

- I. CALL TO ORDER
  
- II. ROLL CALL
  
- III. REVIEW AGENDA
  
- IV. CONSENT OF JANUARY 13 & FEBRUARY 10, 2015 MINUTES
  
- V. OLD BUSINESSES
  - a. Discuss RR R-O-W Triangle - Revised Drawing
  - b. Schedule Second RR R-O-W Triangle Public Hearing
  - c. MCFA/Lagoon Annexation Update
  
- VI. NEW BUSINESS
  - a. Stobbe Property Clarification
  - b. Direct PZC to Recommend Available and Unavailable Retail Marijuana Locations Based on Federal Limitations
  - c. Direct PZC to Recommend Appropriate Zones to Allow Retail Marijuana According to Comprehensive Plan & Future Vision
  - d. Direct PZC to Combine Federal Limitation Locations and Zoning Locations and Submit to BOT for Consideration
  
- VII. ADJOURN

POSTED 3/7/15

---

---

OPEN TO THE PUBLIC

**PLANNING & ZONING COMMISSION  
CITY OF CREEDE, COLORADO - A TOWN  
January 13, 2015**

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: Rex Sheppard, Kay Wyley [arr. 5:34], Eric Grossman, Lauri Jordan  
COMMISSIONERS ABSENT: Frank Freer

Commissioner Jordan, presiding, declared a quorum present:

Those members of staff also present were as follows: Clyde Dooley, Town Manager  
Randi Snead, Town Clerk/Treasurer

AGENDA

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

CONSENT OF DECEMBER 9 & 16, 2014 MINUTES

The agenda dates for the minutes were corrected. Commissioner Sheppard moved and Commissioner Grossman seconded to approve the December 9, 2014 minutes. The vote was unanimous. Commission Chair Jordan declared the motion carried. Commissioner Grossman moved and Commissioner Sheppard seconded to approve the December 16, 2014 minutes. The vote was unanimous. Commission Chair Jordan declared the motion carried.

OLD BUSINESS

SCHEDULE PUBLIC HEARING FOR FEBRUARY 10, 2015

Commissioner Grossman moved and Commissioner Sheppard moved to schedule a Public Hearing for February 10, 2015. The vote was unanimous. Commission Chair Jordan declared the motion carried.

ADJOURN

There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Freer moved and Commissioner Grossman seconded that the meeting be adjourned at 5:39 p.m. The vote was unanimous. Commission Chair Jordan declared the motion carried.

Respectfully submitted:

          / Randi Snead/  
Randi Snead  
City Clerk/Treasurer

**PLANNING & ZONING COMMISSION**  
**CITY OF CREEDE, COLORADO - A TOWN**  
**February 10, 2015**

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 5:35 p.m. There being present at the call of the roll the following persons:

COMMISSIONERS PRESENT: Kay Wyley, Eric Grossman, Lauri Jordan  
COMMISSIONERS ABSENT: Rex Sheppard, Frank Freer

Commissioner Jordan, presiding, declared a quorum present:

Those members of staff also present were as follows: Clyde Dooley, Town Manager  
Randi Snead, Town Clerk/Treasurer

PUBLIC HEARING & RELATED ACTIONS

Commission Chair Jordan opened the public hearing. Clay Wade of Merrick & Company described the options for Rio Grande Avenue to those present. Both proposed options included dividing the area into three northern parcels with a stormwater detention/snow storage area at the southern end. One option included extending 4<sup>th</sup> Street out through Loma. Many property owners from the area were present along with other members of the public. Comments included: irrigation difficulties and concerns, parking needs, support for a public playground in the area, opposition and support for buildable lots, alley extension, camping, property replatting, and property access concerns. At least three more Public Hearings will take place prior to any Commission Decision, and the next one will be scheduled at the upcoming regular Planning & Zoning Commission meeting March 3, 2015. Commission Chair Jordan closed the public hearing.

ADJOURN

There was no further business to come before the Planning and Zoning Commission at this time. No motion was made to adjourn; the Planning & Zoning Commission dispersed at approximately 6:44 p.m.

Respectfully submitted:

          / Randi Snead /  
Randi Snead  
City Clerk/Treasurer

Merrick-McLaughlin Water Engineers  
2420 Alcott Street  
Denver, Colorado 80211  
Tel: +1 303-964-3333  
Fax: +1 303-964-3355  
[www.merrick.com](http://www.merrick.com)

**Meeting Notes: Replat and Vacation  
Rio Grande Avenue to Loma  
Creede Planning and Zoning Hearing  
February 10, 2015, 5:30 PM**

Approximately 15 citizens in attendance, primarily property owners adjacent to and east of the proposed plat. Clay Wade, MMWE, presented an analysis of the original proposed subdivision plat in regard to existing water and sewer mains. Wade explained that proposed plat would locate these existing mains completely or partly inside the new lots which is a situation to be avoided. Wade presented the two plat alternatives generated by MMWE to protect these existing water and sewer mains outside of any new development lots.

Once understood, the audience seemed to be in general agreement with the vacation of existing Rio Grande Avenue and replat into "Rio Grande Lane", with vacation of unused property back to adjacent properties to the east. Seemed to be general understanding and agreement that new Rio Grande Lane would be a non-driving utility corridor, functioning as an open space buffer between the existing neighborhood and whatever development occurs on the new created lots.

Audience discussion focused more on potential future land uses on the lots to be created rather than on the technical merits of the proposed plat. Alternatives moved between possible tax-generating land uses such as residential use versus parking lot(s) to support summer visitors. Discussion also included possibility/desirability of playground use on part of the land. Much discussion regarding Loma Street drainage where a long north-south 24" CMP culvert crosses Loma at a flat diagonal angle. The culvert is described as being installed at such a flat grade that an adjacent property owner takes responsibility to keep the inverts free of ice and debris so the water will flow properly. This discussion of drainage led to questioning of whether the detention/snow storage area shown on the MMWE plan alternatives was feasible or desirable.

It was requested that MMWE present a separate proposal to analyze and resolve the apparent drainage issues associated with the 24" CPM culvert and the elevated grade of Loma as it crosses the abandoned railroad tracks. Rather than a separate Loma drainage design effort, MMWE suggests that this current design effort be recognized as a preliminary plat and that grading and drainage issues are best left to the final plat stage where final detailed engineering is resolved. Loma itself can be included in the replat effort to analyze and address not only the 24" CMP culvert but the drainage issues involved with the other culverts present in the Loma ROW. Including Loma in the replat will also be the opportunity to clarify and resolve the right-of-way description of both sides of Loma.

By the end of the meeting there appeared to be a preference for the MMWE concept that extends West 4<sup>th</sup> Street through to Loma rather than dead-ending it as shown on the "Alternate" layout. It was also suggested to extend the alley between 4<sup>th</sup> and 5<sup>th</sup> through to Loma and to provide unpaved driving access from West 3<sup>rd</sup> Street to the alley between 3<sup>rd</sup> and 4<sup>th</sup>.

Clay Wade  
Merrick-McLaughlin Water Engineers

February 18, 2015

City of Creede  
Clyde Dooley, Manager  
Box 457  
Creede, Colorado 81130

Merrick-McLaughlin Water Engineers  
2420 Alcott Street  
Denver, Colorado 80211  
Tel: +1 303-964-3333  
Fax: +1 303-964-3355

**RE: Replat Rio Grande Avenue**

[www.merrick.com](http://www.merrick.com)

Dear Clyde:

In response to the comments received at the Planning Commission meeting of February 10, we have prepared a revised drawing sheet for the replatting of existing Rio Grande Avenue between West 5<sup>th</sup> Street and West 3<sup>rd</sup> Street. This drawing illustrates the following ideas:

1. The drawing is based on extending West 4<sup>th</sup> Street through to a new intersection with Loma Street rather than the dead-end condition that we suggested. We believe that we heard a clear preference for 4<sup>th</sup> Street to extend.
2. The drawing similarly shows the alley between West 4<sup>th</sup> Street and West 5<sup>th</sup> Street extending through to a new connection with Loma. This new alley would be platted as 20 feet wide to protect access to the existing sewer line below.
3. The drawing shows a 15-foot wide gravel drive connecting between West 3<sup>rd</sup> Street and the west end of the alley between West 3<sup>rd</sup> and West 4<sup>th</sup>. This drive will provide vehicle access to 302 and 306 Rio Grande.

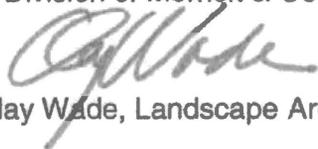
In the meeting, various land use alternatives were discussed for the new lots to be created by this plat. Platting is concerned with providing proper access and utility service to the property, separate from land use/zoning. If this latest draft subdivision plat seems to provide the proper layout of lots and utility corridors, we suggest that the plat be processed through Planning Commission and City Council as a Preliminary Plat. If approved as a Preliminary Plat, then the Final Plat process can resolve construction details like grading and drainage. It may be appropriate to process a companion rezoning action to allow a range of land uses that would be appropriate for the new lots.

Regarding the long culvert below Loma Street in front of the Leggett Property, the map actually shows the elevations of the end points of that culvert. The north end is at elevation 8813.25 and the south end is at elevation 8808.57. This 4.68 feet of drop from north to south across the length of approximately 210 linear feet calculates to a slope grade of 2.2%. Typically this pipe slope would perform adequately for a drainage culvert. Debris or vegetation at the inlet or outlet may be interfering with the flow, or the culvert pipe may need to be jet cleaned of interior debris.

Depending on the outcome of the scheduled Planning Commission hearings based on these sketches, we are available to work with a surveyor and prepare an actual Preliminary Subdivision Plat for formal consideration.

Sincerely,

**McLaughlin Water Engineers**  
A Division of Merrick & Company



Clay Wade, Landscape Architect



February 18, 2015

To: Lauri Jordan / Planning & Zoning Committee

I am writing this letter in order to express my thoughts regarding the proposed usages for the parcel of land located between 3<sup>rd</sup> and 5<sup>th</sup> Street on Loma Avenue in Creede. As the Postmaster of the Creede Post Office, I am afforded a unique perspective on some of the issues that occur year-round due to a lack of parking for the businesses located on Main Street.

Throughout my five years of service here, I have noticed an increasing demand on the limited parking available, as well as the increased congestion and complaints that accompany the unavailability of parking spots. Some of the larger concerns arise from a safety perspective. Our parking lot is frequently utilized by patrons visiting neighboring establishments after our facility has closed for the day. While this is generally not a problem, I have had vehicles left in the lot overnight, further reducing the spaces available to our customers and exacerbating the parking shortage. In addition to inconveniencing our patrons, this has resulted in safety issues in the form of slip and trip hazards for pedestrians, when the plow is unable to clear all the snow from the lot in the morning, due to vehicles obstructing where the snow needs to be pushed towards the flume. Additionally, I have had patrons cause physical damage to the Post Office by running into it with their vehicle when leaving other establishments late at night. This has occurred on more than one occasion just in the short time I have been here, and I have been made aware of other incidents that occurred prior to my arrival here. This is definitely not limited to just the summer months; I have observed it occurring year round.

Other areas that the parking issues impact are the timely delivery and dispatch of mail. This affects both the highway contract carrier deliveries to the up-river locations here in Creede, as well as the dispatch of the outgoing mail truck that must be received in Alamosa by a specific time. This is of particular concern considering that truck contains the mail that is being sent out from all of the Post Offices between here and Alamosa. I also have personal concerns about being able to effectively maintain the posted hours of the Post Office when I return from lunch and have nowhere to park my vehicle. It delays my ability to open the doors on time, when I have to spend a long time attempting to locate another location to park. Attempts to designate employee spaces in the past have resulted in vandalism to the signs denoting these designations, or the signs being stolen altogether. It is difficult to get approval for funds to replace the old signs, when the existing signs we have posted are regularly ignored. This is especially detrimental when those designating a spot for the carrier to load and unload; and for the transport truck to park when delivering and dispatching the incoming and outgoing mail are not heeded, as it risks delaying mail for the entire valley if we cannot get the truck out on time. We do not have a towing service in Creede, so I am essentially at the mercy of the general public to both read and comply with posted instructions regarding parking spots. I feel it is very unfair that the Post Office parking lot, for which rent is paid and which explicitly states is for use by postal patrons, is essentially being forced to function as an overflow lot to serve most of the Main Street businesses. This proposition provides an opportunity for the City of Creede to ease some of the difficulties being experienced in this matter.

Please consider the gravity of the parking situation at this time, and the fact that the growth we seek to promote for our town will only increase demand on a resource that appears to already be stretched to the limit. If businesses here want to increase their customer counts, it is important to consider that people need to have places to park and shop. The location on Loma Avenue is ideal in that it is within walking distance to all of the Main Street businesses. Thank you for your consideration of my thoughts on this issue, and I hope that whatever happens with the parcel takes into consideration not just the immediate, but the long term needs of this great community we call "home."

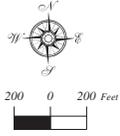
Sincerely,



Samantha McCoy  
Postmaster  
Creede, CO 81130



The City of Creede,  
Colorado  
Zoning Map



Mineral County, Colorado

Legend

- CITY OF CREEDE ZONING**
- R-1 - Residential
  - RM (P) - Residential Medium Density
  - MH
  - B-1 - Business 1
  - B-2 - Business 2
  - C - Commercial
  - I - Industrial
- CREEDE CITY LIMITS**
- CREEDE CITY LIMITS
- PARCELS**
- PARCELS
- ABANDONED RAILROAD**
- ABANDONED RAILROAD
- WILLOW CREEK FLUME**
- WILLOW CREEK FLUME



City of Creede



**DISCLAIMER:**  
This map is for illustrative purposes only, and is not intended to constitute a legal document. THE CITY OF CREEDE, COLORADO, AND DAVIS ENGINEERING SERVICE, INC. MAKE NO WARRANTY, REPRESENTATION, OR GUARANTEE, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE CITY OF CREEDE AND DAVIS ENGINEERING SERVICE, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE CITY OF CREEDE AND DAVIS ENGINEERING SERVICE, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

