

**TOWN OF MANCOS
PLANNING AND ZONING COMMISSION MEETING
July 19, 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 June 21, 2023
- F. Audience Business
- G. Announcements
- H. Discussion and Action Items
 - 1. Comprehensive Plan 10 Draft #2 Review
 - 2. Comprehensive Plan Appendices Draft Review
- I. *Items for August 16, 2023 Agenda*
 - 1. *Comprehensive Plan Chapter 10 Final Review*
 - 2. *Comprehensive Plan Appendices Final Review*
- J. Adjournment

TOWN of MANCOS
PLANNING & ZONING COMMISSION
MEETING
June 21, 2023

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, Carol Stout, Alternate Ann Coker, Mayor Queenie Barz, Town Administrator Heather Alvarez, Town Clerk/Treasurer Jamie Higgins, and Deputy Clerk Mercedes Yanito

D. Approval of the Agenda: Catherine Seibert made the motion to approve the Agenda for June 21, 2023, Carol Stout seconds the motion. Motion passed.

E. Approval of the minutes from May 17, 2023: Carol Stout made the motion to approve the minutes of May 17, 2023. Catherine Seibert seconds the motion. Motion passed.

F. Audience Business

None

G. Announcements

Heather Alvarez updated the commission on:

- Joint Workshop meeting on July 8, 2023 – 9am to 12pm
- CML conference on June 25th – June 28th with Jason Armstrong
- June 28th – DOLA Grant presentation for Marshal's Office with Jason Armstrong and Justen Goodall
- Materials for the Workshop will be sent out July 3rd.
- Entering Engineer Phase 1 on Water Treatment Plant
- 2024 Budget Discussion approaching soon.

H. Discussion and Action Items:

1. Comprehensive Plan Chapter 9 Final Review. The Commission made a couple adjustments in the final review. No Action
2. Comprehensive Plan Chapter 10 Draft Review. The Commission made adjustments to Chapter 10. No Action

I. Items for July 19, 2023 Agenda

- 1. Comprehensive Plan Chapter 10 Final Review*
- 2. Comprehensive Plan Appendices Draft Review*

Adjournment

8:19p.m.

Peter Brind'Amour, Chairman

Mercedes Yanito, Deputy Clerk

DRAFT

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: July 19, 2023
Re: Comprehensive Plan Chapter 10 Second Draft Review

Recommendation

Requesting Commission Feedback

Background/Discussion

Attached is Chapter 10, including goals, for your second review and approval.

The changes requested at the last meeting are included in this document, with the exception of the full-page maps noted in the comments. The areas are too large, and the maps are not legible, so I did not include them in the document. The description of each area does allow an interested party to find each location on a map if they wish.

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 draft at the next Planning Commission meeting.

Attachments

Comprehensive Plan Chapter 10

Future Land Use



Town of Mancos



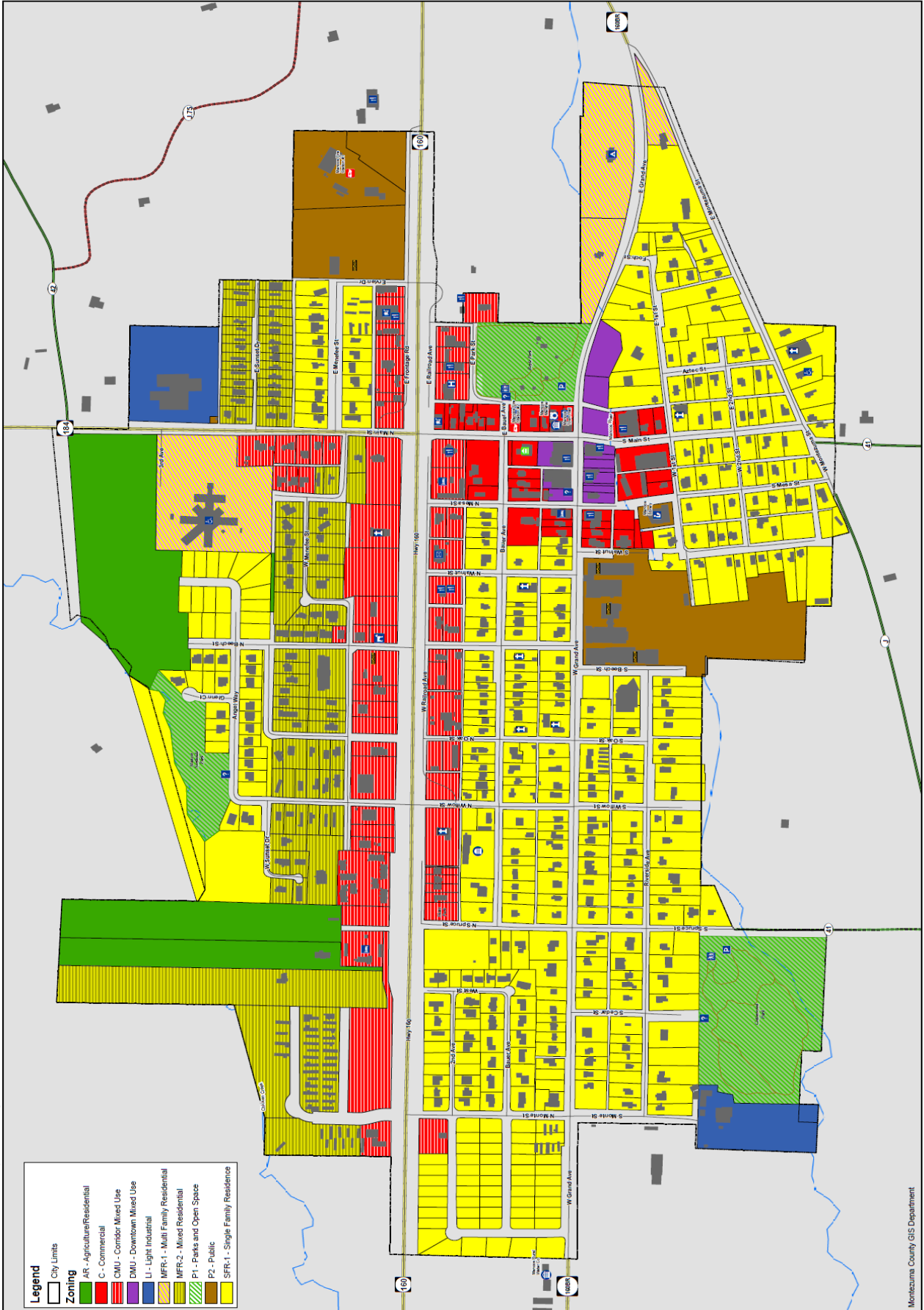
1 inch = 250 feet

0.5 Miles

Map Printed February 2021



Legend	
	City Limits
Zoning	
	AR - Agriculture/Residential
	C - Commercial
	DMU - Condom Mixed Use
	DMU - Downtown Mixed Use
	LI - Light Industrial
	MFR-1 - Multi Family Residential
	MFR-2 - Mixed Residential
	P1 - Parks and Open Space
	P2 - Public
	SFR-1 - Single Family Residence



Montezuma County GIS Department

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.

In 2020, the Town engaged the community in the Mancos Visioning process. There were two sessions held in person and a survey was carried out. The results are available on the Town of Mancos website. A vast majority of residents (83%) listed the small-town atmosphere as the main reason they choose to live in Mancos, with the scenery/ surroundings (75%) and the surrounding natural environment (73%) rounding out the top three. Overall, the process was appreciated by the community and provided the elected officials and staff with critical information about preferences for services and growth in the Town over the next five to ten years. The results of this process will inform the current and future land use decisions made by the Town.

10.1 Zoning Districts

Zoning is the most common tool used by local governments to prescribe the allowable development on parcels of land. There are several types of zoning practices in current planning, however the most common and familiar type is the Euclidean zoning (or traditional zoning). Generally, when a community adopts a zoning ordinance, they are dividing a geographic area into zones or districts, which each have a unique set of standards for land uses and development regulations balancing the general health, safety, and welfare of the public with private property owners' rights to use their land to their best interest.

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 Residential, Single Family Residential Medium Density, Agricultural/Residential, Agriculture Residential Cluster, Multi-Family Residential and Multi Family Residential Medium Density 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. Planned Unit Development is also allowable for residential areas.

- *Single Family Residential (SFR-1)*. The Single-Family Residential District is designed primarily to accommodate single-family uses. It is intended for application in areas already developed with similarly sized lots and density and areas designated single family on the future development plan map in the comprehensive plan. A single-family detached dwelling is not attached to any other dwelling by any means.

- *Single Family Residential Medium Density (SFR-2)*. The Single Family Residential Medium Density District (mixed residential) is designed to accommodate single family structures on small lots to support a compact, walkable development pattern. It is intended for use adjacent to downtown Mancos and can also be used as a transition from multifamily development to larger lot single-family residential development. SFR-2 allows for an attached dwelling of two or more dwelling units on a single lot (duplex, triplex or quadraplex or townhome), each of which is occupied by only one family and has an individual entrance, with common walls between the units.
- *Agricultural-Residential (AR)*: The Agriculture Residential District is designed primarily to accommodate agricultural uses and single-family development on lots of five acres or more. It is intended for application as temporary zoning following annexation but prior to final subdivision approval. In addition to a variety of commercial activities as a use by right, the standards of this district are designed to provide and retain certain lands for low density residential development in agricultural areas.
- *Agriculture Residential Cluster (AR-C)*. The Agriculture Residential Cluster District is designed to accommodate clustered residential uses in areas that are shared with active agricultural uses, important natural areas, environmentally sensitive areas, and areas where clustered development would be beneficial to preserve the existing rural character.
- *Multi-Family Residential (MFR-1)*. The Multi-Family Residential district allows dwelling types where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex.
- *Multi-Family Residential Medium Density (MFR-2)*. This district is designed primarily to accommodate multifamily uses on smaller lots than SFR-1 or MFR-1 in more compact and walkable settings. It is intended for application to areas already developed with multifamily structures at a similar density and areas designated multifamily on the future development plan map in the comprehensive plan.
- *Planned Unit Development (PUD)*. The Planned Unit Development District is designed to provide flexibility in the siting of structures to avoid or mitigate any hazardous areas, historic and prehistoric sites; to take advantage of the site's unique, natural resource or scenic features; and to preserve open spaces.

Commercial Districts

Any community must be able to support multiple businesses in order to thrive. Business zoning, also known as commercial zoning, states precisely whether or not businesses can operate in any given area. 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. Heavy traffic as well as the high levels of electric and sewage use required by commercial developments may be unattractive to homeowners. In Mancos, there are multiple commercial districts intended to serve a variety of different types of businesses that includes Downtown Mixed-Use, Corridor Mixed-Use, Commercial, and Light Industrial zones.

- *Downtown Mixed-Use (DMU)*. Mixed-use zoning permits a complementary mix of residential, commercial, and/or industrial uses in a single district. The Downtown Mixed-Use District is designed for application to Downtown Mancos to allow a vibrant mix of commercial, retail, office, light industrial, and residential uses that allow residents and visitors to enjoy the hub of the community.
- *Corridor Mixed-use (CMU)*. The Corridor Mixed-use district is intended to accommodate commercial activities that provide goods and services to US 160 highway users. The Corridor Mixed-use District is intended for application to commercial corridors outside of downtown Mancos where mixed-use development exists or is indicated on the future development plan map. Commercial mixed-use development should include a combination of commercial and residential uses that are mutually supportive and that provide goods and services to surrounding residential uses. This district offers suitable locations for business sector opportunities that can be incompatible with Mancos' historic downtown commercial area and traditional residential neighborhoods.
- *Commercial (C)*. The Commercial District is designed to accommodate a wide variety of commercial activities with a compatible mix of uses to make the Town a more attractive and energetic place to live, work, and shop, and to enhance the economic development of the Town. Dwellings are allowable in mixed-use buildings in this zone.
- *Light Industrial (LI)*. The Light Industrial District is designed to accommodate a wide variety of industrial and manufacturing activities and to enhance the economic development of the Town. It is intended for application in areas already developed with light industrial structures.

Public Zoning

The public zones include properties currently owned or operated by a public entity or private institution. Uses in these zones include but are not limited to the Town Hall, fire stations, library properties, education facilities, utility facilities and other institutional uses such as parks. The purpose of the public zone is to recognize that public and semi-public facilities and institutions provide necessary services to the community and have their own unique set of circumstances. Factors including size, technological processes, requirements for municipal comprehensive facility planning and budgeting, capital improvement programs, and compatibility with surrounding land uses must be considered when developing public and semi-public facilities. In Mancos, there are Public Parks and Open Space and Public Government and Institution districts.

- *Public Parks and Open Space (P1)*. This district is designed primarily to identify and preserve public parks and open spaces, including trails, recreational areas and facilities, and passive open space.
- *Public Government and Institution (P2)*. The Public 2 District is designed primarily to accommodate the development of governmental and quasi-governmental facilities for cultural, educational, civic, recreational, and other governmental purposes.

10.2 Preferred Future Land Use Scenario

Results from the 2021 Mancos Visioning Survey indicate that the Mancos community would like to see the Town grow in a controlled manner. Town respondents were evenly divided over zero population growth and doubling the population with 32% agreeing with each scenario, while nearly 40% indicate they want to maintain the current annual growth rate at 2%.

A strong majority of survey respondents felt that the Town should encourage development of 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. In the 2021 Visioning survey, 70% of respondents indicated they wanted to see an increase in mixed-use development that brings business and residential options to the town.

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. 60% of respondents to the Visioning Survey indicated they wanted to see more multi-family housing developed.

10.3 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 the 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 Pit 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, commercial and for public uses. 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. Much of this private land is in conservation easements. 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. There are large areas south of Town that are in private conservation easements.

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 or a pump track and trail head facilities. This land sits adjacent to federal lands and the Aqueduct Trail System.

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 THE TOWN'S UNIQUE CHARACTER AND NATURAL SETTING

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' unique character

Actions

- Work in collaboration with Montezuma 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: July 19, 2023
Re: Comprehensive Plan Appendix First Draft Review

Recommendation

Requesting Commission Feedback

Background/Discussion

Attached is appendix for your 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 draft at the next Planning Commission meeting.

Attachments

Comprehensive Plan Appendix

Section 2 – Community Characteristics Tables

2.1 Mancos / Statewide Population Characteristics 2020				
	Mancos		Colorado	
	Number	Percent	Number	Percent
Total Population	1349	100%	5,684,926	100%
Male	659	48.9%	2,862,153	50.3%
Female	690	51.1%	2,822,773	49.7%
Under 20	319	23.6%	1,405,688	18.4%
20 to 64 years	776	57.5%	3,470,901	61.0%
65 Years and older	254	18.8%	808,337	14.2%

2020 US Bureau of Census, American Community Survey

2.2 Age Distribution 2010 - 2020						
	Mancos		Cortez		Colorado	
	2010	2020	2010	2020	2010	2020
Under 20	27.8%	23.6%	27.2%	27.0%	27.1%	25.0%
20 to 34	18.8%	23.1%	19.1%	19.8%	21.3%	22.4%
35 to 44	12.2%	12.2%	13.8%	17.1%	13.9%	13.8%
45 to 64	25.5%	22.1%	25.0%	25.1%	26.7%	24.9%
65 and over	15.7%	18.8%	17.8%	18.4%	10.9%	14.2%
Median Age	38.0	38.3	38.3	36.9	36.1	36.9

2020 US Bureau of Census, American Community Survey

As seen in Table 2.2, Mancos's age distribution has seen the population age since 2010. Population percentages for those 65 or older were higher for both Mancos and Cortez than the state. While Mancos and Cortez had a higher percentage of their populations over 65, both saw an increase in working age young adults between the ages of 20 and 34.

2.3 Mancos Racial Composition 2020		
Race	Population	% of Population
White	1143	84.7%
Hispanic or Latino	136	10%
Black or African American	0	0%
American Indian and Alaska Native	16	.01%
Asian	0	0
Native Hawaiian and Other Pacific Islander	0	0
Some other Race Alone	51	.04%
Two or More Races	3	.002%
2020 US Bureau of Census, American Community Survey		

Table 2.3 demonstrates that the racial composition of Mancos is a majority white, followed by Hispanic and American Indian/Alaska Natives and those of other races. According to the 2020 American community survey, these demographics have shifted since 2015. In 2015, 78% of the population identified as white, 12% Hispanic or Latino, .002% Black or African American, 2% American Indian and Alaska Native, 2% some other race and an additional 2% identifying as two or more races.

Table 2.4 Economic Characteristics 2020			
	Mancos	Montezuma County	Colorado
Median Household Income	\$49,837.00	\$50,717.00	\$75,231.00
Per Capita Income	\$32,388.00	\$46,919	
Percent of Population Below Poverty Level	11.6%	12.4%	9.8%
2020 US Bureau of Census, American Community Survey /CO State Demographers Office			

- 11.6% of the population for whom poverty status is determined in Mancos, CO (148 out of 1.28k people) live below the poverty line, a number that is lower than the national average of 12.8%. The largest demographic living in poverty are Females 75+, followed by Females < 5 and then Males 25 - 34.
- Between 2019 and 2020 the median household income in Mancos grew from \$43,182 to \$49,837, a 15.4% increase.

Table 2.5
Household Income Distribution
2020

	Mancos	Montezuma County
Less than \$10,000	5.8%	4.6%
\$10,000 to \$19,999	8.6%	9.5%
\$20,000 to \$29,999	16.90%	14.00%
\$30,000 to \$39,999	13.70%	12.30%
\$40,000 to \$49,999	5.30%	9.20%
\$50,000 to \$59,999	11.10%	8.00%
\$60,000 to \$74,999	16.00%	11.30%
\$75,000 to \$99,999	10.00%	14.30%
\$100,000 to \$124,999	5.30%	6.00%
\$125,000 to \$149,999	2.10%	3.40%
\$150,000 to \$199,999	3.00%	4.50%
\$200,000 or more	2.30%	3.10%

Source: US Census Bureau, 2016-2020 American Community Survey

Table 2.6
Educational Attainment of populations 25+
2010 - 2020

Educational Level	Mancos	Colorado	United States
No diploma	4.6%	4.6%	6.6%
High school diploma or equivalent	23.1%	21%	26%
Some college	18%	20%	20%
Bachelor's degree	23.2%	26%	20%
Graduate or professional degree	15%	15%	12%

Source: 2020 US Bureau of Census, American Community Survey

Table 2.7
Mancos Highest Level of Educational Attainment 25 +
2022

Educational Level	% Population Total	% Male Population	% Female Population
Less than 9th grade	3.4%	0.9%	5.7%
9th to 12th grade, no diploma	4.6%	7.0%	2.6%
High school graduate (includes equivalency)	23.1%	92.2%	91.7%
Some college, no degree	18%	16.6%	19.3%
Associate's degree	12.5%	7.6%	16.9%
Bachelor's degree	23.2%	22%	24.4%
Graduate or professional degree	15.1%	16.6%	13.8%

Source: 2020 US Bureau of Census, American Community Survey

Table 2.8
Gross Rent as a Percentage of Household Income
2020

Occupied units paying rent	Estimated Number	Estimated Percent
Less than 15.0 percent of income	37	17.5%
15.0 to 19.9 percent of income	29	13.7%
20.0 to 24.9 percent of income	23	10.9%
25.0 to 29.9 percent of income	5	2.4%
30.0 to 34.9 percent of income	24	11.4%
35.0 percent or more of income	93	44.1%
Not computed	9	-----

Source: 2020 US Bureau of Census, American Community Survey

Table 2.9
Monthly Mortgage as a Percentage of Household Income
2020

Occupied units with mortgage	Estimated Number	Estimated Percent
Less than 20.0 percent of income	88	41.9%
20.0 to 24.9 percent of income	37	17.6%
25.0 to 29.9 percent of income	25	11.9%
30.0 to 34.9 percent of income	10	4.8%
35.0 percent or more income	50	23.8%

Source: 2020 US Bureau of Census, American Community Survey

Section 3 – Sense of Place Tables

**Table 3.1
Population Growth Rate
1990 - 2020**

YEAR	Mancos		Montezuma County		Colorado	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	842		18,672		3,294,473	
1995	973	2.9%	22,159	3.5%	3,811,074	3.0%
2000	1,121	2.9%	23,852	1.5%	4,338,801	2.6%
2005	1,188	1.2%	24,603	0.6%	4,662,534	1.4%
2010	1,337	2.4%	25,532	0.7%	5,050,332	1.6%
2015	1,232	-1.6%	25,522	-0.0	5,446,549	1.5%
2020	1,196	-0.6%	25,853	0.3%	5,782,914	1.2%

Source: CO State Demography Office

**Table 3.2
Mancos Historical Population Growth
1920 - 2020**

Year	Population	Growth Rate
1920	682	
1930	646	-5.6%
1940	748	15.8%
1950	785	4.9%
1960	832	6.0%
1970	709	-17.3%
1980	870	22.7%
1990	842	-3.3%
2000	1119	32.9%
2010	1336	19.4%
2020	1196	-11.7%

Source: CO State Demography Office

Section 5 Infrastructure and Services Tables

**Table 5.1
Mancos School Enrollment 2022 -2023**

Enrollment	2022	Percent
Total School Enrollment	515	----
Nursery school, preschool	42	8.1 %
Kindergarten	30	5.8%
Elementary school (grades 1-8)	287	55.7%
High school (grades 9-12)	156	30.3%

Source: Mancos School District

Section 6 – Community and Economic Development Tables

Table 6.1
Mean Household Income in the Past 12 Months
2020

Source of Income	Total Population	% of Population	Mean Income
Wages or salary income	450	79.1%	\$51,773.00
Self-employment income	105	18.5%	\$31,546.00
Interest, dividends, or net rental income	103	18.1%	\$7,631.00
Social Security income	183	32.2%	\$18,172.00
Supplemental Security Income With cash public assistance income or Food Stamps/SNAP	70	12.3%	\$1,958.00
Retirement income	69	12.1%	\$21,494.00

Source: 2020 US Bureau of Census, American Community Survey

Table 6.2
Population Poverty Status Determined Past 12 months
2020

Age	Total Population	Number below Poverty Level	% Below Poverty Level
Under 5 years	116	24	20.7%
5 to 17 years	181	18	9.9%
18 to 34 years	318	40	12.6%
35 to 64 years	460	41	8.9%
65 years and over	203	25	12.3%
Sex	Total Population	Number below Poverty Level	% Below Poverty Level
Male	634	45	7.1%
Female	644	103	16.0%

Source: 2020 US Bureau of Census, American Community Survey

Table 6.2 demonstrates the poverty level in 2020 based on age grouping and sex. Overall, the poverty rate for the Town of Mancos was In 2020 was 11.6%, which was lower than the County rate of 12.4%, but higher than the State rate of 9.7%.

Section 7 – Housing Data Tables

**Table 7.1
Occupied Housing Units
2020**

Household Size	Owner Occupied Units	% Owner Occupied Units	Renter Occupied Units	% Renter Occupied Units
1-person household	110	31.5%	79	35.9%
2-person household	157	45.0%	51	23.2%
3-person household	38	10.9%	59	26.8%
4-or-more-person household	44	12.6%	31	14.1%

Source: 2020 US Bureau of Census, American Community Survey

**Table 7.2
Units in Structures (Occupied)
2020**

	Owner-occupied	% Owner-occupied	Renter-occupied	% Renter-occupied
1, detached	400		111	50.5%
1, attached	3	0.9%	2	0.9%
2 apartments	0	0	25	11.4%
3 or 4 apartments	0	0	14	6.4%
5 to 9 apartments	0	0	7	3.2%
10 or more apartments	0	0	17	7.7%
Mobile home or other type of housing	15	16.3%	44	20.0%

Source: 2020 US Bureau of Census, American Community Survey

Table 7.1 and 7.2 demonstrate the various types of occupancy and unit types of the estimated 569 living structures in 2020.

**Table 7.3
Year Housing Structures Built
Before 1939 – 2014 or later**

Year Built	Occupied housing units	% Occupied housing units
2014 or later	9	1.6%
2010 to 2013	7	1.2%
2000 to 2009	126	22.1%
1980 to 1999	140	24.6%
1960 to 1979	104	18.3%
1940 to 1959	62	10.9%
1939 or earlier	121	21.3%

Source: 2020 US Bureau of Census, American Community Survey

Most homes in Mancos are over 20 years old. As table 7.3 demonstrates, nearly a quarter were built in 1939 or earlier. Preservation and habilitation of these homes is an important piece of maintaining the historical and cultural context of the Town.

Table 7.4 Mancos Gross Rent as a Percentage of Household Income 2020		
Occupied units paying rent	Estimated Number	Estimated Percent
Less than 15.0 percent	37	17.5%
15.0 to 19.9 percent	29	13.7%
20.0 to 24.9 percent	23	10.9%
25.0 to 29.9 percent	5	2.4%
30.0 to 34.9 percent	24	11.4%
35.0 percent or more	93	44.1%
Not computed	9	-----

Source: 2020 US Bureau of Census, American Community Survey

Table 7.5 Mancos Monthly Mortgage as a Percentage of Household Income 2020		
Housing units with a mortgage	Estimated Number	Estimated Percent
Less than 20.0 percent	88	41.9%
20.0 to 24.9 percent	37	17.6%
25.0 to 29.9 percent	25	11.9%
30.0 to 34.9 percent	10	4.8%
35.0 percent or more	50	23.8%

Source: 2020 US Bureau of Census, American Community Survey

The cost of housing has been a concern in the Western United States for well over the past decade. Affordability is commonly defined by the Department of Housing and Urban Development as 30% or less of an individual or household gross income. As Table 7.4 and 7.5 demonstrate, there is a significant number of both rentals and owned homes that exceed this threshold.