

TOWN OF MANCOS
PLANNING AND ZONING COMMISSION MEETING
May 17, 2023
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 April 19, 2023
- F. Audience Business
- G. Announcements
- H. Discussion and Action Items
 - 1. Comprehensive Plan Chapter 8 Final Review
 - 2. Comprehensive Plan Chapters 9 & 10 Draft Review
 - 3. Design Review Guidelines Introductory Discussion
- I. *Items for June 21, 2023 Agenda*
 - 1. *Comprehensive Plan Chapter 9 & 10 Final Review*
 - 2. *Comprehensive Plan Appendices Draft Review*
 - 3. *Design Review Guidelines*
- J. Adjournment

Town of Mancos
Planning & Zoning Commission
April 19, 2023

- A. Call to Order: Meeting called to order by Chairman Peter Brind'Amour at 7:02 p.m.
- B. Pledge of Allegiance
- C. Roll Call: present Peter Brind'Amour, Catherine Seibert, Carol Stout, Alternate Ann Coker, Mayor Queenie Barz,, Town Administrator Heather Alvarez, Deputy Clerk Georgette Welage
Absent: Trustee Nick Manning, Economic Development Coordinator Jason Armstrong
- D. Approval of the Agenda: Chairman Brind'Amour would like to revise the agenda by adding "Appreciation." Cathy Seibert made the motion to approve the agenda of April 19, 2023.as amended. Carol Stout seconded the motion. Motion carried.
- E. Approval of the minutes of March 15, 2023. Cathy Seibert made the motion to approve the minutes of March 15, 2023. Carol Stout seconded the motion. Motion carried.
- F. Audience Business
None
- G. "Appreciation", presented by Chairman Peter Brind'Amour
"As the Chair for the P&Z Committee I wish to personally express my gratitude and humble appreciation for the tireless and selfless efforts of Betsy Harrison. She was an important voice in our community and will be missed deeply in her role as Board Liaison to Planning & Zoning. Her comments and questions were always on target and helpful. Her legacy to Mancos will live on for many years."
- H. Announcements
The storm water master plan is still on hold. The Tree Board received their grant. The Town Board appointed Trustee Janice Bryan as a liaison to staff for housing. CCCMA Managers retreat is next week. Heather Alvarez and Jason Armstrong will attend.
- I. Discussion and Action Items
 - 1. Public Hearing: Mancos Commons Lot Consolidation-Mancos Commons submitted an application to the Town of Mancos for a lot consolidation for their property on Grand Avenue in downtown Mancos. They purchased the vacant lot between the Mancos Common Press and the real estate office from the Ballantine Foundation. They propose to

consolidate these two lots in order to continue the project to construct a multi-use space at this location which includes three affordable housing units.

Chairman Brind'Amour declares the public hearing open at 7:08 p.m.

Signed up to speak: Robin Strother, 40066 CR G, Mancos

The project is ready to start as early as next month. Two grants have been received.

The goal is to house educators and artists with workforce housing, long term with a lease of at least a year.

Public Hearing closed 7:12 p.m.

Carol Stout made the motion to approve the lot consolidation for property on Grand owned by Mancos Commons and forward the recommendation to the Town Board for review and final decision. Cathy Seibert seconded the motion. Motion carried.

2. Comprehensive Plan Chapter 3 Board Suggestions

The Commission reviewed Chapter 3, appropriate suggestions will be made and the Board will review.

3. Comprehensive Plan Chapter 7 Final Review

The Commission reviewed Chapter 7 Final Review-suggestions will be made.

4. Comprehensive Plan Chapter 8, Chapter 9 to be reviewed May 2023 meeting . suggestions for Chapter 8 will be made.

J. Items for May 17, 2023 Agenda

1. Comprehensive Plan Chapter 8 & 9 Final Review
2. Comprehensive Plan Goals Chapters 10 Draft Review
3. Design Review Guidelines

K. Adjournment

9:02 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: May 17, 2023
Re: Comprehensive Plan Chapter 8 Final Review

Recommendation

Requesting Commission Feedback

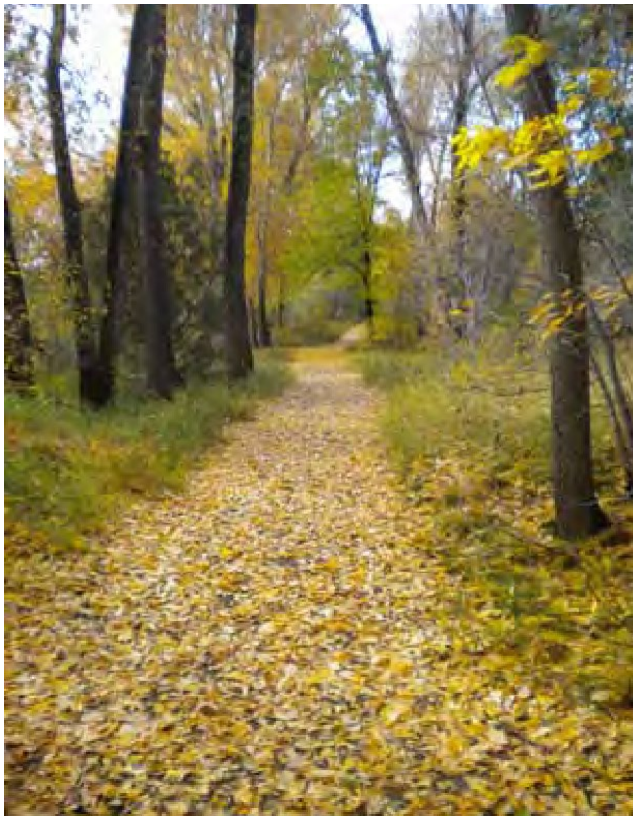
Background/Discussion

Attached is Chapter 8, including goals, for your final review and approval.

This document does include formatting, so please let us know of any changes in formatting, punctuation, grammar, etc.

Attachments

Comprehensive Plan Chapter 8



The Town of Mancos recognizes and is committed to investing in safe and healthy outdoor recreational amenities. The Town's parks, trails 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. There are approximately 23 acres of parks and open space within the Town of Mancos.

In addition to improving the wellbeing of Mancos residents, the Town's recreational amenities attract visitors and residents of the greater Mancos region, including Mesa Verde National Park, Mancos State Park and Chicken Creek Recreation Area. The parks and trails contribute to the community's economic health and present opportunities for tourist and outdoor recreation-based businesses, which can increase property values for adjoining properties, promote business development and enhancement, and assist Mancos in attracting visitors as an overnight destination.

This section is organized into four separate subsections: Parks, Recreation, Trails and Open Space. Using feedback from the 2022 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.

Boyle Park

The oldest Town Park is Boyle Park. It was donated to the Town by the Boyle family in 1919. 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, and Mancos Days. Boyle Park is also home to the Town's original jail. Several improvements have been made to the park including a little league field, playground features, covered picnic shelters, landscaping and restrooms.



Boyle Park playground area

Mancos 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.



Mancos skate park

Cottonwood Park

In 1998 the Town purchased 13 acres on the west end of Town and built its first open space park. Cottonwood Park features a well-utilized nature trail loop that runs along the perimeter of the park and adjacent to the Mancos River as it exits Town. Currently, the park is primarily used as an off-leash dog park but is also enjoyed by many members of the community in multiple ways. There is a gravel parking lot, off Spruce Street. Within the dog park area, there are picnic tables and benches with large cottonwood trees providing shade in the summer months. The park is bordered by the Town of Mancos Wastewater Treatment facility to the west, eight individual city lots to the north, and Spruce Street to the east. There is a pedestrian trail connection to the north that connects to Riverside Drive.



Cottonwood Park river trail

Northside Park

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. The developer of the Creekside subdivision is required to build a pedestrian pathway before the second phase of the subdivision is approved. Northside Park was constructed in 2019 and it consists of a playground, picnic shelter with picnic table, artificial turf surfacing and a pedestrian trail.

Neighborhood Parks

The Town of Mancos owns and maintains several landscaped “pocket parks” or neighborhood parks, including Pioneer Plaza. Neighborhood parks are typically small, usually occupying no more than one lot, and contain amenities that provide repose. Pioneer Plaza is a 5,227 square foot park on the northeast corner of Mesa Street and Grand Avenue.

Future Parks Planning

In early 2023 the Town adopted the Parks and Trails Master Plan through a series of community engagement processes including outreach to the public schools. The resulting document is a master plan for the Town of Mancos that recommends specific

park improvements, trail alignments and maintenance needs. Also, cost estimates and phasing priorities are included for enabling future grant writing and construction planning. The plan includes a trail alignment connecting the Town's commercial core and existing River Trail with anchoring town parks. The Master Plan recommends a substantial investment in parks and trails as valuable assets to residents and visitors alike. Some examples of projects included in the plan are: connecting to access points on BLM and National Forest lands using Town trails; the construction of a multi-field sports complex; and the development of a recreation center with a pool. Near term projects include several enhancements to Boyle Park and redesign of the skate park based on community feedback.



Boyle Park ADA accessible trail

8.1 Recreation

The Town of Mancos relies on community-based organizations to provide structured recreational activities. The schools and non-profits offer a variety of activities throughout the year. As the Town moves forward with implementing the newly adopted Parks and Trails Master Plan with available funding, there may become a need to establish a committed Parks and Recreation Department. In the 2022 Mancos Community Survey, 88% of respondents felt that adding recreational opportunities was important over the next 10 years.

8.2 Trails

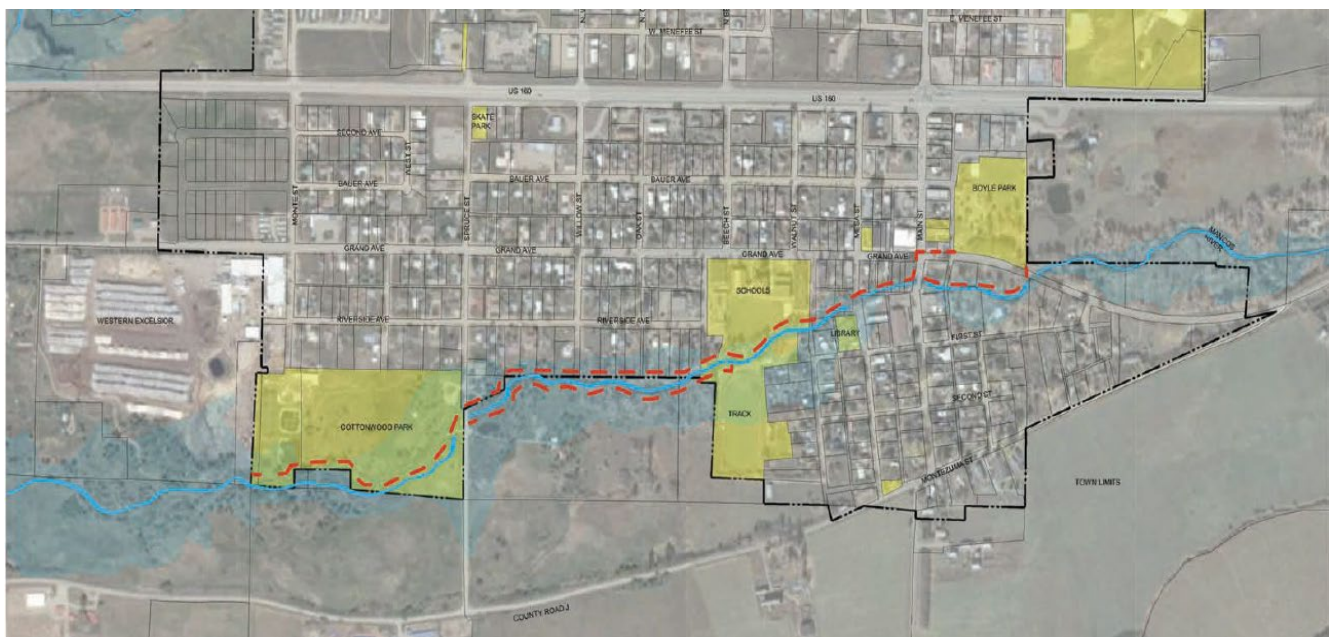
8.2.1 Regional Context, Data and Trends

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 has adopted 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.

Working with the County, Mancos is planning to be the starting point of the Trails to Mesa Verde project from the east, connecting the town to the national park, and from there connecting to the City of Cortez. This project will provide opportunities for different user groups and will promote tourism and economic development. The Mancos Trails Group has been building trails in the region, with plans to connect the Town trails to federal lands. This group has established signage for area trails in the national forest and has built a single-track trail system on BLM lands just outside of town. Chicken Creek Nordic provides trail maintenance and Nordic ski grooming on the National Forest land close to Town.

The 2022 Mancos Community Survey identified that 60% of residents think focus on trail development is important in the next 10 years. The Mancos Riverwalk is a popular proposal for Town 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 proposed Riverwalk alignment will: 1) preserve public access to the Mancos River, 2) reduce conflict between users and residents by locating routes and access points in use-compatible areas, 3) increase opportunities for bird watching, enhance opportunities for fishing, and 4) 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. More work is needed with private landowners to make this a reality.

Other trails proposed include: creation of the Mancos Incline trail; making safety improvements along County Road J for pedestrian and bicycle experience; and connecting the Town to the Old Airport Property once a multi-sports complex is created.



Route of proposed Mancos River Trail. Source: Town of Mancos Parks and Trails Master plan

8.3 Open Space and Greenway Corridors

One hundred and thirty-five respondents to the 2022 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.

8.3.1 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.

8.4 Goals, Objectives and Actions

8.4.1 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 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.

8.4.2 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

Actions

- Collaborate with 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.
- Continue to coordinate and collaborate with schools, the senior center, the public library and other organizations to share facilities and increase access to programs.

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

Objective: Implement a comprehensive trails plan

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 to route scenarios.
- Prepare wildlife, environmental and archaeological studies per route scenario.
- Research potential funding resources and partnerships for plan implementation.
- Inventory private and public property, and existing easements and covenants along preferred trail routes.
- Consider revising the land use code to require trail easements as a condition to any development approval on properties adjacent to water bodies.

8.4.5 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.
- Promote the conservation of critical wildlife habitat through permanent measures such as conservation easements.
- Revise the Land Use Code to include wetland and riparian preservation overlay zones.
- 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.

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: May 17, 2023
Re: Comprehensive Plan Chapters 9 & 10 Draft Review

Recommendation

Requesting Commission Feedback

Background/Discussion

Attached are Chapters 9 & 10, including goals, for your first review and approval.

Please review the content of the document for changes and updates. Formatting will be finalized when all track changes and Commission suggestions have been incorporated.

You will see and review the final drafts at the next Planning Commission meeting.

Attachments

Comprehensive Plan Chapters 9 & 10

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.



Commented [JA1]: This info is elsewhere in the Comp Plan.



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

Commented [JA2]: I need to get the traffic counts from CDOT



Jaywalking is a common occurrence along Highway 160, despite the physical barriers intended to redirect pedestrians toward intersections.

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 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

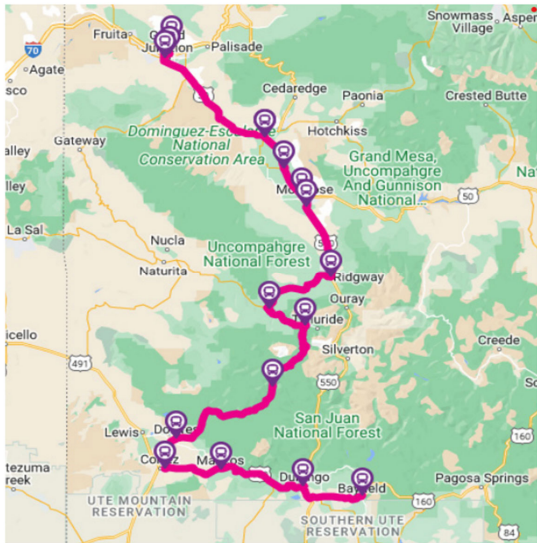
Entry features at major access points along U.S. Highway 160 and State Highway 184 should convey Mancos' character in order to create a first impression and convey a sense of arrival. Gateways can also reduce traffic speeds by distinguishing dense communities from rural open spaces. Entry features usually 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.



9.3 Regional Transportation Resources

The Town of Mancos does not operate or maintain any public transportation services. Montezuma County offers MoCo Transportation to the entire region for seniors at low or no cost. Farmington, Durango & Dove Creek trips are only for medical appointments and there are round trip fees. MoCo Transportation can provide Medicaid transportation, and riders must confirm their eligibility prior to accessing the services by calling MoCo. Errands and shopping trip reservations are available for residents in Mancos, Dolores and Towaoc.

The Colorado Department of Transportation (CDOT) and Roadrunner Transportation offer the Bustang Outrider Service from Bayfield (East of Durango) to Grand Junction. There is a bus stop in Mancos for this daily out-and-back route. Rates vary based on the route. This service can be provided between any of the towns on this route and reservations are required. Area residents can also access cab companies and other ride-hailing services nearby to travel within the region.



Bustang Route - Source: Colorado Department of Transportation

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 safe and inviting downtown streetscape

Actions

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

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

- 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.
- Collaborate with the local art community to design entry features that convey Mancos' western small-town character.

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 to identify area as school crossing.
- Pedestrian jay-walking issues.
- No sidewalks or pedestrian designated routes.
- Poor pedestrian connectivity.

Objective: Encourage alternative transportation methods

Actions

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

HIGHWAY 160 CORRIDOR

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

Constraints and Issues

- Dead ends along Railroad Avenue and 160 Frontage are substandard for emergency vehicle access.
- Blight conditions on Railroad Avenue and 160 Frontage due to 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 Highway 160 and Main intersection to increase comfort and safety for pedestrians, disabled and cyclists.
- Improve frontage road and highway separation.
- Reduce eastbound turning cue and replace with island refuges designed to accommodate pedestrians and disabled.
- Install traffic calming devices to encourage speed reduction.
- Construct sidewalks that continue from 160 and Main intersection along frontages.
- Construct sidewalks on 184 north of 160.
- Investigate possibilities for planning and financing the construction of pedestrian overpass or underpass across highway.
- Revise building standards and guidelines in Land Use Code for the highway business zone district in order to extend the characteristics of the historic downtown commercial core to the highway.

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.

Future Land Use



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, 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.

Residential Districts

Single Family, Agricultural Residential, 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.

Downtown Mixed Use

The downtown 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 in the commercial mixed-use zone. The Highway Business District offers suitable locations for automotive trade sector opportunities that can be incompatible with Mancos' historic downtown commercial area and traditional residential neighborhoods.

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 Uses by Zone

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 rights-of-way). 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 wastewater 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.

Mixed Use

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 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.

Yak Valley

The Yak Valley 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 Yak Valley Growth Area 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.

Yak Ridge

The Yak Ridge Growth Area includes approximately 50 acres and is adjacent to the Town's northwest boundary. Public land borders Yak Ridge to the north and US Highway 160 runs along Yak 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 Yak 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.

10.4 Preferred Parks, Greenways and Open Space Opportunity Areas

East Mancos Wetlands

The East Mancos Wetlands include 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 are 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 opportunity 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.

Mancos Southside

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.

10.5 Goals, Objectives and Actions

10.5.1 LAND USE PATTERN GOAL: GROW IN HARMONY WITH 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 Mancos 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 landowners 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

Actions

- Work in collaboration with the County to encourage developments in future growth areas that are consistent with this Comprehensive Plan.

Objective #3: 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.

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: May 17, 2023
Re: Design Standards Discussion

Recommendation

Requesting Commission Feedback

Background/Discussion

We discussed design standards in the Corridor Mixed Use (CMU) and Commercial Districts some time ago.

In 2014, the Board of Trustees adopted a Design Review Board and Design Review Guidelines for the highway and commercial districts. In 2017, these items were dissolved.

There was discussion in 2022 regarding development in these districts, so we revisited the guidelines at a workshop. SAFEBuilt has reviewed our discussion items, and drafted the attached memo.

The Board of Trustees has requested the Planning Commission review this information, draft proposed guidelines and recommend land use code changes to them for final approval.

This project may take several months to complete.

Attachments

Design Review Guidelines Memo

TO: Heather Alvarez, Town of Mancos Town Administrator
FROM: Alex Hufft, SAFEbuilt Studio
DATE: February 9, 2023
RE: Design Standards & Municipal Code Comparison

The following is in response to the request of the Town of Mancos to compare the existing municipal code with previous adopted, but then repealed design guidelines and standards. The purpose of this task is for the Town's Board to understand what already exists in the municipal code and what needs consideration for implementation via ordinance.

The majority of the repealed design guidelines and standards were carried over, and expounded upon, into the new land use and development code rewrite in 2019. However, there are a few items that are not reflected in the code that should be reviewed. The following topical areas, specific to mixed use and commercial guidelines, have large sections that the land use and development code rewrite did not include. The aim of this memo, and provided attachments, is to outline the sections below for consideration as additions to the code.

- Building Design and Architectural Details
 - General Building Design
 - Exterior Building Materials
 - Building Scale
 - Roof Forms
 - Architectural Details
 - Colors
- Fenestration and Facades
- Awnings and Outdoor Seating
- Benches, Bike Racks and Furniture
- Missing Definitions

Traditionally, design guidelines are intended to communicate an overall design intent and suggest possible ways to achieve that intent and will use such terms as "should," "may," or "encouraged." Design Standards are requirements identified by the term "shall" or "must" and are prescriptive (mandatory) requirements unless some form of relief is provided as part of the approval process. By taking the missing sections out of the previous design guidelines and standards document and implementing them into the existing municipal code they become prescriptive requirements, not suggestions, that are mandatory for approval.

The four attachments are as follows:

Attachment A – Outline of Design Standards to be included in existing municipal code.

Attachment B – New definitions that need to be included.

Attachment C – Outline showing current structure of design standards in municipal code and the proposed placement of new design standards.

Attachment D – Questions and considerations regarding the removal of existing standards and additions of new standards.

ATTACHMENT A

Outline of Design Standards to be Added

I. Building Design and Architectural Details

A. General Building Design

General Standards: This very vague per Board on 3/8/2022

1. Buildings shall be designed to incorporate features such as facades, false fronts, roof forms, porches, window treatments, and architectural detailing that exemplify the heritage and historic character of the Mancos Valley. Avoid using a standardized "corporate or franchise" style in the design of buildings.
2. All building sides shall be characterized by the same quality and type of building materials and detailing. Since buildings will be viewed on all sides, design of the building shall consider a four-sided design concept, where the same attention to the detail exemplified in the front of the building shall be accorded to the remaining three sides.
3. Buildings shall be oriented to face the Hwy 160 in the Corridor Mixed-Use if lots are adjacent to the highway. In the Downtown Mixed-Use buildings shall face Main and Grand Streets. In situations where this is impossible due to insufficient access to the site, the developer shall make the side of the building facing these corridors aesthetically pleasing, and if possible, shall design a side or alternate entrance.

C. Building Scale

New buildings shall be designed at a scale that is compatible with buildings observed in the Mancos Valley and at a pedestrian-oriented scale.

Standards:

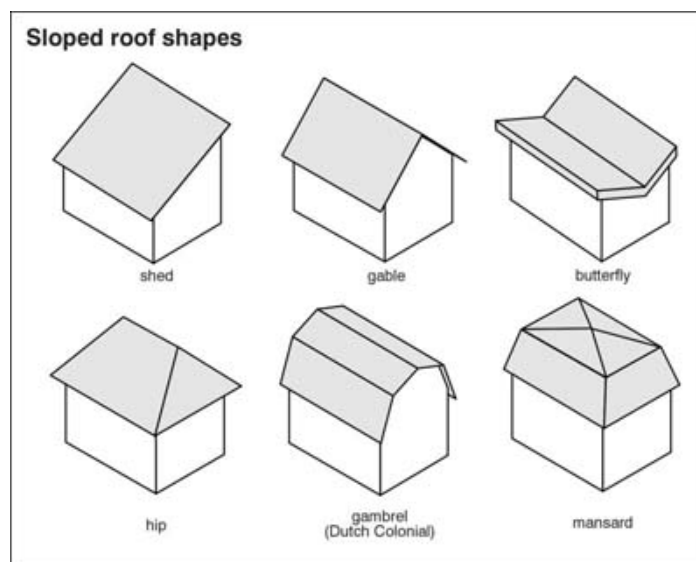
1. Buildings shall distinguish between upper and lower floors where more than one story is to be constructed.
2. Entrances shall incorporate at least one of the following building elements:
 - a. Doorways recessed at least four (4) feet from the building façade
 - b. Porticos
 - c. Porches
 - d. Awnings

3. Long, uninterrupted blank walls are discouraged. The maximum recommended length of an uninterrupted horizontal building elevation is fifty (50) feet. Visual interruptions to the planes of exterior walls may be achieved through at least one of the following methods:
 - a. Building facades modulated at a depth of least four (4) feet and a width of at least eight (8) feet
 - b. Porches
 - c. Porticos
 - d. Bay windows
4. Roof lines shall be interrupted every 50 feet with gable, hip, or dormer roof forms or a vertical shift of at least (five) 5 feet.

D. Roof Forms

Standards:

1. Buildings shall be designed with gable, gambrel, or hip roof forms with a minimum 4:12 roof pitch.
2. False fronts, giving the appearance of a flat roof, may be used.
3. Roof planes shall be varied by using gable ends and/or dormers, unless a false front is used.
4. Mansard, dome, or butterfly roof forms are discouraged. Flat roofs may be utilized but shall be designed for proper drainage.
5. Appropriate snow loads for Mansard roofs shall be utilized.



E. Architectural Detailing

Standards:

Historic architectural detailing shall be incorporated into building design. At least one element from each of the following categories shall be included in the design of all new buildings and accessory structures:

- a. Cornice details
 - i. Trim details
 - ii. Timber details
 - iii. Knee bracing
- b. Porches and Entryways
 - i. Porches
 - ii. Porticos
 - iii. Entryways recessed at least 4 feet
- c. Siding
 - i. Board and baton
 - ii. Horizontal clapboard
 - iii. Beveled planks
 - iv. Cedar shingle
 - v. Stone
 - vi. Brick
 - vii. Timber
 - viii. Rusted Corrugated Metal (RCM)
 - ix. Plaster materials such as adobe, stucco or lime plaster

F. Colors

Exterior colors shall not be used to garner unnecessary attention and where possible, shall be derived from the naturally occurring earth tone colors present in the Mancos Valley. This does not preclude the building from having color accents on trim, doors, windowsills, etc.

Standards:

1. Colors shall be muted and draw inspiration from the natural landscape and geology of the Mancos Valley, including, but not limited to, browns, tans, terracotta, gold, grays, mossy greens, and creams.
2. Roof colors shall also be muted.
3. Reserve the use of bright colors for accents, such as on ornamentation and accents.
4. Doors may be painted an accent color, or they may be left a natural wood finish.
5. Brilliant luminescent or “day-glow” colors are inappropriate.
6. Garage and large bay doors shall be painted or stained the same colors as the areas around them.

II. Fenestration and Facades

A. Fenestration

Standards:

1. Buildings shall meet the ground with a solid base treatment that creates a visual transition from sidewalk to building wall. Glass storefront wall systems that extend to the ground are not acceptable.
2. Windows shall not be opaque.
3. Consider the use of transom windows (small windows above larger storefront windows and doors).
4. Consider the use of awnings.

B. Facades

These guidelines encourage building facades that enhance and preserve the historic character of the area. The emphasis is on building form, character, and design, rather than specific uses of the property.

Standards:

1. While standard corporate branding may be utilized in some areas, such as signage, buildings shall conform to the western small-town character of the historic Mancos Valley.
2. Varying rooflines and building forms add to the visual interest of a development and minimize the perception of building scale and shall be used when possible.
3. False front facades may be used.

III. Awnings and Outdoor Seating

Businesses may wish to install outdoor patios, eating areas, or other café style seating to support the business.

A. Awnings

Standards:

1. Awnings shall abide by color regulations provided in Architectural detailing section.
2. All provided awnings should be uniform in design and color.
2. Awnings shall not be back lit or internally illuminated.
3. Sign lettering and/or logos shall comprise no more than 30% of the total exterior surface of an awning or canopy, and shall be included in the calculation of the allowable sign area.
4. Awnings may be provided along the entire frontage of commercial buildings.
5. Awnings or canopies shall be hung above the display window space at least 10-14 feet above the public walkway with a minimum 8-foot vertical clearance. They may extend 6- 8 feet over the walkway from the building's face.

B. Outdoor Seating

Outdoor seating is encouraged, so long as it does not block the sidewalk or other public rights of way.

Standards:

1. Liquor laws pertaining to the outdoor consumption of alcoholic beverages shall be followed.
2. The surface of the patio, sidewalk café, or other outdoor seating area shall be of a suitable and durable material such as stone, brick, wood, or concrete.
3. Screening and compatibility standards with adjacent development shall apply, including fencing, landscaping, etc.

IX. Benches, Bike Racks and Furniture

A. Benches and Furniture

Mancos encourages businesses to make their buildings pedestrian and bike friendly. The use of bike racks, benches, café style seating and other furniture is encouraged. These items must not block the sidewalk or other public rights of way and shall be placed so that they do not inhibit passersby or those with disabilities. Bike racks and furniture may be artistic and made from unusual materials and western-style furniture such as hitching posts may be utilized.

ATTACHMENT B

Definitions to be Added

Bay Window – A window that is made up of three windows, typically two operable windows at an angle with one fixed window in the middle.

Façade – the front exterior portion of a building.

False Front – A faced extending beyond and above the true dimensions of a building falsifying the size, finish, or importance of a building.

Fenestration - The arrangement, proportioning and design of windows and doors in a building.

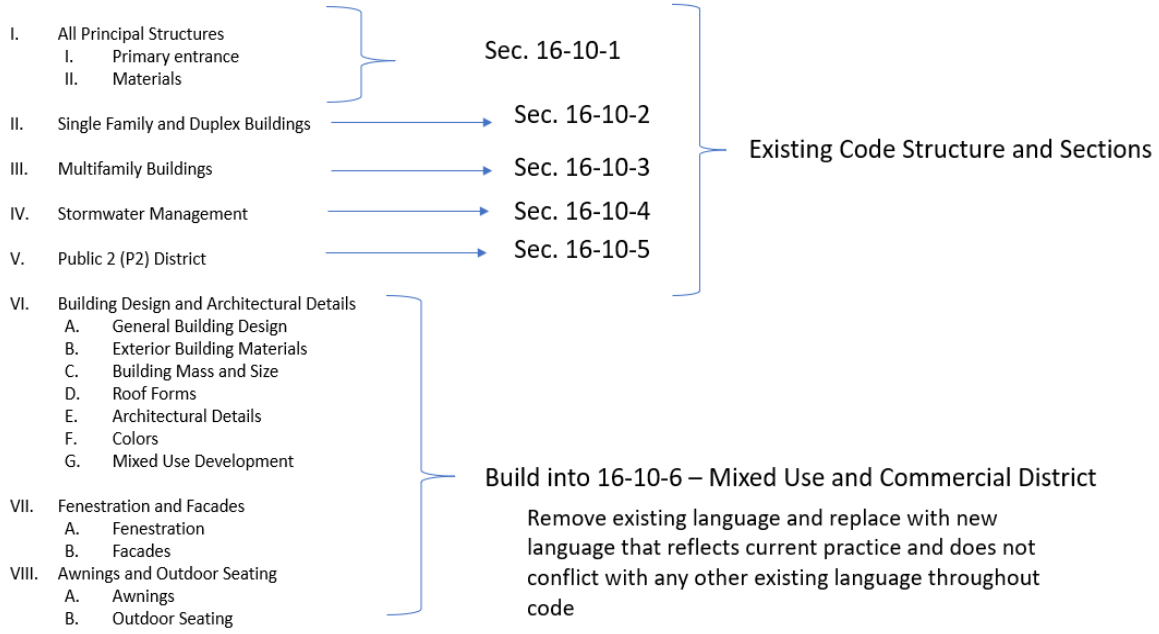
Four-Sided Design – When the same attention to the detail exemplified in the front of the building shall be accorded to the remaining three sides.

Portico – A porch leading to the entrance of a building.

ATTACHMENT C

Existing Code Structure and Proposed Placement of Standards

Article 10 – Site and Structure Standards



ATTACHMENT D

Questions / Considerations

- A. Should there be a specific requirement for the number of bike parking (rack) spaces? **No**
a. Eg. One bike rack minimum per new business if none are located within a 200-foot radius.
- B. Should there be stricter standards regarding windows / fenestration for public facing buildings? **Yes**
- C. Do you want new building design to continue to conform to the “western small-town character of the historic Mancos Valley”? The use of the phrase could be subjective and difficult for applicants and administrators to interpret. **No**
- D. Should there be enhanced standards for businesses along State Hwy 160 or the Downtown Center (see Chapter 16–3-2(a)(2)? As drafted, the standards apply to all commercial or mixed-use buildings regardless of location in the Town. The Town may want to consider some higher thresholds for specific commercial areas of town such as the Downtown Core or the highway corridors. **Yes**
a. Eg. New buildings must provide two (2) architectural detailing elements from each category
- E. Should there be a heightened requirement of façade treatment for buildings that are visible from the right of way? This would include all sides of buildings that can be seen from the street. **Yes**
- F. Should there be a separate set of standards/parameters regarding public art, such as murals? **Yes**

Items in red are from Board feedback at 3/8/2023 meeting discussion.