

- I. CALL TO ORDER
  
- II. ROLL CALL
  
- III. REVIEW AGENDA
  
- IV. CONSENT OF MARCH 11 & APRIL 15, 2014 MINUTES
  
- V. OLD BUSINESS
  - a. Recommendation – Downstream Gas Encroachment Agreement Amendment
  - b. Willow Creek Storage Conditional Use
  - c. Recommendation Tomkins Map
  - d. Rio Grande Avenue Map Discussion – Ron M.
  
- VI. ADJOURN

POSTED 5/9/14

**PLANNING & ZONING COMMISSION  
CITY OF CREEDE, COLORADO - A TOWN  
March 11, 2014**

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

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

CONSENT OF FEBRUARY 11, 2014 MINUTES

The Clerk was asked to check the time of adjournment with the recorder and amend the minutes accordingly. Commissioner Grossman moved and Commissioner Wyley seconded to approve the January 14, 2014 minutes as amended. The vote was unanimous. Commission Chair Jordan declared the motion carried.

OLD BUSINESS

FOREST SERVICE LAND EXCHANGE

Representatives from the Forest Service, Mineral County, and the City of Creede met to discuss the upcoming land trade. All parties feel ready to move forward. The next steps are for the county to identify land needed, the city and the county to develop an agreement in which the county pays for surveying and legal costs related to the land trade, the city acquires land for the water tank easement, and the county acquires land for their needs. Once that is accomplished, the request will be submitted formally to the Forest Service, and the swap may take several years to complete.

COUNTY ROAD ANNEX

A Land Use Application has been prepared and a survey had been ordered for the Creede America county road annexation.

OLD BUSINESS

RECOMMENDATIONS/SUGGESTIONS MERRICK RIO GRANDE MAP

The Commission reviewed the proposed engineering maps and discussed several differences between the draft map approved for Rio Grande. Further discussion was tabled until the April meeting so that Commissioners would have a chance to review both maps in comparison.

ADJOURN

There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Grossman moved and Commissioner Wyley seconded that the meeting be adjourned at 5:52 p.m. The vote was unanimous. Commission Chair Jordan declared the motion carried.

Respectfully submitted:

/Randi Snead/  
Randi Snead  
City Clerk/Treasurer

DRAFT

**PLANNING & ZONING COMMISSION  
CITY OF CREEDE, COLORADO - A TOWN  
April 15, 2014**

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 Shepperd, Eric Grossman (by phone), Kay Wyley, Lauri Jordan, Frank Freer (arrived 5:33 p.m.)

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

CONSENT OF MARCH 11, 2014 MINUTES

Minutes of March 11, 2014 were not provided in the packet material and approval was tabled to the May 13, 2014 Planning & Zoning meeting.

OLD BUSINESS

DOWNSTREAM GAS CLARIFICATION

The Creede Building Inspector, Ramona Weber, and the contractor for the Downstream Gas renovation, Dick DePriest, were available to answer questions regarding the remodel. Changes from the original remodel plans as reviewed by the Planning & Zoning Commission February 11, 2014 were discussed. No recommendations were made by the Commission.

BIERNAT ENCROACHMENT AGREEMENT RECCOMENDATION

Manager Dooley reviewed the details of the encroachment with the Commission. Commissioner Freer moved and Commissioner Wyley seconded to recommend that the Board of Trustees approve the Biernat Encroachment Agreement as presented. Commissioner Grossman requested more discussion and asked that the agreement be amended to allow future boards to discontinue the agreement. Manager Dooley offered to contact the attorney to add a termination clause to the contract. Commissioner Freer moved and Commissioner Shepperd seconded to amend the motion to include the amendment. The vote was unanimous. Commission Chair Jordan declared the motion carried.

TRACT 16R REPLAT RECCOMENDATION

Mayor Dooley reviewed the details of the replat of city property in North Creede. Commissioner Freer moved and Commissioner Grossman seconded to recommend that the Board of Trustees move forward with the replat of Tract 16R in North Creede. There were four yes votes and one no vote (Shepperd). Commission Chair Jordan declared the motion carried.

OLD FIREHOUSE RECCOMENDATION

Commissioner Grossman moved and Commissioner Freer seconded to recommend that the Board of Trustees move forward with the replat of the Old Firehouse. The vote was unanimous. Commission Chair Jordan declared the motion carried.

BIRDSEY REPLAT UPDATE

Dooley explained to the Commission that a replat had been approved by the Board of Trustees in 2005, but that the required documents had not been executed. Dooley is recommending a repeat of the process to correct the replat but is currently waiting for a response on the situation from our attorney before proceeding.

#### SIMON REPLAT UPDATE

Dooley updated the Commission on the Simon replat in North Creede and described the land transfers that would take place. Commissioner Freer moved and Commissioner Wyley seconded to recommend that the Board of Trustees moved forward with the replat as illustrated. There were four yes votes and one abstention (Grossman). Commission Chair Jordan declared the motion carried.

#### BEE MCLURE ANNEXATION UPDATE

Mineral County requested that the City request an annexation of several roads in Creede America. Upon requesting the annex, the county declined to assist with costs, and at this time any benefit of annexing the roads is unclear. The matter was tabled pending further discussion with County officials.

#### RIO GRANDE AVENUE MAP DISCUSSION

Manager Dooley informed the Commission that the Town Engineer would be available during the next Planning & Zoning meeting for questions and discussion of the Rio Grande Avenue property. The Commission tabled the discussion to May 13, 2014.

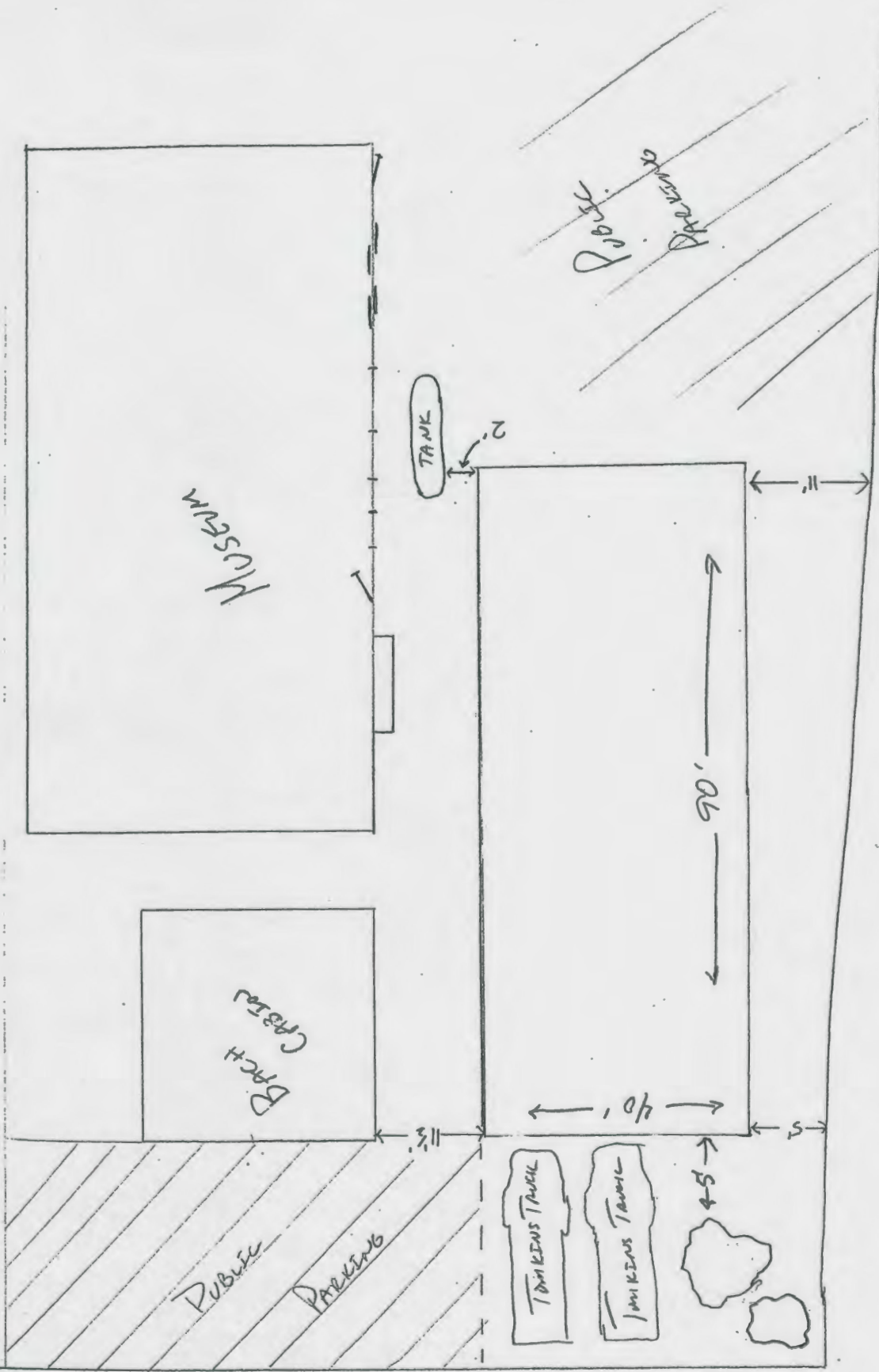
#### ADJOURN

There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Shepperd moved and Commissioner Freer seconded that the meeting be adjourned at 6:30 p.m. The vote was unanimous. Commission Chair Jordan declared the motion carried.

Respectfully submitted:

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Randi Snead  
City Clerk/Treasurer



Public Parking

MUSEUM

Brcht Cabins

Public Parking

Public Parking

TANKS

TANKS

TANK

2.

90'

40'

11.5'

4.5'

Lom A Street

Wau ST