

**PLANNING & ZONING COMMISSION  
CITY OF CREEDE, COLORADO – A TOWN  
February 12, 2013**

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, Avery Augur (by phone), Eric Grossman,  
Kay Wyley, Lauri Jordan  
COMMISSIONERS ABSENT: Frank Freer

Commission Chair Augur, presiding, declared a quorum present:  
Those members of staff also present were as follows: Clyde Dooley, Town Manager  
Randi DePriest, Town Clerk

AGENDA

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Town Manager Clyde Dooley requested to present information on an inquiry regarding an easement on Silver Drive. Commissioner Shepperd moved and Commissioner Jordan seconded to approve the agenda as amended. The vote was unanimous. Commission Chair Augur declared the motion carried.

CONSENT OF JANUARY 8, 2013 MINUTES

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A correction was made to the attendance of the January 8, 2013 meeting. Commissioner Jordan moved and Commission Chair Augur seconded to approve the January 8, 2013 minutes as amended. The vote was unanimous. Commission Chair Augur declared the motion carried.

NEW BUSINESS

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CITY-OWNED LAND INVENTORY & POLICY

Dooley gave the Commission a history of the project. Several years ago, he had prepared a rough estimate of the percentage of land owned by the City in each section of town. The information could be much more accurate once the County Assessor's maps were updated in the spring. Commission Chair Augur volunteered to print a large map to mark up and use as a tool for creating the inventory.

UPDATE ON THOMPSON/ARCHIBALD/PIZEL PROPERTY

Manager Dooley informed the Commission that there were a few details to be worked out concerning a common wall property boundary. He was hoping to get the issue resolved and have a Boundary Agreement ready for the March meeting.

RECOMMENDATION/DIRECTION ON CREEDE GIFTS & GAS ENCROACHMENT AGREEMENT

Commission Chair Augur and Commissioner Jordan recused themselves due to involvement in the property. Dooley informed the commission that the gas station property owners were encroaching on La Garita Avenue and were interested in an Encroachment Agreement. Several elements of the agreement needed work, and once another draft was produced, the commission could consider the agreement.

RIO GRANDE SILVER WATER REQUEST

Dooley informed the commission that Rio Grande Silver was interested in acquiring potable water from the city water infrastructure. Their engineer is working on a plan to be approved by the City

Engineer, the Planning & Zoning Commission, and the Board of Trustees. Once approved, a service utility agreement would be required as well. He expected the plan within the next several months.

GANT EASEMENT CONCERNS

Manager Dooley explained that the property owner requested that the easement deed be removed on the property that was once used for water tank access but had been blocked for County cemetery expansion. The SLVREC may have an existing easement in the same place, and CenturyLink may have one as well. Dooley will continue to explore the situation so the Commission could make a recommendation.

BIERNAT PROPERTY PURCHASE CONCERNS

Al Biernat, Jimmy Grant, and Mike Grant had approached the City about purchasing private property below their residences with an agreement not to build. The property in question has issues with utility access, etc. Dooley will continue working on gathering information about this idea and will update the Commission at the next meeting.

ONGOING DISCUSSION

RAILROAD RIGHT-OF-WAY – RIO GRANDE AVENUE PARKING LOT & VACATION

Commission Chair Augur updated the Commission on reactions he received from the Board of Trustees. He asked the commission to consider a 50-foot right-of-way on Loma as opposed to a 60-foot as well as a more two-phase approach to the project. He is to prepare a plan for approval at the next regular commission meeting.

ADJOURN

There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Jordan moved and Commissioner Shepperd seconded that the meeting be adjourned at 6:28 p.m. The vote was unanimous. Commission Chair Augur declared the motion carried.

Respectfully submitted:

\_\_\_\_\_/Randi DePriest/  
Randi DePriest  
City Clerk/Treasurer