

TOWN OF MANCOS
PLANNING AND ZONING COMMISSION MEETING
September 21, 2022
7:00 p.m.

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of the Agenda
- E. Approval of the minutes of August 17, 2022
- F. Audience Business
- G. Announcements
- H. Discussion and Action Items
 - Noise Ordinance Discussion
 - Comprehensive Plan Goals Chapters 3 & 4
- I. *Items for October 19, 2022 Agenda*
 - *Comprehensive Plan Goals Chapters 5 – 7*
- J. Adjournment

Town of Mancos
Planning & Zoning Commission
August 17, 2022

- A. Call to Order: Peter Brind 'Amour called the meeting to order at 7 pm**
- B. Fledge of Allegiance**
- C. Roll Call: present-Peter Brind'Amour, Catherine Seibert, Carol Stout, Mayor Queenie Barz, Trustee Betsy Harrison,**
Town Clerk/Treasurer Jamie Higgins, Deputy Clerk Georgette Welage
Absent: Town Administrator Heather Alvarez, Alternate Ann Coker
- D. Approval of the Agenda: Carol Stout made the motion to approve the agenda as written. Catherine Seibert seconded the motion. Motion carried.**
- E. Approval of the minutes of June 15, 2022: Catherine Seibert made the motion to approve the minutes of June 15, 2022 as written. Carol Stout seconded the motion. Motion carried.**
- F. Audience Business: none**
- G. Announcements: none**
- H. Discussion and Action Items**
 - 1. Jason Armstrong Resignation: Catherine Seibert made the motion to accept the resignation of Jason Armstrong. Carol Stout seconded the motion. Motion carried.**
 - 2. Appoint Chair and Vice Chair: Catherine Seibert made the motion to appoint Peter Brind'Amour Chairman. Carol Stout seconded the motion. Motion carried.**
Carol Stout made the motion to appoint Catherine Seibert Vice Chairperson. Peter Brind'Amour seconded the motion. Motion carried.
- I. Items for September 21, 2022 Agenda**
Nothing listed.

Adjournment

7:13 p.m.

Chairman Peter Brind'Amour

Deputy Clerk Georgette Welage

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: September 21, 2022
Re: Noise Ordinance

Recommendation

None

Background/Discussion

Commissioner Carol Stout requested this be added to an agenda for discussion among the Planning Commission.

Attachments

2019 Staff Reports and Ordinance Information
Information from Carol Stout
Municipal Code Information from various municipalities regarding decibel levels

STAFF REPORT

To: Town Administrator, Honorable Mayor and Board of Trustees
From: Justen Goodall, Marshal
Date: December 11, 2019
Re: Noise Ordinance 752 Series 2019

Recommendation

Adopt Ordinance 752 Series 2019 An Ordinance of The Town of Mancos, Colorado, Establishing a New Chapter 10, Article 12 Concerning Noise Regulation and Abatement

Background/Discussion

Deputy Farnsworth, the Town of Mancos's new Code Enforcement Officer, has taken readings of noise levels. I have included a sample sheet with some of the noise readings taken. While Deputy Farnsworth was taking readings no noise got higher than 70 Decibels. It has been found the loudest noise in Town over the two week period was the traffic on Highway 160, Main and Grand Ave, and Highway 160 and Highway 184. The ambient noise of the Town with no traffic was 50 Decibels. I would suggest setting the noise level at 80 Decibels not to exceed five (5) minutes in length.

While speaking to Deputy Farnsworth he explained he had taken readings outside the Columbine Bar with music playing and also at the Fenceline Cindery with no noticeable change in the ambient noise level. It is my option that noise complaints can be very difficult to address due to each individual being effected by certain sounds differently (i.e. someone may not mind music, while someone else finds the noise offensive). I believe every citizen has the right of peace without noise pollution. With that being said I believe 80 Decibels sustained for five (5) minutes is acceptable range and length of time.

Policy Implications

New Noise Laws

Resource Impact

TBD

Attachments

Excel Spead Sheet
Ordinance 752 Series 2019

Town of Mancos Baseline Noise Levels

[illegible]

Ordinance 752 Series 2019
An Ordinance of The Town of Mancos, Colorado, Establishing a New Chapter 10, Article 12
Concerning Noise Regulation and Abatement

WHEREAS, the Town Board of Trustees wishes to adopt necessary rules and regulations governing noise regulation and abatement within the Town of Mancos;

WHEREAS, such rules and regulations are necessary in order to protect the public health, safety and welfare;

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mancos, Colorado, that:

1. Chapter 10, Article 10, Section 10 is hereby revoked.
2. There is hereby established a new Chapter 10, Article 12, of the Mancos Municipal Code, governing noise regulation and abatement as follows:

Chapter 10, Article 12 Noise Regulation and Abatement

GENERAL

Sec. 10-12-1. - Declaration of Intent.

The Town of Mancos Board of Trustees finds and determines that the making and creating of unreasonable noise within the Town limits is a detriment to the public health, comfort, convenience, safety and welfare of the Town and may cause damage to property or business. The Town Board of Trustees finds and determines that the provisions and prohibitions contained and enacted in this Chapter are necessary for the purpose of securing and promoting the public health, comfort, convenience, safety, welfare, and peace and quiet of the Town.

Sec. 10-12-2. - Definitions.

For purposes of this Chapter, certain words and phrases are defined as follows:

A-Weighted Sound Pressure Level means the sound pressure level as measured with a sound level meter using the A-weighting network. The standard notation is DB(A).

Construction activities means any and all activity incidental to the erection, demolition, assembling, altering, installing or equipping of buildings, structures, roads or appurtenances thereof, including land clearing, grading, excavation and filling.

Continuous noise means steady or fluctuating noise that exists essentially without interruption during the period of observation.

Decibel means a logarithmic unit of measure often used in measuring magnitudes of sound. The symbol is DB.

Device means any mechanism that is intended to, or that actually produces, audible sound when operated or handled.

Emergency work or *emergency vehicle* means work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger. An emergency vehicle is a vehicle used in response to a public calamity or to protect persons or property from an imminent exposure to danger.

Motor vehicle means any vehicle such as, but not limited to, passenger cars, trucks, truck-trailers, semi-trailers, campers, motorcycles, mini-bikes, go-carts, snowmobiles, motorboats, racing vehicles, and other devices propelled by mechanical power.

Noise means any sound which is unwanted or which causes or tends to cause an adverse psychological or physiological effect on human beings.

Noise disturbance means any sound that annoys or disturbs reasonable persons with normal sensitivity, or which injures or endangers the comfort, repose, health, safety or peace of other persons.

Person means any human being, firm, association, organization, partnership, business, trust, corporation, company, contractor, supplier, installer, user, owner or operator, including any municipal corporation or its officers or employees.

Property boundary means an imaginary line at the ground surface that separates the real property owned by one person from that owned by another person, and its vertical extension.

Public right-of-way means any street, avenue, boulevard, highway, alley, premises, or public place owned or controlled by a public governmental entity.

Sound amplification system means any sound production or reproduction device, radio receiving set, loud speakers, sound amplifier or other similar machine or device for the producing or reproducing of sound.

Unreasonable noise means any sound that exceeds the maximum permissible levels set forth in sections 10-12-5 and 10-12-6, as applicable.

CLASSIFICATION AND MEASUREMENT OF NOISE

Sec. 10-12-3. - Classification and Measurement.

For purposes of determining and classifying any noise as unreasonable the following measurement must be applied:

- (1) Noise occurring within the jurisdiction of the Town shall be measured at the approximate property boundary of the property affected by the noise, except as provided in subsections (2) and (3) below.

- (2) Noise from a motor vehicle located within the public right-of-way shall be measured at a distance of at least twenty-five (25) feet from the near side of the traffic lane being monitored and at a height of at least four (4) feet above the immediate surrounding surface.
- (3) Noise from a motor vehicle located other than within the public right-of-way shall be measured at a distance of at least twenty-five (25) feet from such motor vehicle and at a height of at least four (4) feet above the immediate surrounding surface.
- (4) Sound level measurements:
 - (a) Noise shall be measured on the A-weighted scale with a sound level meter of standard design and quality having characteristics established by the American National Standards Institute.
 - (b) In all sound level measurements, consideration shall be given to the effect of the ambient noise level created by the encompassing noise of the environment from all sources at the time and place of such sound level measurement.

PROHIBITED NOISE

Sec. 10-12-4. - Prohibitions—Generally.

The making and creating of an unreasonable noise within the Town as heard and measured in the manner prescribed in Section 10-12-3, 10-12-5 and 10-12-6 is hereby declared unlawful except when made under and in compliance with a permit issued pursuant to Sections 10-12-12, 10,12-13 or 10-12-14.

Section 10-12-5. Noise in excess of permissible levels.

Except as provided in Section 10-12-6, it shall be unlawful for any person to operate or permit to be operated a source of noise which creates a sound pressure level that exceeds the limits set forth in Table I in this Section for more than ninety (90) percent of any measurement period. The measurement period shall not be less than two (2) minutes and shall be measured at the approximate property boundary of the property affected by the noise. When a noise source can be identified and its noise is measured in more than one (1) zoning district, the applicable limits of each zoning district shall apply within such district. Noise levels for any overlay district shall conform with Table I and shall be determined according to the base zoning district.

**TABLE I
MAXIMUM PERMISSIBLE LEVELS**

Zoning District	6:00 a.m. – next 10:00 p.m. DB(A)	10:00 p.m. – next 6:00 a.m. DB(A)
Residential	85	80
Mixed-Use, Non-Residential and Others	90	85

Sec. 10-12-6. – Noise In Excess of Permissible Levels-Motor Vehicles.

- (1) Any person who operates, drives, or is in possession of a motor vehicle that is stopped, standing, parked or moving, and that makes, creates or permits a noise which creates a sound pressure level that exceeds the limits set forth in table II in this section is in violation of this chapter.

**TABLE II
MAXIMUM PERMISSIBLE LEVELS – MOTOR VEHICLES**

VEHICLE CLASS	MAXIMUM LEVAL DB(A)
Any vehicle with a manufacturer's gross vehicle weight rating over ten thousand (10,000) pounds	88
Motorcycles	80
Other Motor Vehicles	80

Sec. 10-12-7. – Sound amplification systems.

It shall be unlawful to use or operate a sound amplification system in a fixed or movable position or mounted upon any motor vehicle upon any street, alley, sidewalk, park, public or private property within the Town without a permit issued pursuant to Section 10-12-12. Nothing in this Section shall prohibit the use of a sound amplification system within an enclosed area, as long as the noise created from such sound amplification system does not exceed the limitations set forth in Sections 10-12-5 and 10-12-6, as applicable.

Sec. 10-12-8. - Use of Engine Brakes Prohibited.

- (1) *Prohibited use of engine brakes.* The use of engine brakes shall be prohibited within the Town boundaries, including along U.S. Highway 160 within Town boundaries. Engine brakes may be used only in emergency or life/safety situations. Such situations include: pedestrians hastily entering crosswalks, cars hastily veering or stopping in front of trucks, oversized loads and other road conditions that may create hazardous driving conditions.
- (2) *Posted signage.* The Town shall erect and maintain all signage that identifies this section of the Municipal Code.

PERMISSIBLE NOISE

Sec. 10-12-9. - Construction Projects

Construction projects are exempt from the maximum permissible levels set forth in Sections 10-12-5 and 10-12-6. Construction projects shall be conducted between the hours of 6:00 a.m. and 10:00 p.m. Monday through Friday and 8:00 a.m. and 8:00 p.m. Saturday and Sunday. Any noise

generated by such activity outside of these hours shall be declared a nuisance, constitutes a violation of this Chapter, and is subject to fines set forth in Section 10-12-15 herein. This section shall not preclude emergency work of public service utilities. Furthermore, the Town Marshal or his or her designee is hereby authorized to issue a construction work noise permit allowing construction work noise to occur at a time other than the time set forth above based on circumstances that necessitate such construction work.

Sec. 10-12-10. - Emergencies.

Noise caused in the performance of emergency work for the immediate safety, health, or welfare of the community or individuals of the community or to restore property to a safe condition following a public calamity shall not be subject to the provisions of this Chapter. Nothing in this Section shall be construed to permit law enforcement, ambulance, fire or other emergency vehicles to make unreasonable noise in the performance of their duties when such noise is clearly unnecessary.

Sec. 10-12-11. - Quiet Zones.

The Town Administrator or his or her authorized representative has the authority to designate quiet zones within the Town. Such zones shall be in the vicinity of any school, hospital, institution of learning, court, rest home or other designated area where exceptional quiet is necessary, while the structures are in use; provided that conspicuous signs are placed or displayed in such streets or areas indicating that such areas have been designated as quiet zones. No person shall create any unreasonable noise within fifty (50) feet of such properties in a designated quiet zone.

PERMITS

Sec. 10-12-12.- Permit for Relief from Provisions.

Any person subject to the jurisdiction of this Chapter may make an application to the Town Marshal or his or her duly authorized representative for a permit for relief from the provisions of this Chapter on the basis of undue hardship. In administering such application, the Town Marshal or his or her duly authorized representative shall construe the term "undue hardship" to mean noise caused, which if prohibited, would cause undue hardship to the person responsible for the creation of the noise. In determining whether relief should be granted in the form of a permit pursuant to this Article, the Town Marshal shall consider the time of day that the noise is created, the duration of the noise, the loudness of the noise relative to the required limits, whether the noise is temporary or continuous in nature, the extensiveness of the noise and the technical and economic feasibility of bringing such noise source into conformance with the provisions of this Chapter.

Sec. 10-12-13. - Applications for Permits.

Any permit granted by the Town Marshal pursuant to this Chapter shall be effective only for the location and times designated within the permit and shall be further subject to such limitations

with regard to sound measurement limitations as may be set forth in such permit. Upon receipt of a permit application, the Town shall adhere to the following procedures:

- (1) The Town Marshal shall respond to a request for a permit within ten (10) business days of receiving the application.
- (2) The Town Marshal shall consider all the factors set forth in Section 10-12-12 and balance the interests of the applicant and those who are likely to be affected by the noise if a permit were granted. The Town Marshal shall prescribe any reasonable conditions or requirements deemed necessary to minimize adverse effects upon the community or the surrounding neighborhood, so long as such restrictions do not unreasonably restrict the activities of the applicant. If the Town Marshal denies an applicant's request for a permit, in part or whole, the Town Marshal shall contemporaneously articulate in writing the reasons for any such denial.
- (3) Upon denial of a permit, the applicant may appeal the decision to the Town Administrator at an administrative hearing and present reasons why such permit should not be denied. The administrative hearing shall be held as soon after a request for appeal is received as possible, but not later than fifteen (15) days after a request for appeal is received. The Town Administrator shall issue a decision on an applicant's appeal within ten (10) days of the conclusion of the hearing. If the Town Administrator upholds the Town Marshal's denial of a permit, in part or in whole, the Town Administrator shall contemporaneously articulate in writing the reasons for any such decision.
- (4) If the Town Administrator upholds the denial of the variance permit, the applicant may file a cause of action with the Montezuma County District Court within twenty eight (28) days of such denial.

Sec. 10-12-14. - Public Events.

Applications for a permit to hold a public event that may violate the provisions of this Chapter shall be made to the Town Marshal or his or her duly authorized representative in accordance with the requirements of Section 10-12-13. Such permit, if issued, shall be valid only at the specified times and dates and only upon the specified conditions noted in such permit.

FINES AND REMEDIES

Sec. 10-12-15. - Injunction.

In addition to fines authorized by Section 1-4-20 and 1-4-30 of the Mancos Municipal Code, the operation or maintenance of any noise source in violation of any provisions of this Chapter that causes discomfort or annoyance to reasonable persons of normal sensitivity or that endangers the comfort, repose, health, or peace of residents within the Town shall be deemed and declared to be a public nuisance and may be subject to abatement by restraining order or injunction by a court of competent jurisdiction. It shall be presumed, subject to rebuttal, that a person seeking relief from noise disturbance is a reasonable person of normal sensitivity and the burden of proof to show otherwise shall be upon the person or entity against whom relief is sought.

Sec. 10-12-16. - Cost of Abatement.

A person found by a court of competent jurisdiction to have violated these provisions or allowed the violation to be caused or to continue shall be liable for, as restitution, the actual costs of abatement and collection, plus ten (10) percent of the abatement costs for inspection and other administrative costs. Such costs may be imposed by a court of competent jurisdiction or assessed and filed as a lien against any property on which the abatement was performed. If the costs of abatement have not been otherwise collected, the Town Administrator or person to whom he or she delegates administrative duties under this Chapter, shall prepare a statement enumerating the costs. The costs enumerated in this statement shall be a first and prior lien upon the property relating back to the date upon which the abatement was performed. A copy of this statement shall be deposited in the United States mail or personally hand delivered to the owner.

3. If any provision of this ordinance or the application thereof to any person or circumstance is held to be invalid by final order of a court of competent jurisdiction, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

4. Effective Date: This Ordinance shall take effect 30 days after publishing.

THIS ORDINANCE PASSED ON FIRST AND FINAL READING THIS ____ DAY OF _____, 2019.

TOWN OF MANCOS, COLORADO

Ellen "Queenie" Barz, Mayor

ATTEST:

Heather Alvarez, Town Clerk

PUBLISHED THE ____ DAY OF _____, 2019 BY THE AUTHORITY OF THE TOWN CLERK OF MANCOS, COLORADO.

ATTEST:

Heather Alvarez, Town Clerk

STAFF REPORT

To: Honorable Mayor and Trustees
From: Department Heads
Date: November 13, 2019
Re: Ordinance 752 Series 2019 Noise Regulations

Recommendation

Adopt Ordinance 752 Series 2019 An Ordinance of The Town of Mancos, Colorado, Establishing a New Chapter 10, Article 12 Concerning Noise Regulation and Abatement

Background/Discussion

There has been changes in case law that require an update to our noise ordinance. Our ordinance has been in effect for a while now, and it is vague and subjective. This was also the case in Pagosa Springs.

After their police department issued several citations to a local establishment for noise violations, the ordinance was challenged in court. They did settle the case, however CIRSA highly recommends we update our ordinance to include a more objective and measurable standard based on decibel levels.

Attached is information from OSHA's website regarding noise and acceptable decibel levels. The Town purchased a decibel meter, and we tested it in the office. Regular conversation between two people in an office registered at approximately 50 decibels. A dog barking registered at approximately 75 decibels.

Staff is asking the Board to review the attached ordinance and determine acceptable decibel levels for residential and other zones. The numbers entered in this ordinance are for example purposes only and are relatively low compared to OSHA information.

Policy Implications

Update to Chapter 10

Resource Impact

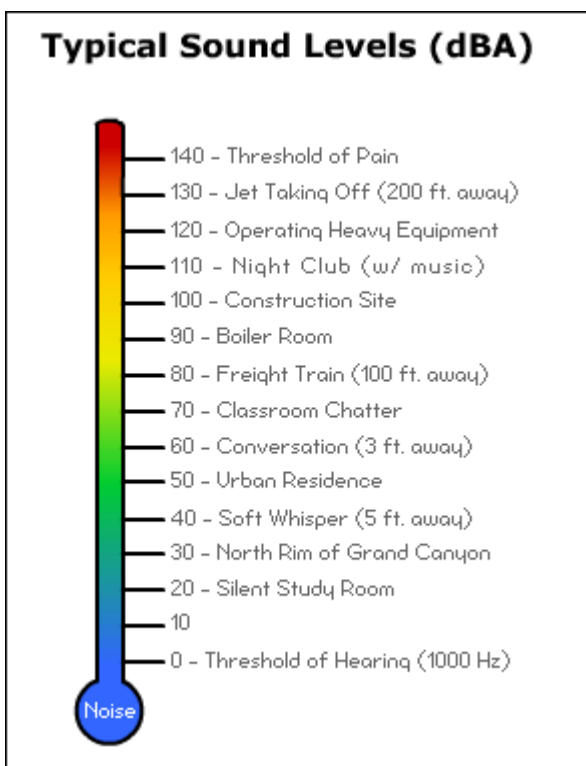
Sound Decibel Meter \$60

Attachments

OSHA Information
Ordinance 752 Series 2019

x

How loud is too loud?



A wide variety of noise sources may exist in the workplace. The [NIOSH Sound Level Meter App](#) is a tool to measure sound levels in the workplace and provide noise exposure parameters to help reduce occupational noise-induced hearing loss.

A more detailed explanation of common terms, good program elements, and implementation steps can be found in NIOSH Document: [Preventing Occupational Hearing Loss - A Practical Guide](#), Publication No. 96-110, (October 1996).

Noise is measured in units of sound pressure levels called decibels, named after Alexander Graham Bell, using A-weighted sound levels (dBA). The A-weighted sound levels closely match the perception of loudness by the human ear. Decibels are measured on a logarithmic scale which means that a small change in the number of decibels results in a huge change in the amount of noise and the potential damage to a person's hearing.

OSHA sets legal limits on noise exposure in the workplace. These limits are based on a worker's time weighted average over an 8 hour day. With noise, OSHA's permissible exposure limit (PEL) is 90 dBA for all workers for an 8 hour day. The OSHA standard uses a 5 dBA exchange rate. This means that when the noise level is increased by 5 dBA, the amount of time a person can be exposed to a certain noise level to receive the same dose is cut in half.

The National Institute for Occupational Safety and Health (NIOSH) has [recommended](#) that all worker exposures to noise should be controlled below a level equivalent to 85 dBA for eight hours to minimize occupational noise induced hearing loss. NIOSH has found that significant noise-induced

hearing loss occurs at the exposure levels equivalent to the OSHA PEL based on updated information obtained from literature reviews. NIOSH also recommends a 3 dBA exchange rate so that every increase by 3 dBA doubles the amount of the noise and halves the recommended amount of exposure time.

Here's an example: OSHA allows 8 hours of exposure to 90 dBA but only 2 hours of exposure to 100 dBA sound levels. NIOSH would recommend limiting the 8 hour exposure to less than 85 dBA. At 100 dBA, NIOSH recommends less than 15 minutes of exposure per day.

In 1981, OSHA implemented new requirements to protect all workers in general industry (e.g. the manufacturing and the service sectors) for employers to implement a Hearing Conservation Program where **workers are exposed to a time weighted average noise level of 85 dBA** or higher over an 8 hour work shift. Hearing Conservation Programs require employers to measure noise levels, provide free annual hearing exams and free hearing protection, provide training, and conduct evaluations of the adequacy of the hearing protectors in use unless changes to tools, equipment and schedules are made so that they are less noisy and worker exposure to noise is less than the 85 dBA.

From Carol

C.R.S 25-12-103. Maximum permissible noise levels.

(1) Every activity to which this article is applicable shall be conducted in a manner so that any noise produced is not objectionable due to intermittence, beat frequency, or shrillness. Sound levels of noise radiating from a property line at a distance of twenty-five feet or more therefrom in excess of the db(A) established for the following time periods and zones shall constitute prima facie evidence that such noise is a public nuisance:

Zone	7:00 a.m. to next 7:00 p.m.	7:00 p.m. to next 7:00 a.m.
Residential	55 db(A)	50 db(A)
Commercial	60 db(A)	55 db(A)
Light industrial	70 db(A)	65 db(A)
Industrial	80 db(A)	75 db(A)

(2) In the hours between 7:00 a.m. and the next 7:00 p.m., the noise levels permitted in subsection (1) of this section may be increased by ten db(A) for a period of not to exceed fifteen minutes in any one-hour period.

(3) Periodic, impulsive, or shrill noises shall be considered a public nuisance when such noises are at a sound level of five db(A) less than those listed in subsection (1) of this section.

(4) This article is not intended to apply to the operation of aircraft or to other activities which are subject to federal law with respect to noise control.

(5) Construction projects shall be subject to the maximum permissible noise levels specified for industrial zones for the period within which construction is to be completed pursuant to any applicable construction permit issued by proper authority or, if no time limitation is imposed, for a reasonable period of time for completion of project.

(6) All railroad rights-of-way shall be considered as industrial zones for the purposes of this article, and the operation of trains shall be subject to the maximum permissible noise levels specified for such zone.

(7) This article is not applicable to the use of property for purposes of conducting speed or endurance events involving motor or other vehicles, but such exception is effective only during the specific period of time within which such use of the property is authorized by the political subdivision or governmental agency having lawful jurisdiction to authorize such use.

(8) For the purposes of this article, measurements with sound level meters shall be made when the wind velocity at the time and place of such measurement is not more than five miles per hour.

(9) In all sound level measurements, consideration shall be given to the effect of the ambient noise level created by the encompassing noise of the environment from all sources at the time and place of such sound level measurement.

(10) This article is not applicable to the use of property for the purpose of manufacturing, maintaining, or grooming machine-made snow. This subsection (10) shall not be construed to preempt or limit the authority of any political subdivision having jurisdiction to regulate noise abatement.

(11) This article is not applicable to the use of property by this state, any political subdivision of this state, or any other entity not organized for profit, including, but not limited to, nonprofit corporations, or any of their lessees, licensees, or permittees, for the purpose of promoting, producing, or holding cultural, entertainment, athletic, or patriotic events, including, but not limited to, concerts, music

festivals, and fireworks displays. This subsection (11) shall not be construed to preempt or limit the authority of any political subdivision having jurisdiction to regulate noise abatement.

(12)

(a) Notwithstanding subsection (1) of this section, the public utilities commission may determine, while reviewing utility applications for certificates of public convenience and necessity for electric transmission facilities, whether projected noise levels for electric transmission facilities are reasonable. Such determination shall take into account concerns raised by participants in the commission proceeding and the alternatives available to a utility to meet the need for electric transmission facilities. When applying, the utility shall provide notice of its application to all municipalities and counties where the proposed electric transmission facilities will be located. The public utilities commission shall afford the public an opportunity to participate in all proceedings in which permissible noise levels are established according to the "Public Utilities Law", articles 1 to 7 of title 40, C.R.S.

(b) Because of the statewide need for reliable electric service and the public benefit provided by electric transmission facilities, notwithstanding any other provision of law, no municipality or county may adopt an ordinance or resolution setting noise standards for electric transmission facilities that are more restrictive than this subsection (12). The owner or operator of an electric transmission facility shall not be liable in a civil action based upon noise emitted by electric transmission facilities that comply with this subsection (12).

(c) For the purposes of this section:

(I) "Electric transmission facility" means a power line or other facility that transmits electrical current and operates at a voltage level greater than or equal to 44 kilovolts.

(II) "Rights-of-way for electric transmission facilities" means all property rights and interests obtained by the owner or operator of an electric transmission facility for the purpose of constructing, maintaining, or operating the electric transmission facility.

Other Entity Municipal Code Information

Ridgeway – only regulates decibel levels in light industrial districts as it relates to neighboring districts

Dolores – no reference to decibel level in their code

Cortez – no reference to decibel level in their code

Montrose - no reference to decibel level in their code

Bayfield - no reference to decibel level in their code

Ignacio - no reference to decibel level in their code

Silverton - does not regulate decibel levels

Ouray

Impermissible Sound Source Levels

1. Any stationary sound source which creates a sound pressure level which exceeds the **decibel** levels and time limits in the zones set forth in Table 1, measured at a distance in accordance with the requirements of subparagraph D above.

Table 1 – Stationary Sound Source **Decibel/Time Chart by maximum dB(A).**

Zone	7:00AM – 8:00PM	8:00PM – 7:00AM	FRIDAY/SATURDAY 8:00PM – 11:00PM
Parks Districts; P1 and P2	70	64	70
Residential District; R1	70	64	70
Residential District; R2	76	64	70
Commercial/ Industrial Districts; C1 and C2	76	64	76

2. Construction projects shall be subject to the maximum permissible noise levels specified for each zone in Table 1 above from 7:00 AM until 8:00 PM during the time frame construction is allowed pursuant to any applicable permit issued by the City, or if no time frame is imposed pursuant to such permit, then for a reasonable period for completion of the construction project, excluding emergency work of public service utilities.

3. Any intermittent sound source which creates a sound pressure level which exceeds the **decibel** levels and time limits in the zones set forth in Table 2 for any measurement period of no less than thirty (30) seconds, measured at a distance in accordance with the requirements of subparagraph D above.

Table 2 – Intermittent Sound Source **Decibel/Time Chart by maximum dB(A)s.**

Zones	7:00 AM – 8:00 PM	8:00 PM – 7:00 AM
All Zones	80	70

4. Any moving vehicle which emits a sound pressure level more than levels established in Table 3, measured at a distance in accordance with the requirements of subparagraph D above.

Table 3 – Vehicle **Decibel Limit Per Weight/Vehicle Class.**

Vehicle Class	Maximum dB(A) Levels
Motorcycles	80
Any vehicle greater than ten thousand (10,000) lbs. manufacturers gross vehicle weight; other than an interstate motor carrier	88
Other Vehicles	80

F. Affirmative Defenses

1. The sound was made by an authorized emergency vehicle when responding to an emergency call or acting in time of emergency.
2. The sound was made within the terms of a snow removal, parade, fireworks display, or temporary street closure permit issued by the city, or was made by the rendering of military honors at a funeral by a military funeral honors detail.
3. The sound was made by an animal.
4. The sound was made by the sounding of the horn of any vehicle as a danger warning signal or by the sounding of any warning device as required by law.

5. The sound was made on property belonging to or leased or managed by a federal, state or county governmental body and was made by an activity of the governmental body or by others pursuant to a contract, lease, or permit granted by such governmental body.
6. The motorcycle was manufactured prior to 1983 and internal chambers or baffler plates are installed in accordance with manufacturer's requirements and are in good working order as shown by proof of an inspection from a qualified motorcycle mechanic dated within 30 days after a violation issued.
7. The motorcycle was manufactured after December 31, 1982, equipped with an exhaust muffler bearing the Federal EPA required labeling applicable to the motorcycle's model year, as required under 40 C.F.R §§ 205.150 through 205.174 and proof the muffler or muffler system was in good working order as shown by proof of an inspection from a qualified motorcycle mechanic dated within 30 days after a violation issued in good working order as shown by proof of an inspection from a qualified motorcycle mechanic dated within 30 days after a violation issued.

Durango – decibel levels related to vehicles only

MAXIMUM PERMISSIBLE SOUND
PRESSURE LEVELS

EXPAND

<i>Vehicle class</i>	<i>Maximum level db(A)</i>
Any vehicle greater than ten thousand (10,000) pounds manufacturers gross vehicle weight other than an interstate motor carrier	88
Motorcycles	80
Other motor vehicles	80

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: September 21, 2022
Re: Comprehensive Plan Goal Update

Recommendation

Requesting Commission Feedback

Background/Discussion

Our comprehensive plan was finalized in 2011, so it is time for an update. The Planning Commission did discuss this item several years ago as well.

Community and Economic Development Coordinator Jason Armstrong is currently working to update the text of the plan with current data and information from the 2020 census. As this is a very large document, we will bring information to you over the course of several meetings for your review and discussion.

Attached is a red-lined version of Chapter 2 for your feedback. The plan is to remove the tables and charts from the document and add them to an appendix that is easily updated as our demographic and census data changes.

Also attached are the goals from Chapters 3 and 4 for your review.

Once each chapter has been discussed and the goals have been updated, we will bring the chapters back to you for one final review before moving to the next section(s).

Once all sections have been updated, a final document will be reviewed and a recommendation to the Board will be made for adoption.

Please disregard formatting at this time as these are working documents.

Attachments

Chapter 2 with proposed red-line changes and new appendix
Goals for Chapters 3 & 4



2.1 Who We Are

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



2.2 Population Trends

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

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

2.3 Age of Residents

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

2.4 Employment

Mancos was home to 8% of the County's total employment in 2020. The number of jobs available in the County is expected to grow to 84% by 2040 according as projected by the State Demographer. Mancos will need to support new and existing businesses to address the commuting patterns identified in 2020. Commuting not only impacts individual and environmental well-being, but it also influences where and how money is spent within a local economy through tax revenue, business locations, and individual spending patterns. Only 8% of Mancos residents live and work in Town, with 51% of employees working in the neighboring towns of Cortez and Durango.

A healthy community has a diverse and sustainable economy that pays livable wages and offers meaningful work. According to the updated 2022 Livable Wage report completed by Region 9 Economic Development of the Southwest, Montezuma County is the least expensive place to live in the region. The highest paying industries are Wholesale Trade (\$50,500), Other Services Except Public Administration (\$47,917), and Transportation & Warehousing, & Utilities (\$44,000). From 2019 to 2020, employment in Mancos declined at a rate of -8.5%, from 753 employees to 689 employees. The most common job groups, by number of people living in Mancos are Education Instruction, & Library Occupations, Office & Administrative Support Occupations, and Sales & Related Occupations.

2.5 Income

As referenced above, Montezuma County is the most affordable county in the region. Cortez and Mancos are the least expensive communities for a family (\$17.07 per hour for each working adult). In 2020, households in Mancos had a median annual income of \$49,837.00, which is less than the median annual income of \$64,994.00 across the entire United States. This is in comparison to a median income of \$43,182.00 in 2019, which represents a 15.4% annual growth. In 2022, HUD estimates the Annual Median Income (AMI) of Montezuma County to be \$64,300.00. According to HUD guidelines, a single person making \$46,050.00 or less is considered low income (80% or less of AMI), while households of four earning \$65,750.00 or less are considered low income.

2.6 Housing Costs

According to the ACS, the median property value in Mancos was \$217,600 in 2020, which is 0.947 times smaller than the national average of \$229,800. Between 2019 and 2020 the median property value increased from \$216,900 to \$217,600, a 0.323% increase. Housing unaffordability in Mancos has become a challenge for a variety of reasons. According to the American Community Survey, 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. One-sixth of the units are in buildings that were built before World War II and are over 70 years old. Seventy-one percent (71%) were constructed between 1970 and 2010. Less than 1% of the units have been constructed during the last ten years, due to the shortage of active development sites.

For Mancos, and for many rural and mountain towns, the lack of new housing units being built has left with the community with a significant workforce (attainable) housing shortage for people making 80%-120% of AMI. An influx of higher-income permanent resident households who rely on non-earned income results 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, CO is 61.3%, which is lower than the national average of 64.4%. In 2020, the SDO estimates that of the 569 housing units available, 61.3% (349 units) were owner-occupied, with the remaining 38.7% (220) units being rentals. An affordable housing cost for rentals and mortgages is considered 30% or less of gross income. In the same report by the OSD, 24.4% of owner-occupied households were paying more than 30% of their gross income on housing, 15.2% paying 30-49% and 9.2% paying more than 50%. For rental households, a stunning 53.2% of renters were paying more than 30% of their gross income on housing, 42.3% paying 30-49% and 10.9% paying more than 50%.

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

Table 2.2
Population Percentages by Age Group

	Mancos		Cortez		Colorado	
	2000	2010	2000	2010	2000	2010
Under 20	28.5%	27.8%	29.4%	27.2%	28.4%	27.1%
20 to 34	17.3%	18.8%	18.7%	19.1%	22.5%	21.3%
35 to 44	15.1%	12.2%	13.8%	11%	17.1%	13.9%
45 to 64	25.5%	25.5%	21.6%	25.0%	22.2%	26.7%
65 and over	13.6%	15.7%	16.4%	17.8%	9.7%	10.9%
Median Age	38.1	38	36.4	38.3	34.3	36.1
2000 & 2010 US Census						

Almost all of Mancos' residents were born in the United States. Based on estimates taken from the US Census' 2005 - 2009 American Community Survey (ACS), ninety-eight percent were natural born citizens and 34 percent were born in Colorado. Among people at least five years old who lived in Mancos from 2005 to 2009, 17 percent spoke a language other than English at home. Of those speaking a language other than English at home, 46 percent spoke Spanish and twenty percent reported that they did not speak English "very well."

The 2005 - 2009 ACS estimates that approximately 76 percent of Mancos residents over a year old were living in the same home for at least 12 months. Twenty four percent of Mancos' population relocated within the past year. Seven percent had moved to Town from another residence in the same county. Another seven percent moved to Mancos from another county in the same state. Nine percent moved from another state, and less than 0.5 percent relocated from abroad.

The percentage of Mancos residents with a bachelor's degree or higher was 9.5 percent above the national average and more in line with statewide trends, as shown in Table 2.3. In 2009, 89 percent of people twenty five years and over had at least graduated from high school or received their GED. The total estimated school enrollment for the period between 2005 to 2009 in Mancos was 230. Nursery school and kindergarten enrollment was 22 and elementary and high school enrollment was 150. College and graduate school enrollment was 51.

Table 2.3
Educational Attainment of populations during 2005 - 2009

	Mancos	Colorado	US
Less than high school diploma or equivalent	11%	11.12%	15.5%
High school diploma or equivalent	22%	23.7%	29.3%
Some college	21%	22.1%	20.3%
Associates degree	7%	7.6%	7.4%
Bachelor's degree	24%	22.9%	17.4%
Graduate or professional degree	12%	12.6%	10.1%

American Community Survey 2005-2009

2.2 How We Live

According to the US Census in 2010 there were 608 total housing units in Mancos, of which 546 were occupied and 62 were vacant. Of the 546 households, 66 percent were living in single-unit structures, 34 percent were living in multi-family structures including trailer parks, and nine percent were living in mobile homes on single family residential lots. The age of residential buildings in Mancos span more than a century with a majority of them, seventy-four percent, being built before 1990.

Table 2.4
Households

	Mancos		Colorado
Average Household Size	2.31		2.53
Total Housing Units	608	100%	100%
Occupied Housing Units	546	89.8%	88%
Owner-occupied Housing Units	328	54%	60%
Renter-occupied Housing Units	218	35.8%	28%
Vacant Housing Units	62	10.2%	12%

2010 US Census

2.3 Where We Work

Many Mancos residents commute to jobs throughout the Four Corners region. The 2005 – 2009 ACS estimated that 86 percent of the adults in the labor force over the age of sixteen commuted to work outside of their home, which is proportionally lower than the 92.5 percent of Coloradoans and the 95.97 percent of citizens nationally who commute to work. Forty-eight percent of respondents to the 2010 Mancos Community Survey stated that they commuted to employment outside of the Town of Mancos. Despite the Town's remote location, the mean travel time for Mancos commuters was not significantly higher than the state or national means.

Table 2.5

Labor Statistics

	Mancos	Montezuma County	Colorado	US
Population in Labor Force	623	12,691	2,616,764	138,541,405
Percentage of Labor Force Commuting to Work	86%	91.7%	92.5%	95.97%
Mean Travel Time to Work	26 min.	22.9 min.	24 min.	25 min.

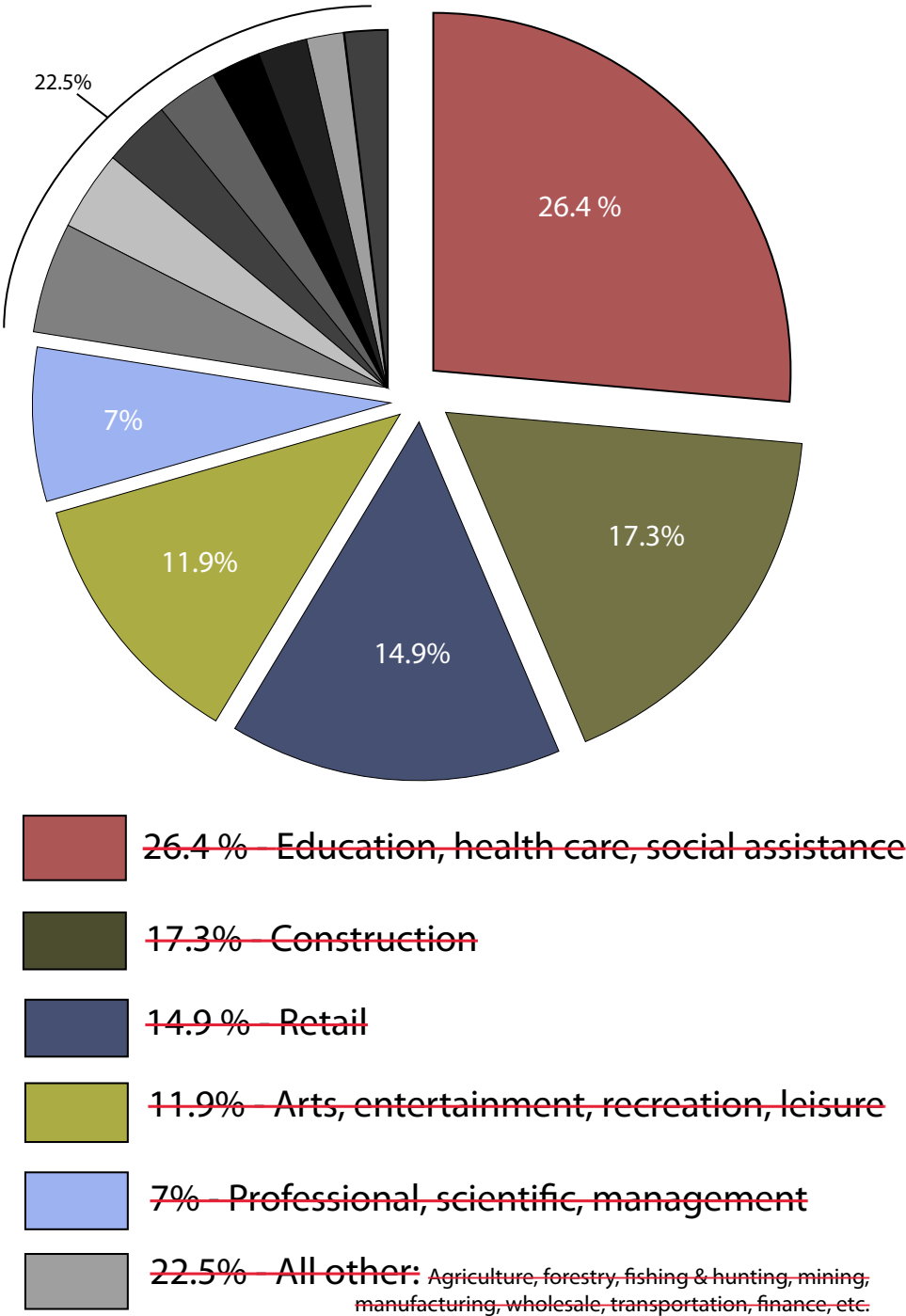
Economic Characteristics

	Mancos	Montezuma County	Colorado	US
Median Household Income	\$34,667	\$43,697	\$56,222	\$51,425
Median Family Income	\$44,615	\$52,451	\$69,591	\$62,363
Per Capita Income	\$21,392	\$23,147	\$29,679	\$27,041
Percent of Population Below Poverty Level	16.6%	17%	11.9%	13.5%

US Census Bureau 2005 – 2009 American Community Survey

According to the 2005 – 2009 ACS, median incomes in Mancos were substantially lower than state or national incomes. In 2009 the estimated median household income in Mancos was \$34,667, 38 percentage points less than the state median of \$56,222 and 32.6 percentage points less than the national median of \$51,425. Family income was \$44,615, 35.8 percentage points less than the state median of \$69,591, and 28.5 percentage points less than the national median of \$62,363. The per capita income for the Town was \$21,392, 28.9 percentage points less than the statewide per capita income of \$29,679. Of all the people in Mancos, 16.6 percent had incomes under the poverty level compared to the statewide percentage of 11.9 percent. In accordance with these figures, relocating for better employment was one of the main reasons given in the 2010 Mancos Community Survey for reasons to leave the Mancos region.

Mancos Employment Percentages by Industry
from the 2005-2009 American Community Survey



The 2005-2009 American Community Survey reported that the highest areas of employment in Mancos were education, health care, and social assistance services which together, employed an estimated 26 percent of Mancos' workforce. At that time construction employed 17 percent, but since then the number of jobs in construction has significantly dropped off due to the collapse of the housing market that began in 2007. The most common occupations were management, professional, and related occupations, which comprised 38 percent of the labor force. Twenty percent held construction, extraction, maintenance, and repair related jobs. The service sector employed 20 percent and sales and office occupations employed 14 percent. The remaining seven percent were employed in production, transportation, and hauling occupations. An estimated 61 percent of the people employed were private wage and salary workers; 21 percent were federal, state, or local government workers; and 17 percent were self-employed.

2.4 How We Hope to Grow

An understanding of how Mancos has grown in the past can help the community determine how it would like to grow in the future. The Table below indicates Mancos grew by 19.4 percent during the past decade. This growth rate was greater than the Town's neighbors and slightly greater than the state's growth rate for the decade. A two percent annual growth rate is considered a moderate rate of growth, indicative of a community's strengths and appeal. Features such as close proximity to good jobs and recreational amenities, high quality of the natural environmental, good schools, cultural amenities, a variety of extracurricular programs, relative safety, and small town character both attract and retain residents.

Table 2.6 Mancos Future Population Growth Estimates			
	1% Annually	2% Annually	3% Annually
2010	1,336	-	-
2020	1,475	1,596	1,795
2030	1,630	1,946	2,412
2040	1,800	2,372	3,242
2050	1,989	2,892	4,358
Based on the 2000 and 2010 US Census			

If growth continues in this decade as in the past, Mancos could be home to another 260 people by 2020. Any number of variables could occur over the next 10 years that might influence Mancos' rate of growth, either slowing it down or speeding it up. This plan's goals, objectives and recommended actions are intended to help the Town in meeting the challenges brought on by future growth, while preserving, protecting and improving those qualities that make Mancos a desirable place to live now.

Table 2.5 Average Population Growth			
Location	Population in 2000	Population in 2010	Average Annual Growth Rate
Durango	13,922	16,887	2.13%
Mancos	1,119	1,336	1.94%
Dolores	857	936	.92%
Cortez	7,977	8,482	.63%
Montezuma County	23,830	25,535	.71%
Colorado	4,301,261	5,029,196	1.60%
United States	281,421,906	305,745,538	.97%
Data from the 2000 and 2010 US Census			



Table 2.1
Mancos / Statewide Population Characteristics

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

Table 2.2
Age Distribution

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

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.

(Population and employment growth shapes Durango's needs and opportunities, creating many of the challenges identified in this Plan. Changes in the size and characteristics of the City's population may have profound impacts on the fiscal, economic, social and natural environment. Population increases generate demands for additional services and facilities where those increases occur. Different age and income segments of the population have different needs, which shape demands for housing, services and infrastructure. A complete assessment of growth trends in Durango is found in Appendix C - Demographic Profile. The Demographic Profile examines historic and projected population growth, as well as residential and non-residential development trends. These trends provide baseline assumptions upon which future land uses, fiscal needs, housing needs, public infrastructure and service demands will be measured. The key demographic trends shaping the directives in this Comprehensive Plan are: § The disparity between wages and the cost of living in Durango; § The need for a broad range of housing choices for all income and age groups; § Increasing service demands for all ages and income groups; and § The diverse and increasing mobility needs of a population that is spread over a wider area.)

Table 2.3 Labor Statistics			
	Mancos	Montezuma County	Colorado
Population in Labor Force	689	11,492	3,250,525
Mean Travel Time to Work	26 min	29 min	27 min
Unemployment Rate	3.4%	3.3%	3.3%
American Community Survey 2020			

- From 2019 to 2020, employment in Mancos, CO declined at a rate of -8.5%, from 753 employees to 689 employees. Unemployment rates are slightly higher than county and state rates.
- The most common employment sectors for those who live in Mancos are health care & social assistance, construction, and retail trade. Compared to other places, Mancos, has an unusually high number of mining, quarrying, oil & gas extraction (10.6 times higher than expected), construction (2.15 times), and arts, entertainment, & recreation (1.82 times) industries.
- The highest paying industries in Mancos by median earnings, are wholesale trade (\$50,500), other services except public administration (\$47,917), and transportation, warehousing, and utilities (\$44,000). 88% of respondents to the 2022 Mancos Community Survey rate local job creation with livable wages as most important over the next 10 years.
- Using averages, employees in Mancos, CO have a shorter commute time (26.3 minutes) than the normal US worker (26.9 minutes). Additionally, 0.954% of the workforce in Mancos, CO have "super commutes" in excess of 90 minutes. The U.S. Census Bureau estimates that in 2019 there were 3,707 wage and salary workers commuting out of Montezuma County for work. There were 2,263 people commuting into the county for work.
- In 2020, 71.4% of workers in Mancos, CO drove alone to work, followed by those who carpooled to work (14.3%) and those who worked at home (7.91%). In the 2022 Mancos Community Survey residents reported that 57.9% travel by car to work.

Table 2.4 Economic Characteristics			
	Mancos	Montezuma County	Colorado
Median Household Income	\$49,837.00	\$50,717.00	\$75,231.00
Per Capita Income	\$32,388.00	\$46,919	
Percent of Population Below Poverty Level	11.6%	12.4%	9.8%
American Community Survey 2020/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
Educational Attainment of populations over 25+
2010 - 2020

	Mancos	Colorado	United States
No diploma	4.6%	4.6%	6.6%
High school diploma or equivalent	23%	21%	26%
Some college	18%	20%	20%
Bachelor's degree	23%	26%	20%
Graduate or professional degree	15%	15%	12%

Source: 2020 US Census Bureau

Table 2.6
Household Income Distribution
2020

	Mancos	Montezuma County
Less than \$10,000	5.8%	4.6%
\$10,000 to \$19,999	8.6%	9.5%
\$20,000 to \$29,999	16.90%	14.00%
\$30,000 to \$39,999	13.70%	12.30%
\$40,000 to \$49,999	5.30%	9.20%
\$50,000 to \$59,999	11.10%	8.00%
\$60,000 to \$74,999	16.00%	11.30%
\$75,000 to \$99,999	10.00%	14.30%
\$100,000 to \$124,999	5.30%	6.00%
\$125,000 to \$149,999	2.10%	3.40%
\$150,000 to \$199,999	3.00%	4.50%
\$200,000 or more	2.30%	3.10%
Source: US Census Bureau, 2016-2020 American Community Survey		

Table 2.7
Population Growth Rate

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

Source: CO State Demography Office

Chapter 3 Sense of Place – Community, Character and Design

3.3.1 Goals, Objectives and Actions

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

Constraints and Issues

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

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

Actions

- Revise the historical standards and guidelines in the Land Use Code for 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.

Objective #2 Promote cultural diversity and celebrate creativity

- 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.



Chapter 4 Environment

ENERGY SUSTAINABILITY

GOAL: REDUCE THE TOWN'S CARBON FOOTPRINT

Constraints and Issues

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

Objective #1: Reduce energy consumption

Actions

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

Objective #2: Promote the development of renewable energy sources

Actions

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

EARTH, WATER and AIR

GOAL: ENSURE SUSTAINABLE, HIGH QUALITY NATURAL RESOURCES FOR CURRENT and FUTURE GENERATIONS

Constraints and Issues

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

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

Actions

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

Objective #2: Promote efforts to reduce air pollution

Actions

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

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

Actions

- Amend the Land Use Code to include hazard overlay districts that address risk mitigation in areas prone to natural hazards such as geologic hazards, wildfire hazards and flooding.

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

Actions

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

VEGETATION, FISH and WILDLIFE

GOAL: SUPPORT A HEALTHY and DIVERSE BIOLOGICAL ENVIRONMENT

Constraints and Issues

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

Objective #1: Promote the cultivation of native plant species

Actions

- Investigate the existence of invasive weeds and participate in weed elimination programs.
- Adopt revegetation regulations for new developments that protect and promote native plant species.
- Collaborate with local, state and federal agencies to educate residents on identification and the impacts of invasive and noxious weeds.

Objective #2: Protect and enhance fish and wildlife habitat

Actions

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

AMBIENCE

GOAL: CREATE A BUILT ENVIRONMENT THAT ENHANCES and PROTECTS, RATHER

THAN DETRACTS, FROM THE NATURAL ENVIRONMENT

Constraints and Issues

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

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

Actions

- Work in collaboration with the County to encourage the adoption and enforcement of watershed protection measures within the Town's three-mile planning area, including
ridgeline setbacks for new construction.
- Adopt road standards that mitigate visual impacts of road cuts.
- Support and participate in tree planting initiatives.

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

Actions

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