

**TOWN of MANCOS**  
**Planning & Zoning Commission Meeting**  
**January 19, 2022**

A. **Call to Order:** Chairman Brind'Amour called the meeting to order at 7:00 p.m.

**B. Pledge of Allegiance**

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

D. **Approval of the Agenda:** Catherine Seibert made the motion to approve the Agenda for 1/19/22. Peter Brind'Amour seconded the motion. Motion carried

E. **Approval of the minutes of December 15, 2021:** Catherine Seibert made the motion to approve the minutes of December 15, 2021 as written. Peter Brind'Amour seconded the motion. Motion carried.

**F. Audience Business**

None

**G. Announcements**

Montezuma County Commissioner Joel Stevenson passed away last night. The Republican Committee has ten days to appoint a new Commissioner. If no one is appointed by that time, Governor Polis will appoint a replacement.

Perry D. Lewis, P&Z Commissioner, resigned effective immediately. Notice of the vacancy has been posted on the Town website, Facebook and the local paper.

The Town has three Trustee openings and petitions are circulating – due by January 24<sup>th</sup>. The Election will be held April 5, 2022.

Town staff has been extremely busy working on fourteen grants and loans.

The Economic Development position remains unfilled.

## **H. Discussion and Action Items**

### **Public Hearing: Mesa Verde Ventures Special Use Permit to Increase Square Footage**

Catherine Seibert, Master Gardener, employed by CSU, asked to be recused.

Public Hearing: Mesa Verde Ventures Special Use Permit to Increase Square Footage

Public Hearing Opened at 7:13 p.m.

Increase square footage from 8740 SF to 9,384 SF, 651 N. Main, Mancos, CO, conditional upon State approval. The Mancos Marshal's Office has no objections to this special exception request.

Signed up to speak was Bryan O'Connor, representing Mesa Verde Ventures, 651 N. Main, Mancos.

Public Hearing closed at 7:24 p.m.

Carol Stout made the motion to approve the Mesa Verde Ventures Special Use Permit to Increase Square Footage at 651 N. Main, Mancos and forward to the Board of Trustees. Peter Brind'Amour seconded the motion. Roll call vote-Peter Brind'Amour and Carol Stout both voted yes.

Department of Revenue conditional upon receiving access permit CDOT update access permit of February 2020. Clarify-prior to future additions or changes Mesa Verde Ventures will be required to receive access permit from CDOT.

Catherine Seibert rejoined the meeting at 7:24 p.m.

### **Short Term Rental Discussion**

The Commission agrees with the Town Board and would like Short Term Rentals to be owner occupied. We currently have about ten short term rentals in Town. Changes would be Ordinance form with Public Hearings.

Board goal is maximum long term rentals with some short term rentals.

Allow up to twenty licensed short term rentals rather than permitted.

Address off street parking.

Mixed use- 81328 own building. Primary residence within 81328 zip code.

Town Administrator Alvarez will send a note to the Clerks list and Managers list asking how STR is working in their town/city. Data-legal challenges. Towns under 10,000. STR disruptive to neighborhoods? She would like to extend moratorium for an additional six to twelve months.

Next meeting of the P&Z please bring items of concert regarding Short Term Rentals.

## **Vision Workshop Follow Up Discussion**

The Commission would like to have another in person meeting. Did not like the survey. Did not like the Vision Statement Updated Draft. They were asked to work on the Vision Statement and bring their suggestion to the next P&Z meeting (Feb.16. 2022). If Town Administrator Alvarez receives the material by 2/10/2022 she could include comments in the next packet. She will send the results of the Vision Survey to the Commission by 2/1/2022.

### **I. Items for February 16, 2022 Agenda**

Short Term Rental

Comprehensive Plan Survey Discussion

### **J. Adjournment**

8:21 p.m.

A handwritten signature in black ink, appearing to read 'Peter Brind'Amour', with a long horizontal line extending to the right.

Peter Brind'Amour, Chairman

A handwritten signature in black ink, appearing to read 'Georgette Welage', with a long horizontal line extending to the right.

Georgette Welage, Deputy Clerk