

**TOWN OF RED RIVER
PLANNING & ZONING COMMISSION
APRIL 14, 2016
COUNCIL CHAMBERS**

1. CALL TO ORDER

Commissioner Jodee Thayer called the meeting to order at 6:01 PM.

2. ROLL CALL

Commissioner Randy Richard - Present
Commissioner Gail Douglas - Present
Commissioner Jodee Thayer - Present
Commissioner Sara Nora - Present

Planning and Zoning Administrator Brenda Sloan was also present.

3. APPROVAL OF AGENDA - April 14, 2016

Commissioner Douglas made a motion to approve the agenda of April 14, 2016. Commissioner Richard seconded the motion and the motion was passed.

4. APPROVAL OF MINUTES

a. MARCH 10, 2016 - Regular Meeting

Commissioner Douglas made a motion to approve the minutes from the March 10, 2016 meeting. Commissioner Richard seconded the motion and the motion was passed.

5. CONSIDERATION OF:

a. **Height Variance - Mike Hecker**

Administrator Brenda Sloan gave the Commission a brief introduction to Mike Hecker's application for a variance to the existing height ordinance. Mr. Hecker purchased seven lots in Wild Oaks to build a home. The current Ordinance 2000-5, Article 8 Section D, caps buildings at 27 feet. Mr. Hecker and his wife were present at the meeting to answer any questions and they submitted extensive drawings of their plans. During discussion the main concern was would any views be blocked because the home would be put on piers. Per the topography survey included in Mr. Hecker's plans, no view will be impacted. Commissioner Douglas made a motion to grant the height variance up to 54' for the Hecker's per their submitted drawings. Commissioner Richard seconded the motion. Assistant Clerk Holly Fagan called a roll call vote. Commissioner Nora - yes, Commissioner Thayer - yes, Commissioner Douglas - yes, Commissioner Richard - yes. Motion approved.

b. **Set Date for Work Sessions - Amend Telecommunications Ordinance
- Make Nuisance/Eyesore Ordinance**

Administrator Brenda Sloan spoke to the Commission regarding the need to set up work sessions to amend the current Telecommunications Ordinance to include a plan for emergency repairs. Administrator Sloan suggested that Snider Sloan be included due to his knowledge and support in the workings of the telecommunications system. The Commissioners agreed.

Administrator Sloan also spoke to the Commission regarding the need to set up a work session to begin work on a Nuisance/Eyesore Ordinance. Administrator Sloan gave the Commission copies of some Nuisance Ordinances from other municipalities in New Mexico for reference. After discussion of schedules, it was decided that the first work session will be held immediately prior to the next Commission Meeting. The Work Session was scheduled for May 12th at 5:00 PM.

6. STAFF REPORT

- a. Administrator Brenda Sloan reported that she approved the Town Building Permit Application for the Bull o' the Woods remodel and addition.
- b. Administrator Sloan reported that the Town's attorney has written a response to Heidi's attorney and advised that if they either enclosed the metal trailer with the existing poles and roof or if they reside it, her Conditional Use Permit and Business Registration would be approved. As of the date of this meeting, we have not had a reply from the Hideout or their attorney.
- c. Administrator Sloan reported that she received a call from Karen Guiss of Alabama who inquired about purchasing a lot and bringing in a "tiny house" on wheels. Administrator Sloan advised her that we have some areas that are zoned for mobile homes and it would depend on the location of the property. Ms. Guiss will be in Red River May 3-9 and requested to meet. Administrator Sloan let her know she would not be available but that she could set-up a meeting with Deputy Administrator Deke Willis.
- d. On March 24th Administrator Sloan met with Wayne Crawford who has a home on High Street. Mr. Crawford wanted to discuss the possibility of adding a second story and garage to his home. Since his current home does not meet the setback requirements of Ordinance 2010-5, Administrator Sloan advised him if he wanted to pursue the addition that he would need to fill out a Variance request to go before the Planning and Zoning Commission and Town Council. Administrator Sloan gave him a Variance form.
- e. Administrator Sloan reported that on April 1, 2016, she approved a Building Permit Application for Kristy Danna of 1504 Doris Gene in Young's Ranch.
- f. Administrator Sloan reported that on April 2, 2016, she approved a Building Permit Application for the Town of Red River's communications room upgrade/remodel.
- g. Administrator Sloan reported that on April 8, 2016, she approved a Permanent Sign Permit Application for an additional People's Bank sign.
- h. Administrator Sloan reported on April 8, 2016, she received a call from Town Administrator, Georgiana Rael, asking her to contact Bill Brooks regarding a Planning and Zoning issue. Bill wanted to know if there is an Ordinance governing combining his three lots into one lot. Administrator Sloan advised him that the Town does not have an ordinance for this but Taos County does. Administrator Sloan advised him who he needs to speak with at Taos County regarding his issue.
- i. Administrator Sloan reported that in April 12, 2016, she received a call asking her to come to Town Hall to meet with Regina Symons. She is currently operating a nightly rental in her home but her home is located in an R1 zone. Regina Symons submitted her application for Zone Change, the fee of \$50, the survey of her

property, and three names and addresses of her neighbors. She requested to have her Zone Change request on the May Agenda.

- j. Administrator Sloan reported that she made a non-compliant letter for Starr Trading Post to be sent out certified mail. The Conditional Use Permit expired on April 1, 2016, and required that all banners be removed. Heather Larson has not taken them down as of April 14, 2016.

7. OTHER

a. Administrator Sloan informed the Commission that she was invited to serve on a steering committee for the Taos County Comprehensive Plan and Economic Development Plan. There will be public meetings about water, land, housing, infrastructure and economic development through November.

b. Commissioner Randy Richard had a question about his lot located on High Street. Can he allow OHV trailers to park on his lot or is there a process he needs to go through? Administrator Sloan said there is not a process and that the trailers would just need to have a current license and registration.

8. ADJOURNMENT

With no further business, Commissioner Thayer adjourned the meeting at 7:27 PM.

Holly Snowden Fagan, Assistant Clerk

Jodee Thayer, Commissioner