



MINUTES
MEETING OF THE PLANNING AND ZONING COMMISSION
Town of Red Cliff Council Chambers, 400 Pine Street
TUESDAY, DECEMBER 15, 2020

Meeting held virtually

CALL TO ORDER 6:02 PM

ROLL CALL

Chairman Bob Will

Trish Marcine

Jake Blevins

Tom Henderson

Nathalie Roy

Clerk Melissa Matthews

Administrator Barb Smith arrived at 6:05pm

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. Minutes of DECEMBER 1, 2020

Motion by Bob Will to approve the minutes, seconded by Jake Blevins, unanimously approved.

P&Z APPLICATIONS

1. Melanie Dennis and Tim Parks, presenting the 127/147 Water Street replat of the 2 properties. Tim Parks is the current owner of these lots, and gave a brief history of the properties. Their intent is to save the old Post Office building. They are wanting to carve off the lot closest to the post office, so that the new owners will have a more buildable lot at 147 Water Street. Should this be approved, it will give Melanie and Dave an opportunity to save the Old Post Office, while constructing a new building using the lot.

Discussion amongst members, owners and staff regarding the future of these properties with this easement.

Planner, Scot Hunn explained that this is a minor subdivision. The lot line which is up against the old Post Office was initially a possible problem, but both parties worked through these problems and came up with a very agreeable solution. He is recommending approval.

Motion by Jake Blevins to approve the replat of 127/147 Water Street as submitted without conditions, seconded by Tom Henderson, unanimously approved.

2. Nathan Krehbiel, 400 Water Street off street parking spaces and access for parking from High Street.

Nathan Krehbiel presented to the Commission explaining that the home is in the Warren Subdivision, put together in the late 70's. Access to the house is off of High Street, where parking has been restricted for many years. Krehbiel noted that currently there is a life-safety with the residents of 400 Water Street parking on High Street. He is wanting to put an 18x30 foot flat pad and a 4-foot retaining wall to create a space for 3 parking spots on his property for his residents to park and help with the

safety issue. There is an existing staircase going from this spot to the house. He has worked with staff and has found roadblocks.

Administrator Barb Smith commented that she appreciates that there should be some improvements for the houses that are in that area. However, she does not believe that this in an emergency for the Town and thinks that the residents and the Town should work together to come up with a long-term solution. Currently, there is a building application from Eagle County to do a \$6 million rock mitigation project above this area. She also clarified that the 'blockade' in the beginning (stop work order) was the owner was working on town property without a permit/notification/permission.

Jake Blevins addressed the concept of safety/emergency – the applicant is stating that this is a safety emergency, while staff is questioning whether it is a “bonified emergency for the Town’s consideration at this time” (from Hunn’s staff memo). Staff explained that the since this is not an emergency, a more thorough application should be required, such as that the project is designed properly and that it is safe. Once project specific details are laid out, then the Board will be able to make a more informed decision.

Members discussed the Town directing resources to this project and allowing the applicant to move forward.

The survey provided by the owner was an ILC which is not acceptable form of a survey.

Motion by Jake Blevins to recommends to the Board of Trustees to conditionally approve the applicants concept pending the engineered drawings, seconded by Trish Marcine.

In discussion, Scot Hunn asked the Commission to clarify the conditions. The Board answered: code and verse, rockfall mitigation, additional drawings for structural stability, guard rails, meets code, follow all necessary provisions for a driveway cut, and a recent survey.

Vote was taken, and the motion was unanimously approved.

DISCUSSION ITEM

1. Recommendations to the Board of Trustees from work session.

Jake Blevins asked, on behalf of the Planning & Zoning Commission, to request permission to incur the costs to have Scot be a part of these discussions, specifically the parking zoning discussion.

Staff and Board discussed that this is an important topic and should continue to be worked on.

Motion that the Planning & Zoning Commission requests permission to incur expenses with Planner Scot Hunn for oversight and advisement for the discussion on the parking situations throughout Town with a maximum amount to be determined by the Board of Trustees, 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 Jake Blevins, unanimously approved at 7:30PM.