

- I. CALL TO ORDER
- II. ROLL CALL
- III. REVIEW AGENDA
- IV. CONSENT OF DECEMBER 13, 2016 MINUTES
- V. NEW BUSINESS
 - a. Courthouse Remodel
 - b. Flume Project
 - c. As Tasked by BOT: Evaluate Tiny Home Legislation in City Limits and include the following:
 - i. Zoning Issues
 - ii. Taxation Issues
 - iii. Foundation Issues
 - iv. Legislating Permanent Vs. Temporary Tiny Homes*PZC members, please bring the material you have collected to this point from previous meetings.
 - b. As Tasked by BOT: Evaluate possibilities for the Rio Grande Right of Way from 5th Street to Hwy 149
- VI. ADJOURN

POSTED 1/6/16

OPEN TO THE PUBLIC

**PLANNING & ZONING COMMISSION
CITY OF CREEDE, COLORADO - A TOWN
December 13, 2016**

REGULAR MEETING

The Planning and Zoning Commission of the City of Creede – a Town, County of Mineral, State of Colorado, met in the Creede Town Hall at the hour of 5:30 p.m. There being present at the call of the roll the following persons:

COMMISSIONERS PRESENT: Lauri Jordan, Ed Vita, Frank Freer, Amy Krueger

COMMISSIONERS ABSENT: Jeffrey Larson

Commission Chair Jordan, presiding, declared a quorum present:

Those members of staff also present were as follows: Clyde Dooley, Town Manager

Randi Snead, Town Clerk

AGENDA

Commissioner Freer moved and Commissioner Krueger seconded to approve the agenda as presented. The vote was unanimous. Commission Chair Jordan declared the motion carried.

CONSENT OF OCTOBER 11, 2016 MINUTES

Commissioner Freer moved and Commissioner Vita seconded to approve the October 11, 2016 minutes as amended. There were three yes votes and one abstention (Krueger). Commission Chair Jordan declared the motion carried.

NEW BUSINESS

IBC DISCUSSION

An area contractor was in attendance and requested that the PZC consider recommending that the Board of Trustees allow use of newer IBC codes at the discretion of the Building Inspector. The city has adopted the 2003 IBC, and occasionally, projects are easier if they are subject to newer codes depending on various considerations. Commissioner Freer moved and Commissioner Vita seconded to recommend that the Board of Trustees approve policy which allows building permit applicants to follow the current version or a newer version of the IBC in its entirety at the discretion of the Building Inspector with a provision that disallows use of older versions of the IBC than the currently adopted version. Commission Chair Jordan declared the motion carried.

COMMNET GENERATOR ADDITION TO LEASED PROPERTY

Manager Dooley informed the Commission of a propane tank that would be added to the property on Gnome Hill Road that the City leases to a cellphone company.

TINY HOMES

Tiny homes and various considerations for regulating them were discussed at length. No specific recommendations were made, but direction was established for continuing the conversation at the January 10, 2017 meeting.

RIO GRANDE R-O-W

Commissioner Freer gave a quick update the RG R-O-W and relayed that the Board of Trustees had tasked PZC with discussing the right-of-way from 5th street to Highway 149. The item was tabled for future discussion at the January 10, 2017 meeting.

ADJOURN

There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Freer moved and Commissioner Vita seconded that the meeting be adjourned at 7:32 p.m. The vote was unanimous. Commission Chair Jordan declared the motion carried.

Respectfully submitted:

/Randi Snead/
Randi Snead, City Clerk/Treasurer

DRAFT

BLOCK 14, CREEDMOOR

TO: Mayor and Board of Trustees
FROM: Clyde
SUBJECT: Survey and Title Search
DATE: July 14, 2016

The County Commissioners are interested in surveying and getting a title search on Block 14, Creedmoor. I sent Janelle an email July 6, 2015 as well as a 1983 letter from Davis Engineering concerning some of the confusion in Block 14, Creedmoor..

Per Libby's records, Alan and Clare McLean own the east 80' of lot 1 and all of lot 2, Block 14, Creedmoor. Lee and Virginia Peterson own the west 20' of lot 1. Dick Morton's family Trust owns lots 3-4-5-6 & the north 8'2" of lot 7. Mineral County owns the south 16'8" of lot 7 and all of 8-9-10.

Granted the copy of the survey from Davis Engineering in 1983 shows the County Courthouse being in lots 11 & 12 and as I explained in my email to Janelle, I've never found a map showing Block 14 to have 12 lots. The same issue was mentioned in the 1983 letter to the Commissioners thinking that may have been an error from the Rice map instead of the Remsen map. However I suspect this discrepancy may have something to do with Frank and Rose Mae Fairchild's house on 3rd Street.

We can't survey another person's property without their permission, but we can seek a title search as it's public record [Eric H. 7/14/16]. Of the four property owners in Block 14, [Peterson, McLean, Morton, and the County, I've only talked with one property owner [Morton] and his last position was he didn't want to pay for his property to be surveyed.

Although, I think Dick would approve his property to be surveyed. I've not contacted the others because I think we should wait for the title search to reveal any surprises that may be out there. One of the surprises I know we'll encounter is the structures outside their lot lines! This block as well as Block 5 are ideal for the acquiesce process we put together to clean up the property lines in Block 25.

When we receive the request from the County I recommend we partner with them immediately on the title search and once that's in place, partner with them and the other property owners for a survey and to help them clean up their property lines. It's ideal if all the property owners agree, but as with Block 25, it's taken nine years so far.

Boundary Line Agreement

This Boundary Line Agreement (“Agreement”) is made by and between Mineral County (“**Applicant**”) and the City of Creede, a Colorado municipality (“**City**”) (individually referred to as “**Party**” and collectively as “**Parties**”).

RECITALS:

- A.** The Party desires to adjust their property boundaries and replat the parcels of property they’ve occupied over the years in order to resolve certain encroachments and establish property boundaries which are reasonable and practical for the use of the properties.
- B.** Mineral County is the owner of record for the “South 16’8” of lot 7 and all of lots 8, 9 & 10 in Block 14, Creedmoor. The property they’ve occupied over the years includes a portion of property platted as West Second Street as well as some un-platted City property west of their current “Court House”. Approximately three (3) feet of the Applicant’s current structure encroaches into the northern part of West Second Street.
- C.** There is conflicting data as to the total number of lots in Block 14, Creedmoor with a 1983 survey from Davis Engineering showing a total of twelve (12) lots instead of the ten (10) lots on the city maps. The discrepancy appears to be confusion relating to the house setting in platted West Third Street.
- D.** The intent of this Agreement is to facilitate the “Parties” abilities to evaluate and execute the steps necessary to adjust property boundaries according to provisions provided in Colorado State Statute (C.R.S. 38-44-112).

The Parties agree to the following steps.

- 1.** Mineral County had their property surveyed as well as the properties North of them in Block 14, Creedmoor to help identify the properties occupied by all owners of record in Block 14, Creedmoor.
- 2.** Mineral County paid all expenses associated with having the other properties surveyed, including the necessary property descriptions to help clarify and correct the private properties owned in Block 14, Creedmoor.
- 3.** The City of Creede accepts these expenses as consideration for quit claiming the properties in this agreement to Mineral County.
- 4.** The Planning Commission reviewed and discussed this Boundary Line Agreement and the replat at their January 10th, 2017 meeting.

5. The City will prepare an ordinance and Quit-Claim Deeds authorizing the Board of Trustees to:
 - a. Vacate and convey by quit-claim deed that portion of West Second Street encroached on by the County Court House and described in “Exhibit A” to Mineral County.
 - b. Convey by quit-claim deed that portion of the un-platted property directly west of the current court house in Block 14, Creedmoor as described in Exhibit B to Mineral County.
6. The City will send first-class letters to property owners within three hundred (300) feet and put a notice in the local paper announcing a public hearing for the ordinance authorizing the street vacations & property transfers at the Planning & Zoning Commissioner’s February 21st, 2017 meeting and the Board of Trustees March 7th, 2017 meeting. The letters and notice will be executed no less than 15 days prior to the meeting.
7. The Applicant will provide a survey replatting the property no less than 25 days prior to the March 7th, 2017 meeting with the Board of Trustees.
8. The City will prepare a resolution for re-plating the property for the Board of Trustees March 7th, 2017 meeting.
9. Once the ordinance and resolutions are approved, the ordinance and deeds will be signed and recorded and then the resolutions and maps (one Mylar and three 24” x 36” paper maps plus one 11” x 17” paper map) will be signed and recorded by the Mineral County Recorder.
10. All the steps of this Agreement are contingent on prior steps being approved by the Board of Trustees and the City will not be responsible for reimbursing any of the Applicants’ expenses associated with this application.
11. This Agreement supersedes all prior negotiations between the Parties concerning matters addressed herein and shall not be modified except in writing executed by each of the Parties.
12. The mutual approval of this plan does not entitle or vest the Applicant with any construction or building rights without prior City approval.

THIS AGREEMENT is executed effective February 17th, 2017.

APPLICANT'S: Mineral County Commissioners.

By: _____
Ramona Weber Date

By: _____
Scott Lamb Date

By: _____
Jessie Albright Date

CITY OF CREEDE:

By: _____
Jeffery Larson, Mayor Date

ATTEST:

Randi Snead, Town Clerk Date

EXHIBIT A (City to Mineral County)

~~A Tract of land located in the Southeast Quarter of Section 25, Township 42 North, Range 1 West, New Mexico Principal Meridian, City of Creede, Mineral County, Colorado being more particularly described by metes and bounds as follows:~~

~~Beginning at a point on the south line of said Southeast Quarter, from which the Southeast Corner of said Section 25, a 3.5" BLM brass cap, bears N89°14'51"E a distance of 703.70 feet;~~
~~thence S89°14'51"W along said south line a distance of 15.39 feet to the southwest corner of Block 37, Creedmoor;~~
~~thence N26°21'47"W along the westerly limit of said Block 37 a distance of 55.78 feet to the northwest corner of said Block 37;~~
~~thence N89°14'51"E along the north limit of said Block 37 a distance of 12.78 feet;~~
~~thence S28°44'05"E a distance of 56.96 feet to the Point of Beginning, containing 0.016 acres, more or less. This tract is subject to any and all existing easements and/or rights of way of whatsoever nature.~~

EXHIBIT B (City to Mineral County)

~~A tract of land located in the Northeast Quarter of Section 36, Township 42 North, Range 1 West, New Mexico Principal Meridian, City of Creede, Mineral County, Colorado, being more particularly described by metes and bounds as follows:~~

~~Beginning at a point from which the North Quarter Corner of Section 36, a 3.5" BLM brass cap, bears S89°55'27"W a distance of 1829.39 feet;~~
~~thence N71°30'57"E a distance of 67.95 feet to a point on the westerly limit of Block 6, South Creede;~~
~~thence S05°25'33"W along the westerly limits of Block 6 a distance of 57.02 feet;~~
~~thence S75°20'25"W a distance of 41.38 feet;~~
~~thence N22°35'55"W a distance of 49.50 feet to the Point of Beginning, containing 0.064 acres, more or less. This tract is subject to any and all existing easements and/or rights of way of whatsoever nature.~~

COURT HOUSE IMPROVEMENT

TO: BOT
FROM: Clyde
SUBJECT: Court House Improvement
DATE: January 3, 2017

I received the attached survey from Dan Russell New Year's Day and saw the notice of the City – County Retreat posted this morning for day after tomorrow.

So I threw the attached agreement together today, to help you prepare for Thursday's meeting. This is the First draft and is meant to help begin a negotiating position with the County Commissioners.

I've also attached the memo I gave the Trustees last July when this topic first came up.



MEMO

DATE: January 6, 2017
TO: PZC
FROM: Randi
SUBJECT: Tiny Home Info Packet

To help this process along, I've tried to commit some time to research and I hope to be able to do more in the future. I'll also try to update this research packet with conclusions we've come to so far, etc. Additionally, I've created some zoning "cheat sheets" for you all and included Ed's "Draft 2" from last month. As promised, I am pursuing some nice maps for you all with street, zoning, and plat overlays, but those are still in the works.

There's a lot to sort through, but I think it's important to consider the simplest paths first. Last month, our conversation seemed to hinge on classifying residential structures into various sizes. Ed proposed Small (426-800), Tiny (101-425), and Micro (100 and less). In looking through how such categorization would fit into our code, I would like to point out that, for the most part, our regulations would remain the same on a 2,000 sf home as they would on a 400 sf home with a foundation so I'm not sure that there is too much to be gained on having lots of home size categories to which no differing regulations apply. On the other hand, perhaps we were doing this to allow certain sizes of homes in certain zones. We did discuss reducing our minimum sf in all zones to 425 sf. FYI, this would require increasing R2 sf by 25sf. We also generally agreed that the setbacks in R1 were ok for tiny homes. (?)

As you all noted, much seems to hinge on foundations. As long as something has a foundation it can be taxed, and therefore we don't have to worry about it tax-wise. If it's not on a foundation they probably need to be taxed as a Motor Vehicle (or RV) and we do have regulations that exist for these. It doesn't filter down exactly the same as property tax, but we do get revenue from it, and I'm not sure that we could regulate a tiny-home-on-a-trailer differently than a tiny-trailer-home *if* it was registered similarly. Moreover, the land under it gets taxes as well. If it's classified as a mobile home park, it is taxed at a residential rate, however, if it is classified as a RV park, it gets the commercial/vacant tax rate.

If we can figure out how to regulate so that they are already beholden to existing tax structures, then I think we can avoid the complicated tax imitation structure that Ed proposed (While I think it's thoughtful and thorough, I cannot imagine administering it, and further, I think that would have to go to a vote because of TABOR regs). Perhaps we just mandate that in all zones, tiny homes must be on a foundation *or* be licensed as a motor vehicle. Getting homemade or manufactured vehicles registered as RVs does take a process, but it's possible. It requires that the vehicle is by definition mobile (i.e., the tires aren't going to be taken off, etc.). It has the added bonus of requiring an inspection by the State Patrol to make sure that the structure is up to snuff with federal and state RV regs so that would further reduce our burden as far as regulating goes.

From there, it's a matter of where a tiny home that isn't on a foundation can live. I think we have that already, or close to it. We passed pretty sensible regs for RV Parks in Article 6 of the CDC. It includes City water and sewer service hookup regulation, an annual license fee, and a prohibition of permanent occupancy, which says, "No recreational vehicle shall be used as a permanent place of abode, dwelling or business or for indefinite periods of time. Continuous occupancy extending beyond six (6) months in any twelve (12) month period shall be presumed to be permanent occupancy." Where things get less clear is when someone wants to do an RV "site" rather than a park but the code does require those to be hooked up to separate WS as well. What we say when someone wants to put a tiny home for a buddy in their yard, though, may require some more research and conversation. There is still the grey area of someone who wants to take off the tires, skirt it, and live pretty much permanently – do we allow this in MH zones?

As far as trying to regulate skirting of these things, I wanted to point out that we have a large number of mobile homes in Creede that face the same concerns and we don't currently get involved with that. Those homes are thus far skirted out of obvious necessity rather than regulation.

So, all that being said, what do we actually need to decide on?

ZONING

- Develop entire separate regulations for Tiny Homes and then allow in a particular existing zone or a new zone classification?
- Reduce our square footage in some zones or all zones?
- Allow special review so someone can apply in all zones or certain zones to have a home on a foundation with a smaller sf than our regulations allow (like Walsenburg)?
- Prevent any variance or small home with or without a foundation in any zone?

TAXATION

- Are we able to legislate so that all “tiny home” structures fall into some kind of already existing tax?
- Otherwise, can we establish an administratively feasible “fee” (taxes have to go to vote) to replace revenue?

FOUNDATION

- Do we want to allow any tiny homes without foundations?
- If we do, are they simply beholden to existing mobile home and/or RV regs, or do we need to go beyond those to specifically legislate this type of home?

PERMANENT V. TEMPORARY

- Obviously foundation homes would be pretty permanent, so this really only applies to non-foundation tiny homes: Should these fall into the same regs as RVs? 6 months? That would cover our summer season.
- Or should we develop more temporary/more permanent regs?

MORE INFO

Salida’s journey was interesting but not particularly applicable to ours. They annexed property a bit to the east of Salida for the express purpose of a tiny home development. For that they used a mechanism of an “underlying zoning” of Residential Mixed Use which mean that they could allow the Planned Development that included tiny homes but in the event that it somehow fell through, the property would automatically revert to the normal confines of the RMU zone.

Walsenburg took a pretty simple route as well, and passed an ordinance which simply allowed minimum floor area required for R1 and R2 districts to be considered by their PZC (and presumably their council) as a variance as long as they are placed on a “footer or foundation” and tapped into city water and sewer. Basically, folks are subject to normal zoning standards, but if they want to apply for a variance to have any home which falls below minimum square footage standards, they can, and the powers that be are able to consider tiny home subdivisions and individual tiny homes on a case-by case basis.

FYI, here’s the 2003 IBC’s regs on square footage:

1208.3 Room area. Every dwelling unit shall have at least one room that shall have not less than 120 square feet (13.9 m²) of net floor area. Other habitable rooms shall have a net floor area of not less than 70 square feet (6.5 m²).

Exception: Every kitchen in a one- and two-family dwelling shall have not less than 50 square feet (4.64 m²) of gross floor area.

1208.4 Efficiency dwelling units. An efficiency living unit shall conform to the requirements of the code except as modified herein:

1. The unit shall have a living room of not less than 220 square feet (20.4 m²) of floor area. An additional 100 square feet (9.3 m²) of floor area shall be provided for each occupant of such unit in excess of two.
2. The unit shall be provided with a separate closet.
3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

Design Regs \ Zone	R1	R2	MH	B1	B2	C	I	O
Minimum lot area per dwelling	5,000 SF	1,500 SF	4,000 SF	-	-	-	-	-
Minimum lot width	50 ft/dwelling	20 ft/dwelling	50 ft/dwelling	-	-	-	-	-
Minimum lot frontage	40 ft	18 ft townhome 35 ft apts/condos	40 ft	-	-	-	-	-
Minimum front yard setback				0 ft	15 ft	15 ft	25 ft	-
Principal Building	15 ft	15 ft	15 ft	-	-	-	-	-
Front-loaded garage	22 ft	22ft	15 ft	-	-	-	-	-
Accessory Building	55 ft	45 ft	40 ft	-	-	-	-	-
Minimum side yard setback	5 ft	8ft	10 ft	0 ft	-	-	-	-
Minimum distance between buildings	10 ft	Subject to building code.	20 ft	-	-	-	-	-
Minimum rear yard setback				0 ft	15 ft	-	20 ft	-
Principal Building	20 ft	20 ft	10 or 20 ft	-	-	-	-	-
Garage with entrance facing alley	5 ft	5 ft	5 ft	-	-	-	-	-
Accessory Building	5 ft	5 ft	5 ft	-	-	-	-	-
Minimum Floor Area Per Dwelling Unit	850 SF	400 SF	850 SF	400sf*	400sf*	-	-	-
Maximum Building Height	35 ft	35 ft	35 ft	40 ft	35 ft	40 ft	50 ft	-
Maximum floor area ratio (ratio of total floor area to total lot area)	-	-	-	2:1	1:1	1:1	1:1	-

*Code notes only that various R1 & R2 uses are allowed, sometimes via conditional use in B1 and B2

CDC ZONE "INTENTIONS"

R1. This is a high-density residential zone intended primarily for multi-family uses on individual lots. In order to facilitate appropriate higher densities near viable business centers, multi-family buildings are generally encouraged near a neighborhood commercial center. Street and open space designs in these areas shall be used to create compatibility among frontages, which encourage pedestrian interaction and discourage high automobile speeds. Multi-family residential developments shall be designed around or adjacent to open space.

R2. This is a high-density residential zone intended primarily for multi-family uses on individual lots. In order to facilitate appropriate higher densities near viable business centers, multi-family buildings are generally encouraged near a neighborhood commercial center. Street and open space designs in these areas shall be used to create compatibility among frontages, which encourage pedestrian interaction and discourage high automobile speeds. Multi-family residential developments shall be designed around or adjacent to open space.

MH. This is a commercial district intended to provide for the location of auto-oriented and auto-dependent uses and/or uses which provide a wide range of general retail goods and services for residents of the entire community, as well as businesses and highway users, primarily inside of enclosed structures. The intent of these provisions is to facilitate convenient auto and pedestrian access, minimize traffic congestion and give consideration to site and architectural aesthetics. Locations for this zone require good access to major arterial streets and adequate water, sewer and power.

B1. The Downtown District is intended to reflect the character of the original downtown and to provide for a mixture of uses that will strengthen and expand the core community.

B2. The Highway Mixed Use District is intended to be a setting for development of a wide range of community and regional retail uses, offices and personal and business services. Secondly, it can accommodate a wide range of other uses including multi-family housing and mixed use dwelling units. The B-2 District is intended to integrate various commercial and multi-family uses while transitioning from the highway to adjacent lower density neighborhoods. While some Highway Mixed Use Commercial District areas may continue to meet the need for auto-related and other auto-oriented uses, it is the City's intent that the B-2 District emphasizes safe and convenient personal mobility in many forms, with planning and design that accommodates pedestrians. Further, the B-2 District is intended to function with, rather than compete with, the downtown area. The Highway corridor is a visible commercial area for the community.

I. This zoning district is intended to provide locations for a variety of workplaces and employment opportunities, including light industrial uses, research and development offices and institutions, manufacturing, warehousing and distributing, indoor and outdoor storage and a wide range of commercial and industrial operations. This district is also intended to accommodate secondary uses that complement and support the primary workplace uses, such as hotels, restaurants, convenience shopping, child care and housing. Locations for this zone require good access to major arterial streets and adequate water, sewer and power. Additionally, this district is intended to encourage the development of planned office and business parks; to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes.

O. The purpose of this district is to preserve existing open areas without structures where topography, including slopes steeper than 20% grade, and other factors, such as known geologic hazards and flood-prone areas, are prevalent.

P: PERMITTED**S: SPECIAL REVIEW USE*****NOT ALLOWED**

PERMITTED USES	R-1	R-2	MH	B-1	B-2	C	I	H	O
Residential Uses									
Accessory buildings and accessory uses	P	P	P	P	P	P	P		*
Accessory dwelling when associated with a permitted use	P	P	*	S	*	*	S		*
Group homes	P	P	*	P	P	P	S		*
Mobil home	*	*	P	*	*	*	*		*
Multiple-family dwellings	*	P	*	P	P	P	*		*
Senior housing	*	P	*	P	*	*	*		*
Single-family detached dwellings	P	P	P	S	S	S	*		*
Two-family dwellings	*	P	*	P	S	S	*		*
Institutional/Civic/Public Uses									
Cemeteries	*	*	*	*	*	*	*	*	S
Churches or place of worship and assembly	S	S	*	P	P	P	*		*
Community facilities	S	S	*	S	S	S	*		*
Golf courses	S	S	*	S	S	*	S		*
Golf driving range	S	S	*	S	S	*	S	S	*
Parks and open space	P	P	P	P	P	P	P	P	P
Public and private schools for elementary, intermediate and high school education	S	S	*	S	*	S	*		*
Public and private schools, including colleges, vocational training and technical training	*	*	*	P	S	S	*		*
Public facilities provided that business offices and repair and storage facilities are not included	S	S	P	P	P	P	P		S
Public facilities with business offices, but without repair and storage facilities	*	*	*	P	P	P	P		*
Public facilities with business offices and repair and storage facilities	*	*	*	S	P	S	P		*
Transit facilities without repair or storage	*	*	*	*	P	P	*		*
Business/Commercial/Retail Uses									
Adult uses including product sales and entertainment	*	*	*	*	*	*	S		*
Artisan and photography studios and galleries	*	*	*	P	S	S	S		*
Auto, recreational vehicle, boat and truck sales	*	*	*	*	S	S	S		*
Auto, RV, boat and truck storage	*	*	*	*	S	S	P		*
Bars and taverns	*	*	*	S	S	P	S		*
Bed and breakfasts	*	S	*	P	P	P	*		*
Boarding and rooming houses	*	S	*	P	P	P	*		*

Car wash	*	*	*	S	P	P	P		*
Child care centers	S	S	*	P	P	P	S		*
Clubs and lodges	*	*	*	S	S	P	*		*
Convenience shopping and retail establishments	*	*	*	P	P	P	S		*
Entertainment facilities and theaters	*	*	*	S	S	P	S		*
Equipment, rental establishments without outdoor storage	*	*	*	*	P	P	P		*
Equipment, truck and trailer rental establishments with outdoor storage	*	*	*	*	S	S	S		*
Food catering	*	*	*	*	P	P	*		*
Funeral homes	*	*	*	*	P	P	*		*
Gasoline stations	*	*	*	S	P	P	P		*
Health and membership clubs	*	*	*	P	P	P	*		*
Hospitals	*	*	*	*	S	S	*		*
Large retail establishments	*	*	*	*	P	P	*		*
Limited indoor recreation facility	*	*	*	P	P	P	*		*
Limited outdoor recreation facility	S	S	*	S	S	S	S	S	S
Lodging establishments	*	*	*	P	P	P	S		*
Long term care facilities	*	S	*	S	P	P	*		*
Medical and dental offices and clinics	*	*	*	P	P	P	*		*
Mixed-use dwelling units	*	*	*	P	P	P	*		*
Motor vehicle service and repair (minor repairs)	*	*	*	S	P	P	P		*
Motor vehicle service and repair establishments (major repairs)	*	*	*	*	S	S	P		*
Night clubs	*	*	*	*	S	S	S		*
Open-air farmers' markets	*	*	*	P	P	P	S		*
Parking lots and parking garages (as a principal use)	*	*	*	S	S	S	P		*
Personal and business service	*	*	*	P	P	P	S		*
Plant nurseries & greenhouses	*	*	*	*	P	P	P		*
Print shops	*	*	*	*	P	P	*		*
Professional offices, financial services	*	*	*	P	P	P	*		*
RV parks	*	*	*	*	S	S	*		*
Restaurants/standard & fast food without drive-thru	*	*	*	P	P	P	*		*
Restaurants with drive-thru	*	*	*	*	P	P	S		*
Retail and supply yard with outdoor storage	*	*	*	*	S	S	P		*
Sales and leasing of farm implements, heavy equipment sales, and heavy excavation equipment	*	*	*	*	*	*	S		*
Small animal boarding	*	*	*	*	*	S	S		*

Small grocery stores	*	*	*	P	P	P	S		*
Supermarkets	*	*	*	*	P	P	*		*
Tourist facilities	*	*	*	P	P	P	*		*
Veterinary facilities, small	*	*	*	*	P	P	*		*
Veterinary facilities, large	*	*	*	*	*	*	P		*
Veterinary hospitals	*	*	*	*	S	S	S		*
Industrial Uses									
Dry cleaning plants	*	*	*	*	*	*	S		*
Enclosed mini-storage	*	*	*	*	S	S	P		*
Manufacturing and preparation of food products	*	*	*	*	*	*	P		*
Manufacturing, assembly or packaging of products from previously prepared materials	*	*	*	*	*	*	P		*
Manufacturing of electric or electronic instruments and devices	*	*	*	*	*	*	P		*
Plumbing, electrical and carpenter shops	*	*	*	*	*	*	P		*
Recycling facilities	*	*	*	*	*	*	S		*
Research, experimental or testing laboratories	*	*	*	*	S	S	P		*
Resource extraction, processes and sales establishment	*	*	*	*	*	*	S	S	*
Sales and leasing of farm implements, heavy equipment sales, mobile/manufactured homes,	*	*	*	*	*	*	S		*
Warehouse, distribution and wholesale uses	*	*	*	*	*	S	P		*
Wireless telecommunications facilities	*	*	*	*	*	*	P		*
Workshops and custom small industry uses	*	*	*	S	P	P	P		*

Tiny homes, Small Homes, etc.:

Definitions and Notes:

- A "Micro Home" is usually everything that is stated in the "Small Home" below but is less than 100 square feet of living space.
- A "Tiny Home" is usually classified as a dwelling of less than 425 square feet but more than 100 square feet, attached to a foundation or sitting on a trailer of some sort, built to local code specifications, attached to Municipal utilities or self-sufficient in power generation and waste disposal.
- A "Small Home" is typically a dwelling that is above 450 square feet, is usually sitting on a foundation (usually is only used here as some trailer based homes have exceeded 425 sq ft, however it is extremely rare) and encompasses all that is said in the "Small Home" definition.
- Colorado can only assess tax to a dwelling if it is sitting on a permanent foundation.
- Mineral County, and the City of Creede could assess fees to dwellings that do not sit on a foundation to make up for lost property taxes.

Micro Homes: (Less than 100 square feet of living space)

- Need to be built to standard building codes that satisfy City of Creede and Mineral County requirements.
- Need to be connected to Municipal water and sewer services
- If sitting on a trailer, then "skirting" needs to be placed around the trailer of a rigid material and securely affixed to the trailer itself
- Must have a value assessed to the dwelling by the Mineral County Assessor
- Must make yearly contributions to the following City and County Assessments and tax collection buckets using the calculation methods outlined in the Mineral County Assessor's Office guidelines for collecting property taxes on dwellings: (percentages and amounts change as per the location of the property and the size of the dwelling)

School Board

City Of Creede

Fire protection District Pension

Mineral County

Mineral County Road and Bridge

Rio Grande Social Services

Rio Grande Water

Tiny Homes: (Less than 425 square feet and more than 101 square feet of living space)

- Need to be built to standard building codes that satisfy City of Creede and Mineral County requirements.
- Need to be connected to Municipal water and sewer services

- If sitting on a trailer, then “skirting” needs to be placed around the trailer of a rigid material and securely affixed to the trailer itself
- Must have a value assessed to the dwelling by the Mineral County Assessor
- Must make yearly contributions to the following City and County Assessments and tax collection buckets using the calculation methods outlined in the Mineral County Assessor’s Office guidelines for collecting property taxes on dwellings: (percentages and amounts change as per the location of the property and the size of the dwelling)
 - ▢ School Board
 - City Of Creede
 - Fire protection District Pension
 - ▢ Mineral County
 - ▢ Mineral County Road and Bridge
 - ▢ Rio Grande Social Services
 - ▢ Rio Grande Water

Checks should be made out individually and yearly to each of the buckets outlined above as a donation

Small Homes: (More than 426 square feet and less than 800 square feet of living space)

- Need to be built to standard building codes that satisfy City of Creede and Mineral County requirements.
- Need to be connected to Municipal water and sewer services
- Must be sitting on a permanent foundation
- Will be assessed as any other regular property in Mineral County and the City of Creede