

TOWN OF RED RIVER  
PLANNING & ZONING COMMISSION  
AND TOWN COUNCIL  
SPECIAL MEETING  
MARCH 2, 2009

1. CALL TO ORDER

A special meeting of the Red River Town Council and the Planning and Zoning Commission was held Monday, March 2, 2009 at the Red River Conference Center. The meeting was called to order by Mayor Linda Calhoun at 7:00 p.m.

2. ROLL CALL

TOWN COUNCIL

Mayor Linda Calhoun  
Councilor Jenny Hawkes Present  
Councilor Debbie Hubbard Present  
Councilor Ben Richey Present  
Councilor George Woerndle Present

PLANNING AND ZONING COMMISSION

Chairman Chris Peterson Present  
Commissioner Richard Brown Present  
Commissioner Diane Smith Present  
Commissioner Ron Forner Present  
Planning and Zoning Administrator Ed Saint was present  
A quorum was present

The Council and the Planning and Zoning Commission welcomed Ron Forner as a new Commissioner on the Planning and Zoning Commission.

3. APPROVAL OF MINUTES

- a. Regular meeting – February 12, 2009
- b. Special meeting – March 2, 2009

4. CONSIDERATION OF:

- a. Parking & Setback Variance request/Keith Hall/326 West High

Mayor Calhoun began the meeting with an open discussion. Planning & Zoning Commissioner Ed Saint presented background information to the Council explaining the process that the Commission has discussed to this point for Keith Hall's request for a variance.

Due to the location of the lot on a steep hillside, it would require significant excavation into a hillside that has proven unstable once disturbed, as evidenced by numerous building projects on High Street, from Guilt Edge to this location. West High Street is 60 feet wide at the location of 326 West High. Most of the driving surface sits on the south side of the street right of way. This is an area that would not crowd traffic if the reduced set back were allowed. Mr. Hall's property line sits 25 feet from the edge of the paved driving surface and approximately five feet from the heel of the hill. His current plans will place him approximately seven feet from his back property line.

The Commission further notes there is a structure to the west that has a license agreement with the Town. This residence sits in the street and limits the Town's ability to relocate the street to the north. In addition, the hillside to the east of this location sits on the street and considering the instability of this mountain when excavated further limits the Town's ability to realign the street to the north. Mr. Hall has modified his parking plans so that his building is 40 feet deep and has placed the garage door 20 feet in and redesigned the front to allow for a full width carport that will accommodate up to five vehicles, therefore providing him with nine parking spaces as defined by the Town of Red River Parking Ordinance. Mr. Hall has provided significant storage space in the full size basement and each level has a large storage area behind the stairwells. He also indicated the willingness to set rules prohibiting the use of the garages for any use except parking of vehicles by making this a common area that must always be open to persons renting a unit. Long term storage of a vehicle by a condo owner who rents his unit nightly or monthly will not be allowed.

Planning and Zoning Administrator Ed Saint suggested wording for the variance request may be as the follows:

Due to the steep slope of the mountain and the proximity of the lot lines to the street, and the desire of the Town of Red River Council and Planning and Zoning Commission to minimize excavation of steep slopes, The Town of Red River Planning and Zoning Commission grants Mr. Hall and 18 inch front set back.

The Planning and Zoning Commission grants to Mr. Hall, due to the issues listed above, a variance on parking requirements from the required eight exterior parking spaces to five exterior spaces (carports) and four garage spaces. This is granted on the following conditions:

1. Mr. Hall designates the garages as a common area for parking only, in order to maintain four - 9x20 foot spaces.
  2. A condominium association will be formed to enforce the designation of a common area. If the unit is used for nightly rental the unit's designated parking spaces must be available to persons renting the unit.
- b. Future development of the 300 and 400 block of West High/Red River

The future development of this section of High Street was not discussed at this meeting. This item will be under discussion at future meetings of the Planning and Zoning Commission.

The Council recommended that the request for a variance by Mr. Hall go back to the Planning and Zoning Commission for wording on the variance.

5. OTHER

6. ADJOURNMENT

The meeting was adjourned by Mayor Linda Calhoun at 8:00 p.m.

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Beth Hodges  
Assistant Clerk

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Chris Peterson  
Chairman