



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

CALL TO ORDER

ROLL CALL

| | | | |
|-------------------|---------------------|--------------------------|-------------------|
| Chairman Bob Will | Jake Spears | Nathalie Roy | Stephanie Winkler |
| Tom Henderson | Art Fox (alternate) | Administrator Barb Smith | Planner Scot Hunn |

PUBLIC HEARING

1. REQUEST FOR REVIEW AND APPROVAL OF FINAL DESIGN FOR THREE MULTI FAMILY UNITS

Grant Richards, Rory McCarthy, 177/187 Water Street, requested a final design review of the project. The project includes 3 buildings with 9 total townhomes; all with 2 to 3 bedrooms each and garages.

a. Presentation of project, Comments

Will Henschel, 359 Design, presented the project with samples of exterior finishes. Many questions were asked by the public and answered. Thorough questions were raised by residents and Board members regarding parking, trash container enclosure and location, snow loads and run-off management, ability to add additional units, protections from rock fall, plantings and landscaping, selection of finishes.

Comments were generally positive regarding the design. Staff to have an engineer review the drainage report and design for assurance the stream will not be negatively impacted.

b. Motions by the P&Z Commission

Motion by Jake Spears to recommend approval of the project to the BOT with the conditions listed in Scot Hunn's report of Feb. 19, shown below, and an acceptance of the run-off and landscape design by the engineer for the Town of Red Cliff, seconded by Tom Henderson, unanimously approved.

1. The Applicant shall provide a final Landscape Plan for review and approval prior to or concurrent with building permit application. In no event shall a building permit be issued prior the Landscape Plan being reviewed and approved by the Planning Commission. The Applicant is encouraged to provide low-impact development (LID) or green infrastructure elements and techniques for site drainage and stormwater management on the subject property and to focus the final Landscape Plan details on rehabilitation and enhancement of the Turkey Creek Riparian Area on the western property boundary of Lots 3 & 4, for the express purpose of protecting and/or enhancing riparian areas and water quality within the Turkey Creek drainage.
2. Stormwater management, construction management and erosion control notes listed on Sheet C4 of the Design Development drawings by Yarnell Consulting and Civil Design, LLC dated 1/18/19 shall be adhered to by the developer before, during and following construction, as applicable. The developer shall conduct a pre-construction meeting with Town staff to ensure that conditions and restrictions prescribed on sheet C4 are, or can be, implement prior to and/or as part of the daily management of the construction of the project.

3. The Civil and Architectural plans shall be rectified to ensure consistency of grading, paving designs for improvements such as at grade patios and pathways prior to or concurrent with building permit application.
4. The Applicant shall provide final (draft) HOA documents, inclusive of parking management plans, and associated parking management signage plans, for review prior to or concurrent with building permit application. The HOA documents may also include details and restrictions on limiting access to or within the Turkey Creek riparian area by residents and guests of the Water Street Residences for the purpose of protecting the riparian area and improving water quality in Turkey Creek.
5. If applicable, the Applicant shall work with the Town of Red Cliff staff to apply for and obtain any required permits to construct within a public way (Groom Alley) prior to any construction activities commencing at the subject property that will impact Town property.

ADJOURNMENT

Motion to adjourn to the regular Board of Trustee meeting by Bob Will, seconded by Jake Spears, unanimously approved at 7:25PM.