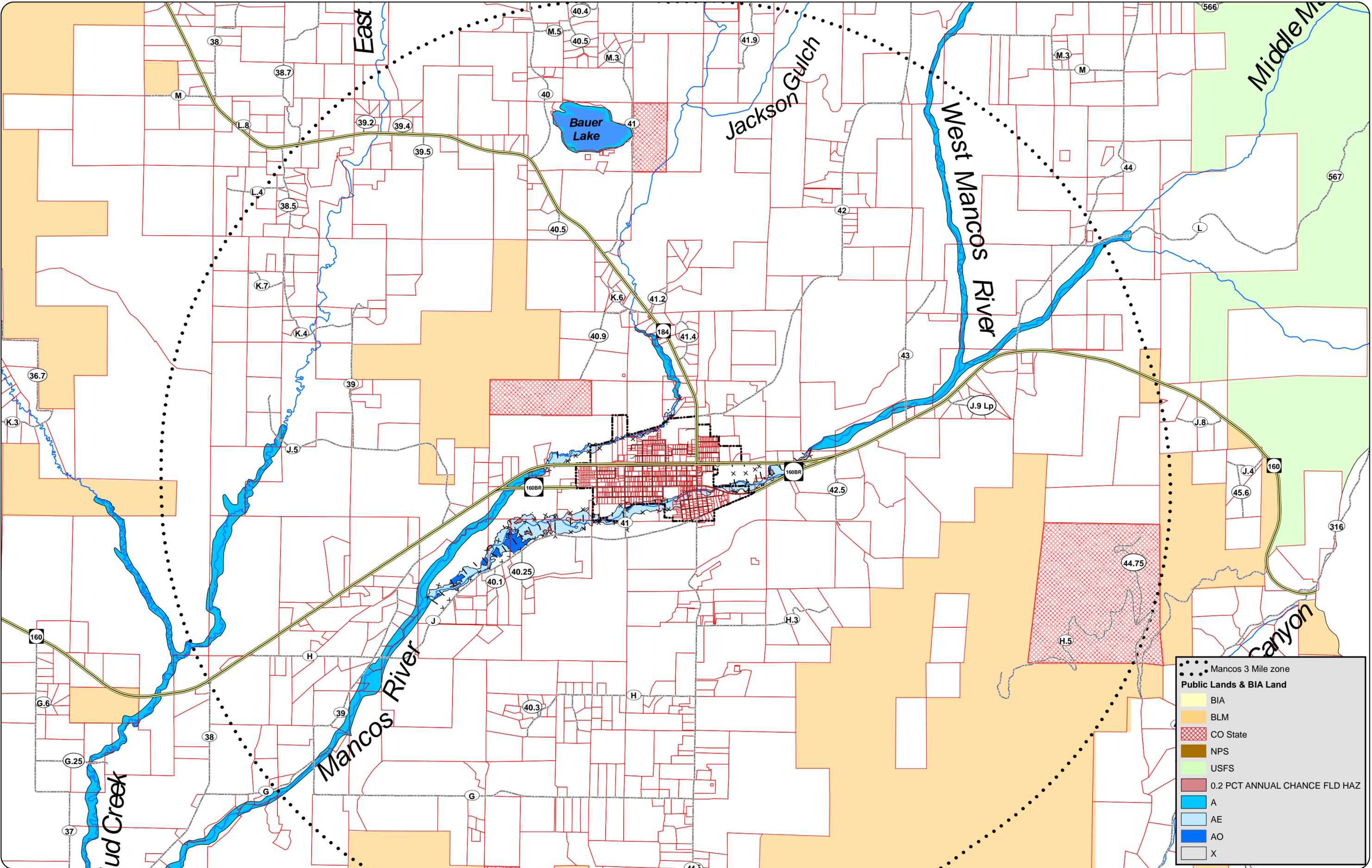
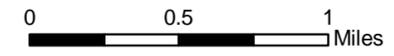
The original plan was reviewed by:

David Liberman, Mancos Town Attorney



Flood Plains

Mancos, Colorado



	Mancos 3 Mile zone
Public Lands & BIA Land	
	BIA
	BLM
	CO State
	NPS
	USFS
	0.2 PCT ANNUAL CHANCE FLD HAZ
	A
	AE
	AO
	X

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: October 19, 2022
Re: Comprehensive Plan Chapter 2 Final Review

Recommendation

Requesting Commission Feedback

Background/Discussion

Per the September 21, 2022 Planning Commission meeting, attached is a final draft of Chapter 2 of the Comprehensive Plan for your review and approval.

Attachments

Comprehensive Plan Chapter 2 Final Draft

2.0



Community Characteristics



2.1 Who We Are

Much of the demographic information within the Mancos Comprehensive Plan was compiled from the 2020 Census, the most current and reliable information available at the time this Comprehensive Plan was being updated. Additional information regarding community characteristics and values was derived from the 2022 Mancos Community Survey, the 2020 US Census Bureau's American Community Survey (ACS) estimates, and 2022 data from the Colorado State Demography Office (SDO) were also used to take a more in-depth look into the characteristics of the Mancos population. A complete assessment of growth trends and tables for Mancos is found in Appendix A - Demographic Profile.

2.2 Population Trends

Mancos saw steady and predictable growth between 1990 and 2010. The population of Mancos in 1990 was 842, and grew to 1,337 by 2010, a growth rate of 2.9% over 20 years. However, Mancos lost population between 2010 and 2015 (-1.6% decrease) and continued to decline from 2015-2020 (-0.6%). According to the SDO, at the end of 2020 the estimated population of Mancos was 1,196.

While this Plan is for the Town of Mancos and its planning area (not the County) County growth has a tremendous impact on the Town from the perspective of facilities and services, employment and traffic. While Montezuma County population has steadily increased, there was notable growth between 1990 and 2000, followed by a consistent declining growth rate from 2005 – 2020. The population of the County in 1990 was an estimated 18,672 residents and grew to 25,853 residents by 2020, a growth rate of 1.3% over 30 years. Overall, the growth rate of Montezuma County is expected to increase between 2020 and 2040. Between 2020 and 2030, the forecast growth rate is 0.7%, while the growth rate between 2030 and 2040 is estimated at .5% according to the SDO. By 2040 population of Montezuma County is projected to reach 29,048.

2.3 Age of Residents

In 2020, the population in Mancos was older than the neighboring city of Cortez and the nation. The median age in Mancos was 38.0 yrs in 2000 and was 38.2 yrs in 2020. In 2020, the median age in Cortez was 36.9 years, Montezuma County was 45.2 yrs and in the U.S. was 36.9 yrs. Additionally, the median age of males in Mancos was 36.0 yrs, while females were 40.5 yrs in 2020. The median age of Mancos is not significantly different than that of the County. The age forecasts between 2010 and 2025 show that many areas of the county have a larger share of older adults (60 yrs and over). This will impact planning and needed services, including evaluation of housing, transportation, public safety and other needs for older residents.

2.6 Housing Costs

According to the ACS, the median property value in Mancos was \$217,600 in 2020, which is 0.947 times smaller than the national average of \$229,800. Between 2019 and 2020 the median property value increased from \$216,900 to \$217,600, a 0.323% increase. Housing unaffordability in Mancos has become a challenge for a variety of reasons. The number of housing units in the Town increased from 1,394 in 2000 to 1,668 in 2010 and to 1,746 in 2015, an increase of 27 units per year over the 15-year period. The dramatic slowdown in construction beginning in 2007 with the Great Recession has not rebounded as rapidly as the demand for new housing, which has led to increased housing costs. According to a 2017 Housing Market Needs Assessment completed by Prior & Associates for the Town, the housing stock was primarily built during two periods. 16% of the units are in buildings that were built before World War II and are over 70 years old. 71% were constructed between 1970 and 2010. Less than one percent of the units have been constructed during the last ten years, due to the shortage of active development sites.

For Mancos, and for many rural and mountain towns, the lack of new housing units being built has left with the community with a significant workforce (attainable) housing shortage for people making 80%-120% of AMI. An influx of higher-income permanent resident households who rely on non-earned income results in constraints in the supply of housing units available in tight housing markets. In the recent 2021 Regional Housing Needs Assessment and Strategy completed by Root Policy Research for the region, the growth driven by non-working households' region-wide since 2010 has resulted in an estimated 80% of new households containing no workers. In the same report, the estimated need for housing Montezuma County residents projects the need for an additional 220 new housing units by 2025.

The homeownership rate in Mancos is 61.3%, which is lower than the national average of 64.4%. In 2020, the SDO estimates that of the 569 housing units available, 61.3% (349 units) were owner-occupied, with the remaining 38.7% (220) units being rentals. An affordable housing cost for rentals and mortgages is considered 30% or less of gross income. In the same report by the SDO, 24.4% of owner-occupied households were paying more than 30% of their gross income on housing, 15.2% paying 30-49% and 9.2% paying more than 50%. For rental households, 53.2% of renters were paying more than 30% of their gross income on housing, 42.3% paying 30-49% and 10.9% are paying more than 50%.

Continued governmental support is needed through affordable housing requirements, fee subsidies, in-kind support for affordable housing, increased density allowances and other measures.



STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: October 19, 2022
Re: Comprehensive Plan Chapters 3 & 4 Draft Review

Recommendation

Requesting Commission Feedback

Background/Discussion

Per the September 21, 2022 Planning Commission meeting, attached is a first draft of Chapters 3 & 4 of the Comprehensive Plan, including revised goals from the September meeting, for your review and approval.

Please ignore formatting as this will be corrected in the completed final draft.

Also, please keep in mind the updated vision statement when reviewing this information:

The Town of Mancos has created a vision through community engagement that promotes a resilient, diverse and healthy community which prioritizes restoration and stewardship of the land, air and water of the Mancos Valley.

The Town is defined by its history, all its people and the land where we live, work and play. The Town appreciates that it was built on ancestral tribal lands whose descendants continue to contribute to the rich social, cultural and economic fabric of the community.

Mancos will continue to pursue measured growth as a means to a dynamic future in harmony with the natural world.

Attachments

Comprehensive Plan Chapters 3 & 4 First Draft



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.

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 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



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 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.

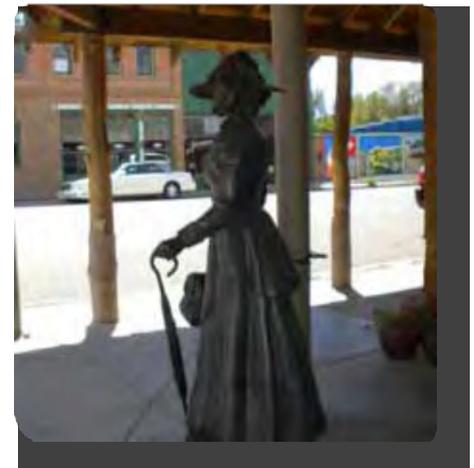


3.2 Regional Context, Data and Trends

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 attribute the name to one of the expedition's members who crippled themselves in an accident while in the vicinity.



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, 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.

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%
Delores	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

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. 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 Grande 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.

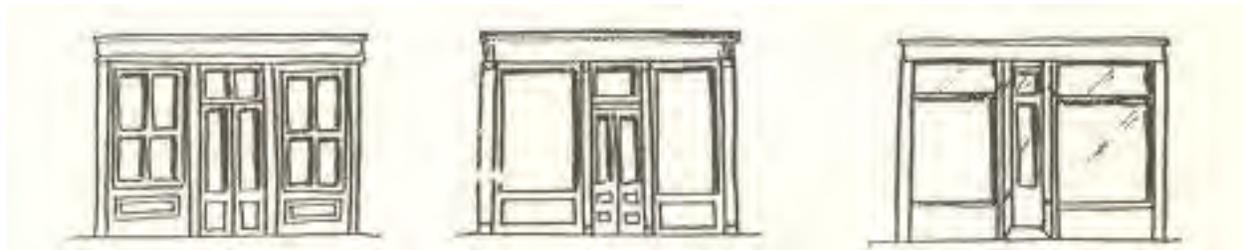
Objective #1 Preserve and protect the Town's architectural features that have cultural or historical significance to the community's western small-town heritage

Actions

- Revise the historical standards and guidelines in the Land Use Code for Downtown Mixed Use Zone district 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 Corridor Mixed Use 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 Mancos Valley's rich and diverse cultural heritage and artisan community.
- Create opportunities for the development and display of art throughout the community.





4.1 Environment and Community

For over a century most 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 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 several 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.

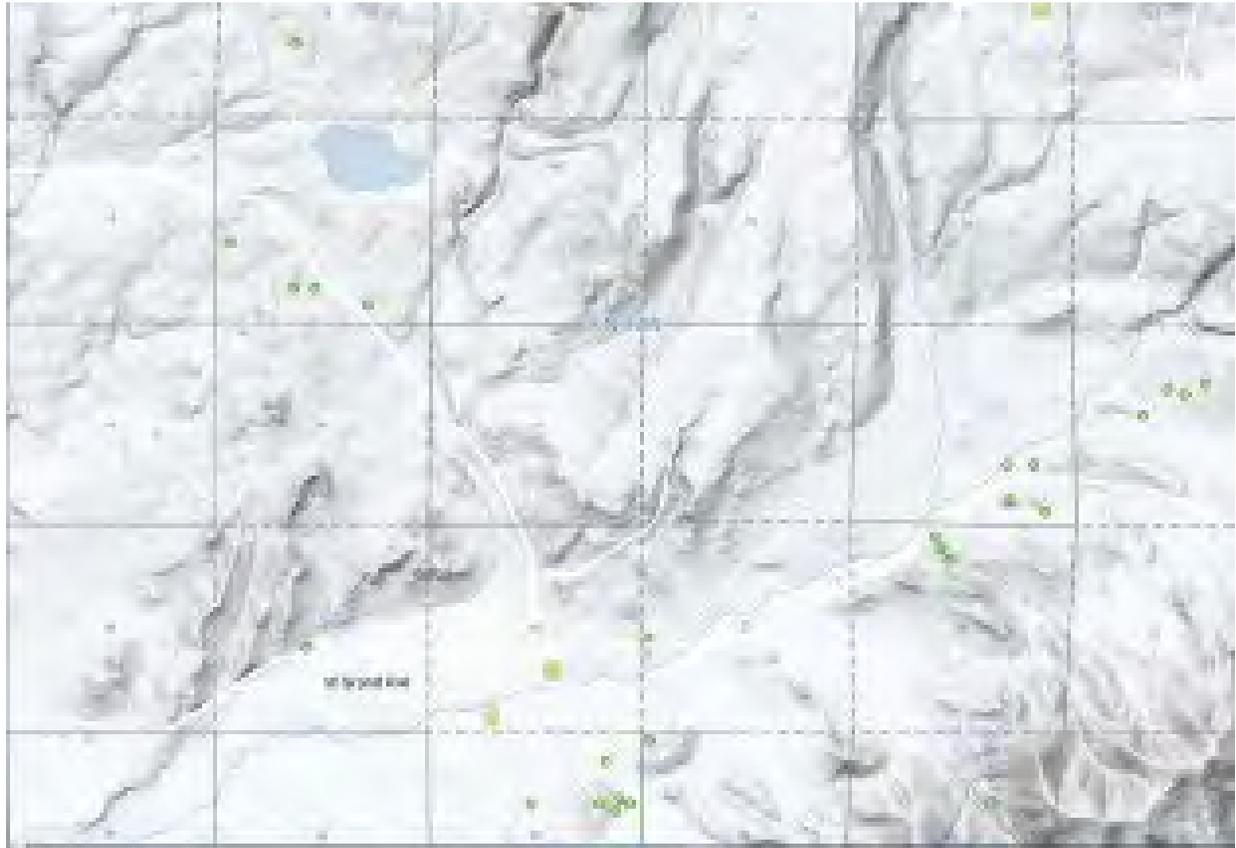
Energy Conservation

Empire Electric, a rural electricity cooperative, provides electrical power to customers on the grid in Montezuma County. Based on the 2022 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. Power is supplied to Empire by Tri-state Generation and Transmission Association. A majority of the electricity generated and transmitted by Tri-State is from non-renewable resources. According to the most recent annual report in 2019, 40% of Tri-State's base load comes from coal fired power plants that supply 1,782 megawatts of power. 26% of the power comes from renewable energy and 21% comes from oil and gas. By 2024, Tri-State will add another gigawatt of renewables, with member consumers at the end of the line using an energy supply that is 50% renewable. Tri-State will eliminate coal emissions in Colorado by 2030 through the retirement of two coal-fired power plants and a mine. These closures will come at a cost in terms of local jobs, and will have broad impacts to the regional economy and local government funding.

Energy Extraction

The Mancos Valley sits in the lower regions of the Gothic Shale Gas Play Area, a large reserve of 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. Extraction of shale gas was prohibitively expensive, but developments in horizontal drilling and fracking technologies, as well as the rise in energy demands, have increased the probability of shale gas extraction. 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.

The below map represents the current oil and gas well leases in the Town of Mancos planning area. As of June 2022, there are 25 active oil wells in the area. There are no active natural gas wells. There has been a significant increase of wells in the surrounding county. Montezuma County currently ranks #58 in the nation based on barrels of oil equivalent (BOE) production. According to Mineral Answers, 932 wells were drilled in the previous year, a year-over-year increase of 150.54%.



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. Numerous wetland areas are located throughout the Mancos planning area. Many of the wetlands are formed by seepage from agricultural irrigation systems. Mancos' wetlands are dominated by narrow-leaf cottonwoods, willow, cottontails, inland Saltgrass, intermediate wheatgrass and buffaloberry.



Mancos State Park: PHOTO Courtesy of Colorado Come to Life (<https://www.colorado.com/state-parks/mancos-state-park>)

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 eagles, mule deer, elk, wild turkey, cottontail rabbit, black bear, beaver, cutthroat trout, and mountain lion. The local wetlands and woodlands provide refuge to several year-round and migratory birds, including the Spotted Owl, Bald Eagle, Peregrine Falcon, Canada Geese and Great Blue Herons. 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.

Mancos River: PHOTO Courtesy of Mountain Studies Institute (<https://www.mountainstudies.org/waterandsnowwork/mancos>)



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 is of significant concern in the Four Corners Region. The National Park Service routinely monitors air quality at nearby Mesa Verde National Park. Historically, air quality in the region has been poor as result of two coal fired power plants in San Juan County, NM and Coconino County, AZ. These plants are currently being decommissioned. Other sources of air pollution include dense metropolitan areas in Arizona, California, and Nevada. In recent years, several wildfires in the region and across the western US, as well as wind events in the spring, have increased the probability of acute low air quality from time to time.

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.

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 Land Use Code to include best practices regarding renewable energy, including protecting solar access.
- Seek and engage partners in public education.

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

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

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.

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 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 with an emphasis on non-toxic alternatives.
- 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.

AMBIENCE

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

Constraints and Issues

- Ridgeline development.
- Highway corridor
- 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.

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.
- Consider reducing allowable noise limits within Town limits.

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: October 19, 2022
Re: Comprehensive Plan Chapters 5 & 6 Goals

Recommendation

Requesting Commission Feedback

Background/Discussion

Per the September 21, 2022 Planning Commission meeting, attached are the current goals from Chapters 5 & 6 of the Comprehensive Plan for your review and comment.

Attachments

Comprehensive Plan Chapters 5 & 6 Goals

Chapter 5 Infrastructure & Services

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.

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.

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 non-potable water system plan that explores the feasibility of a phased and community-wide non-potable distribution system to reduce the demand of 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.

TREATED WATER

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

Constraints and Issues

- Old and inadequately designed distribution system.
- Increases in drinking water standards can 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 capital improvements plan that addresses needs for 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 estimated costs for water system improvements and increases in regulatory 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.

WASTEWATER

GOAL: PROMOTE HIGH WATER QUALITY
DOWNSTREAM OF TOWN

Constraints and Issues

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

Objective: Provide adequate and cost effective wastewater facilities to accommodate the build-out of the Town's growth management 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 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.

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 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

- Create ditches on both sides of all streets and install drainage pans where appropriate.
- Create capital improvements plan that addresses needs for stormwater drainage improvements and is updated at least every 5 years.
- 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.

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.

Chapter 6 Community & Economic Development

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 a “Main Street” marketing and improvements plan.

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 the 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.

LOCAL BUSINESS DEVELOPMENT

GOAL: PROMOTE CONDITIONS FOR A VIBRANT, SUSTAINABLE BUSINESS COMMUNITY

Constraints and Issues

- 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 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 endeavors.
- Conduct a risk assessment that analyzes the impacts of climate change on the local economy.

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

- Designate sufficient land area on 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 to businesses to encourage development in the older and core 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.
- Conduct a "leakage" impact analysis.