

**TOWN OF RED RIVER  
PLANNING & ZONING COMMISSION  
FEBRUARY 11, 2016  
COUNCIL CHAMBERS**

**1. CALL TO ORDER**

Commissioner Jodee Thayer called the meeting to order at 6:08 PM.

**2. ROLL CALL**

Commissioner Chuck Fettinger - Present

Commissioner Richard Brown - Present

Commissioner Jodee Thayer - Present

Commissioner Scott Wilson - Present

Commissioner Gail Douglas - Present

Deputy Planning and Zoning Administrator Deke Willis was also present.

**3. APPROVAL OF AGENDA - FEBRUARY 11, 2016**

Commissioner Douglas made a motion to approve the agenda of February 11, 2016. Commissioner Brown seconded the motion and the motion was passed.

**4. APPROVAL OF MINUTES**

a. DECEMBER 16, 2015 - Regular Meeting

b. JANUARY 14, 2016 - Regular Meeting

Commissioner Fettinger made a motion to approve the minutes from the December 16, 2015 meeting.

Commissioner Wilson seconded the motion and the motion was passed.

Commissioner Douglas made a motion to approve the minutes from the January 14, 2016 meeting. Commissioner Wilson seconded the motion and the motion passed.

**5. CONSIDERATION OF:**

**a. Variance - Sangre de Cristo Chronicle**

Deputy Administrator Deke Willis explained that Ellen Goins bought the Chronicle and is running the business out of her home. Ellen applied for a business registration with the Town of Red River and Administrator Brenda Sloan asked her to complete a variance as the zone R-1 where her home is located is not zoned for business. In consulting the ordinance, the Commissioners felt that the R-1 ordinance in fact is permissive of home business. Commissioner Douglas asked that the record reflect that due to the acceptance of home business under Ordinance 2000-5 Article 8 R1 Residential -Section B2, that the applied for variance is not necessary.

**b. Variance - Best Western River's Edge**

At the January 14, 2016 meeting, Courtney Henderson submitted a Variance to allow the proposed new Best Western building to exceed the current Ordinance's height limit of 65 feet. The Variance is requesting that the building be allowed to be 69 feet. The Commissioners asked Courtney to consult the pitch issue with his architect to see if the project could be done and keep to the current height ordinance of 65 feet. Courtney was asked to come back this month to inform Commission of discussion with his architect. Courtney was in

attendance and reported that the architect felt the planned pitch was necessary for the mounting of solar panels, proper snow removal from roof, and for the Bavarian style of the building design. Commissioner Douglas made a motion to grant the variance from 65 feet to 69 feet because the architect says he needs the height for solar panels and the look of the building and due to the proposed building being located against the mountain and will not blocking any views. Commissioner Brown seconded the motions. Assistant Clerk Holly Snowden called a roll call vote. Commissioner Wilson - yes, Commissioner Brown - yes, Commissioner Thayer - yes, Commissioner Douglas - yes, Commissioner Fettinger - yes. Motion approved.

**c. Conditional Use Permit - The Hideout**

Deputy Administrator Deke Willis explained that the Hideout, a summer concessions trailer located at 105 East River Street has applied for a Conditional Use Permit for summer 2016 operations. The business location is zoned for general business. Since no start and end dates were listed on the application, the Commission asked Cindy Bowen (who was present) what dates her daughter Heidi was planning to operate. Cindy stated that she would be open the months of June, July, and August, and possibly for Memorial Weekend in May. Commissioner Wilson made a motion to approve the Conditional Use Permit from Memorial Day to Labor Day 2016 with the agreement that the concessions trailer will be covered within seven days after Labor Day. Commissioner Douglas seconded the motion. Assistant Clerk Holly Snowden called a roll call vote. Commissioner Fettinger - yes, Commissioner Douglas - yes, Commissioner Thayer - yes, Commissioner Brown - yes, Commissioner Wilson - yes. Motion approved.

**6. STAFF REPORT**

In Administrator Brenda Sloan's absence, Deputy Administrator Deke Willis presented her staff report. See attached Staff Report.

**7. OTHER**

a. Deputy Administrator Deke Willis reported that the Commissioners need to set-up a work session for a Nuisance Ordinance and Telecommunications Ordinance. Commissioner Thayer suggested that these be split into two separate work sessions and the Commissioners agreed. The work session dates will be scheduled at the March meeting.

b. Commissioner Fettinger requested that when the minutes are emailed out that a reminder message of the next meeting's day and time be included. He is having trouble remembering that the meetings have been changed to Thursdays.

**8. ADJOURNMENT**

With no further business, Commissioner Thayer adjourned the meeting at 6:51 PM.

  
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Holly Snowden, Assistant Clerk

  
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Jodee Thayer, Commissioner