TOWN OF RED RIVER
PLANNING & ZONING COMMISSION
JUNE 22, 2017
COUNCIL CHAMBERS

1. CALL TO ORDER

Commissioner Randy Richard called the meeting to order at 10:03 AM.

2. ROLL CALL

Commissioner Randy Richard - Present
Commissioner Joe Wells - Present
Commissioner Sara Nora - Present
Commissioner Heather Larson - Absent

Planning and Zoning Administrator Brenda Sloan was also present.

3. APPROVAL OF AGENDA - June 22, 2017

Commissioner Wells made a motion to approve the agenda for June 22, 2017. Commissioner Nora seconded the motion and the motion was passed.

4. APPROVAL OF MINUTES - May 11, 2017 P&Z Meeting Minutes

Commissioner Wells made a motion to approve the minutes from May 11, 2017. Commissioner Nora seconded the motion and the motion passed.

5. STAFF REPORT

Planning & Zoning Administrator Brenda Sloan started her staff report by letting the commission know there are currently several lodging maintenance and construction projects going on. These include repainting and new stairs being put in at the Ski View Condominiums, as well as improvements happening at Auslander Condominiums and Valley Condominiums.

Administrator Sloan reported that she has approved registrations for several new businesses including Cary Thompson opening the Smoke House restaurant in the Black Diamond building. Administrator Sloan is working with Cary on doing banner permits as there is currently no space for a permanent sign on that building.

Administrator Sloan received a permanent sign permit from Rustic Mountain Gift Shop. Since the shop sets back from Main Street, their signage is allowed to be placed on Main Street.

Administrator Sloan was contacted by Mr. Paiz who applied for a parking variance for the lot next to Hotel Ryland back in 2011. He wanted to know if the variance was still applicable and if they can start building townhouses on the lot. Administrator Sloan informed him that the answer is “no” due to the current Tourist Overlay Zone which considers the townhouses to be residential.

Administrator Sloan reported that at the May Town Council meeting the Council approved Best Western’s application for special exception sign permit for an internally lit sign, overriding the Planning and Zoning Commission’s recommendation. At the same meeting, Town Council agreed with the Planning and Zoning
Commission's recommendation on denying the variance application for the Red River Community House to have a metal storage building.

6. CONSIDERATION OF:

a. Conditional Use Permit - Old Tymer’s Café  210 E. Main St.
Old Tymer’s Café applied for a conditional use permit for outside restaurant seating. Following discussion, Commissioner Nora made a motion that the Commission recommend to Town Council to approve the conditional use permit for outside seating subject to the business becoming compliant by obtaining a business license and to make note that this set-up was done before the permit was submitted. Commissioner Wells seconded the motion. Assistant Clerk Holly Fagan took a roll call vote. Commissioner Wells - yes, Commissioner Richard - yes, Commissioner Nora - yes. Motion passed.

b. Conditional Use Permit - Red River Storage Units
Randy Lyles applied for a conditional use permit to use corrugated metal siding on a planned storage unit facility to be constructed on East High Street where High Street exits off of NM Highway 38. The submitted application did not have enough information so Administrator Sloan placed two phone calls to Randy Lyles as the Commissioners had questions. Administrator Sloan left Mr. Lyles a voicemail and waited ten minutes and called again, with no answer. The Commission needs more information in order to proceed with this permit request, including what percentage of the building is planned to use the metal siding on. This request is tabled until the Commission gets the information necessary to proceed.

7. OTHER:

The Commission discussed that the existing ordinance needs to be looked at for updating regarding setting a percentage of allowable corrugated metal siding that can be used for buildings. This would need to be specific or would be too difficult to enforce. The commission agreed that a penalty clause needs to be added in for not getting permits prior to making changes or putting up signs without going through Planning and Zoning first.

The Commission also briefly discussed cost recovery for rezoning application fees. The Town loses money on this process due to cost of certified postage etc.

The Commission agreed that a work session is needed to look at these issues and scheduled one prior to next month’s regular meeting.

8. ADJOURNMENT:

With no further business Commissioner Randy Richard adjourned the meeting at 10:45 AM.

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Holly Snowden Fagan, Assistant Clerk

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Randy Richard, Commissioner