

**PLANNING & ZONING COMMISSION  
CITY OF CREEDE, COLORADO - A TOWN  
October 11, 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 5:33 p.m. There being present at the call of the roll the following persons:

COMMISSIONERS PRESENT: Lauri Jordan, Ed Vita, Frank Freer, 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 Vita moved and Commissioner Larson seconded to approve the agenda as presented. The vote was unanimous. Commission Chair Jordan declared the motion carried.

CONSENT OF SEPTEMBER 13, 2016 MINUTES

A correction was made to the September 13, 2016 minutes. Commissioner Freer moved and Commissioner Larson seconded to approve the September 13, 2016 minutes as amended. There were three yes votes and one abstention (Jordan). Commission Chair Jordan declared the motion carried.

PUBLIC HEARING AND RELATED ACTIONS

RECOMMEND SPECIAL EXCEPTION USE 111 E WALL ST

Commission Chair Jordan opened the public hearing. Mineral County Assessor Libby Lamb was present to provide clarification on property tax issues regarding tiny homes and homes without a foundation. Ginger Alexander expressed that she was only in favor of tiny homes if they had a foundation and were connected to city water and sewer utilities. Jenny Inge spoke in favor of developing tiny home regulation since it is a big trend that Creede could possibly benefit from welcoming. The special exception use was discussed at length by the Planning & Zoning Commission. Commission Chair Jordan Commissioner Larson moved and Commissioner Vita seconded to recommend that the Board of Trustees approve the Special Exception Use at 111 E. Wall Street with a compliance agreement that requires the home be connected to city water and sewer and be removed from the property by May 1, 2017. There were three yes votes and one no vote (Freer). Commission Chair Jordan declared the motion carried.

NEW BUSINESS

TRAFFIC INTERSECTION CONCERNS

Commissioner Vita relayed several concerns with traffic on Highway 149. Several were deemed to be outside of city limits and therefore not the purview of the Planning and Zoning Commission. Commissioner Vita moved to recommend that the Board of Trustees paint a stop sign on the pavement at the intersection of La Garita Street and Highway 149. The motion died for lack of a second.

DISCUSS/RECOMMEND DEVELOPMENT CODE TOPICS

OUTDOOR STORAGE DEFINITIONS

Outdoor Storage in the Development Code and the Creede Municipal Code were discussed at length. Commissioner Jordan moved and Commissioner Larson moved to recommend that the Board of Trustees strike outdoor storage references from the Creede Development Code as presented. The vote was unanimous. Commission Chair Jordan declared the motion carried.

TINY HOMES DEFINITION

This topic was tabled to the next meeting.

ADJOURN

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There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Vita moved and Commissioner Freer seconded that the meeting be adjourned at 7:20 p.m. The vote was unanimous. Commission Chair Jordan declared the motion carried.

Respectfully submitted:

/Randi Snead/

Randi Snead, City Clerk/Treasurer