



**MINUTES**  
**MEETING OF THE PLANNING AND ZONING COMMISSION**  
**Town of Red Cliff Council Chambers, 400 Pine Street**  
**TUESDAY, May 9, 2017**  
**6:05 PM**

**CALL TO ORDER**

**ROLL CALL**

Amelia Neat                      Bob Will                      Lorenzo Sandoval                      Jake Spears  
Chairman Anuschka Bales      Administrator Barb Smith      Deputy Clerk Suzanne Vondrell

**APPROVAL OF AGENDA**

Motion by Anuschka Bales to approve the agenda, seconded by Amelia Neat, unanimously approved.

**APPROVAL OF MINUTES**

1. Minutes of April 11, 2017

Motion by Amelia Neat to approve the minutes, seconded by Lorenzo Sandoval, unanimously approved.

**PUBLIC HEARING – REQUESTS FOR RECOMMENDATIONS OF APPROVAL**

**1. FINAL DESIGN**

Ben & Erin Satsky, owners of 518 Water Street, have submitted plans for a new SF home, replacing the current house on the site.

- There was lengthy discussion regarding snow storage. Chairman Anuschka Bales pointed out that the Town is not responsible to move owners snow that has been pushed into the street or moved on to town property. Owners must be liable.
- Neighbor Rob Carter engaged in conversation with Ben regarding water and sewer lines on his property. Town "encouraged" the Satsky's to move the lines within their lot. If not, to execute an easement with their neighbor.
- Scot Hunn, Red Cliff Town Planner, provided the Satsky Final Plan Review and Report and suggested any approval be made contingent upon the following:
  - Provide snow removal plan
  - Confirm % of site coverage
  - Confirm building height
  - Provide landscape & drainage plans
  - Obtain Planning Director approval for exterior lighting

Motion by Anuschka Bales to recommend the approval of the SF home building plans for 518 Water Street should the provisions mentioned in the Hunn Report be met. Jake Spears seconded, unanimously approved.

**2. DESIGN, MINOR PROJECT**

Rob Carter, 514 Water Street, is requesting approval of a retaining wall behind proposed new house.

- Discussion centered on drainage being considered and that should retaining pins impede upon neighbor's lot, an easement be executed.
- The wall is appropriately engineered.
- The fascia of the wall will be stained (natural color) sprayed concrete (textured look). The wall will be hidden from street view by the new proposed house (if approved).

Motion by Jake Spears to recommend the approval of a retaining wall at 514 Water Street, seconded by Bob Will, unanimously approved.

### 3. SPECIAL REVIEW USE

Frank Doupona and Ben Hines, owners of 430/436 Eagle Street, two lots in a Mixed Use/Neighborhood Commercial zoning area, are requesting a special review use for an accessory apartment on the left front side (430 Eagle St) of the proposed duplex.

- Was noted by Anuschka Bales that this meeting is only about a special review use of an accessory apartment in the duplex, not about general building design.
- Public contributions from Nathalie Roy, Chris Keran, Jim Tange, Jaclyn Keran, Ben Satsky, Jake Blevins. Ben Hines and Frank Duopona (applicants).
- Prevailing conversation regarding parking/traffic issues and density of proposed project. Suggestions included reducing size of proposed lock-off, including tenant parking/vehicle restrictions in lease and tied to SRU permit.
- There was unanimous public opposition in the room. There was a belief that, even with restrictions imposed, the Town would be unable to enforce violations or revocation of SRU permit once granted. Although the public does not want to discourage development in the Town, the sentiment that this proposed density did not fit the character of the neighborhood was strong.

Motion by Anuschka Bales to NOT recommend the approval of a SRU Permit for a lock-off apartment at the new proposed duplex at 430/436 Eagle Street, seconded by Bob Will, unanimously approved.

### ADJOURNMENT

Motion by Anuschka bales to adjourn, seconded by Bob Will, unanimously approved at 7:55pm.