



MINUTES
MEETING OF THE PLANNING AND ZONING COMMISSION
Town of Red Cliff Council Chambers, 400 Pine Street
Tuesday, August 1, 2023

CALL TO ORDER 6:02PM

ROLL CALL

Chairperson Trish Marcine
Art Fox (arrived at 6:03pm)
Administrator Barb Smith

Bob Will
Aaron Burgamy
Planner Scot Hunn

Garrett Alexander
Clerk Melissa Matthews

APPROVAL OF AGENDA

Motion by Trish Marcine to approve the agenda, seconded by Bob Will, unanimously approved.

DISCUSSION AND ACTION ITEMS

1. New Application: 326 Eagle Street new residential build

Planner Scot Hunn presented the application for a custom-built single-family house. The proposal meets the town's code criteria. There was discussion about the zone district being MU/TC which is typically intended for commercial use. Concerns included the length of the driveway and the accuracy of the grade on the driveway. There was discussion about the covered patio and whether it was going to be included or not as well as whether or not the location of the house could be pushed back 2-3 feet.

Motion by Trish Marcine to recommend approval by the Board of Trustees of the new residential structure at 326 Eagle Street with the following conditions because the plans submitted for review are in general conformance with the requirements of Chapter 16 Town of Red Cliff Town Code.

1. Apply for a SUP due to the single-family designation within the MU/TC zone district.
2. Prior to or concurrent with building permit application, the Applicant shall revise the "Managed Area & Landscape Plan" to show any/all pathway, patio, or landing areas as well as details related to materials; and, recommend reviewing the site plan and grading of the driveway for accuracy.
3. Prior to or concurrent with building permit application and/or no later than temporary certificate of occupancy inspection request, the Applicant shall provide the Town details and intent for any/all temporary outdoor irrigation necessary to establish approved re-vegetation.
4. Prior to or concurrent with building permit application, the Applicant shall provide details on building plans (floor plans and elevation drawings) showing the location of all exterior light fixtures, as well as specifications for any proposed exterior light fixtures to

ensure proper lumens are met per code and that dark sky, or night-sky compliant fixtures (down cast and/or full cut-off) are proposed.

5. Prior to or concurrent with building permit application, the Applicant shall revise and update the Site Plan to include details and/or labels for driveway grade at the last 4 feet of the driveway demonstrating that this portion of the driveway does not exceed 4% grade.

Motion seconded by Garrett Alexander, unanimously approved.

ADJOURNMENT TO THE REGULAR MEETING OF THE BOARD OF TRUSTEES

Motion by Trish Marcine to adjourn to the regular meeting of the Board of Trustees, seconded by Art Fox, unanimously approved at 6:46 PM.