

Town of Red River
Planning & Zoning Commission
June 9, 2016 Meeting
Council Chambers

1. CALL TO ORDER

Commissioner Jodee Thayer called the meeting to order at 3:08pm.

2. ROLL CALL

Commissioner Douglas – Present

Commissioner Richard – Present

Commissioner Larson – Absent

Commissioner Thayer – Present

Commissioner Nora - Present

Planning & Zoning Administrator Brenda J. Sloan was also present.

3. APPROVAL OF AGENDA – June 9, 2016

Commissioner Douglas made a motion to approve the June 9, 2016 Agenda.

Commissioner Richard seconded the motion, and the motion passed.

4. APPROVAL OF MINUTES – May 17, 2016 Meeting Minutes

Commissioner Richard made a motion to approve the May 17, 2016 meeting minutes.

Commissioner Nora seconded the motion and that motion passed.

5. STAFF REPORT:

- a. 5/18/16 Spoke with Russell about getting an updated/current zoning map of the Town so the Commission can identify a rezoning area for Ms. Symons Zone Change Request.
- b. 5/23/16 Spoke with Dee Simms about signage for the Black Diamond Grill. Signage was put up without a permit and the total square footage of the signs exceed the new sign ordinance. Advised her they would need to be taken down and that she should speak with the building owner about reallocating the signage.
- c. 5/24/16 Brenda Sloan attended the Town Council meeting where the Council decided to send the Zone Change Request back to the P & Z Commission to identify an area that could be rezoned. The Council also denied the Special Exception Sign Permit for the Hole Thing Donut Shop to display a permanent banner, as the new sign ordinance allows banner up for a maximum of 90 days in a season.
- d. 6/3/16 Went to the Black Mountain to speak with the Crosses regarding getting a sign permit before putting up a new sign at their new location. Gave Lane an Application for a Sign Exception Permit. He took a picture of the sign and e-mail it to me and will fill out the Application and get it to me on Monday.
- e. Have been answering lots of questions about building permits.

6. Consideration of:

- a. Special Exception Sign Permit – Main Street Medical. Brenda Sloan advised the Commission that Main Street Medical has moved into the Black Mountain Playhouse and wants to put up a new sign, but the total square footage of the signs for the building exceed the square footage allowed by the new sign ordinance. Lane and Jessica Cross were present and the Commission asked them to get the total square footage of the current signs that are up. The Commission suggested that they take down some signs that are not in use to allow for their new sign. The commission agreed to table the decision until later in the meeting, so Lane could have time to go measure the signs and come back to the meeting.
- b. Zone Change Application – Regina Symons 304 N. Caribel – Identify Block or Area that could be rezoned. After looking at a map of the area around N. Caribel and the current zoning, Commission Richard made a motion to identify the area from Heartbreak Trail to West High Street, up Caribel past the present R1A zone, across to N. Silver Bell and north to the end of N. Silver Bell. Commissioner Nora seconded the motion. Roll Call vote: Commissioner Thayer – Yes, Commissioner Douglas – No, Commissioner Nora – Yes, Commissioner Richard – Yes. Map is attached showing the area identified by the Commission. Motion Passed.
- c. Triplex on High Street – Building in bad disrepair. After reviewing all the pictures submitted of the brick, roof and entry way being in disrepair, Commissioner Douglas made a motion to recommend to the Council that the Town of Red River send a letter to the owners that their property is a menace to the public health and safety; and based upon the Towns' Ordinance 2000-5, Article 7, Item ⁶~~B~~, because the townhouse is in such disrepair it is affecting the property values and health of the neighboring people and their homes, pending receipt of the inspection report detailing the disrepair. Commissioner Richard seconded the motion. Roll Call Vote: Commissioner Nora – Yes, Commissioner Thayer – Yes, Commissioner Douglas – Yes, Commissioner Richard – Yes. Motion Passed.
- d. Special Exception Sign Permit – Main Street Medical ... Continued. Lane Cross came back to the meeting and stated that they would remove the Black Mountain Lodge Sign that faces Pioneer Street, remove 2 signs that say Black Diamond Grill, remove the menu box case and remove 1 wood sign. This would bring the total square footage of the building's signs to 53.125 sq. ft. The square footage of the new sign they want to hang for Main Street Medical is 32 square feet. So the total square footage of signage for the building would be 85.125 sq. ft. The new sign ordinance allows a maximum of 75 sq. ft. Commissioner Douglas made a motion to recommend to Council to approve the Special Exception Sign Application, based upon the fact that the building is so large. Commissioner Richard seconded the motion. Roll Call Vote: Commissioner Douglas – Yes,

Commissioner Richard – Yes, Commissioner Nora – Yes, Commissioner Thayer
– No. Motion Passed.

7. OTHER

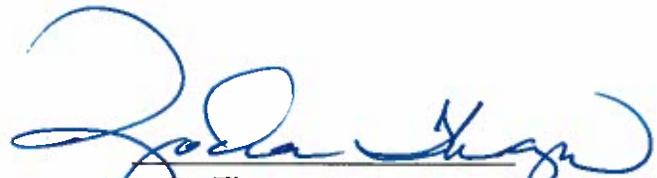
Brenda Sloan was asked about whether or not the OHV Ordinance for the Town was completed. Brenda advised that at the last Council meeting there was a public hearing on the Ordinance and that the Council has voted to adopt the Ordinance. Now we are waiting for approval from the state. The enforcement will be a joint operation between the Town of Red River and the Taos County Sheriff Department.

8. ADJOURNMENT

With no further business, Commissioner Thayer adjourned the meeting at 4:15pm.

Respectfully Submitted,


Brenda J. Sloan
Planning & Zoning Administrator


Jodee Thayer
Chairperson – P & Z Commission