

**TOWN OF CRESTONE  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, MARCH 7, 2016, 6:00 P.M.  
AT THE TOWN HALL – 108 W. GALENA AVENUE**

**MINUTES**

1. **Call to Order** – The meeting was called to order at 6:02 pm.
2. **Roll Call** – Commissioners Renee Hill, Benjamin Byer, Kairina Danforth and Alternate Commissioners Terry Goergen and Carmin Teeple were present. Commissioner Lonny Roth was absent with notice. Chair Cristina Cabeza-Kinney, present and presiding, declared a quorum present. Also present was Acting Town Clerk Allyson Ransom.
3. **Approval of Agenda** - *Commissioner Hill moved and Commissioner Danforth seconded to approve the Agenda as amended by moving item 8A- Scot Swordy to item 5 and to allow Commissioner Byer to make an announcement and present a letter of support under item 6A. The vote of the Commissioners present was unanimously in favor, and Chair Cabeza-Kinney declared the motion carried.*
4. **Approval of Minutes of Regular Meeting of February 1, 2016** - *Commissioner Danforth moved and Commissioner Hill seconded to approve the Minutes of Regular Meeting of February 1, 2016 as amended by modifying details in item 7 with the mosquito control information to be shown in a bulleted format. The vote of the Commissioners present was unanimously in favor, and Chair Cabeza-Kinney declared the motion carried.*
5. **Alley Use Request**- Scot Swordy presented his plan and request to add a paved area in the alleyway north of his hotel-restaurant for the purpose of creating a surface for a garbage truck to pull in and empty their bear proof dumpster. After Commission discussion, the consensus was to recommend Swordy's project to the Board of Trustees. *Commissioner Danforth moved and Commissioner Hill seconded to recommend Scot Swordy's plan to the Town Board of Trustees and that Swordy will also prepare a drawing of the project to present at the regular Board meeting on May 9, 2016. The vote of the Commissioners present was unanimously in favor and Chair Cabeza-Kinney declared the motion carried.*
6. **Reports**
  - A. **Correspondence & Announcements** –
    - Commissioner Danforth briefly explained the background concerning the Fire Marshal's letter assessing the unsafe conditions of an unfinished apartment building at 253 W. Golden Ave, which Acting Clerk Ransom had included with the meeting documents.

- Commissioner Benjamin Byer presented an update on his project to try and secure financing to install new gas pumps and move the old ones off of the public right of way. He asked his fellow commissioners to endorse a support letter as he requests the Town Board of Trustees to approve his plan to create a legal partition of the gas pump property, and in so doing, he should be able to secure a loan for his improvement project.

*After Commission discussion, Commissioner Hill moved and Commissioner Danforth seconded to endorse Benjamin Byer's letter and preliminary approval of his plan for his company, Golden Grove, LLC to request of the Board of Trustees a land partition where the gas pumps are located at the corner of W. Silver Ave. and S. Cottonwood St. The vote of the Commissioners present was unanimously in favor with the exception of Commissioner Byer, who abstained, and Chair Cabeza-Kinney declared the motion carried.*

**B. Crestone-Baca Sub-Area Planning** – Nothing of note to discuss at this time.

## 7. Old Business

**A. Zoning Regulations** –Discussion of the following:

- A review of temporary structures was discussed with the need to add a new definition to page six stating that temporary buildings are not fixed and movable by nature. Alternate Commissioner Goergen presented a specific definition which will be included in the final revision.
- Importance of affordable housing
- Proper planning of any small structures for future development
- The Town Clerk will provide a list or chart of her duties to help the Commissioners for revising pages 15-16 regarding responsibilities.

**B. Weed Management** – This item was discussed with item 7C.

**Mosquito Control** - A discussion included:

- The remaining inventory of supplies that includes: 5-10lb. bags of native grass seed, 4 gals. of Avenger weed spray, one-fourth of a gallon of mosquito barrier, 1 sprayer, 2 weed trimmers and 1 pruner
- Community-wide work day to cut and spraying
- Purchase weed spray in 20 gallon quantity to save money.
- Cut and spray schedule
- Possibility of purchasing a specialized small tractor

**C. Visioning** – Not discussed at this time.

## 8. New Business

**A. Source Water Protection-** Ann Bunting presented information on the Colorado Rural Water Association's preventative and emergency plans that involve assisting communities with protecting their drinking water sources. She explained the importance of participation for a \$5000.00 grant for which the Crestone Water Department has applied. Town officials were invited to attend a preliminary

meeting on April 27, 2016 at the Town Hall meeting room where the Town will be paid for their in-kind hours at the rate of \$60.00 per hour per participant.

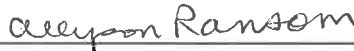
**B. Master Plan Addendum- Tract 1-** Commissioner Danforth reported that she and Acting Clerk Ransom were compiling information.

- **Grange project-** Nathan Good was not present but his plans for a multi-use greenhouse structure were presented for the commissioners to study.
- **GOCO Grant** - Commissioner Danforth reported briefly on the grant status which had been submitted, and there will be public meetings held in April and May.

**C . Citizen Advisory Members** – Not discussed at this time.

**9. Citizens' Comments** - There were none.

**10. Adjourn** - *Commissioner Hill moved and Commissioner Danforth seconded to adjourn the meeting at 8:34 pm. The vote of the Commissioners present was unanimously in favor and Chair Cabeza-Kinney declared the motion carried.*



Allyson Ransom, Acting Town Clerk



Cristina Cabeza-Kinney, Chair



## Zoning, temporary bldg

1. Definition of temporary building: A temporary building is non-inhabited, nor does it have plumbing and sewer. By its nature, it is removable. If people are living in the building, it becomes an accessory dwelling unit or guest house, and then must conform to setbacks and all applicable zoning regulations.

