

TOWN OF RED RIVER
PLANNING & ZONING COMMISSION
DECEMBER 16, 2016
COUNCIL CHAMBERS

1. CALL TO ORDER

Chairman Jodee Thayer called the meeting to order at 6:00 PM.

2. ROLL CALL

Commissioner Chuck Fettinger - Present
Commissioner Richard Brown - Present
Commissioner Jodee Thayer - Present
Commissioner Scott Wilson - Present
Commissioner Gail Douglas - Absent

Planning and Zoning Administrator Brenda Sloan and Deputy Planning and Zoning Administrator Deke Willis were also present.

3. APPROVAL OF AGENDA - DECEMBER 16, 2015

Commissioner Fettinger made a motion to approve the agenda of December 16, 2015. Commissioner Wilson seconded the motion and the motion was passed.

4. APPROVAL OF MINUTES

- a. NOVEMBER 11, 2015 - Regular Meeting
- b. DECEMBER 2, 2105 - Sign Ordinance/Building Permit Fees Work Session

Commissioner Brown made a motion to approve the minutes from November 11th and December 2, 2015. Commissioner Wilson seconded the motion and the motion was passed.

5. STAFF REPORT

- a. Administrator Brenda Sloan reported that she has received a complaint from Caleb at Rio Rojo apartments against construction.
- b. Administrator Brenda Sloan reported that she attended court with Code Enforcement Officers from Valencia County.
- c. Administrator Brenda Sloan reported that she received sign permit applications from Bobcat Pass Adventures and from the Red River Ski Area for the Lift House.
- d. Administrator Brenda Sloan reported that she received a banner permit application from Cary Thompson for the Black Diamond Grill.
- e. Administrator Sloan reported that she received a building permit application from Elwyn Ladd for a covered porch at 201 S. Independence.

6. CONSIDERATION OF:

a. Conditional Use Permit - Starr Trading Post at 300 East Main Street

Administrator Brenda Sloan explained that Heather Larson has submitted a Conditional Use Permit to display brand canvas banners securely attached to her storefront that are not promotional in nature. She is displaying 5 banners and the current ordinance permits one. The permit application does not specify a time-frame request. Commissioner Wilson made a motion to approve the Conditional Use Permit allowing a total of 2 banners until April 1, 2016, and in no way will they become permanent. Commissioner Brown seconded the motion. Assistant

Clerk Holly Snowden called a roll call vote. Commissioner Fettinger - yes, Commissioner Wilson - yes, Commissioner Brown - yes. Commissioner Thayer - yes. Motion passed.

b. Conditional Use Permit - Black Diamond Grill at 305 Pioneer Road

Administrator Brenda Sloan explained that Cary Thompson has submitted a Conditional Use Permit to display 2 banners on the building. One banner would be located on the south side of the building facing the ski area, while the other banner would face east toward Pioneer Road. Commissioner Brown made a motion that he be allowed to display any 2 banners until April 1, 2016. Commissioner Wilson seconded the motion. Assistant Clerk Holly Snowden called a roll call vote. Commissioner Wilson - yes, Commissioner Brown - yes, Commissioner Thayer - yes, Commissioner Fettinger - yes. Motion passed.

c. Sign Ordinance

A discussion was held as to the recommendation to Council regarding changes to the existing Sign Ordinance, including the input from the public work session held on December 2, 2015.

Commissioner Brown made a motion to recommend to Council that businesses be allowed to hang 2 banners for a period of up to 90 days during a season. If the signs are up for more than 30 days they must be framed and that the ordinance verbiage be updated to include flying banners. Commissioner Wilson seconded the motion. Assistant Clerk Holly Snowden called a roll call vote. Commissioner Fettinger - yes, Commissioner Thayer - yes, Commissioner Brown - yes, Commissioner Wilson - yes. Motion passed.

d. Building Permit Fees Ordinance

A discussion was held as to the recommendation to Council regarding changes to the existing Building Permit Fees Ordinance, including the input from the public work session held on December 2, 2015.

Commissioner Wilson made a motion to recommend to Council that the fees for miscellaneous buildings and additional square footage fees be removed, and that the rates for Building Permit Fees be as follows:

Buildings, construction or remodeling less than 1000 square feet

Residential - \$35.00

Commercial - \$50.00

Buildings, construction or remodeling 1000+ square feet

Residential - \$50.00

Commercial - \$75.00

Commissioner Brown seconded the motion. Assistant Clerk Holly Snowden called a roll call vote.

Commissioner Brown - yes, Commissioner Thayer - yes, Commissioner Fettinger - yes, Commissioner Wilson - yes. Motion passed.

7. OTHER

a. Administrator Brenda Sloan asked the Commission what to do about the situation of Stan Mileski's storage trailer and ask for any suggestions for compliance. The Commission advised her to speak with Mayor Calhoun.

b. Administrator Brenda Sloan asked the Commission what the policy is regarding flashing Christmas lights at businesses since flashing lights are not allowed per Ordinance. The Commission advised her not to enforce.

8. ADJOURNMENT

With no further business, Commissioner Wilson made a motion to adjourn the meeting. Commissioner Brown seconded the motion. The motion passed and the meeting was adjourned at 8:04 PM.



Holly Snowden, Assistant Clerk



Jodee Thayer, Chairman

