

**TOWN OF MANCOS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**October 18, 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 July 19, 2023
- F. Audience Business
- G. Announcements
- H. Discussion and Action Items
  - 1. Public Hearing: Frost Collective Square Footage Increase
  - 2. Public Hearing: Comprehensive Plan Update
- I. *Items for November 15, 2023 Agenda*  
*TBD*
- J. Adjournment

**TOWN of MANCOS**  
**PLANNING & ZONING COMMISSION**  
**MEETING**  
**July 19, 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, Carol Stout, Alternate Ann Coker, Trustee Nick Manning, Mayor Queenie Barz, Town Administrator Heather Alvarez, Town Clerk/Treasurer Jamie Higgins, and Deputy Clerk Mercedes Yanito  
not present - Catherine Seibert

**D. Approval of the Agenda:** Carol Stout made the motion to approve the Agenda for July 19, 2023, Peter Brind'Amour seconds the motion. Motion passed.

**E. Approval of the minutes from June 21, 2023:** Ann Coker made the motion to approve the minutes of June 21, 2023. Carol Stout seconds the motion. Motion passed.

**F. Audience Business**

None

**G. Announcements**

Heather Alvarez updated the commission on:

- Joint Workshop meeting on July 22, 2023 – 9am to 12pm

**H. Discussion and Action Items:**

1. Comprehensive Plan Chapter 10 Draft #2 Review. The Commission made a couple adjustments in Draft #2 review. No Action
2. Comprehensive Plan Appendices Draft Review. No Action

***I. Items for August 16, 2023 Agenda***

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

Adjournment

7:30p.m.

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Peter Brind'Amour, Chairman

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Mercedes Yanito, Deputy Clerk

DRAFT

# ***STAFF REPORT***

To: Members of the Planning and Zoning Commission  
From: Jamie Higgins, Town Clerk/Treasurer  
Date: October 18, 2023  
Re: Special Use Permit Request – 651 North Main St.

## **Recommendation**

Approve the special use permit request for increased square footage from 12,910 square feet to 13,544 square feet for the cultivation of marijuana by The Frost Collective LLC at 651 North Main Street conditional upon State approval.

## **Background/Discussion**

The Mancos Municipal Code 16-4-4 provides for a special exception to allow marijuana cultivation operations over 5,000 square feet in the light industrial zone. This item must be heard during a public hearing before the Planning Commission. The recommendations of the Commission will be presented to the Board of Trustees for final approval at an additional public hearing.

This is currently unused square footage that exists in the building. It is not an increase in the building footprint..

The Mancos Marshal's Office has no objections to this special exception request. The Town has received all required information. All fees have been paid.

## **Attachments**

Application for Special Use Permit  
Supporting Documentation  
Proof of Publication for Public Hearing

## Marijuana Enforcement Division Report of Changes

(Keep a copy of this application for your records)

|   |            |                              |       |
|---|------------|------------------------------|-------|
| License Number(s) (All answers must be printed legibly or typewritten)  |            |                              |       |
| 403r-00762, 404r-00239  |            |                              |       |
| 1. Legal Business Name (A separate application is required for each legal business entity)  |            |                              |       |
| The Frost Collective LLC  |            |                              |       |
| 2. Current Business Address   |            |                              |       |
| 651 N Main St   |            |                              |       |
| City  | Mancos     | State                        | CO    |
|   |            | ZIP                          | 81328 |
| 3. Primary Contact Person for Business  |            | Primary Contact Phone Number |       |
| Allison Sagun   |            | [REDACTED]                   |       |
| Title   |            |                              |       |
| Manager/Owner   |            |                              |       |
| 4. Mailing Address for Business   |            |                              |       |
| 651 N Main St   |            |                              |       |
| City  | Mancos     | State                        | CO    |
|   |            | ZIP                          | 81328 |
| Primary Contact Email   |            |                              |       |
| [REDACTED]  |            |                              |       |
| <b>1. Change Trade Name</b>   |            |                              |       |
| Change of Trade Name / DBA only (Attach the following supporting documents)   |            |                              |       |
| <ol style="list-style-type: none"> <li>1. Copy of Change of Trade Name or Amendment filed with the Colorado Secretary of State</li> <li>2. Copy of new Trade Name registration</li> </ol>   |            |                              |       |
| Old Trade Name  |            |                              |       |
| N/A   |            |                              |       |
| New Trade Name  |            |                              |       |
| N/A   |            |                              |       |
| <b>COTN - Oath of Applicant</b>   |            |                              |       |
| I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.  |            |                              |       |
| Printed Last Name of Owner/Principal  | First Name | Full Middle Name             |       |
| N/A   |            |                              |       |
| Title   |            |                              | Date  |
| N/A   |            |                              |       |
| Signature of Owner/Principal  |            |                              |       |
| THIS FORM MUST BE SIGNED IN ADOBE ACROBAT PRO OR READER   |            |                              |       |
| <b>REQUIRED</b>   |            |                              |       |
| Pursuant to 44-10-305(4) prior to submitting an application for a license, registration or permit, the applicant needs to be aware that having a medical marijuana or retail marijuana license and working in the medical marijuana or retail marijuana industry may have adverse federal immigration consequences. |            |                              |       |

**2. Change of Location - Local Licensing conditional approval must be provided prior to MED approval. Per Rule 2-255**

(Note: Licensees may not move their licensed premises until approved by state and local authorities.)

**A. Address of current premises**

|         |        |     |
|---------|--------|-----|
| Address |        |     |
| N/A     |        |     |
| City    | County | ZIP |
| N/A     |        |     |

**B. Address of proposed new premises (Attach copy of the deed or lease that establishes possession of the premises by the licensee)**

|         |        |     |
|---------|--------|-----|
| Address |        |     |
| N/A     |        |     |
| City    | County | ZIP |
| N/A     |        |     |

**C. New Mailing Address if Applicable.**

|         |        |     |
|---------|--------|-----|
| Address |        |     |
| N/A     |        |     |
| City    | County | ZIP |
| N/A     |        |     |

**D. Attach detailed diagram of the premises and include a separate security drawing (Diagrams to be single-sided on 8.5x11 inch paper, preferably in color).**

**E. Is this change of location intended to collapse a retail or medical cultivation with another? If so, please identify the license collapsing into.**

N/A

**F. One complete original COL application packet + one complete copy of the same is required.**

**G. Will the proposed change result in the licensed premises now being located within 1000 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? (If yes, explain in detail, describe any exemptions that apply and provide a copy of the exemption or local ordinance)**

Yes  No

**COL - Oath of Applicant**

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

|                                      |            |                  |
|--------------------------------------|------------|------------------|
| Printed Last Name of Owner/Principal | First Name | Full Middle Name |
| N/A                                  |            |                  |
| Title                                |            | Date             |
| N/A                                  |            |                  |

Signature of Owner/Principal

THIS FORM MUST BE SIGNED IN A CORRECT PFD OR READER

**REQUIRED**

**Report and Approval of Local Licensing Authority (City / County)**

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable provisions of Title 44, Article 10, C.R.S., as amended. Therefore, this application is approved. (Provide local stamp/seal on this page for proof of approval with signature).

|  |                                 |
|--|---------------------------------|
| Printed Name of Local Licensing Rep        |                                 |
| N/A  |                                 |
| Local Licensing Authority (City or County) | Date Filed With Local Authority |
| N/A  |                                 |
| Title                                      | Date                            |
| N/A  |                                 |

Signature of Local Licensing Representative

THIS FORM MUST BE SIGNED IN A CORRECT PFD OR READER

**REQUIRED**

**3. Modification of Premises - Local Licensing conditional approval must be provided prior to MED approval. Per Rule 2-260**

(Note: Licensees may not modify their licensed premises until approved by state and local authorities.)

A. Describe change proposal in detail. NOTE: "Complete remodel" or "See floor plans" will not be accepted. Dry/Cure Room. The proposed new Dry/Cure Room will be approximately 644 square feet in size, with dimensions of 14' x 46'. It will be directly adjacent and to the south of the existing dry/cure room described in the current premises diagram, in the south-eastern corner of the licensed premises. The new Dry/Cure Room will be wholly contained within the existing exterior footprint of the building, with no exterior additions or alterations required. The purpose/use of the new Dry/Cure Room will involve the drying and curing of fresh marijuana cultivated in the existing grow canopy. Please see diagrams for details, specifically Diagram 1, Diagram 9, and Diagram 10.

B. Will the proposed change result in the licensed premises now being located within 1000 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?  Yes  No  
 (If yes, explain in detail, describe any exemptions that apply and provide a copy of the exemption or local ordinance)

C. Attach a diagram of the current licensed premises and a separate diagram of the proposed changes for the licensed premises including security equipment locations.


D. Attach REVISED lease, only if it was revised due to the modification.

E. Attach proof of Landlord consent for modification (This may be the revised lease).

F. For changes to Mobile Premises, attach the completed Mobile Hospitality Business Addendum D from the Marijuana Hospitality Business License application (Form DR 8565).


**MOP - Oath of Applicant**

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

|   |                              |                                |
|---|------------------------------|--------------------------------|
| Printed Last Name of Owner/Principal<br><b>Sagun</b>  | First Name<br><b>Allison</b> | Full Middle Name<br><b>Ann</b> |
| Title<br><b>Manager/Owner</b>   |                              | Date<br><b>3/16/2023</b>       |
| Signature of Owner/Principal<br> |                              | <b>REQUIRED</b>                |

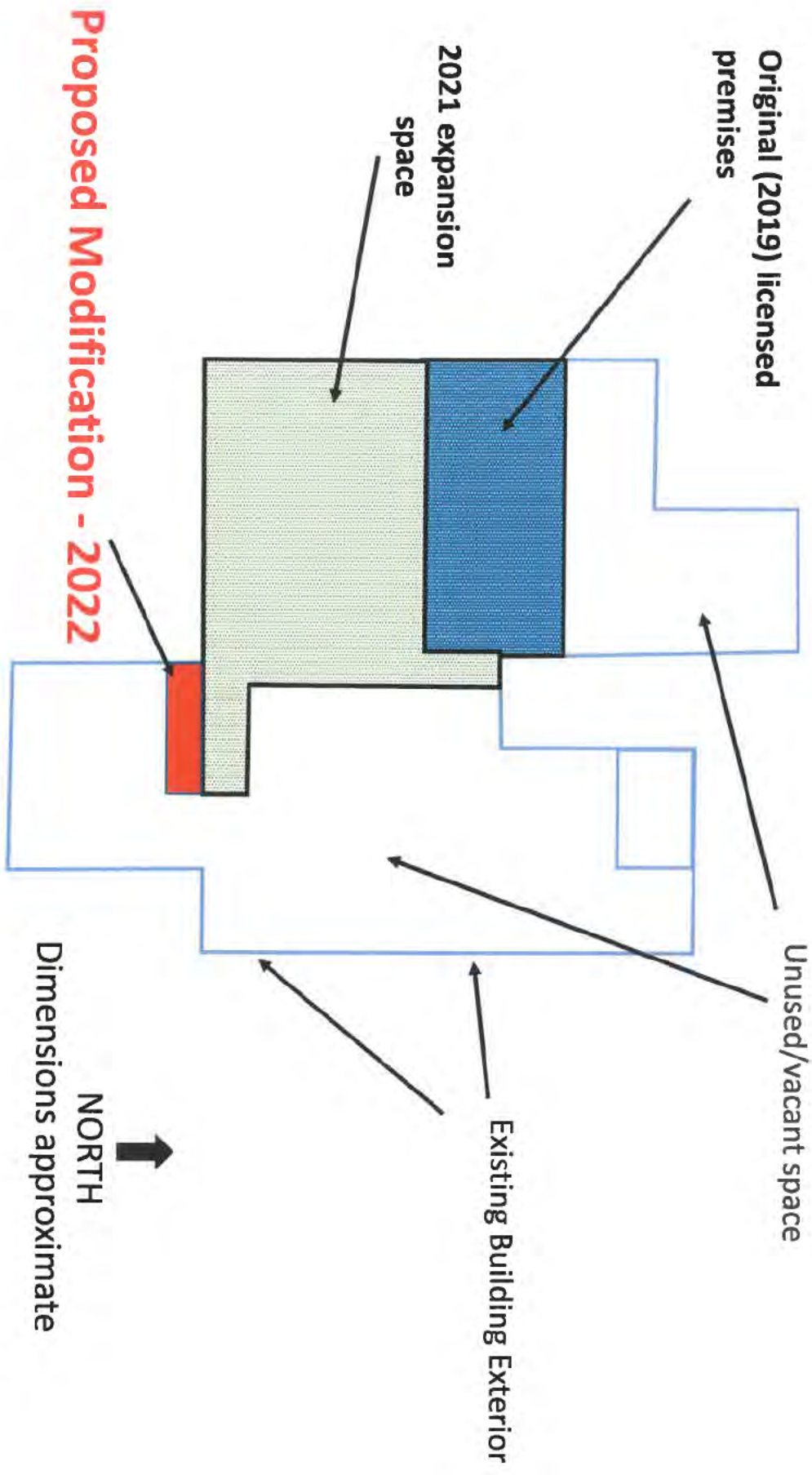
**Report and Approval of Local Licensing Authority (City / County)**

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable provisions of Title 44, Article 10, C.R.S., as amended. Therefore, this application is approved. (Provide local stamp/seal on this page for proof of approval with signature).

|   |  |
|---|--|
| Printed Name of Local Licensing Rep<br><b>Jamie Higgins</b>   |  |
| Local Licensing Authority (City or County)<br><b>Town of Mancos (P.O. Box 487, 117 N. Main St., Mancos, CO 81328)</b>               | Date Filed With Local Authority<br><b>(simultaneous)</b> |
| Title<br><b>Town Clerk / Treasurer</b>  | Date   |
| Signature of Local Licensing Representative<br> |  |

# Diagram 1 – General Overview

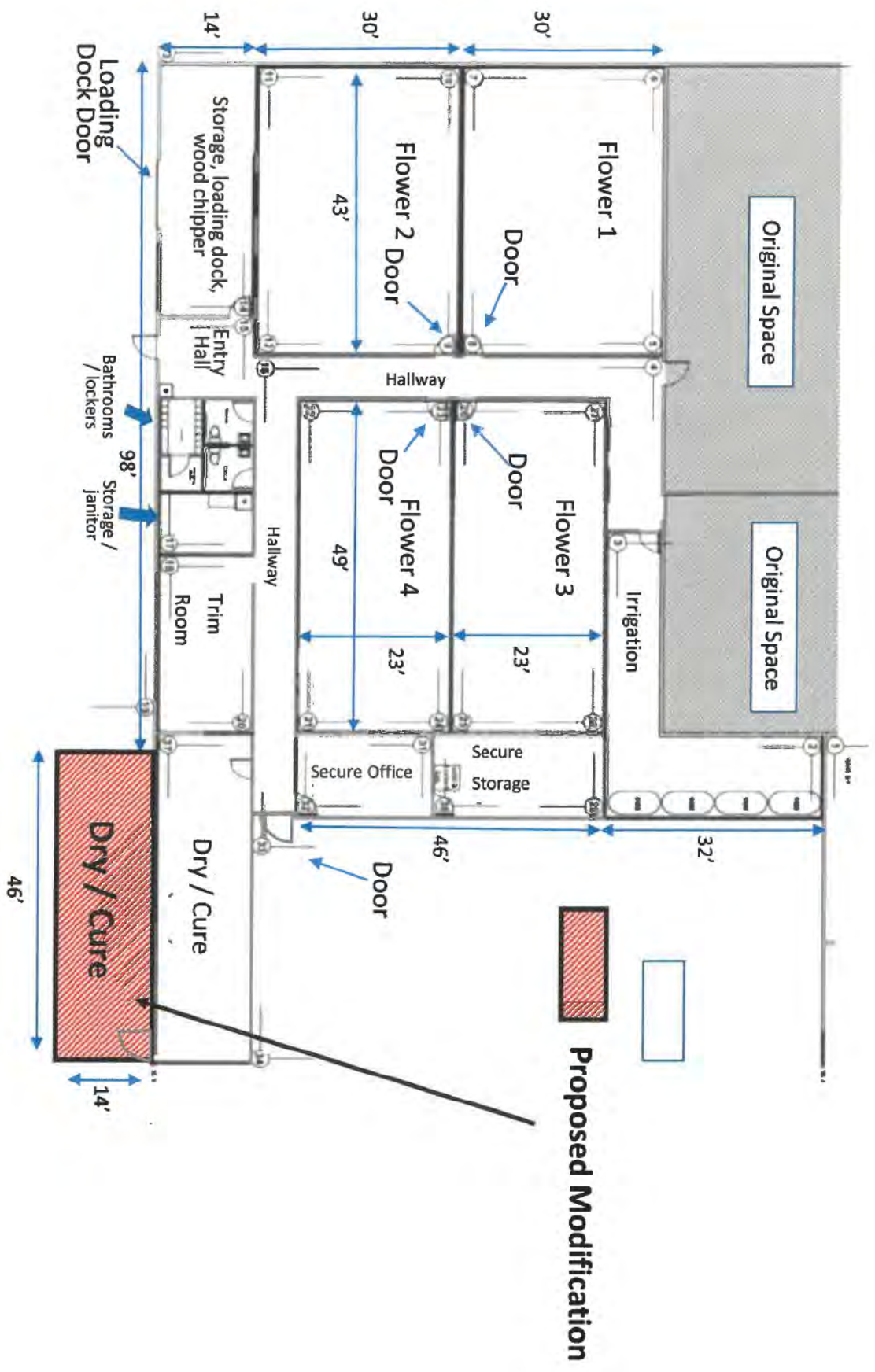
The Frost Collective LLC  
403r-00762 404r-00239  
651 N Main St. Mancos, CO 81328





# Diagram 2 – Proposed Modification - Detail

The Frost Collective LLC  
 403r-00762 404r-00239  
 651 N Main St. Mancos, CO 81328



# BALLANTINE COMMUNICATIONS

Campaign No. 17053  
 Today's Date 14 Sep 2023  
 P.O. Number  
 Sales Rep Tamara Desrosiers

**This is a quote for approval, not an invoice. Advanced payments may be accepted.**

### bill-to

**Town Of Mancos**  
 P.O. Box 487  
 Mancos, CO 81328  
 Tel: 970 533-7725  
 Account No: 100528

### advertiser

**Town Of Mancos**  
 P.O. Box 487  
 Mancos, CO 81328  
 Tel: 970 533-7725  
 Account No: 100528

### campaign summary

Description Notice of Public Hearing PZ Special Exception Frost Collective LLC  
 Start Date 9/20/2023  
 End Date 10/3/2023  
 Currency

### cost summary

Base Amount \$147.42  
 Adjustments \$-18.72  
 Gross Amount \$128.70  
 Agency Commission \$0.00  
 Net Amount \$128.70  
 Estimated Tax \$0.00  
**Total \$128.70**

### Pre-Payment Details

|                    |                  |                      |
|--------------------|------------------|----------------------|
| Pre-Payment Amount | Pre-Payment Date | Pre-Payment Card No. |
|--------------------|------------------|----------------------|

No Pre-Payments on this order

### print lines

| Line No.           | Product     | Description                  | Issue / Run Date | Quantity | Rate  | Adjusted Rate | Amount |
|--------------------|-------------|------------------------------|------------------|----------|-------|---------------|--------|
| 35306              | The Journal | TJ Private Legal             | 9/20/2023        | 1        | 64.35 | 73.71         | 64.35  |
| --- ADJUSTMENT --- |             | Frequency Break: 2x Discount |                  |          | -9.36 |               |        |

17053  
**Public Notice  
 NOTICE of PUBLIC  
 HEARING**  
**Before the  
 Town of Mancos  
 Planning Commission**

Notice is hereby given that on

| Line No. | Product     | Description   | Issue / Run Date | Quantity | Rate                                | Adjusted Rate | Amount |
|----------|-------------|---|------------------|----------|-------------------------------------|---------------|--------|
|          |             | <p>October 18 , 2023 at 7:00 p.m., or as soon as possible thereafter, in Mancos Town Hall, 117 N. Main, Mancos, Colorado, or at such other place and time as the hearing may adjourn to, a Public Hearing will be held for:</p> <p>Special Exception for Frost Collective LLC at 651 Main Street, Mancos, CO 81328 to increase square footage from 9,384 to 13,554</p> <p>Additional information is available from Mancos Town Hall and available to the public for inspection. For questions or comments, please contact Town Hall, 117 N. Main, Mancos, CO. All interested parties are encouraged to attend or mail in comments to The Town of Mancos, P.O. Box 487, Mancos, CO 81328. The Town will be accepting comments up to the date and time of the public hearing.</p> <p>Published in The Journal September 20 and September 27, 2023 by order of Jamie Higgins, Town Clerk/Treasurer</p> |                  |          |                                     |               |        |
| 35306    | The Journal | TJ Private Legal  | 9/27/2023        | 1        | 64.35                               | 73.71         | 64.35  |
|          |             | —ADJUSTMENT—  |                  |          | <u>Frequency Break: 2x Discount</u> | <u>-9.36</u>  |        |

17053

**Public Notice  
NOTICE of PUBLIC  
HEARING**

| Line No.   | Product | Description | Issue / Run Date | Quantity | Rate | Adjusted Rate | Amount |
|--|---------|-------------|------------------|----------|------|---------------|--------|
| <p><b>Before the<br/>Town of Mancos<br/>Planning Commission</b></p>  |         |             |                  |          |      |               |        |
| <p>Notice is hereby given that on October 18 , 2023 at 7:00 p.m., or as soon as possible thereafter, in Mancos Town Hall, 117 N. Main, Mancos, Colorado, or at such other place and time as the hearing may adjourn to, a Public Hearing will be held for:</p>   |         |             |                  |          |      |               |        |
| <p>Special Exception for Frost Collective LLC at 651 Main Street, Mancos, CO 81328 to increase square footage from 9,384 to 13,554</p>   |         |             |                  |          |      |               |        |
| <p>Additional information is available from Mancos Town Hall and available to the public for inspection. For questions or comments, please contact Town Hall, 117 N. Main, Mancos, CO. All interested parties are encouraged to attend or mail in comments to The Town of Mancos, P.O. Box 487, Mancos, CO 81328. The Town will be accepting comments up to the date and time of the public hearing.</p> |         |             |                  |          |      |               |        |
| <p>Published in The Journal September 20 and September 27, 2023 by order of Jamie Higgins, Town Clerk/Treasurer</p>  |         |             |                  |          |      |               |        |

| Line No.            | Product | Description | Start | End | Quantity | Rate | Amount |
|---------------------|---------|-------------|-------|-----|----------|------|--------|
| -- No Line Items -- |         |             |       |     |          |      |        |

**other lines**

| Line No. | Product                        | Description                 | Start     | End       | Quantity | Rate | Amount |
|----------|--------------------------------|-----------------------------|-----------|-----------|----------|------|--------|
| 35307    | TJ Adpay/4C Marketplace Online | Class Liner Non-Recruitment | 9/20/2023 | 10/3/2023 | 14       | 0.00 | 0.00   |

# ***STAFF REPORT***

To: Members of the Planning and Zoning Commission  
From: Heather Alvarez, Town Administrator  
Date: October 18, 2023  
Re: Comprehensive Plan Final Draft Approval

## **Recommendation**

After Public hearing: Recommend that the Board of Trustees adopt the revised Comprehensive Plan

## **Background/Discussion**

The Planning Commission has been reviewing the 2011 Comprehensive Plan and recommending updates at the public meetings for the past year or so.

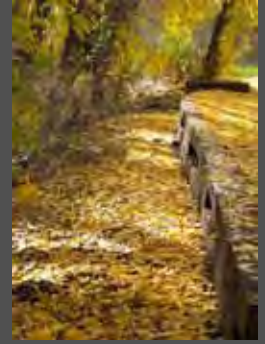
As the Planning Commission approved each chapter, these have been sent to the Board of Trustees for their review and feedback during public meetings.

CRS 31-23-206 does direct the Planning Commission to “make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof...”

Attached is a final draft of the revised Comprehensive Plan for your review and recommendation to the Board of Trustees.

## **Attachments**

2023 Revised Comprehensive Plan  
Proof of Publication



# Comprehensive Plan



November 16, 2011

Revised XX, XX, 2023



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## **Appendix**



# 1.0



# Introduction

## **1.1 Purpose**

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

The objectives of this Plan are to:

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

## **1.2 Authority**

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

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

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

## **1.3 Plan Development**

Mancos' first comprehensive plan, “Mancos: Guide for Growth,” was developed from community input and data analysis collected in 1977 and 1978. The plan was funded through a grant from the US Department of Housing and Urban Development, that allowed the Town to hire James M. Bowers and Associates and Greg Hoch to act as their primary consultant. A second comprehensive plan was adopted in 2000 and was

based on input collected during community workshops held in 1998 and 1999. The second plan was initiated by Community Sciences Corporation and completed by the Mancos Planning Commission.

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

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

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

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

#### **1.4 How the Plan is Organized**

The Mancos Comprehensive Plan consists of ten sections and an appendix. Nine of the ten sections each focuses on a specific element related to planning for Mancos' future, including: 2.0 Community Characteristics; 3.0 Sense of Place: Community Character and Design; 4.0 Environment; 5.0 Infrastructure and Services; 6.0 Community and Economic Development; 7.0 Housing, 8.0 Parks, Recreation, Trails, and Open Space; 9.0 Transportation, and 10.0 Future Land Use. Each section begins with a narrative introduction to the subject discussed, followed by regional characteristics, data and trends that might have an influence on Mancos' future. To help steer the direction in which the Town is headed, it is important to look at the factors that have led to where Mancos is now. Thus, each section contains background information and data on the regional context and trends affecting each section's areas of concern.

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

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

### **1.5 Implementing the Plan**

Comprehensive plans are living, breathing documents that should be referred to often by local boards, commissions, staff, and citizens in order to ensure that Town policies are implemented in accordance with the goals and objectives stated in the Plan. A Plan implementation progress matrix is included in the Plan's appendix. The matrix includes the Plan's actions and policies and their dates of implementation and should be updated regularly as actions and policies are initiated and progress is made. The matrix is intended to help track the Town's progress in achieving its stated goals and objectives. An implementation time estimate is also included in the appendix to facilitate project prioritization, as well as to provide insight into the ongoing nature of certain actions and policies, and the long-term strategies and resources needed in order for actualization to occur.

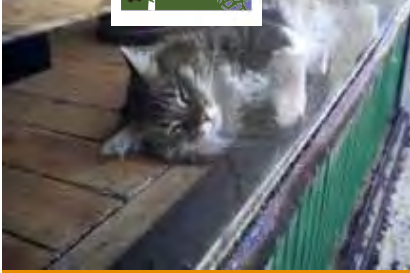
### **1.6 Amending the Plan**

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

2.0



## Community Characteristics



## **2.1 Who We Are**

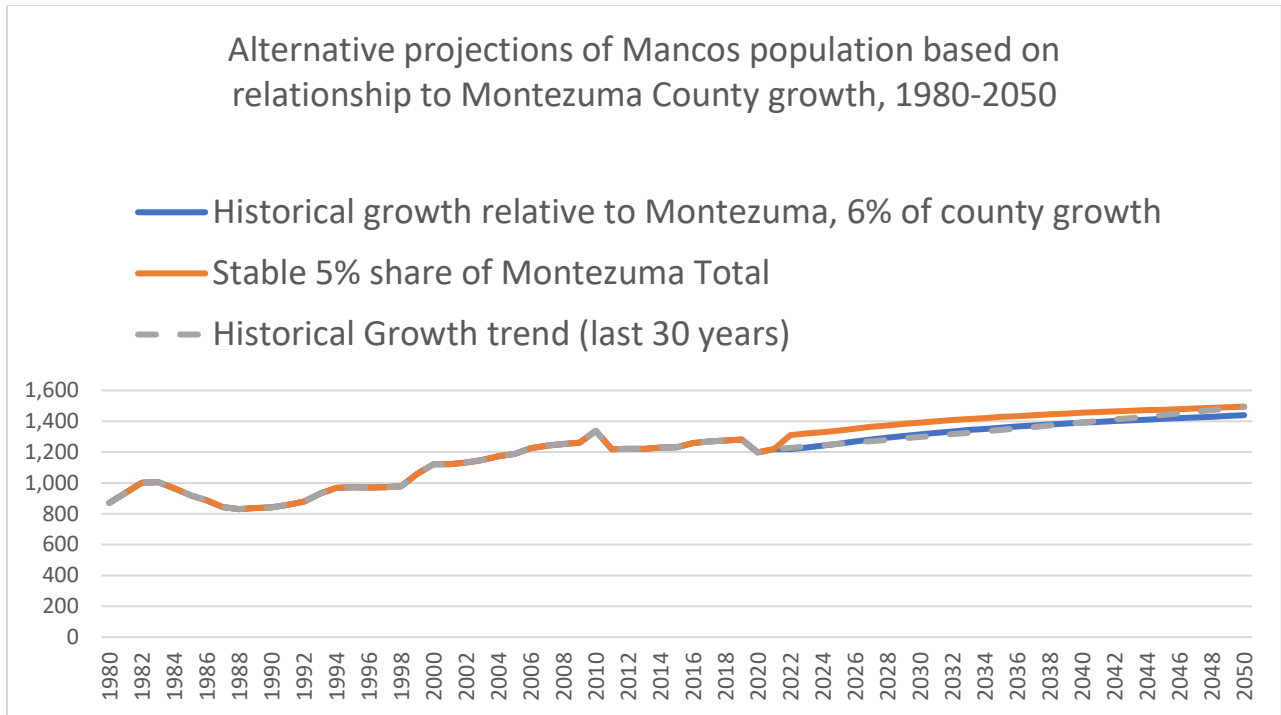
Much of the demographic information within the Mancos Comprehensive Plan was compiled from the 2020 Census, the most current and reliable information available at the time this Comprehensive Plan was being updated. Additional information regarding community characteristics and values was derived from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

## **2.2 Population Trends**

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

The average household size in Mancos is currently 2.37 persons. This is compared to 2.36 for Montezuma County and 2.5 for Colorado as a whole. The Mancos average household size will likely decline slowly over time similar to the forecast for Colorado's household size in the latest projections by the SDO given assumptions regarding aging populations. The SDO estimates the household size will shrink to 2.31 persons.

While this Plan is for the Town of Mancos and its planning area (not the County), County growth has a tremendous impact on the Town from the perspective of facilities and services, employment, and traffic. While Montezuma County population has steadily increased, there was notable growth between 1990 and 2000, followed by a consistent declining growth rate from 2005 – 2020. The population of the County in 1990 was an estimated 18,672 residents and grew to 25,853 residents by 2020, a growth rate of 1.3% over 30 years. Overall, the growth rate of Montezuma County is expected to increase between 2020 and 2040. Between 2020 and 2030, the forecast growth rate is 0.7%, while the growth rate between 2030 and 2040 is estimated at 5% according to the SDO. By 2040 population of Montezuma County is projected to reach 29,048. According to the SDO, the share of the overall population in the County within Town limits has been 5% - 6% and the following graph demonstrates the estimated growth until 2050.



Source: CO State Office of Demography

### **2.3 Age of Residents**

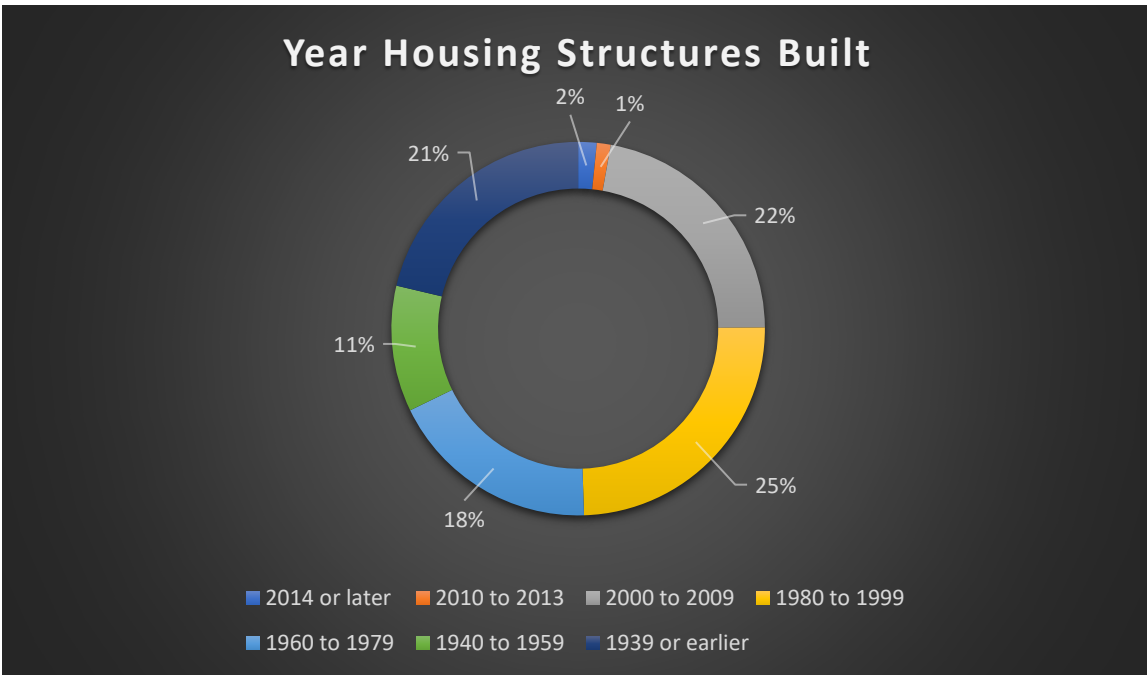
In 2020, the population in Mancos was older than the neighboring city of Cortez and the nation. The median age in Mancos was 38.0 years in 2000 and was 38.2 years in 2020. In 2020, the median age in Cortez was 36.9 years, Montezuma County was 45.2 years and in the U.S. was 36.9 years. Additionally, the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

### **2.4 Housing**

According to the ACS, the median property value in Mancos was \$217,600 in 2020, which is 0.947 times smaller than the national average of \$229,800. Between 2019 and 2020 the median property value increased from \$216,900 to \$217,600, a 0.323% increase. Housing unaffordability in Mancos has become a challenge for a variety of reasons. The number of housing units in the Town increased from 1,394 in 2000 to 1,668 in 2010 and to 1,746 in 2015, an increase of 27 units per year over the 15-year period.

The dramatic slowdown in construction beginning in 2007 with the Great Recession has not rebounded as rapidly as the demand for new housing, which has led to increased

housing costs. According to a 2017 Housing Market Needs Assessment completed by Prior & Associates for the Town, the housing stock was primarily built during two periods. 16% of the units are in buildings that were built before World War II and are over 70 years old. Less than one percent of the units have been constructed during the last ten years, due to the shortage of active development sites. Nearly a quarter were built in 1939 or earlier. Preservation and rehabilitation of these homes is an important piece of maintaining the historical and cultural context of the Town.



Source: 2020 US Bureau of Census, American Community Survey

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

The homeownership rate in Mancos is 61.3%, which is lower than the national average of 64.4%. In 2020, the SDO estimates that of the 569 housing units available, 61.3% (349 units) were owner-occupied, with the remaining 38.7% (220) units being rentals. An affordable housing cost for rentals and mortgages is considered 30% or less of gross income. Mancos has high numbers of both rentals and mortgages that would be

considered unaffordable using this definition.

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







### **3.1 Vision**

*The Town of Mancos has created a vision through community engagement that promotes a resilient, diverse, and healthy community which prioritizes restoration and stewardship of the land, air and water of the Mancos Valley. The Town is defined by its history, all its people and the land where we live, work and play. The Town appreciates that it was built on ancestral tribal lands whose descendants continue to contribute to the rich social, cultural and economic fabric of the community. Mancos will continue to pursue measured growth as a means to a dynamic future in harmony with the natural world.*

~ Town of Mancos Vision Statement, 2022

Archeological evidence suggests that humans have settled in the Mancos Valley region for at least the past 1,400 years. For approximately 700 years the Ancestral Puebloans lived in the nearby cliff houses of Mesa Verde. During the thirteenth century, the Ancestral Puebloans inhabitants of the Mancos Valley and Mesa Verde left relatively suddenly. As the Ancestral Puebloans moved south, Ute, Paiutes, Shoshones and Navajo populations moved into the area, and they continue to live and contribute to the community while honoring their traditional values. At 13,237 ft., Mt. Hesperus is the northern boundary and traditional Dine Homelands. It is considered sacred and is called Dibé Nitsaa in the Navajo language.

The Town of Mancos enjoys both a rich history and a dynamic future as a diverse community in the New West. The uncomplicated and traditional values of these early settlers continue to be embraced by residents of this community that is at the same time undergoing a quiet evolution while including the voices of ancestral peoples.

Today, ranching is still a vital part of the Mancos Valley, but in addition to this way of life is a full spectrum of more recently added resident professions, including many artists and craftsmen, construction workers, retirees and commuters who work in nearby Durango or Cortez, and National Park employees who drive daily to Mesa Verde. Many recent arrivals also work remotely from their homes for businesses located elsewhere.

A recent community survey has shown this mix of long time residents and newer arrivals rate long-established values such as sense of community, safety, the appearance of the Town, and environmental protection as high priorities. People also live in Mancos because they value the prevailing atmosphere of acceptance of ethnic and lifestyle differences, individuality, safety, and the quiet pace, in addition to the small town setting. People like to know their neighbors and assist when needed; habits disappearing from larger communities with brisker life tempos.

Throughout the latter half of the 18th Century Spanish expeditions explored the region. During this time the Mancos Valley was part of the Spanish Empire. The Dominguez-Escalante expedition stopped in the Mancos Valley in 1776 while searching for an overland

route from Santa Fe to California long enough to give the Valley its name, "Mancos," meaning "one-armed" in Spanish. One legend attributes the name to one of the expedition's members who crippled themselves in an accident while in the vicinity.



Progress, growth, and the evolution of the Mancos community are inevitable, and that makes collaborative planning essential. It is important to most that the Town does not lose its sense of history or its unique personality. A managed growth strategy is necessary to maintain the character of the community without jeopardizing the sense of place of its residents. At the same time there is also recognition of the need to accommodate new residents, and to foster such things as enhanced economic vitality and the development of new infrastructure and services, such as workforce development, attainable housing and expanding access to high-speed internet. It is the purpose of this comprehensive plan to try to anticipate what those needs are likely to be, and to determine how to meet them without forfeiting the values or sense of place of the people that make up the community.

### **3.2 Regional Context, Data and Trends**

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

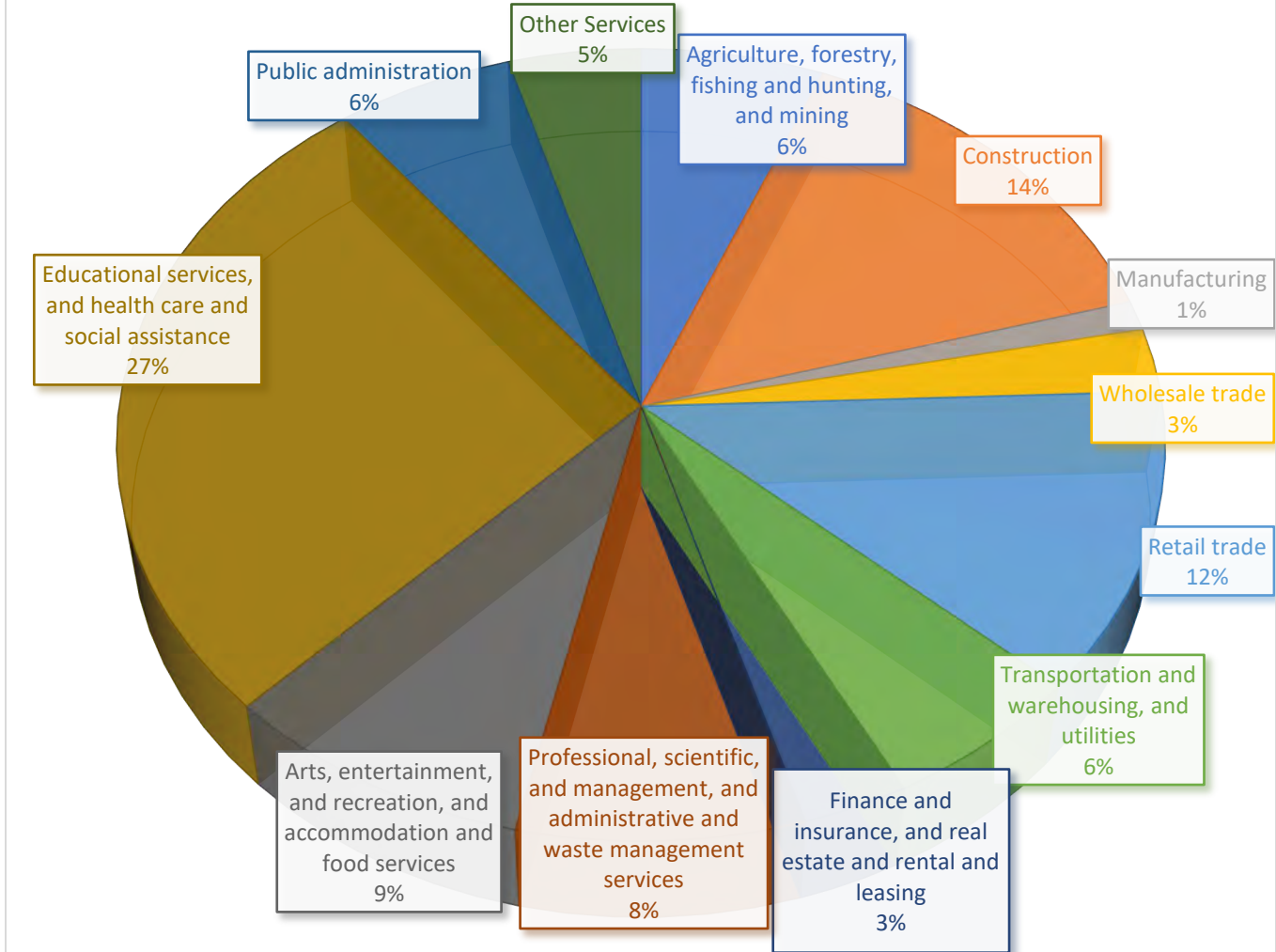
The Brunot Agreement opened up the San Juans to settlement by those of mostly European descent, including the founders of Mancos. The first homestead in the Mancos Valley was built in 1875, not long after the Comstock Lode was discovered in the neighboring La Platas. In 1881 the Town was platted and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

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

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

Unfortunately, the rapid and unplanned growth of the Town's first 25 years resulted in a major depletion of the area's natural resources that the community depended on so heavily for their livelihood. Mancos' once-booming economy faded as businesses based on timber and mining closed. After the 1950s, when iron rails were replaced with tar and asphalt, the Town continued to serve as a hub for loggers and ranchers, as well as tourists visiting Mesa Verde and the majestic San Juans. Today's workforce in the Town includes a variety of professions and industries. This diversity, along with a commitment to community development, will ensure the local economy will remain resilient in the face of future economic downturns.

# INDUSTRY SECTORS



Source: 2020 US Bureau of Census, American Community Survey

### **3.3 Goals, Objectives and Actions**

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

##### **Constraints and Issues**

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

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##### **Objective #1 Preserve and protect the Town's architectural features that have cultural or historical significance.**

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##### **Actions**

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

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##### **Objective #2 Promote cultural diversity and celebrate creativity**

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##### **Actions**

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



4.0



## Environment



#### **4.1 Environment and Community**

For over a century most of the land in the Mancos Valley has been used for agricultural and pastoral purposes. The remote, rural landscape surrounding Town provides vital natural resources that support the local economy and reinforce community ties. Many of the area's ranches have been passed down from generation to generation, creating a strong bond with the land. Both old-timers and newcomers value the Valley's wide-open spaces for their scenic qualities and agricultural heritage.

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

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

#### **4.2 Planning Considerations**

In the context of planning, it is the same environmental and recreational elements in our region that can attract future development and thus present a threat to our natural ecosystems. The Town embraces a sustainable approach to growth. Decisions made now about the preservation within town limits of parks, open space and water will impact future generations.

#### **Climate Change Resiliency**

Like all regions in the western United States, the impacts of climate change are being felt in southwest Colorado. The uncertain future of rising temperatures and less precipitation will have significant impacts on the local economy and quality of life for Mancos residents and the surrounding valley. While there are many unknowns and variety of opinions on what actions should be taken, the town will continue to work with local and regional partners, businesses, and local agricultural and farming communities to balance the need to grow and the ability to maintain what makes Mancos a special place to live.

#### **Energy Conservation**

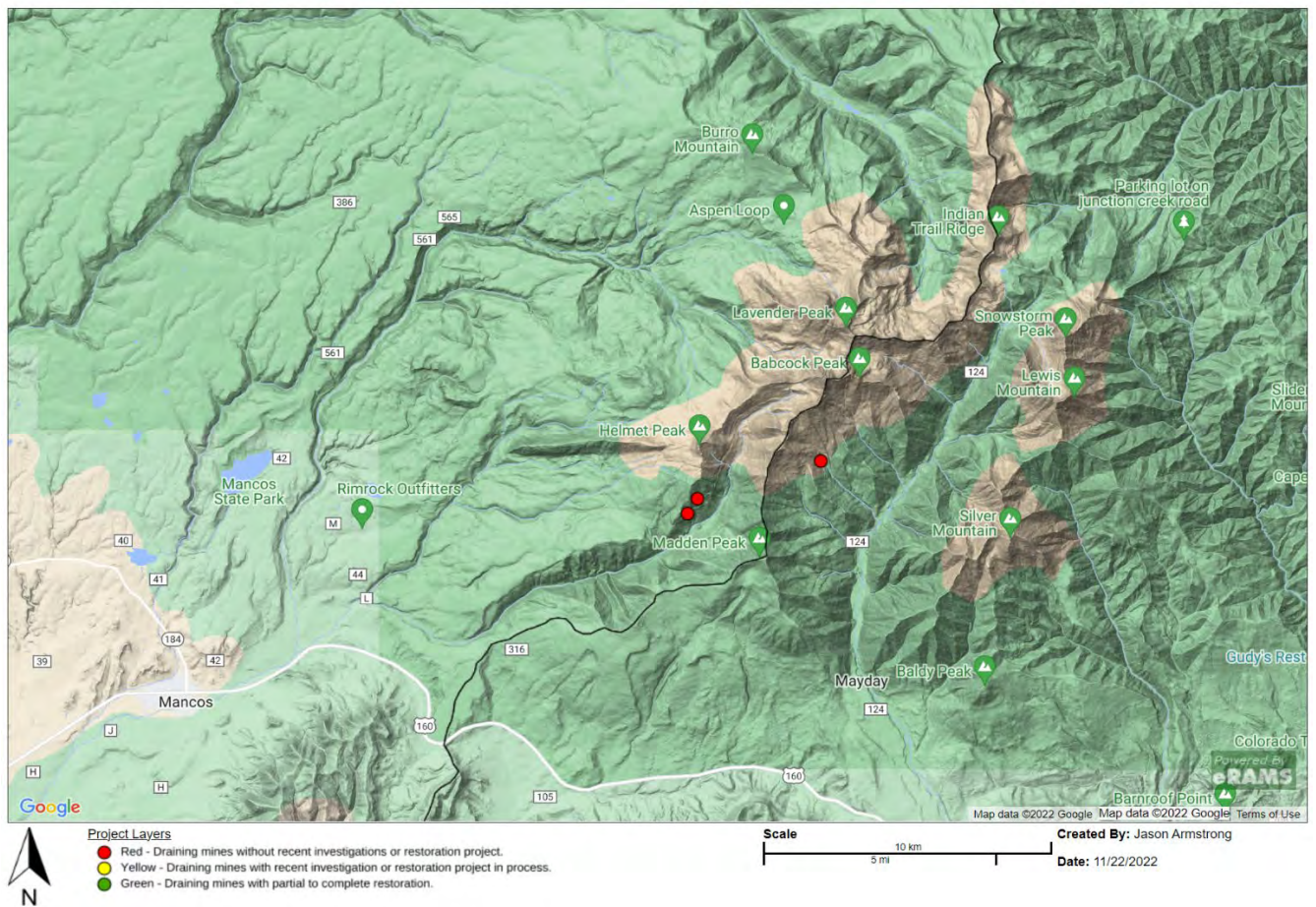
Empire Electric, a rural electricity cooperative, provides electrical power to customers on the grid in Montezuma County. Based on the 2022 Mancos Community Survey, renewable energy development is a priority for the Mancos region. One hundred and twenty-two survey respondents chose developing renewable energy resources as one



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

### Mining

There are no active mines in the Mancos watershed or planning area, however as the below map illustrates, inactive mines exist in the surrounding San Juan Mountains.



Source: Colorado Department of Public Health and Environment

## **Oil and Gas**

The Mancos Valley sits in the lower regions of the Gothic Shale Gas Play Area, a large reserve of natural gas. The Gothic Shale Gas Play Area extends from the south-western region of La Plata County to the east and moves in a northwesterly direction up through to the Paradox Valley in San Miguel County. Extraction of shale gas was prohibitively expensive, but developments in horizontal drilling and fracking technologies, as well as the rise in energy demands, have increased the probability of shale gas extraction. Without costly mitigation, oil and gas development tend to have significant negative impacts on air quality, water quality, soil quality, and wildlife and vegetation habitat.

As of June 2022, there are 25 active oil wells and no active natural gas wells. There has been a considerable increase of oil wells in the surrounding county. Montezuma County currently ranks #58 in the nation on barrels of oil equivalent (BOE) production. According to the Colorado Oil and Gas Conservation Commission (COGCC), 932 wells were drilled in the previous year, a year-over-year increase of 150.54%.

## **Water**

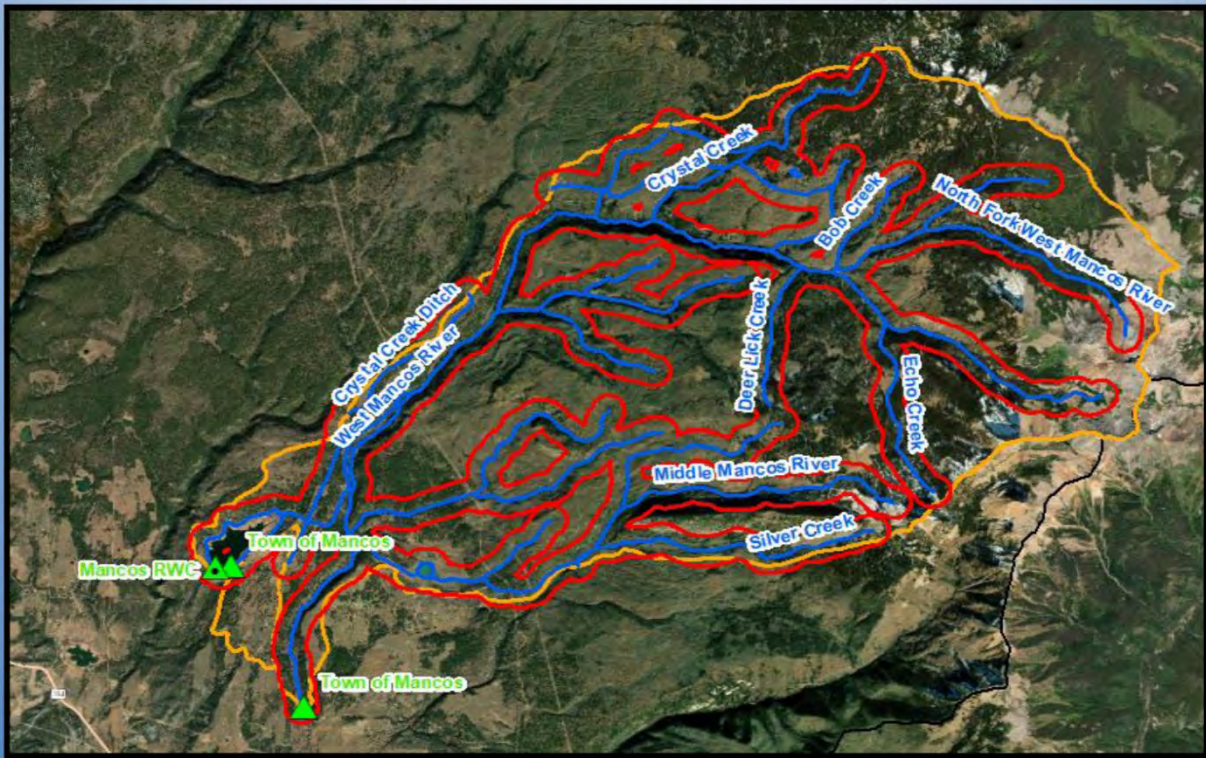
Water is a vital and finite resource for the Town. The Mancos Valley is served by three community water systems: Town of Mancos, Mancos Rural Water Company, and Mesa Verde National Park. They value a clean, high quality drinking water supply and decided to work collaboratively with area stakeholders to develop a Source Water Protection Plan to protect their water source, the upper West and Middle Mancos River. The below map was taken from the 2022 Source water Protection Plan facilitated by the Colorado Rural Water Association. The source waters for the Town of Mancos include the water diverted directly from the West Mancos River and the water that is stored in the Jackson Gulch Reservoir. Upstream from the Town's intake, the West Mancos River also receives water stored in Weber Reservoir that originates from the Middle Mancos River. Raw water from the West Mancos River intake is diverted into a settling pond and piped for approximately 4 miles to the Town's water treatment plant.

The Mancos River originates in the western flanks of the La Plata Mountains, a western subrange of the San Juan Mountains. It then flows southwest through the Mancos Valley and Mancos Canyon, until it joins the San Juan River in northwestern New Mexico. The river is 116 miles in length, including the major upstream tributaries, and drains an area of approximately 800 miles.

Future growth and planning will require an emphasis on preservation of the watershed and conservation of water. Both the land and water composing this watershed suffer from divergent needs and piece-meal management with the watershed area being fractioned into, tribal, national park, Forest Service, Bureau of Land Management, municipal, ranch, and small family farmlands. The town of Mancos is a small rural community historically inseparable from agriculture in a semi-arid climate that is dependent upon irrigation. The community also recognizes that the character of the valley is changing and that it must deal with an increasing population less involved with agriculture. The National Park Service recognizes the important role that the Mancos

River provides to fish and wildlife and has taken steps to protect this value. The Ute Mountain Utes utilize the Mancos for farming and also recognize the role the Mancos River has in providing critical habitat to native fish and wildlife that depend on healthy riparian habitats.

## 2022 Source Water Protection Areas



Source: Town of Mancos Source Water Protection Plan, 2023

Conservation Districts trace their roots back to the 1930's, when national attention was directed to the soil erosion crisis of the Dust Bowl. Since then, soil conservation districts have evolved into a unique unit of local government that utilizes state, federal, and private sector resources to solve today's natural resource problem, ranging from soil conservation to water quality and conservation, to flood control, to wildlife habitat, to forest management and beyond. The Mancos Conservation District (MCD) provides rural landowners with information, technical and engineering support, and access to government cost-share programs that deal with improvement of water distribution, on-farm irrigation systems, noxious weed control, rehabilitation of disturbed areas, and other conservation related activities.



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

### **Fish and Wildlife**

Riparian areas in and adjacent to the Town provide habitat for the region's native mammal, avian and aquatic life. Native species that are known to reside within the planning area include eagles, mule deer, elk, wild turkey, cottontail rabbit, black bear, beaver, cutthroat trout, and mountain lion. The local wetlands and woodlands provide refuge to several year-round and migratory birds, including the Spotted Owl, Bald Eagle, Peregrine Falcon, Canada Geese and Great Blue Herons. Healthy wildlife habitats and migratory corridors are fundamental for supporting the diverse plant and animal species that provide food, recreation, and economic sustenance to the Mancos community.

### **Visual Resources**

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



Mancos River: PHOTO Courtesy of Sensa Wolcott

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

## **4.3 Goals, Objectives and Actions**

### **4.3.1 ENERGY SUSTAINABILITY GOAL: REDUCE THE TOWN'S CARBON FOOTPRINT**

#### **Constraints and Issues**

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

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#### **Objective #1: Reduce energy consumption**

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##### **Actions**

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

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

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##### **Actions**

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

#### **4.3.2 EARTH, WATER and AIR GOAL: ENSURE SUSTAINABLE, HIGH QUALITY NATURAL RESOURCES FOR CURRENT and FUTURE GENERATIONS**

##### **Constraints and Issues**

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

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

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###### **Actions**

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

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##### **Objective #2: Promote efforts to reduce air pollution**

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###### **Actions**

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

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

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###### **Actions**

- Amend the Land Use Code to include hazard overlay districts that address risk mitigation in areas prone to natural hazards.

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##### **Objective #4: Protect Soil and Water Quality Through Erosion Prevention**

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###### **Actions**

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

### **4.3.3 VEGETATION, FISH and WILDLIFE GOAL: SUPPORT A HEALTHY and DIVERSE BIOLOGICAL ENVIRONMENT**

#### **Constraints and Issues**

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

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

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##### **Actions**

- Investigate the existence of invasive weeds and participate in weed elimination programs with an emphasis on no-toxic materials.
- Adopt revegetation regulations for new developments that protect and promote native plant species.
- Collaborate with local, state and federal agencies to educate residents on identification and the impacts of invasive and noxious weeds.

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

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##### **Actions**

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



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

##### **Constraints and Issues**

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

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

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##### **Actions**

- Work in collaboration with the County to encourage the adoption and enforcement of viewshed protection measures including ridgeline setbacks for new construction.
- Adopt road standards that mitigate visual impacts of road cuts.
- Support and participate in tree planting initiatives.

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

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##### **Actions**

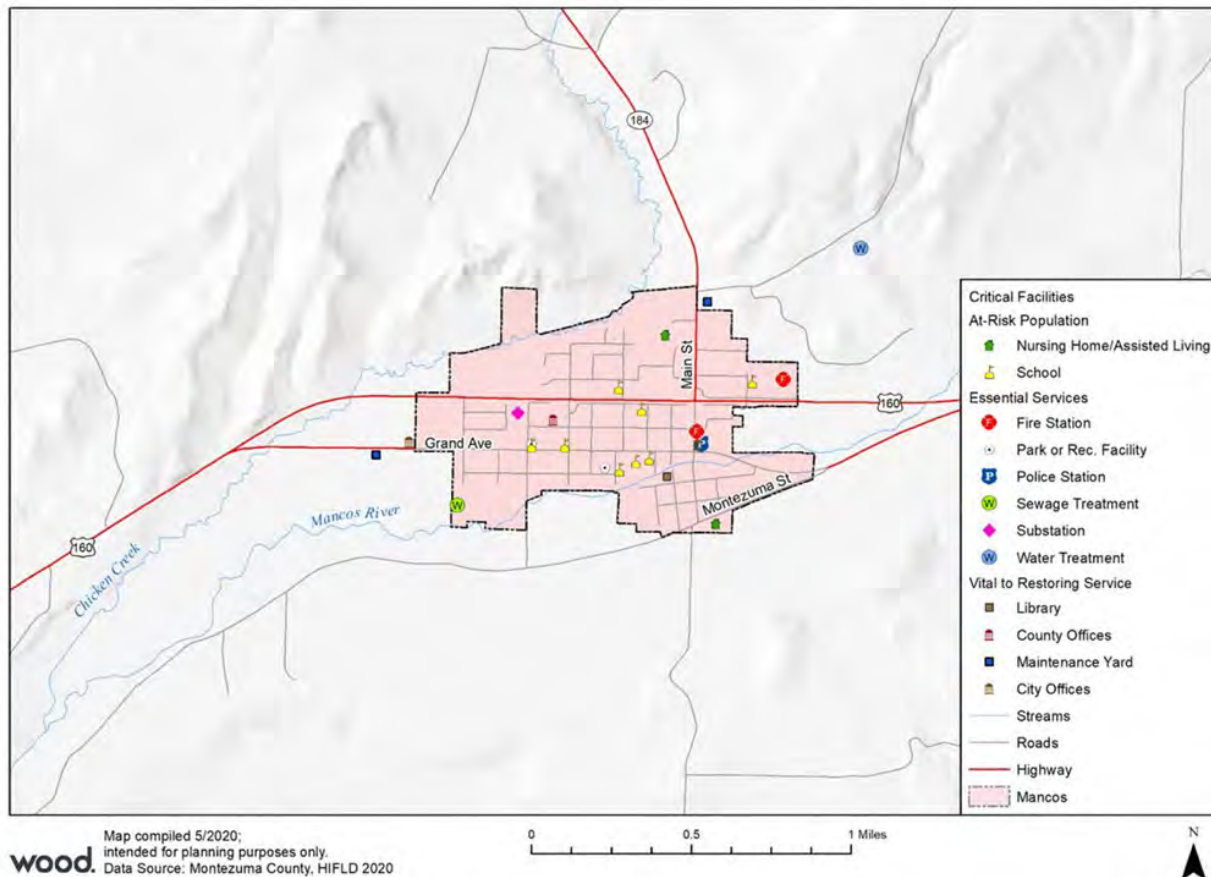
- Consider noise impacts when reviewing future land use activities.
- Require mitigation measures that prevent noise pollution from high impact land uses.
- Reduce heavy truck traffic through Town on Grand Avenue.
- Consider reducing allowable noise limits within Town limits.



Source: The Milky Way from Point Lookout. Photo by NPS/Jacob W. Frank via Mesa Verde National Park Facebook

## 5.0 Infrastructure and Services





## 5.1 Infrastructure Regional Context, Data and Trends

### 5.1.1 Water

The Town of Mancos gets its potable water from the West Mancos River. In 2022 the Town began updating its Source Water Protection Plan. The Plan assessed current water quality and quantity conditions within five miles upstream of the Town's water intakes at Jackson Gulch and the West Mancos River (Mancos Source Water Protection Area), and recommended actions for the Town to take in order to protect and enhance water quality.

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

The Town of Mancos' point of diversion along the West Mancos River consists of a head gate that diverts water into two settling ponds. The intake and settling ponds are situated on a private ranch where cattle graze during the spring and summer months. Distribution

pipes transmit raw water from the ponds to the Town's water treatment plant approximately one mile down-gradient.

As of 2022, the Town has water rights to 1.6 cubic feet per second, or 1,034,107 gallons per day in the West Mancos River. The Town stores water in the Jackson Gulch Reservoir for occasional use when turbidity in the Mancos River is high. For the purpose of irrigation, the Town has rights along the Mancos River near Cottonwood Park.

### **5.1.2 Utilities**

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

### **Water Treatment**

The majority of the Town's water system is generally in good condition. Relatively recent upgrades have been constructed at the Water Treatment Plant including a new storage tank. Several of the higher priority improvement projects have already been budgeted and identified. Currently, the Town has 330,000 gallons of storage for treated water and has secured funding for an additional 450,000-gallon storage tank in order to meet the current and future needs of the Town over the next 40 years. The new tank will be installed in 2023.

The Town's existing water treatment plant can treat approximately 700,000 gallons per day (gpd). Thus, the current treatment plant can treat enough water to satisfy the average daily usage for up to 2050 people plus fire flow. The last Preliminary Engineering Report: Mancos Water System Improvements in 2009 makes recommendations based on the population of Mancos growing at a rate of 2.5 percent annually, which is higher than the Town's actual growth rate of 1.9% over the last decade. Using the 2.5 percent growth rate, the current plant should be adequate to meet average demand until 2028. During peak usage days, usually in the summer when irrigation and tourism use is high, the maximum average daily use is 480 gpd per capita. The existing water treatment plant can supply the maximum average daily demand of 645,000 gallons but cannot supply the additional 270,000 gallons recommended for fire flow during peak days.

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

### **Wastewater**

The majority of the Town's wastewater system is generally in good condition. The Town has recently upgraded the Wastewater Treatment Plant and is in the process of placing the facility on-line and decommissioning the lagoon system. The wastewater treatment plant currently treats 80,000 gallons per day (gpd) of effluent. As the lagoon system is inadequate for treating that level of wastewater, the Town of Mancos is in the process of making capital improvements to the wastewater infrastructure. The new plant will be able to treat 200,000 gpd that will be capable of serving 3252 people which is more than

adequate for treating effluent for the Town over the next 20 years at the current growth rate of 1.9 percent annually, or at the more rapid growth rate of 2.5 percent annually. The Town is moving ahead with a new Multi-Stage Activated Biological Process (MSABP) plant that is designed to handle 200,000 gpd of water and 584 pounds of biological oxygen demand per day. The new plant's treatment technology will take up a significantly smaller site footprint, allowing room for expansion if necessary.

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

### **5.1.3 Stormwater Drainage**

The Town's Stormwater System is relatively sparse which is not uncommon for smaller towns. Stormwater is generally conveyed through the street and storm sewer system and directly discharges to the Mancos River or Chicken Creek. Contamination of surface water runoff can degrade the water quality of the Mancos River. Polluted runoff occurs when contaminants are conveyed to water bodies via rainwater, snow melt or irrigation practices without being filtered first. Impervious surfaces such as paved roads, rooftops and parking lots reduce the ability for surface water to percolate and filter into the groundwater table. In order to reduce contamination from runoff, the Town can manage stormwater through land use regulations for new development and infrastructure improvements.

With the exception of a small portion of Grand Avenue and Main Street, drainage systems on the south side of the Town of Mancos are either primitive or non-existent. As the majority of south Mancos has gravel streets, and therefore no curb and gutter, runoff tends to pool at intersections and driveways. Some of the streets are crowned to provide a drier driving surface, but most areas have insufficient drainage ditches to effectively direct run-off to the Mancos River. The Town will develop a Stormwater Master Plan to address current needs and future land use. It will be integrated into the Master Paving Plan.

### **5.1.4 Streets**

Of the Town-owned streets, approximately 80% are gravel. With a few exceptions, the Town's roads are in fair to good condition. It is understood that the Town is carefully considering whether to pave some or all of these streets and understands that some local residents are resistant to this change. The gravel streets can continue to perform with continued maintenance and therefore paving the gravel streets is a choice rather than a necessity. While historical costs to maintain the gravel streets was not available and the projected cost to maintain paved roads has several variables that would need to

be determined for a true lifecycle analysis, it is estimated that the cost of maintaining paved streets would be comparable to maintaining gravel streets. The significant difference is the initial capital cost to pave a street. It should be noted that the necessary equipment, expertise, and staff time differ between paved streets and gravel streets and investment in all three areas will likely be necessary regardless of the alternative selected. These considerations, as well as many other considerations will be captured in a Master Pavement Plan.

### **5.1.5 Buildings**

The Town has 3 primary buildings (excluding water and wastewater system buildings) including Town Hall/Marshall's Office, the Community Center, and Public Works. All buildings are showing signs of normal wear and tear but are performing well, considering their respective ages.

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

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

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

## **5.2 Services Regional Context, Data and Trends**

### **5.2.1 Health Care**

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

### **5.2.2 Social Services**

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

### **5.2.3 Public Safety and Emergency Response**

The Mancos Marshal's Office provides up-to-date professional law enforcement to all citizens in the Mancos community, including crime prevention and detection services, criminal apprehension and prosecution of perpetrators, public safety education, traffic safety, and municipal code enforcement. The Marshal's Office also coordinates with the Montezuma County Office of Emergency Services regarding emergencies arising from man-made and natural disasters and pandemics. Construction of a new town facility Marshal Office in 2023 ensures that Town residents and the Marshal's Service will have access to the most updated law enforcement capacities.

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

### **5.2.4 Education**

The Mancos School District RE-6 provides quality public education to elementary, middle and high school students within the District's region. The total enrollment for the 2022-23 school year was 515 students. The District has completed major upgrades to its facilities in recent years, including the addition of a performing arts complex and sports fields. Future growth of Mancos will impact the class sizes and put pressure on the facilities themselves. The Town is working closely with the district to help manage current and future growth. As predicted, the upgrades performed have increased enrollment 25% from out of the district.

In 2022, the Mancos School District launched its career pathways programs to support local workforce development. Students enrolled are offered the opportunity to earn certifications and college credit in fields such as business and entrepreneurship, welding, culinary arts, drone aviation, healthcare and teacher education.

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

### **5.2.5 Public Library**

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

### **5.2.6 Communication**

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

### **5.2.7 Administration**

Each department within the Town of Mancos has a director who oversees the administration of their department, and in turn, is overseen by the Town Administrator.

The Town Administrator is the chief operating and administrative officer and is responsible for overseeing the daily operations of Town in an efficient manner. The Administrator makes recommendations to the Town Board of Trustees on public policy, personnel, operations and administrative decisions. The Administrator prepares the annual operating budget which guides program expenditures throughout the fiscal year, and makes recommendations for the planning of long-term capital improvements. Town administrative positions are appointed and work at the pleasure of the Town Board of Trustees.

The Public Works Director oversees the operation and maintenance of the Town's roads, alleys, water and sewer distribution systems. The Town's Plant Operator oversees the operations and maintenance of the Town's drinking water treatment plant and wastewater treatment plant and ensures compliance with state and federal water quality standards.

The Building Department includes the land use code administrator and the building inspector, who together review building permit applications and ensure that all construction activities are in compliance with all applicable codes.

The Town Marshal's Office provides law enforcement and safety services in accordance with local, state, and federal laws, regulations and initiatives.

The Town Clerk and Treasurer's Department is responsible for keeping records of all public meetings and official Town documents in compliance with Colorado Record Retention Policy and Colorado Sunshine laws. The Clerk and Treasurer's Department processes all licenses, fines and citations. Additionally, this department processes all



payments and receipts; participates in annual audits and annual budget preparation; and coordinates all financial reporting required by granting agencies, state regulators, and insurance providers.

In addition to routine operations, staff and special committees often participate in the facilitation of community special events.

Finally, the Community and Economic Development department works closely with local anchor institutions, community non-profits, and regional economic development partners to enhance economic opportunities in the Town and plan for future job growth and workforce development needs.

### **5.3 Goals, Objectives and Actions**

#### **5.3.1 GROWTH AND PUBLIC FACILITIES AND SERVICES GOAL: PROVIDE SAFE, EFFICIENT AND AFFORDABLE UTILITIES AND SERVICES TO MANCOS RESIDENTS**

##### **Constraints and Issues**

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

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

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##### **Actions**

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

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

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##### **Actions**

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

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

#### **Constraints and Issues**

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

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

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##### **Actions**

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

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

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##### **Actions**

- Develop non-potable water system plan that explores the feasibility of a phased and community-wide non-potable distribution system to reduce the demand of treated water and the impact on the water treatment plant.

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

#### **Constraints and Issues**

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

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

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##### **Actions**

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

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

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##### **Actions**

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

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

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##### **Actions**

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

### **5.3.4 WASTEWATER GOAL: PROMOTE HIGH WATER QUALITY DOWNSTREAM OF TOWN**

#### **Constraints and Issues**

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

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

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#### **Actions**

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

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

#### **Constraints and Issues**

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

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

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##### **Actions**

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

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

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##### **Actions**

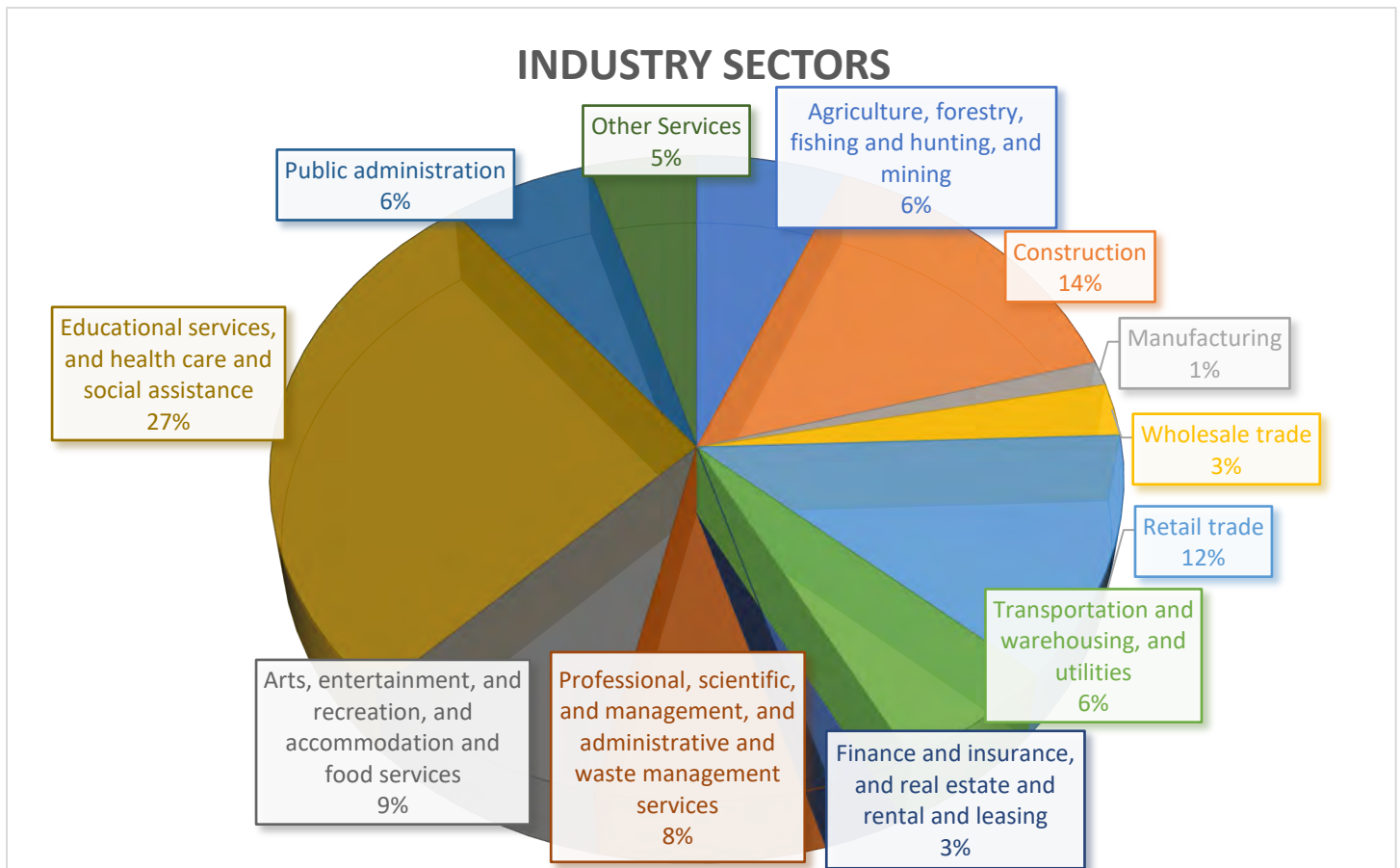
- Adopt a riparian setback overlay zone in the land use code to protect vegetation that stabilizes banks and filters out harmful contaminants along water bodies.
- Require new planned unit developments to submit an impervious cover analysis that assesses water quality impacts as part of their approval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





### 6.1. Regional Context, Data and Trends

The Town of Mancos has a committed Community and Economic Development Department. The primary focus of this resource is to create and retain jobs which will increase the quality of life for the Town's residents. Mancos has a variety of businesses for a community its size. A majority of enterprises in Mancos are locally owned, including art galleries, restaurants, health care facilities, lodging amenities, cottage industries, mom-and-pop retailers, and entertainment establishments. Mancos businesses still serve the surrounding Valley's agricultural and ranching communities that helped build the Town over a century ago, as well as its residents and visitors to the region's archaeological, natural, and cultural attractions. In recent years an active artists' community has evolved and gained national and international attention through the development of the Mancos Creative Arts District. 88% of respondents to the 2022 Mancos Community Survey rate local job creation with livable wages as most important over the next 10 years. Historically, Mancos' two primary economic drivers were agriculture and tourism. The agricultural, cottage and creative industries complement each other by contributing to the Town's western small-town appeal. The area's rural setting, proximity to a variety of natural landscapes, cultural heritage and western small-town character are assets which many local businesses depend on, but the local economy is beginning to change as the below chart demonstrates.



Source: 2020 US Bureau of Census, American Community Survey



Census data indicate the most common employment sectors for those who live in Mancos are now health care and social assistance, construction, and then retail trade. The highest paying industries in Mancos by median earnings, are wholesale trade, other services except public administration, transportation, warehousing, and utilities. According to the 2020 Census, from 2019 to 2020, employment in Mancos declined at a rate of -8.5%, from 753 employees to 689 employees. Unemployment rates are slightly higher than county and state rates.

Another economic driver important to the community is commuter income. Mancos' proximity to employment based near Durango and Cortez, as well as its relative affordability compared to the cost of living in both cities, make it an attractive option for those wanting to own property and are willing to commute 30 minutes or more to work. According to the most recent census data, using averages, employees in Mancos have a shorter commute time (26.3 minutes) than the normal US worker (26.9 minutes). Additionally, 0.954% of the workforce in Mancos have "super commutes" in excess of 90 minutes. According to the Mancos Community Survey in 2021, 57.9% of respondents indicated they travel to work by private car. Census data estimates that approximately 5% of Mancos residents worked from home.

The U.S. Census Bureau estimates that in 2020 there were 3,707 wage and salary workers commuting out of Montezuma County for work, aiding in the transitioning of the town into a "bedroom community". This change has implications on the cost of housing, with higher demand increasing costs that put once affordable home ownership and rentals out of reach for some residents. The growth also places enhanced demands on the Town and its services. Mancos residents working outside the community contribute to the local economy by spending the income they earn outside of Town locally, but there are opportunities to utilize data to understand the amount of money being spent by commuters in the areas in which they work and increase the targeted recruitment of new businesses in the Town to meet those consumer needs, helping to bring in revenues critical to keep up with the increased service demands of the Town's residents both old and new.

## **6.2 Workforce Development**

According to the International Economic Development Council, one of the main complaints of local businesses in the country today is the lack of a trained workforce. It is a focus for the Town to commit resources to an eco-system of partnerships and connect businesses to these networks to meet their needs. The Town of Mancos is within a 30-minute drive from a variety of educational and technical training institutions. Fort Lewis College offers baccalaureate and master's degrees in a variety of disciplines. Pueblo Community College offers a number of associate degrees and vocational training in areas that include health care, mechanics, computer science, building weatherization, solar energy, and business administration. Pueblo Community College can tailor training and certifications based on employer needs. Increasingly, a number of accredited higher education institutions are offering degree courses online, that will add to the overall livability of rural communities that historically have suffered from a technological gap in comparison with urban communities. The local school district is also seeking opportunities to help support students to earn certifications and earn college credits in a variety of career development areas. Workforce training and education is available

regionally to help meet the needs of current and future populations.

### **6.3 Economic Development and Sense of Place**

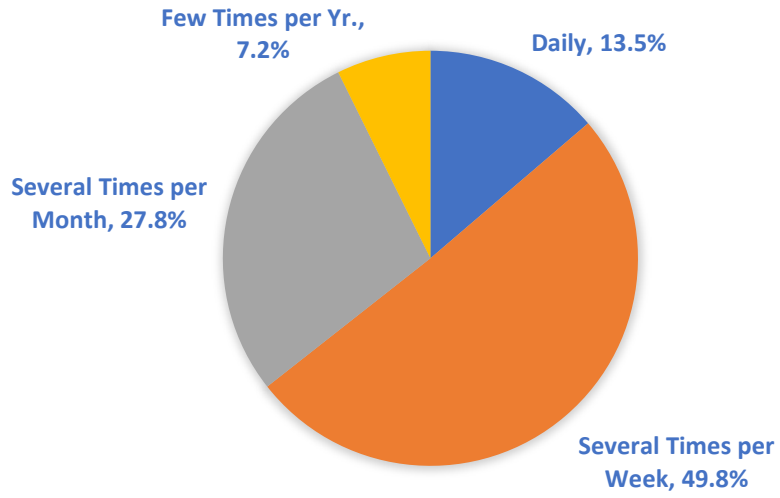
The residents of the Mancos Valley strongly adhere to a buy-local-first mentality. In the most recent Community Survey, development of local jobs with livable wages ranked 2<sup>nd</sup> overall in priorities for the next 10 years. In the same survey, the top three economic development projects selected in order of preference from highest to lowest were aiding locally owned businesses (retention and expansion), make the town attractive to outside businesses to relocate (recruitment), and revitalize the downtown business district on Grand Avenue. In 2022 the Town received a grant from the Department of Local Affairs (DOLA) and partnered with the local business in the downtown corridor to update their facades, a project that proved to be successful and popular.

Through the efforts of the Community and Economic Development department in the coming years, the Town will work with local partners. Resources include Region 9 Economic Development District, the Small Business Development Center (SBDC) at Ft. Lewis College, the Mancos Valley Chamber of Commerce, and the Mancos Creative Arts District to provide the tools and technical assistance that local businesses request. The town will also work with economic development organizations that have the expertise to help develop the data necessary to both understand the context of what new businesses the regional population would support and how to best target those for sectors utilizing an entrepreneur-led economic development philosophy.

The availability of locally produced goods and locally supplied services are vital components of a vibrant local economy. Niche manufacturers - local small-scale producers of goods sold wholesale or on-site - provide skilled job opportunities and add to the diversity of products available for purchase in Town such as: hand-crafted food and beverages, household items, outdoor recreation, creative industries and apparel. Cottage industries which are operated from within residences allow residents to work at home, as well as enable consumers to purchase goods and services. While these types of local businesses are vital to provide goods and services to local residents, it is also important for the Town to focus on support for businesses that export their products to bring new money into the community which will increase the overall economic resilience by diversifying the economic base.

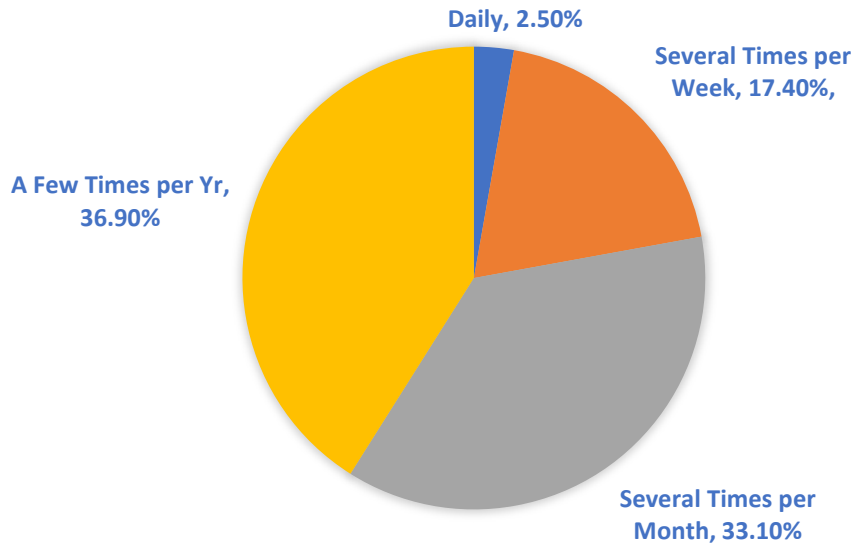
According to the 2022 Mancos Community Survey, 49.8% of the 237 respondents indicated they shop for necessities (gas, food or beverages) several times per week. In the same survey, 17.4% said they shop for discretionary (nonessential items) weekly. In both circumstances, there are opportunities to grow existing and new businesses.

### NECESSITIES



Source: Mancos Community Survey 2022

### DISCRETIONARY ITEMS



Source: Mancos Community Survey 2022

## **6.4 Community and Economic Attributes**

The Mancos community values its rich cultural and historic character. Registered historic buildings including the Mancos Opera House which was recently renovated to address ADA accessibility, the Bauer Bank Building, Mancos High School Building and the Mancos Common Press (Mancos Times Building) offer a unique downtown experience and act as cornerstones for the developing creative industries on Main Street and Grand Avenue. The Town recognizes that the numerous galleries, shops and performing arts venues are a part of the Town's economic development and seeks opportunities to partner with historic building owners and non-profits to increase awareness and promote the business offerings. It is important to support and enhance the downtown area to create a sense of place that will continue to encourage creativity and attract local and out of town visitors.



Historic Mancos High School building circa 1920

The Mancos community hosts a number of special events throughout the year. Celebrations such as festivals, gallery walks, farmers' markets, and concerts attract visitors and bring together residents from around the region. These special events provide opportunities for the community to showcase the qualities that make it unique, as well as provide amusement, entertainment, and opportunities to reconnect with friends and neighbors.

Events have direct impact on the local economy and add to the overall interest and quality of life of the community, which in turn makes Mancos a desirable place to live.

The Town frequently partners with local non-profits to utilize parks, streets, and the community center to host these events. Examples include Mancos Days, Burro Fest and Grand Summer Nights Gallery Walks. The renovation of the Mancos Opera House opens new opportunities to host performance arts and films.

## **6.5 Mancos Economic Development Partners**

The Mancos Valley Chamber of Commerce plays an important role in the local business community by promoting its members and helping to develop and host events. The Chamber also plays a critical role in partnership with the Town to communicate with businesses about their needs to bring training and technical assistance. The Town directs a percentage of the local sales tax to the Chamber in recognition of their efforts to bring events and economic development to the Town.

The Mancos Creative District (MCD) represents a substantial number of artists that live and do business in the local community. Artists sell their work in the galleries that line the main business corridor and there are many experiential opportunities for residents and visitors to take classes. The Town partners with MCD to help understand the needs of the artist community, partners on public art installations and directs a percentage of the local sales tax to the organization in recognition of the impact it has on the overall economic vitality of the community and the downtown businesses. Planning is on-going to provide the Town with a Public Art program which will guide visitors to different art installations in Town and the surrounding valley once completed.

Region 9 Economic Development District of Southwest Colorado, Inc. (Region 9 EDD) works cooperatively with the private and public sectors to enhance the economic conditions in the area and improve economic prosperity. Region 9 EDD offers a revolving loan program for "gap" financing to assist small business retention, expansion, and job creation. They also offer a micro-enterprise loan program for loans up to \$100,000 for qualifying small businesses with five or fewer employees. Region 9 EDD administers the Colorado Enterprise Zone Tax Credit program; publishes the Comprehensive Economic Development Strategy (CEDS) to assist local communities with regional economic development strategic planning and technical assistance; and helps to administer different State and Federal programs. Region 9 EDD often partners with community organizations, governments, and the private sector to assist in the development of special projects that result in job creation/retention and the economic expansion of the community or enterprise. They provide regional support and resources addressing broadband, housing and transportation development in Mancos and the surrounding area.

The Southwest Colorado Small Business Development Center (SBDC) offers confidential, objective services to help businesses succeed. The SBDC, located at Fort Lewis College in Durango, provides assistance to all existing small businesses and others who need help in developing their ideas. The territory served by this location includes Archuleta County, Dolores County, La Plata County, Montezuma County, San Juan County, Southern Ute Indian Tribe, and Ute Mountain Ute Indian Tribe.



## **6.6 Goals, Objectives and Actions**

### **6.6.1 DOWNTOWN GOAL: ASSURE AN ATTRACTIVE and FINANCIALLY STRONG DOWNTOWN DISTRICT**

#### **Constraints and Issues**

- Under-utilization of the central business district.
- Lack of an organized effort to expand business activity in the Downtown.
- State-owned highway bisects the Downtown Business District which complicates local control.

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

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##### **Actions**

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

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

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##### **Actions**

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

## **6.6.2 LOCAL BUSINESS DEVELOPMENT GOAL: PROMOTE CONDITIONS FOR A VIBRANT, SUSTAINABLE BUSINESS COMMUNITY**

### **Constraints and Issues**

- Need for increased awareness of local business opportunities.

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

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#### **Actions**

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



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

#### **Constraints and Issues**

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

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

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#### **Actions**

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

7.0



# Housing



A variety of quality housing is crucial to the vibrancy and vitality of a diverse community. The issues with attainable housing impact nearly every facet of our resident's lives including employment opportunities, economic development, health care, education, and transportation. Lack of available housing stock creates higher prices for rentals and ownership, which has come to a critical mass in Colorado, including our region of the state. Mancos is starting to see the impacts of the attainable housing crisis, with low inventories and high prices as people who work in Durango and Cortez are seeking housing they can afford. Residents of Mancos feel a mix of different housing solutions would be appropriate. In the 2022 Community Survey, 74% of respondents strongly agreed or agreed the Town should allow more mixed-use commercial and residential buildings, 64% said the Town should allow for more accessory dwelling units (ADUs) and 56% feel the Town should allow more multi-family buildings (five or more living units).

In a 2021 Housing Assessment by the Root Policy Center through the Southwest Council of Governments, the predicted housing development need for Montezuma County is 220 new housing units over the next three to five years. The need in Mancos is specifically five permanent new units per year for the next five years to meet the workforce demands. With new housing development and population growth there are also concerns with water availability, Town facilities, public safety, health care and schools being sufficient to meet new demands.

There continues to be robust conversation about the Town's role in housing development with roughly 21% saying in the community survey the private market should dictate the rate of growth overall. However, it has become increasingly clear that state and local governments can play a role in encouraging development to meet the future demands. While the Town has no intention of managing or owning housing directly, actions can be taken to ensure the anticipated growth is well managed in ways which allow people to live, work and thrive in the region. Novel and successful examples from other rural and mountain areas of the state can be used as guides for what might be possible.

## **7.1 Regional Context, Data and Trends**

### **7.1.1 Housing Stock**

According to the 2017 Mancos Housing Needs Assessment by Prior and Associates, Mancos is a predominately single-family residential community initially developed in the 19th century. Ninety-two percent (92%) of the residential units are single-family homes or mobile homes. Seventy-one percent (71%) of the units were built between 1970 and 2010. About one-sixth of the units were constructed before 1940. However, there has been limited construction since 2010. In the last census in 2020, only 3.8% of the total housing units in town have been built since 2010. There are platted subdivisions in town limits that are ready for development with access to municipal and private utilities. According to the Town's Planning Department records, three building permits for new construction were issued for zoned residential single-family housing units in 2021. Five were issued in 2022 with two of those issued for duplexes and one for a tri-plex. Any development of more than four attached living units (quad-plex) is considered multifamily and would need development in the appropriate zone. There were no multifamily permits issued in either year. The Town's Planning Department works with

residents and developers to help them interpret land use codes and provide basic information on what land may be available for development.

### 7.1.2 Occupancy Characteristics

According to the 2020 Census, trends in rental occupancy have shifted since 2000. Both the 2000 and 2010 census reported that nearly 34% of the single-family units in Mancos were renter occupied. That number has shifted to 50.5% of the single-family market, reflecting a shift in demographics and real estate values.

Part of the shift in the rental market in recent years has been to vacation rentals, commonly referred to as short-term rentals. These rentals take up units that could otherwise be used for long-term rental housing, which has exacerbated the housing crisis. Many municipalities in rural areas close to tourist destinations are taking steps to curb this trend, and Mancos is no exception. In 2022, the Town instituted changes to its municipal code and capped the total number of short-term rentals allowed within Town limits. All short-term rentals require a business license. The Town also requires local ownership of these units to help cut down on housing speculation, which artificially inflates home prices. Under the current ordinance, if the short-term rental is located in a residential zone the owner must live on the property. If the short-term rental is located in a mixed-use zone, the owner must live in the 81328-zip code.

### 7.1.3 Housing Costs

Though exacerbated by the COVID-19 pandemic, the housing crises that Mancos and Colorado face are not new. For decades, the lack of affordable housing has impacted Colorado businesses, hindered employment because of a lack of workforce housing, and worsened inequities for communities of color, rural and resort communities that experience higher costs to develop land into housing.

Every year, the Department of Housing and Urban Development releases the Area Median Income for each county in Colorado. In 2021, the Family Area Median Income for Montezuma County was \$68,228.00. The Department of Local Affairs (DOLA) requires that affordable housing be defined at 120% of median income or less. The below graph represents the housing affordability estimates based on census data from 2021. The below takes into account an average interest rate of five percent, a ten percent downpayment, \$1000/month in living expenses over a 30-year mortgage.

| <b>Montezuma County Housing Affordability based on Family Median Income<br/>2021 Adjusted Dollars</b> |                      |                                      |
|---|----------------------|--------------------------------------|
| <b>% Median Income</b>  | <b>Median Income</b> | <b>Maximum Affordable Home Price</b> |
| 120%  | \$81,874.00          | \$261,740.00                         |
| 100%  | \$68,228.00          | \$194,424.00                         |
| 80%   | \$54,583.00          | \$128,154.00                         |
| 60%   | \$40,937.00          | \$61,879.00                          |
| Sources: American Community Survey/Colorado Housing and Finance Authority                             |                      |                                      |

Some communities also go further and establish a lower AMI percentage for rental units, typically in the 60% of AMI range. DOLA uses a Housing Bridge graphic to illustrate the typical range of affordability:

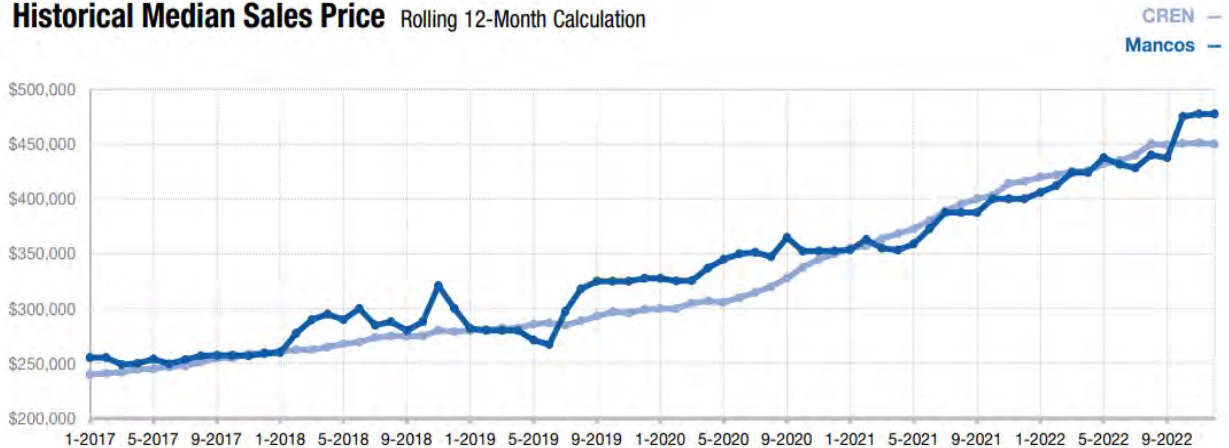
# Housing Bridge



Used with permission of McCormick and Associates, Inc.

As reported by the Colorado Association of Realtors, there has been a steep rise in housing prices since 2017 as compared with the surrounding county overall. In calendar year 2022, the median home sales price in Mancos increased 14.8%.

**Historical Median Sales Price** Rolling 12-Month Calculation



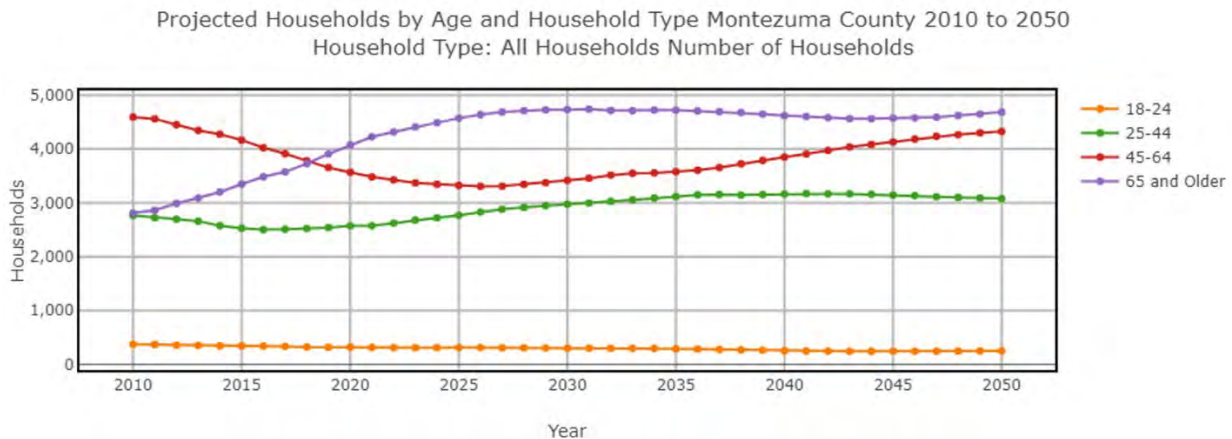
Source: Colorado Association of Realtors

According to the Division of Housing and the Colorado Housing Finance Authority, Colorado has a shortage of nearly 121,000 affordable rental units, and nearly half of all Colorado renters are considered cost burdened, spending more than 30% percent of a household's monthly income on housing, with an additional 24% being severely cost burdened, spending more than 50% of a household's monthly income on housing. Mancos needs more housing that is affordable with over 50% of rentals and nearly 24% of mortgages falling outside of these affordability designations at the time of the last census.

The average home price in the state increased 130% from 2011 to 2021. Statewide, the median price increased an additional 7% from January to February 2022 and the median price is now \$555,540, a 90% increase over March 2021. The townhouse and condominium market also reached a new pricing level in February 2022 and now stands at \$402,390, which is an increase of 17% from February 2021. Six out of ten Colorado households are unable to afford the average priced home. As of December 2022, the median home price in Mancos was \$375,000.00, down 1.8% in a year according to data provided by the Four Corners Realtor Association. Development of new housing will help to bring down these prices, but the readjustment of interest rates after post-pandemic lows will continue to impact negatively home purchases for low- and middle-income residents.

Despite the decrease in affordability, Cortez, Dolores, and Mancos are the most affordable places to live in the 5-county region of Montezuma, Dolores, La Plata, San Juan, and Archuleta Counties according to the most recent Region 9 Living Wage Report published in 2022. Using housing costs specific to each community they found that Pagosa Springs is the most expensive community in the region for a family of four (\$21.97 per hour for each working adult) due to the high cost of housing. Cortez and Mancos are the least expensive communities for a family (\$17.07 per hour for each working adult). Rental rates for housing in Montezuma County are among the lowest in the region, based on Fair Market Rent estimates. However, 8% of the service jobs in Montezuma County support tourism in accommodations (lodging) and food services with an average annual wage of \$19,966.15. Across all industries the average annual wage is \$39,804. This is only 56% of the estimated livable wage (\$71,292) for a family of four (two working adults, a preschooler and one school age child).

## 7.2 Housing and Sense of Place



Source: Department of Local Affairs, State Demographers Office

As demonstrated by the graph above, the Town's population is aging, and the number of residents 65 and older will outpace all other age groups. The Town will need to plan for these residents' housing needs, including housing designed to meet their physical needs and fixed income levels. The number of residents aged 45 – 64 nearing the end of their careers will also increase over time. Both of these populations most likely will not have children in the home, meaning that large single-family dwellings may not be preferred for development. Attached single-family units, along with multi-family units need to be part of the overall housing development plan to ensure there are sufficient options for the aging population.

## **7.3 Goals, Objectives and Actions**

### **7.3.1 HOUSING GOAL: INCREASE THE DIVERSITY OF HOUSING STOCK**

#### **Constraints and Issues**

- Shortage of quality affordable dwelling units.
- Lack of housing that meets the needs of a diverse community.
- Rising costs of home energy consumption.
- Limited number of buildable lots in the single-family zone district.

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

---

#### **Actions**

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

### **7.3.2 HOUSING GOAL: DEVELOPMENT CONSTRAINTS DUE TO LAND TOPOGRAPHY**

#### **Constraints and Issues**

- Property elevations on the west side of Town.
- Infrastructure needs for new development.

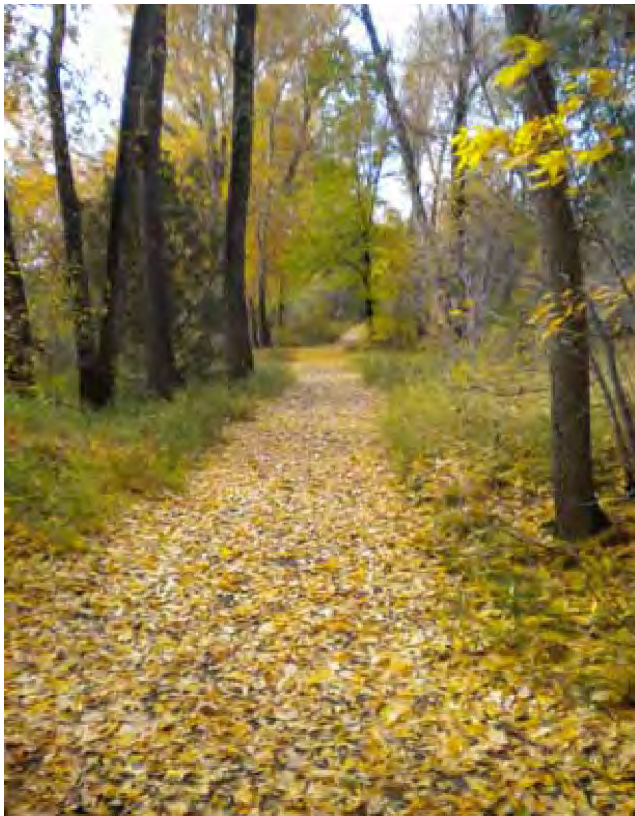
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**Objective: Ease development constraints due to lower elevations in Town limits**

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#### **Actions**

- Research options to control costs for needed infrastructure at lower elevation properties within Town limits.
- Research alternatives and options for lift stations dedicated to a single property at a lower elevation than the wastewater treatment plant.





The Town of Mancos 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' Parks 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.

The Town's recreational amenities attract visitors and residents of the greater Mancos region, including tourists visiting 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.

## **8.1 Parks**

### **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,



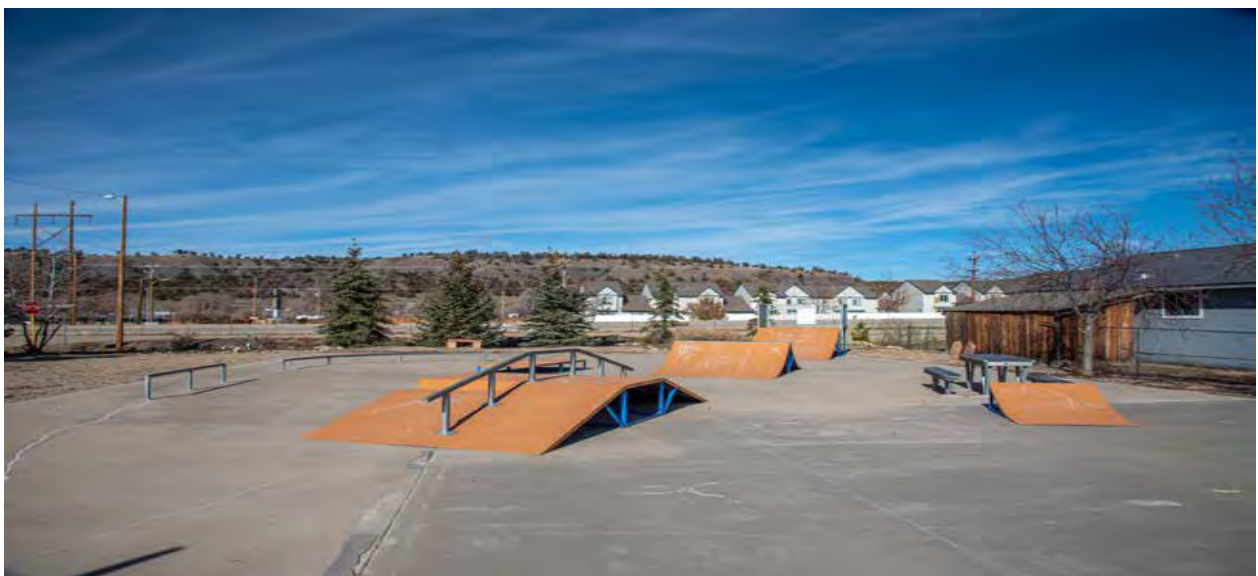
including family reunions, private parties, and Mancos Days. Boyle Park is also home to the Town's original jail. Several improvements have been made to the park including a little league field, playground features, covered picnic shelters, landscaping and restrooms.



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 platted town lots to the north, and Spruce Street to the east. There is a pedestrian trail connecting to the north end that connects to Riverside Ave.



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

## **8.2 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.

## **8.3 Trails**

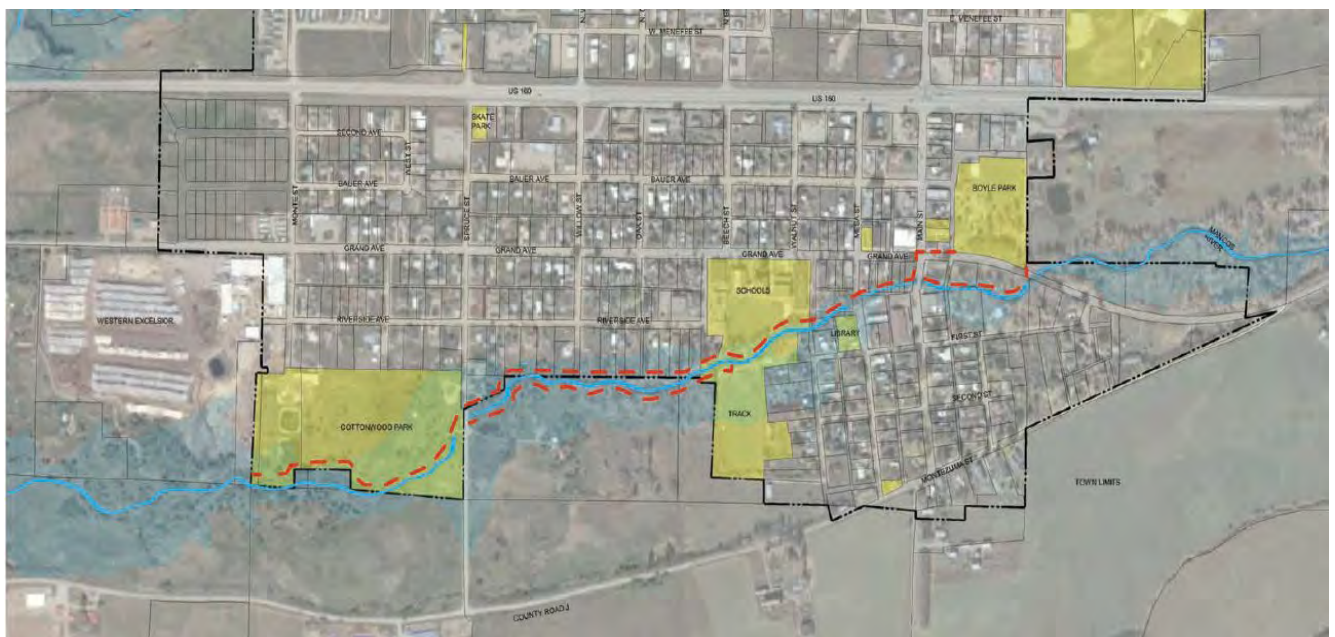
### **8.3.1 Regional Context, Data and Trends**

For over three decades the Mancos community has discussed the need for trails. In recent years several efforts have been undertaken to create trail segments on school property and within Town parks. The Town of Mancos 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 Paths 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 respondents 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, 4) enhance opportunities for fishing, and 5) 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 trail proposals 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

## **8.4 Open Space and Greenway Corridors**

Out of 179 respondents, 75% of 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.

### **8.4.1 Regional Context, Data and Trends**

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

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

## **8.5 Goals, Objectives and Actions**

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

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

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#### **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 training of volunteers and community groups by providing opportunities for ways to increase participation in Town parks, such as landscaping classes and memorial gardens.

### **8.5.2 RECREATION GOAL: ENCOURAGE A HEALTHY COMMUNITY ENRICHED BY A VARIETY OF PHYSICAL AND CREATIVE ACTIVITIES**

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

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#### **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.

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

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**Objective: Implement a comprehensive trails plan**

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#### **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.

### **8.5.4 OPEN SPACE GOAL: PROTECT REGIONAL BIODIVERSITY IN PERPETUITY**

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**Objective: Preserve native vegetation and wildlife habitat**

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#### **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.



9.0



# Transportation

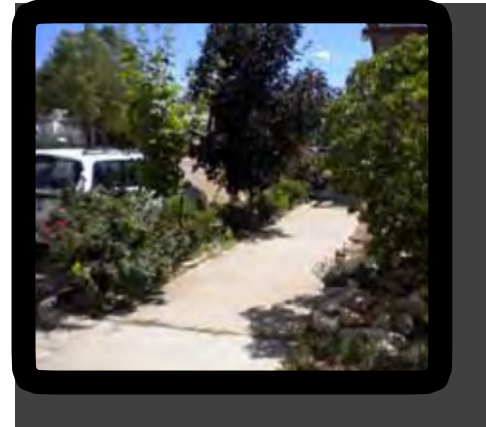


## 9.1 Regional Context, Data and Trends

Mancos is located on the San Juan Skyway, a national scenic byway and is 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.



The major highway access to and from the area is U.S. 160, that runs east-west from Poplar Bluff, MO to Tuba City, AZ. State Highway 184 is the principal north-south arterial beginning in Mancos and extending 27 miles north and west to Hwy 491. 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. Grand Avenue features Boyle Park, retail and commerce, and the public schools. 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. One stoplight regulates traffic at the intersection of US 160 and Co. 184/Main Street. CDOT 2022 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



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 not pedestrian friendly.

As pressure on the Mancos' 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 adverse impacts from future developments on transportation infrastructure and existing land uses.

## **9.2 Transportation**

### **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 municipal services, the library, schools, retailers, restaurants and businesses. For goods and services not available 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.



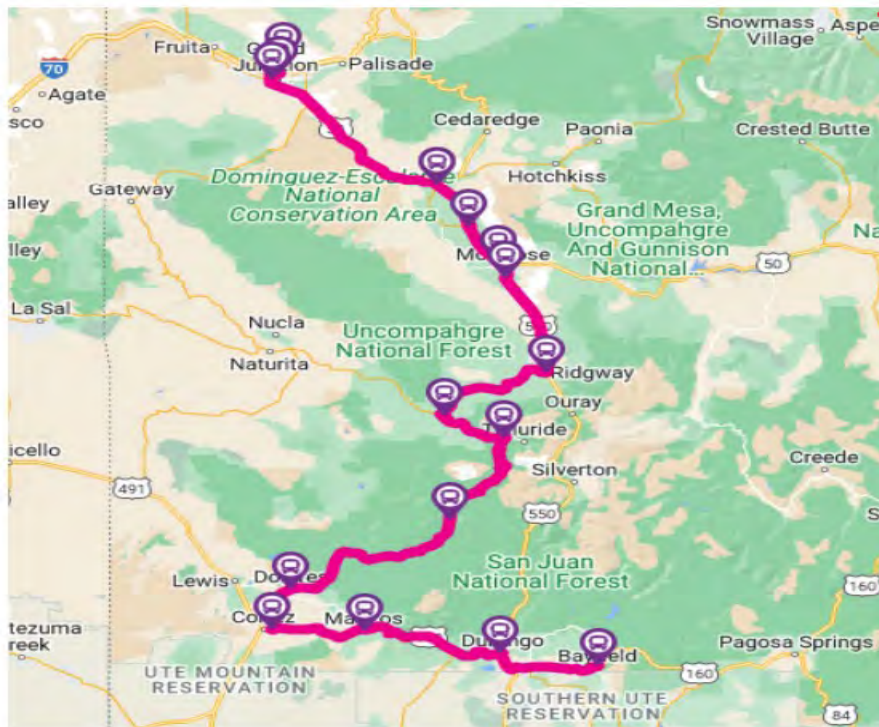
### 9.2.2 Entry Features

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 which are owned by the Mancos Valley Chamber.

### 9.2.3 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. 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

### **9.3 Goals, Objectives and Actions**

#### **9.3.1 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 across Highway 160.

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##### **Objective: Provide safe and inviting downtown streetscape**

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##### **Actions**

- Consider constructing pedestrian devices such as refuge islands and curb extensions to ease crossing distances on Main and Highway 160.
- Consider bump-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, bicyclists and pedestrian movement.

#### **9.3.2 GATEWAYS GOAL: ESTABLISH WELCOMING ENTRANCES THAT CONVEY THE SENSE OF ARRIVAL AT A UNIQUE COMMUNITY**

##### **Constraints and Issues**

- Unattractive and visually uninteresting entry points.

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

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##### **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 community to design entry features.

### **9.3.3 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.
- Heavy traffic on Grand Avenue.
- Pedestrian jay-walking issues.
- No sidewalks or pedestrian designated routes.
- Poor pedestrian connectivity.

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#### **Objective: Encourage alternative transportation methods**

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#### **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.
- Create a Master Transportation Plan.
- Consider dedication of a small number of parking spots as bike parking with racks.
- Install covered benches at strategic locations around Town.

### **9.3.4 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.
- Adverse conditions on Railroad Avenue and 160 Frontage due to weeds, inadequate blockades, poor circulation, lack of sidewalks and paths, and lack of stormwater drainage.

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

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#### **Actions**

- Improve Highway 160 and Main intersection to increase comfort and safety for pedestrians and cyclists.
- Improve frontage road and highway separation.
- Reduce eastbound turning cue and replace with ADA designed island refuges to accommodate pedestrians.
- 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 Corridor Mixed Use zone in order to extend the characteristics of the historic downtown commercial core to the highway.



### **9.3.5 FUTURE STREETS GOAL: A COMMUNITY THAT PRESERVES THE 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.

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

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#### **Actions**

- Develop future master transportation 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 traditional cul-de-sacs.
- 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. This document may be found on the Town website.

# Future Land Use



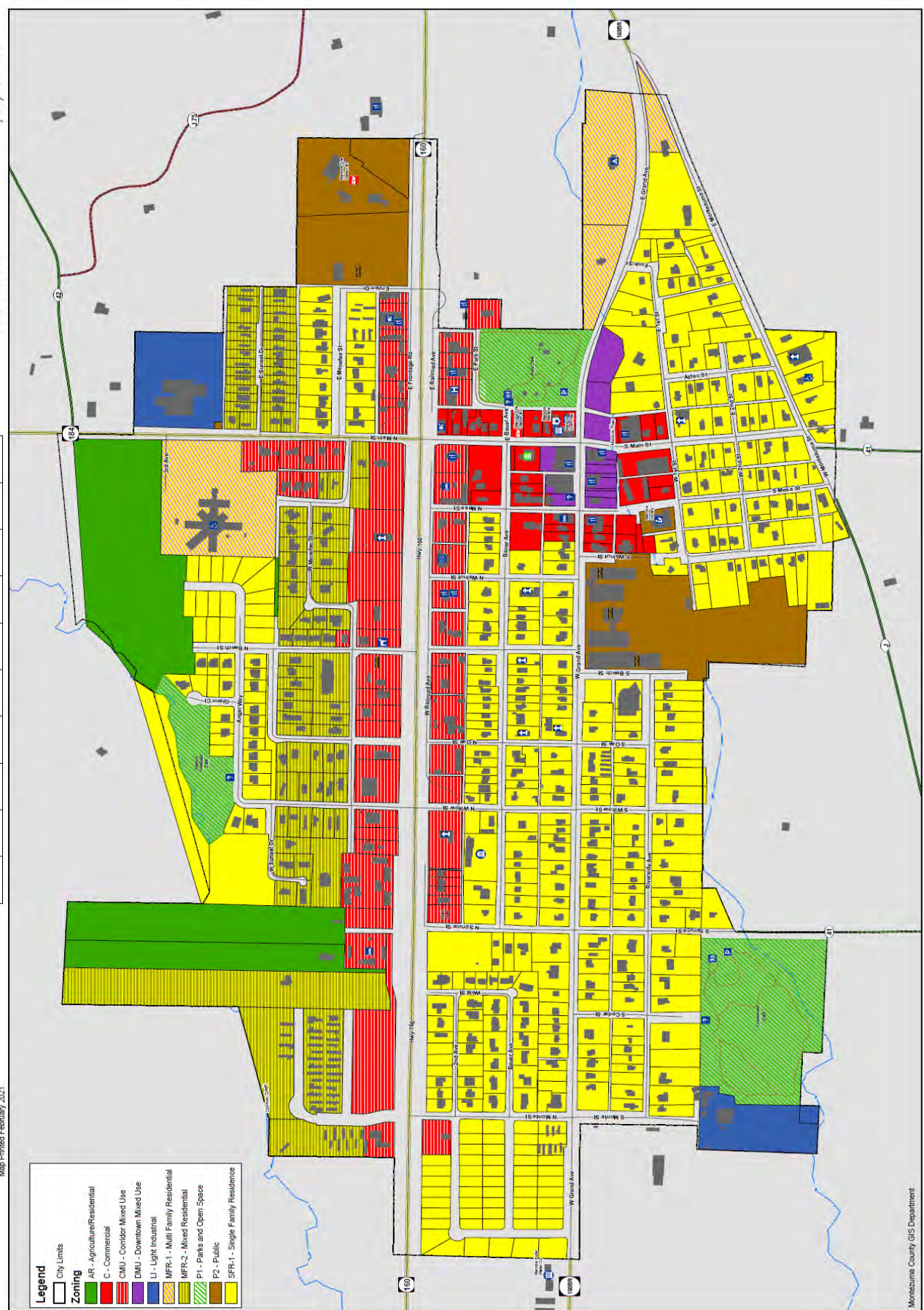


# Town of Mancos

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

Source: Town of Mancos, Zoning Map February 2021

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 2021, the Town engaged the community in the Mancos Visioning process. There were two sessions held in person and a survey was carried out with a total of 247 responses. The results are available on the Town of Mancos website. A vast majority of respondents (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.

### **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 walkability 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. Please see maps in Appendix A for details on each section.

### **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. 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.

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#### **Objective #1: Protect agriculture and preserve open spaces**

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##### **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.

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#### **Objective #2: Maintain Mancos' unique character**

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##### **Actions**

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

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#### **Objective #3: Prevent new development from occurring in areas where there are risks**

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- 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.

# APPENDIX



## Section 2 – Community Characteristics Tables

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

2020 US Bureau of Census, American Community Survey

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

| <b>2.3<br/>Mancos Racial Composition<br/>2020</b>   |                   |                        |
|---|-------------------|------------------------|
| <b>Race</b>   | <b>Population</b> | <b>% of Population</b> |
| <b>White</b>  | 1143              | 84.7%                  |
| <b>Hispanic or Latino</b>                           | 136               | 10%                    |
| <b>Black or African American</b>                    | 0                 | 0%                     |
| <b>American Indian and Alaska Native</b>            | 16                | .01%                   |
| <b>Asian</b>  | 0                 | 0                      |
| <b>Native Hawaiian and Other Pacific Islander</b>   | 0                 | 0                      |
| <b>Some other Race Alone</b>                        | 51                | .04%                   |
| <b>Two or More Races</b>                            | 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.

| <b>Table 2.4<br/>Economic Characteristics<br/>2020</b>                            |               |                             |                 |
|---|---------------|-----------------------------|-----------------|
|   | <b>Mancos</b> | <b>Montezuma<br/>County</b> | <b>Colorado</b> |
| <b>Median Household Income</b>  | \$49,837.00   | \$50,717.00                 | \$75,231.00     |
| <b>Per Capita Income</b>  | \$32,388.00   | \$46,919                    |                 |
| <b>Percent of Population Below Poverty Level</b>                                  | 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**

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

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

**Table 2.6**  
**Educational Attainment of populations 25+**  
**2010 - 2020**

|  | <b>Mancos</b> | <b>Colorado</b> | <b>United States</b> |
|--|---------------|-----------------|----------------------|
| <b>No diploma</b>                        | 4.6%          | 4.6%            | 6.6%                 |
| <b>High school diploma or equivalent</b> | 23.1%         | 21%             | 26%                  |
| <b>Some college</b>                      | 18%           | 20%             | 20%                  |
| <b>Bachelor's degree</b>                 | 23.2%         | 26%             | 20%                  |
| <b>Graduate or professional degree</b>   | 15%           | 15%             | 12%                  |

Source: 2020 US Bureau of Census, American Community Survey

**Table 2.7**  
**Mancos Highest Level of Educational Attainment 25 +**  
**2022**

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

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

Source: 2020 US Bureau of Census, American Community Survey

**Table 2.9**  
**Monthly Mortgage as a Percentage of Household Income**  
**2020**

| <b>Occupied units with mortgage</b>     | <b>Estimated Number</b> | <b>Estimated Percent</b> |
|---|-------------------------|--------------------------|
| <b>Less than 20.0 percent of income</b> | 88                      | 41.9%                    |
| <b>20.0 to 24.9 percent of income</b>   | 37                      | 17.6%                    |
| <b>25.0 to 29.9 percent of income</b>   | 25                      | 11.9%                    |
| <b>30.0 to 34.9 percent of income</b>   | 10                      | 4.8%                     |
| <b>35.0 percent or more income</b>      | 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**

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

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

Source: CO State Demography Office

## Section 5 Infrastructure and Services Tables

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

|                                       | <b>2022</b> | <b>Percent</b> |
|---------------------------------------|-------------|----------------|
| <b>Total School Enrollment</b>        | 515         | ----           |
| <b>Nursery school, preschool</b>      | 42          | 8.1 %          |
| <b>Kindergarten</b>                   | 30          | 5.8%           |
| <b>Elementary school (grades 1-8)</b> | 287         | 55.7%          |
| <b>High school (grades 9-12)</b>      | 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**

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

| <b>Age</b>        | <b>Total Population</b> | <b>Number below Poverty Level</b> | <b>% Below Poverty Level</b> |
|-------------------|-------------------------|-----------------------------------|------------------------------|
| 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%                        |
| <b>Sex</b>        | <b>Total Population</b> | <b>Number below Poverty Level</b> | <b>% Below Poverty Level</b> |
| 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**

|                                   | <b>Owner<br/>Occupied<br/>Units</b> | <b>% Owner<br/>Occupied<br/>Units</b> | <b>Renter<br/>Occupied<br/>Units</b> | <b>% Renter<br/>Occupied<br/>Units</b> |
|-----------------------------------|-------------------------------------|---------------------------------------|--------------------------------------|--|
| <b>1-person household</b>         | 110                                 | 31.5%                                 | 79                                   | 35.9%                                  |
| <b>2-person household</b>         | 157                                 | 45.0%                                 | 51                                   | 23.2%                                  |
| <b>3-person household</b>         | 38                                  | 10.9%                                 | 59                                   | 26.8%                                  |
| <b>4-or-more-person household</b> | 44                                  | 12.6%                                 | 31                                   | 14.1%                                  |

Source: 2020 US Bureau of Census, American Community Survey

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

|   | <b>Owner-<br/>occupied</b> | <b>% Owner-<br/>occupied</b> | <b>Renter-<br/>occupied</b> | <b>% Renter-<br/>occupied</b> |
|---|----------------------------|------------------------------|-----------------------------|-------------------------------|
| <b>1, detached</b>                              | 400                        |                              | 111                         | 50.5%                         |
| <b>1, attached</b>                              | 3                          | 0.9%                         | 2                           | 0.9%                          |
| <b>2 apartments</b>                             | 0                          | 0                            | 25                          | 11.4%                         |
| <b>3 or 4 apartments</b>                        | 0                          | 0                            | 14                          | 6.4%                          |
| <b>5 to 9 apartments</b>                        | 0                          | 0                            | 7                           | 3.2%                          |
| <b>10 or more apartments</b>                    | 0                          | 0                            | 17                          | 7.7%                          |
| <b>Mobile home or other type of<br/>housing</b> | 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**

|                        | <b>Occupied housing units</b> | <b>% Occupied housing units</b> |
|------------------------|-------------------------------|---------------------------------|
| <b>2014 or later</b>   | 9                             | 1.6%                            |
| <b>2010 to 2013</b>    | 7                             | 1.2%                            |
| <b>2000 to 2009</b>    | 126                           | 22.1%                           |
| <b>1980 to 1999</b>    | 140                           | 24.6%                           |
| <b>1960 to 1979</b>    | 104                           | 18.3%                           |
| <b>1940 to 1959</b>    | 62                            | 10.9%                           |
| <b>1939 or earlier</b> | 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.








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

Source: 2020 US Bureau of Census, American Community Survey

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

-  Trails
-  Irrigation Canals
-  Rivers and Streams
-  Mancos - 1 Mile AOI
-  Growth Opportunity Areas
-  Existing Subdivisions
-  Conservation Easements



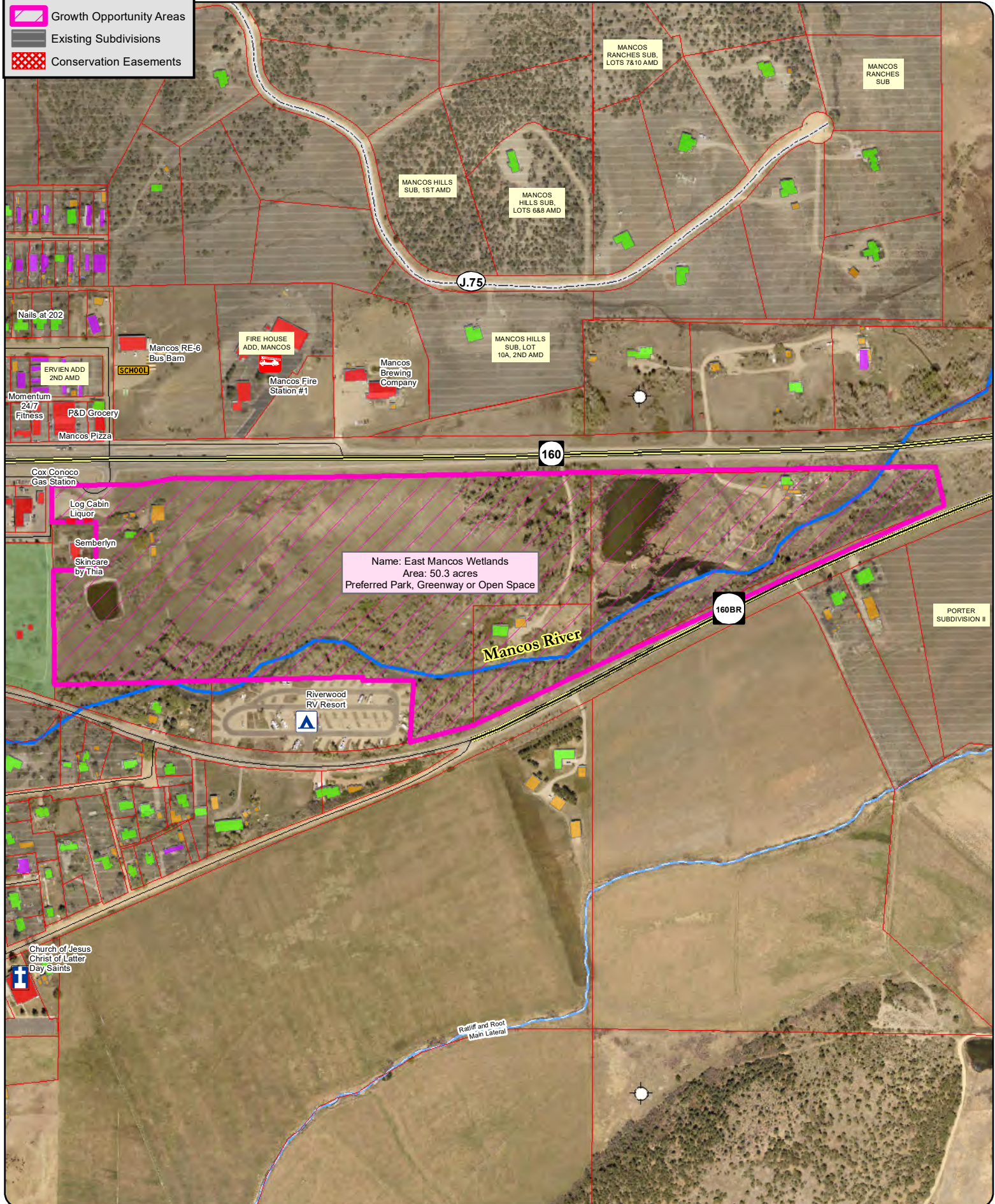
# Mancos, Colorado




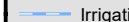
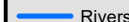

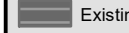
## East Mancos Wetlands

### Preferred Park, Greenway or Open Space



Map Produced August 2023



-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions

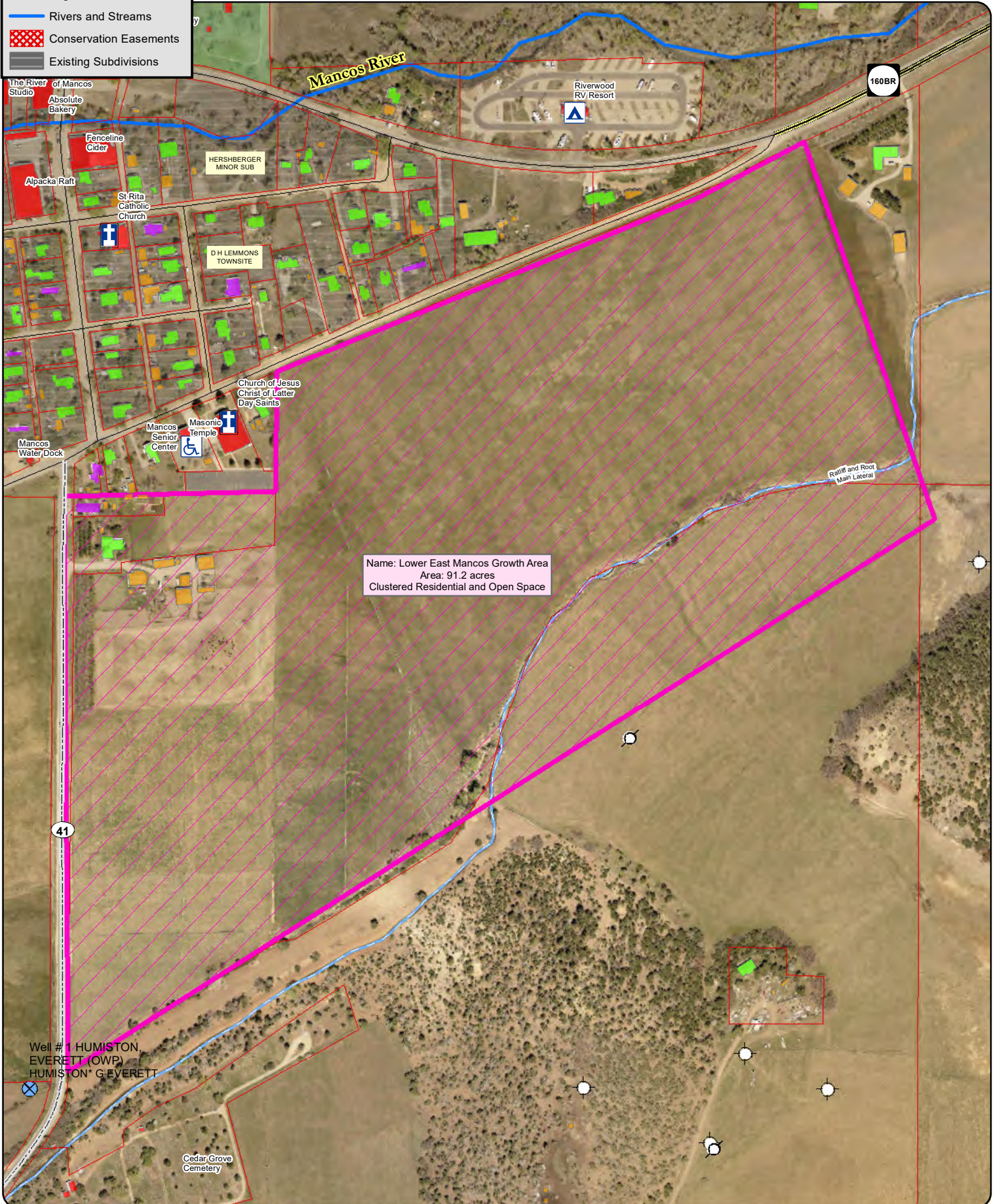


# Mancos, Colorado

## Lower East Mancos Growth Area Clustered Residential and Open Space










Map Produced August 2023



Name: Lower East Mancos Growth Area  
Area: 91.2 acres  
Clustered Residential and Open Space

Well # 1 HUMISTON  
EVERETT (OWP)  
HUMISTON\* G. EVERETT

Cedar Grove  
Cemetery

-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions

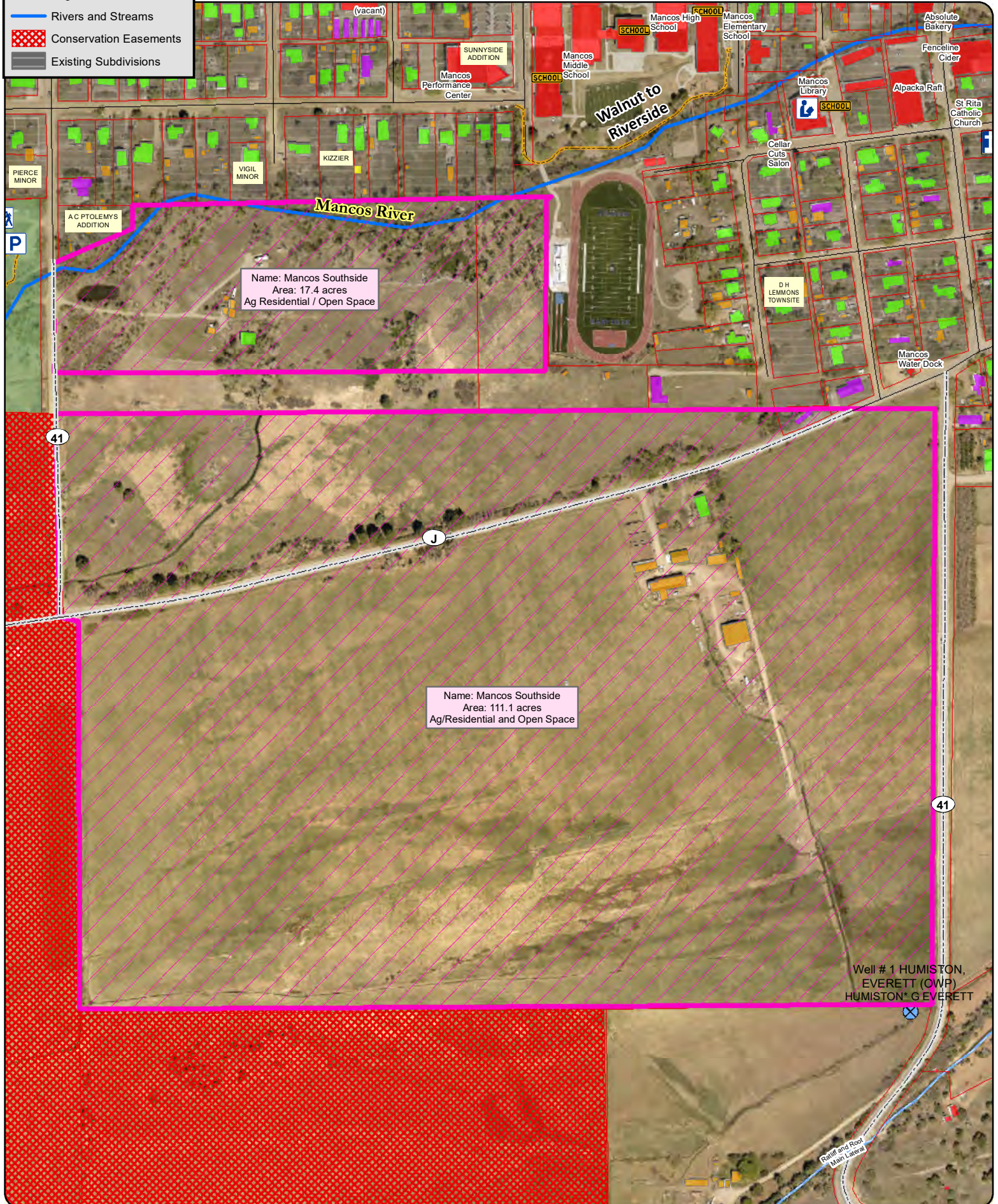


# Mancos, Colorado








## Mancos Southside Ag/Residential and Open Space



Map Produced August 2023





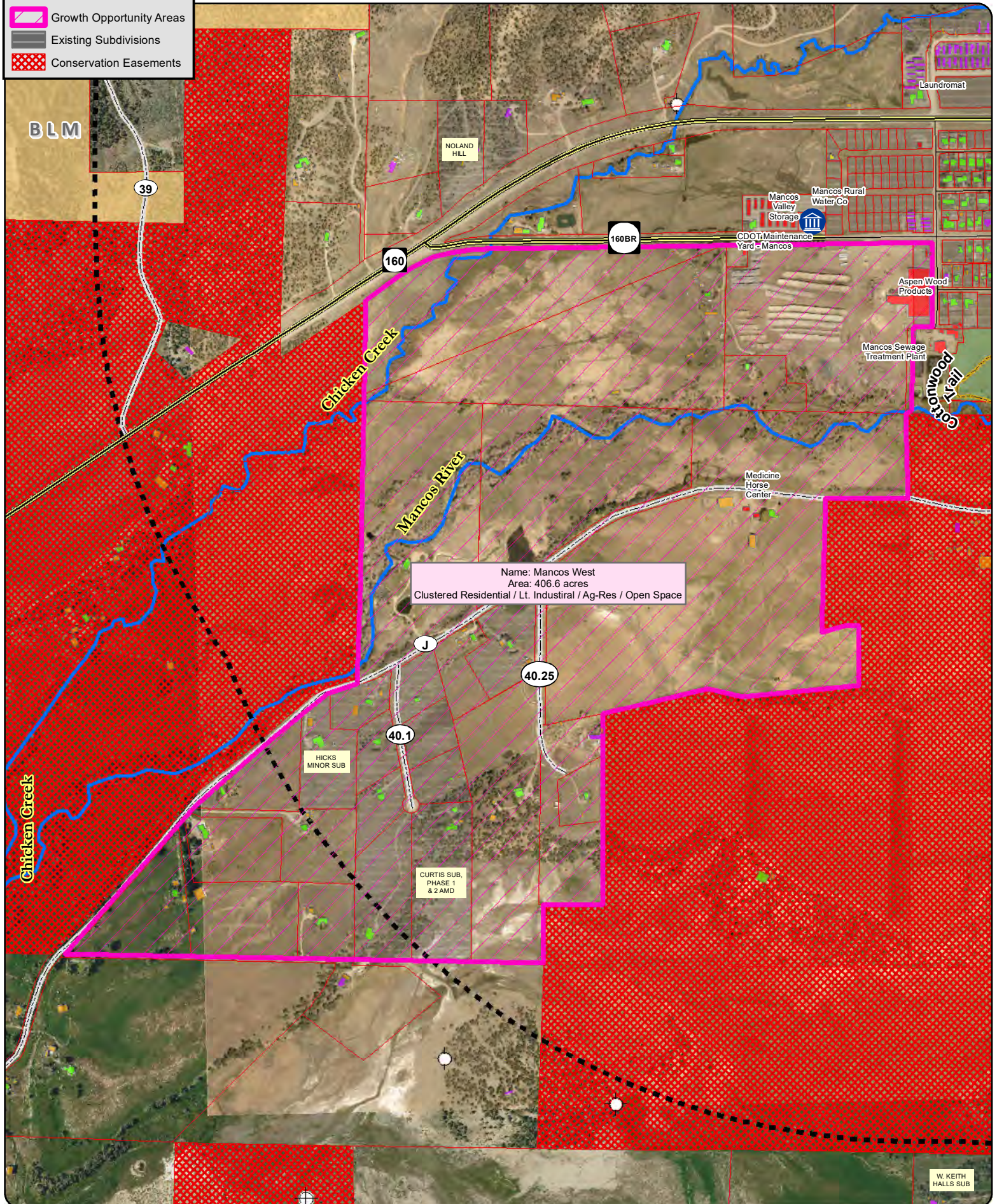
-  Trails
-  Irrigation Canals
-  Rivers and Streams
-  Mancos - 1 Mile AOI
-  Growth Opportunity Areas
-  Existing Subdivisions
-  Conservation Easements



# Mancos, Colorado

## Mancos West

Clustered Residential / Lt. Industrial / Ag-Res / Open Space Map Produced August 2023



Name: Mancos West  
 Area: 406.6 acres  
 Clustered Residential / Lt. Industrial / Ag-Res / Open Space

BLM

39

160

160BR

Chicken Creek

Mancos River

Cottonwood Trail

J

40.25








40.1

HICKS  
MINOR SUB

CURTIS SUB,  
PHASE 1  
& 2 AMD

Chicken Creek

W. KEITH  
HALLS SUB

-  Trails
-  Irrigation Canals
-  Rivers and Streams
-  Mancos - 1 Mile AOI
-  Growth Opportunity Areas
-  Existing Subdivisions
-  Conservation Easements



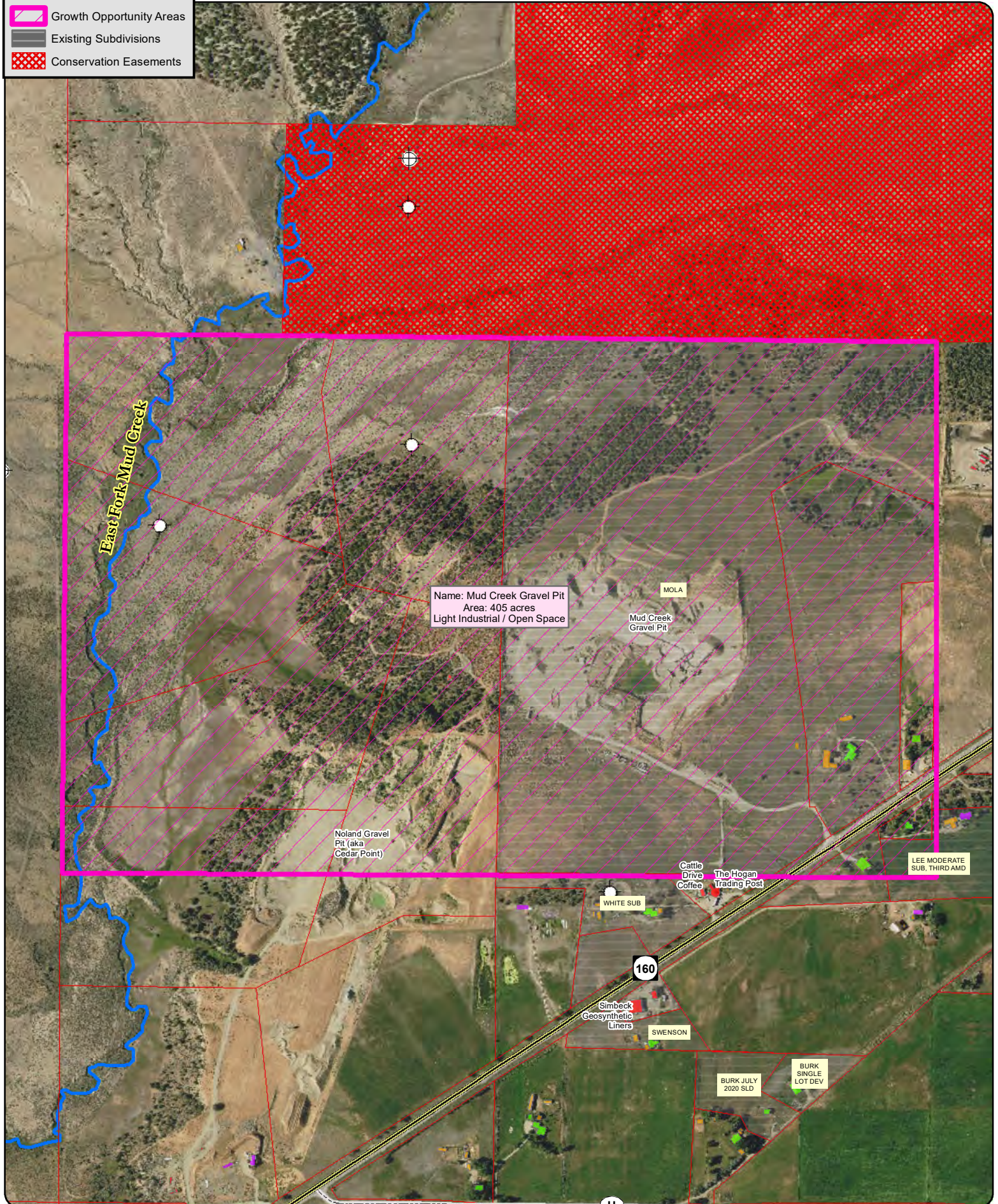
# Mancos, Colorado








## Mud Creek Gravel Pit

### Light Industrial / Open Space



Map Produced August 2023



-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions



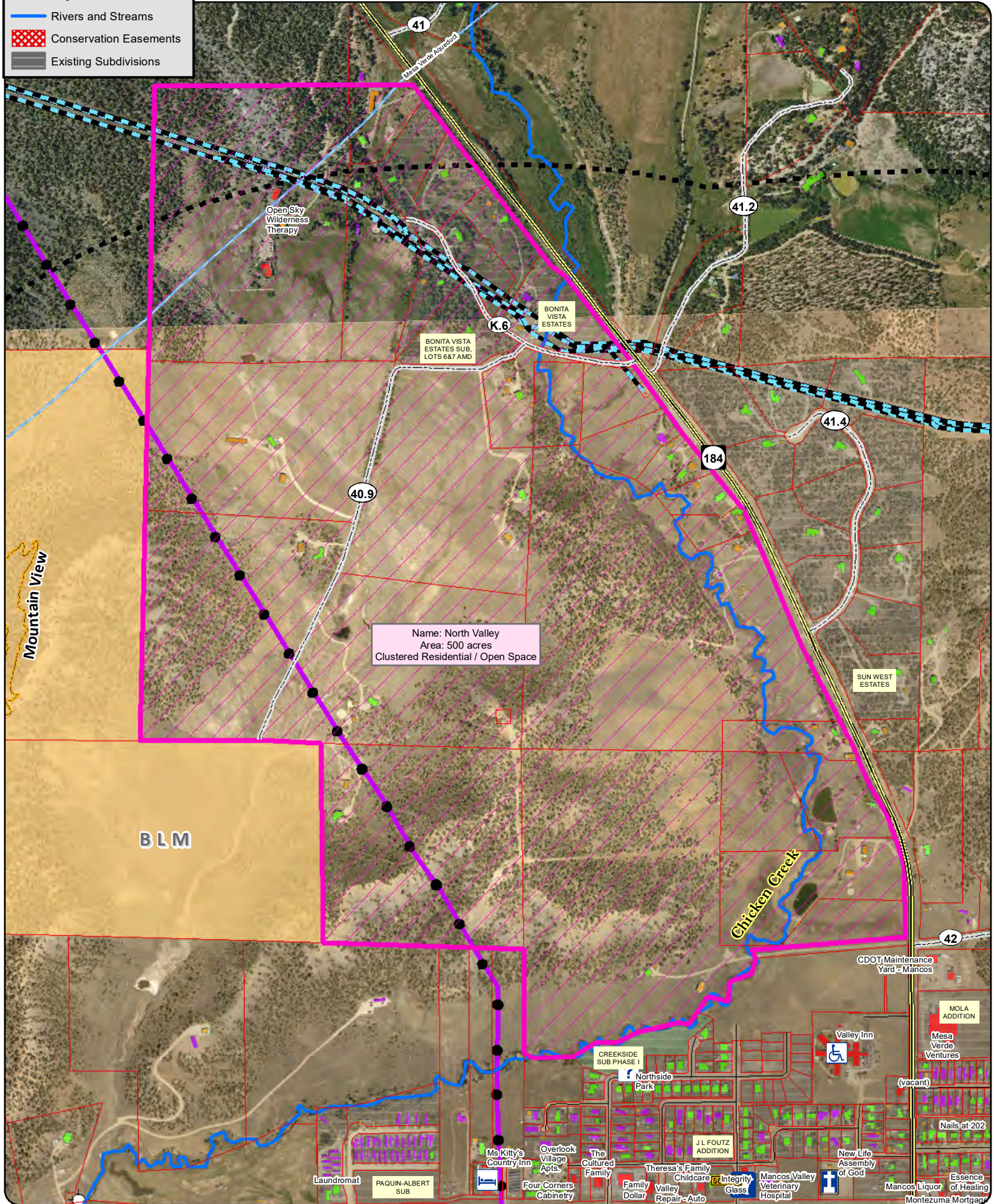
# Mancos, Colorado

## North Valley

### Clustered Residential / Open Space



Map Produced August 2023



Name: North Valley  
 Area: 500 acres  
 Clustered Residential / Open Space

BLM

Mountain View

Chicken Creek

BONITA VISTA ESTATES SUB, LOTS 6&7 AMD

BONITA VISTA ESTATES

SUN WEST ESTATES

CDOT Maintenance Yard - Mancos

MOLA ADDITION

Mesa Verde Ventures

Nails at 202

Valley Inn

Northside Park

CREEKSIDE SUB PHASE I

Ms Kitty's Country Inn

Overlook Village Apts

The Cultured Family

Theresa's Family Childcare

J.L. FOUTZ ADDITION

Integrity Glass

Mancos Valley Veterinary Hospital

New Life Assembly of God

Mancos Liquor

Essence of Healing

Laundromat

PAQUIN-ALBERT SUB

Four Corners Cabinetry

Family Dollar

Valley Repair - Auto

Integrity Glass

Mancos Valley Veterinary Hospital

New Life Assembly of God








Mancos Liquor

Essence of Healing

Montezuma Mortgage

(vacant)

(vacant)

-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions



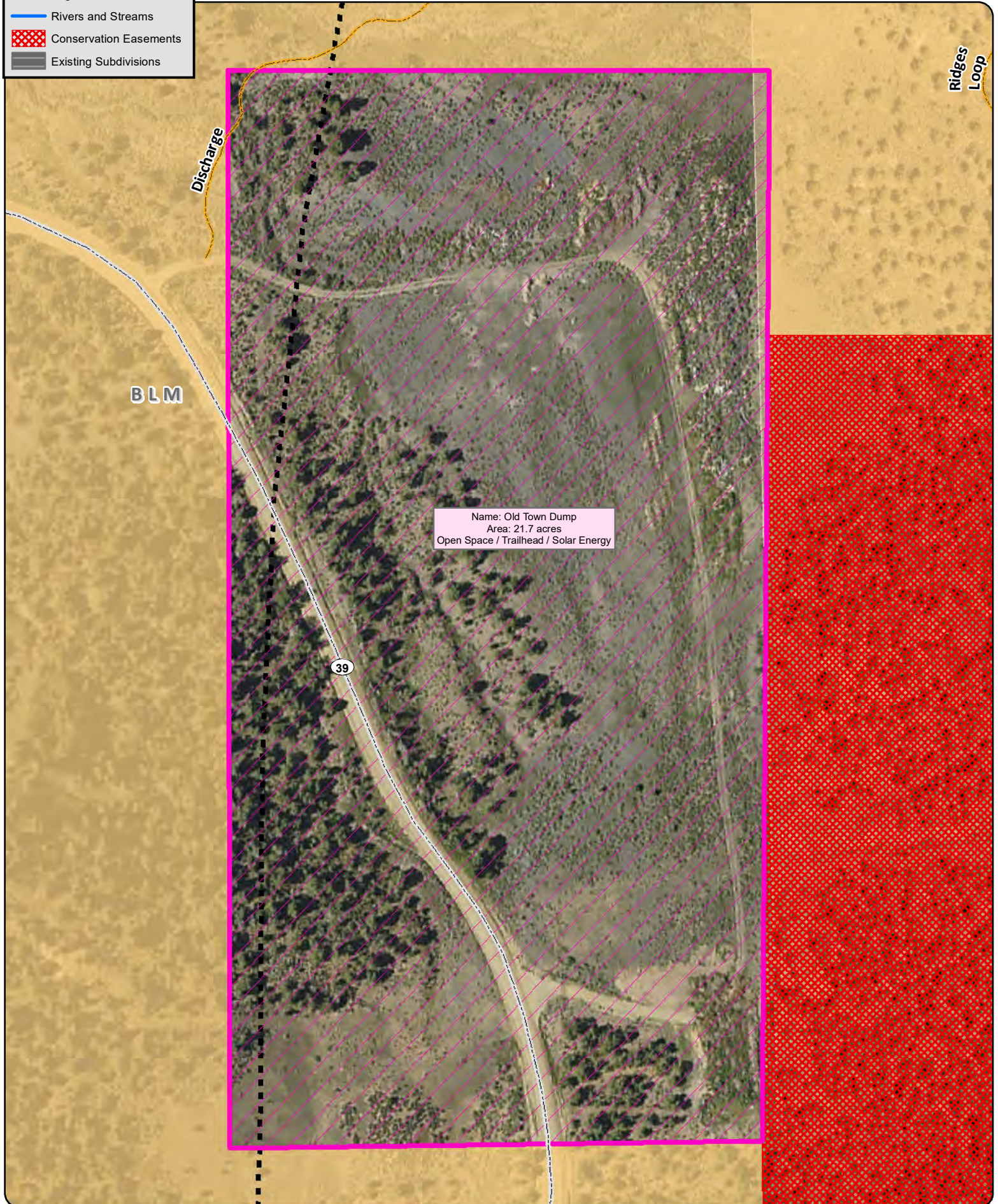
# Mancos, Colorado

## Old Town Dump

### Open Space / Trailhead / Solar Energy



Map Produced August 2023










Name: Old Town Dump  
 Area: 21.7 acres  
 Open Space / Trailhead / Solar Energy

BLM

39

Discharge

Ridges Loop

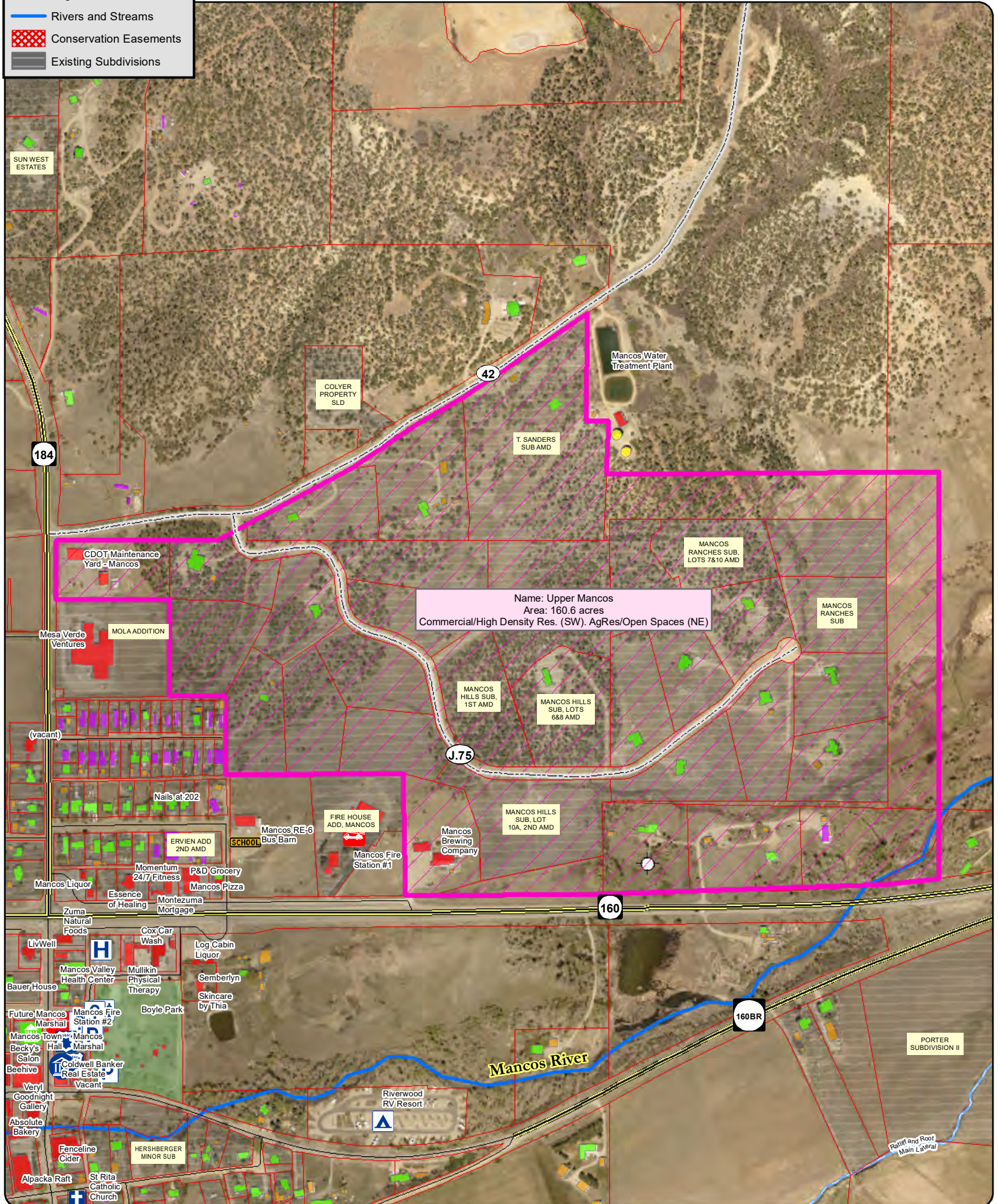
-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions










# Mancos, Colorado

## Upper Mancos

Commercial/High Density Res. (SW). AgRes/Open Spaces (NE) Map Produced August 2023



-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions



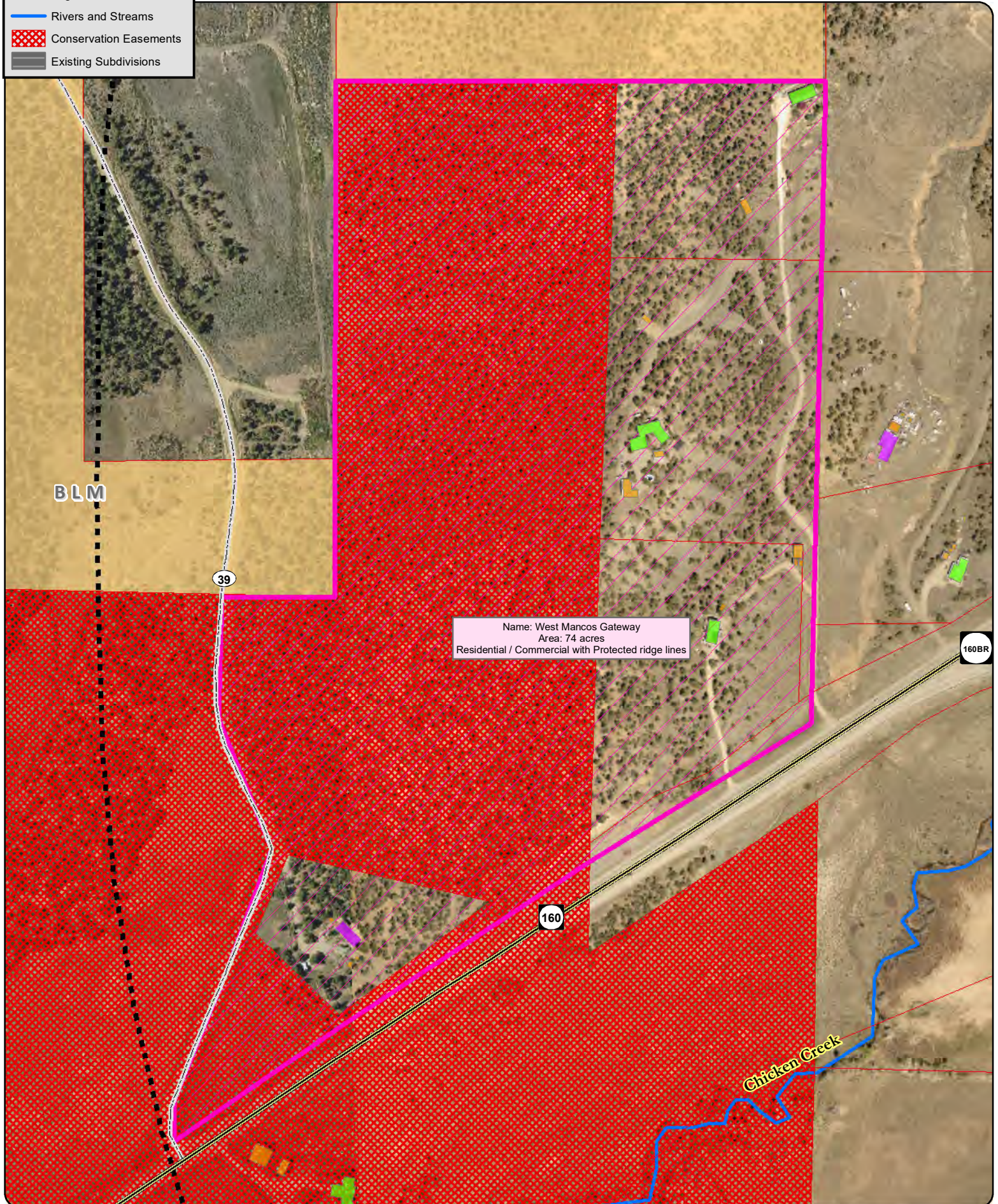
# Mancos, Colorado

## West Mancos Gateway

### Residential / Commercial with Protected ridge lines



Map Produced August 2023



Name: West Mancos Gateway  
 Area: 74 acres  
 Residential / Commercial with Protected ridge lines








BLM

39

160

160BR

Chicken Creek

-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions



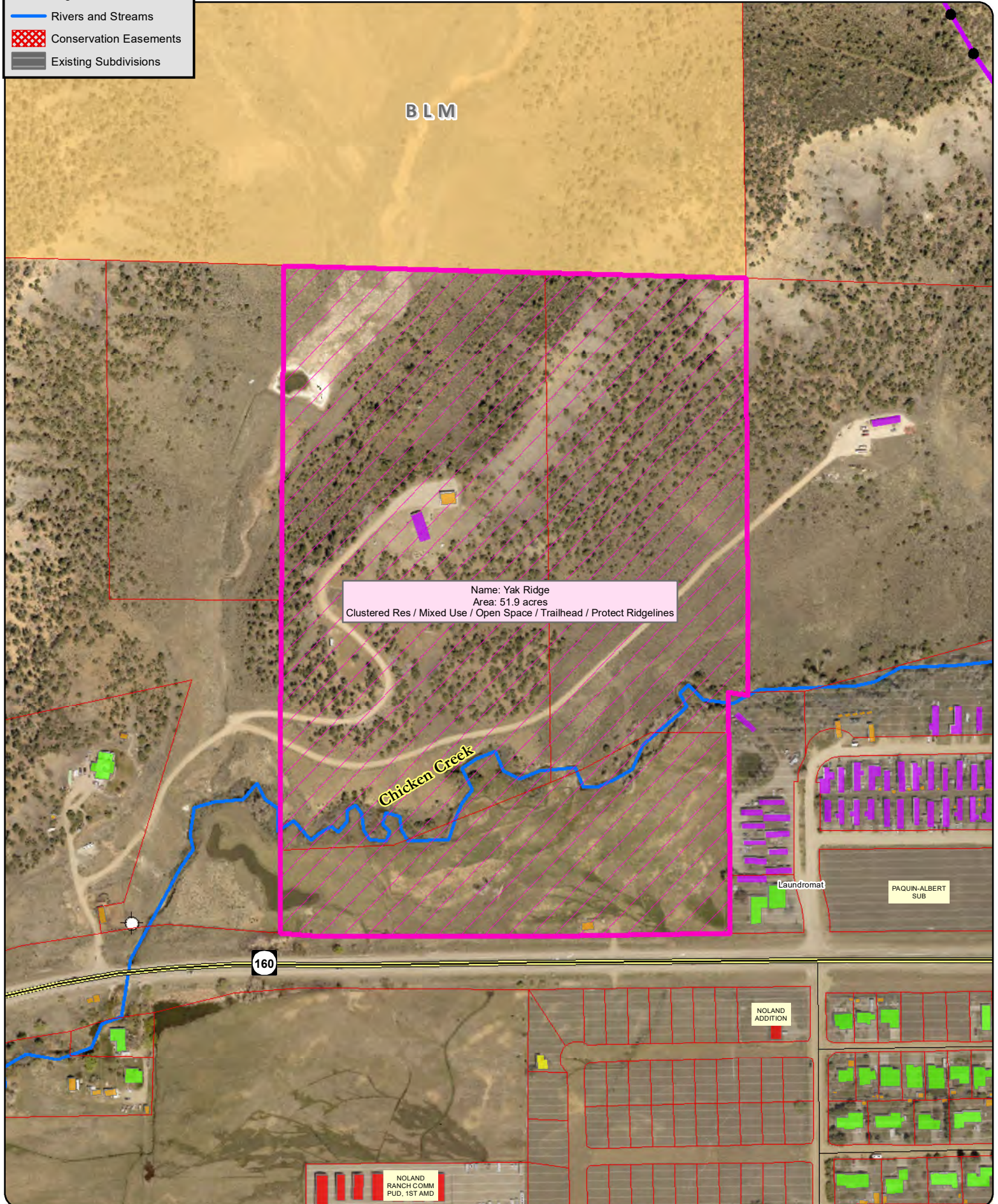
# Mancos, Colorado








## Yak Ridge

### Clustered Res/Mixed Use/Open Space/Trailhead/Ridgelines



Map Produced August 2023



-  Trails
-  Irrigation Canals
-  Rivers and Streams
-  Mancos - 1 Mile AOI
-  Growth Opportunity Areas
-  Existing Subdivisions
-  Conservation Easements



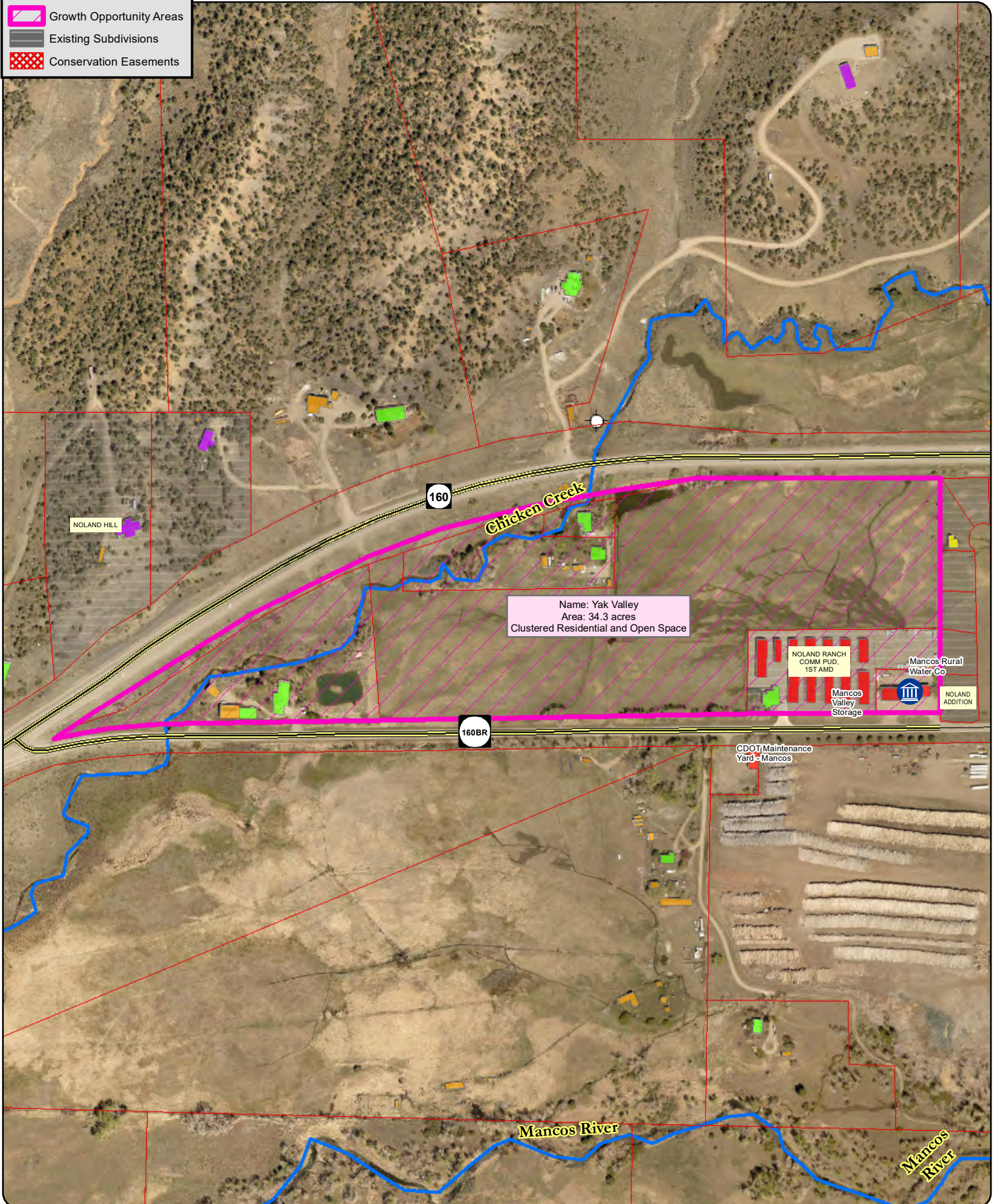
# Mancos, Colorado

## Yak Valley

### Clustered Residential and Open Space



Map Produced August 2023



Name: Yak Valley  
 Area: 34.3 acres  
 Clustered Residential and Open Space

NOLAND RANCH  
 COMM PUD,  
 1ST AMD

Mancos Rural  
 Water Co

Mancos  
 Valley  
 Storage

NOLAND  
 ADDITION

CDOT Maintenance  
 Yard - Mancos

Mancos River

Mancos  
 River





Campaign No. 17324  
 Today's Date 27 Sep 2023  
 P.O. Number  
 Sales Rep Tamara Desrosiers

**This is a quote for approval, not an invoice. Advanced payments may be accepted.**

**bill-to**

**Town Of Mancos**  
 P.O. Box 487  
 Mancos, CO 81328  
 Tel: 970 533-7725  
 Account No: 100528

**advertiser**

**Town Of Mancos**  
 P.O. Box 487  
 Mancos, CO 81328  
 Tel: 970 533-7725  
 Account No: 100528

**campaign summary**

|             |                                 |
|-------------|---------------------------------|
| Description | Comprehensive Plan Update - P&Z |
| Start Date  | 10/4/2023                       |
| End Date    | 10/11/2023                      |
| Currency    |                                 |

**cost summary**

|                   |                |
|-------------------|----------------|
| Base Amount       | \$27.32        |
| Adjustments       | \$-3.86        |
| Gross Amount      | \$23.46        |
| Agency Commission | \$0.00         |
| Net Amount        | \$23.46        |
| Estimated Tax     | \$0.00         |
| <b>Total</b>      | <b>\$23.46</b> |

**Pre-Payment Details**

|                    |                  |                      |
|--------------------|------------------|----------------------|
| Pre-Payment Amount | Pre-Payment Date | Pre-Payment Card No. |
|--------------------|------------------|----------------------|

No Pre-Payments on this order

**print lines**

| Line No.           | Product     | Description                  | Issue / Run Date | Quantity | Rate  | Adjusted Rate | Amount |
|--------------------|-------------|------------------------------|------------------|----------|-------|---------------|--------|
| 35845              | The Journal | TJ Public Legal              | 10/4/2023        | 1        | 11.72 | 13.65         | 11.73  |
| --- ADJUSTMENT --- |             | Frequency Break: 2x Discount |                  |          | -1.93 |               |        |

**17324**  
**Public Notice**  
**NOTICE of PUBLIC HEARING**  
  
**Before the**  
**Town of Mancos**  
**Planning Commission**

Notice is hereby given that on  
 October 18 , 2023 at 7:00 p.m.,

| Line No.           | Product     | Description   | Issue / Run Date | Quantity | Rate                         | Adjusted Rate | Amount |
|--------------------|-------------|---|------------------|----------|------------------------------|---------------|--------|
|                    |             | <p>or as soon as possible thereafter, in Mancos Town Hall, 117 N. Main, Mancos, Colorado, or at such other place and time as the hearing may adjourn to, a Public Hearing will be held for:</p> <p>Comprehensive Plan Update Adoption</p> <p>Additional information is available from Mancos Town Hall and available to the public for inspection. For questions or comments, please contact Town Hall, 117 N. Main, Mancos, CO. All interested parties are encouraged to attend or mail in comments to The Town of Mancos, P.O. Box 487, Mancos, CO 81328. The Town will be accepting comments up to the date and time of the public hearing.</p> <p>Published in The Journal October 4 &amp; October 11, 2023 by order of Jamie Higgins, Town Clerk/Treasurer</p> |                  |          |                              |               |        |
| 35845              | The Journal | TJ Public Legal   | 10/11/2023       | 1        | 11.72                        | 13.65         | 11.73  |
| --- ADJUSTMENT --- |             |   |                  |          | Frequency Break: 2x Discount | -1.93         |        |

17324

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| digital lines       |         |             |       |     |          |      |        |
|---------------------|---------|-------------|-------|-----|----------|------|--------|
| Line No.            | Product | Description | Start | End | Quantity | Rate | Amount |
| -- No Line Items -- |         |             |       |     |          |      |        |

| other lines |                                |                             |           |            |          |      |        |
|-------------|--------------------------------|-----------------------------|-----------|------------|----------|------|--------|
| Line No.    | Product                        | Description                 | Start     | End        | Quantity | Rate | Amount |
| 35846       | TJ Adpay/4C Marketplace Online | Class Liner Non-Recruitment | 10/4/2023 | 10/11/2023 | 8        | 0.00 | 0.00   |