



MINUTES
MEETING OF THE PLANNING AND ZONING COMMISSION
Town of Red Cliff Council Chambers, 400 Pine Street
TUESDAY, November 19, 2019
6:00PM

CALL TO ORDER 6:09 PM

ROLL CALL

Chairman Bob Will	Nathalie Roy	Patricia Marcine
Tom Henderson	Administrator Barb Smith	Planner Scot Hunn
Attorney Nicole Campagna	Deputy Clerk Melissa Matthews	

Absent: Stephanie Winkler

APPROVAL OF AGENDA

Motion by Tom Henderson to approve the agenda, seconded by Bob Will, unanimously approved.

P&Z APPLICATIONS

1. Billy Martinez, 268 Water Street is asking for a modification of his home. The modification would be a cover over his front door and stoop.
 - a. The commission discussed the lack of proof of the property line and potential encroachment on Town right of way.

Motion by to approve the application conditional on verification of the setback at 268 Water Street, seconded by Bob Will, unanimously approved.

PUBLIC HEARING – SPECIAL REVIEW USE APPLICATION

1. Special Review Use Approval is requested by an adventure rental company. “Rocky Mountain Adventure Rentals”, currently doing business from their Eagle-Vail location, and requesting to expand with a location in Red Cliff. Their business includes off-road and on-road motorized and nonmotorized equipment. The location is to be at 166.5 Eagle Street (the current Mango’s building).
2. Public hearing opened by Chairman Bob Will at 6:29pm.
 - a. Review of application. A detailed review of the request from Planner Scot Hunn outlining requirements for motorized equipment rentals in Red Cliff. The Planner concluded that the applicant’s request would be allowed under current Town code. He recommended approval of the Final Plans with suggested conditions.
 - b. Presentation of business model and location. Clay Bidwell (Buena Vista), Brian Forkner (Gypsum) and Stan Morris, (286 Eagle Street, Red Cliff) presented details and answered questions from the public.
 - c. Questions and Comments from the public. Many concerns were noted by the residents in attendance. The concerns included environmental impacts (such as noise, air quality, water impacts), limiting use of town roads, and impacts to the quality of life within the Town.
 - d. Committee Questions. Questions were asked for clarification of the business model and the availability of transferring the equipment outside of town.

Motion by Tom Henderson to recommend that the Special Use Permit for RMAR be adopted by the Board of Trustees with the following conditions:

1. All conditions enumerated under Section 16-7-100 – *Special Review Use Permits for Mechanized Recreational Vehicle Businesses* Red Cliff Town Code shall be made part of and be adopted as conditions of this special review use permit.
2. Prior to installation, the Permit Holder shall verify with the Town staff the size and placement of any proposed landscape plantings, fencing or other combinations of screening on Lots 1-6, Block B, Red Cliff Subdivision.
3. The site plan shall be updated to show the location, layout and dimensions of proposed employee, customer, and handicap parking spaces as well as drive lanes between parking areas.
4. Prior to the installation specific to parking stall assignment (e.g. “employee parking” or “customer parking” or “handicap” signs) the Permit Holder shall provide details to Town staff on the placement and size of the signs.
5. Prior to the installation of business signage, the Permit Holder shall provide the Town staff with additional details (photos, renderings, shop drawings) verifying the proposed sign location(s) and height above the sidewalk on the building, size (in square feet), and proposed mounting hardware, fasteners and any proposed lighting.
6. Prior to the use by the Permit Holder of any areas or lands located to the east and generally behind Lots 1-7, Block B, Red Cliff Subdivision owned by the Town of Red Cliff for the conduct of the business, the Applicant shall be required to obtain written approval (via encroachment license or agreement or similar instrument) from the Town of Red Cliff for such use.
7. Revocation of the previous Special Use Permit issued for Water Street.
8. Limit use of town roads to only Turkey Creek.

Motion was seconded by Trish Marcine, Unanimously approved.

ADJOURNMENT TO THE REGULAR MEETING OF THE BOARD OF TRUSTEES

Motion by Bob Will to adjourn to the regular meeting of the Board of Trustees, seconded by Tom Henderson, unanimously approved at 8:00PM.