

**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that the Board of Trustees approve policy which allows building permit applicants to follow the current version or a newer version of the IBC in its entirety at the discretion of the Building Inspector with a provision that disallows use of older versions of the IBC than the currently adopted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