

Rico Planning Commission Memorandum

Date: January 3, 2025

TO: Town of Rico Planning Commission
FROM: Chauncey McCarthy, Rico Town Manager
SUBJECT: January Planning Commission meeting

Rico Land Use Code global revision

We will continue our review of the Rico Land Use Code global revision focusing on articles 8 - 10 and definitions. Included in the packet is a memo from Jen highlighting what was discussed last month. Although article 8 will be rewritten by our attorney the Planning Commission should be prepared to discuss the concepts at a high level so the town can provide some direction to the attorneys.

PLANNING COMMISSION MEETING MINUTES

Date: December 11, 2024

Call to order

Chairman Mike Contillo called the meeting to order.

Present: Chairman Mike Contillo
Andrew Romanyshyn
Todd Gillman
Kiplynn Smith

Absent: Gerrish Willis

Staff Present. Chauncey McCarthy, Anna Wolf (zoom), Jen Stark (zoom),

Approval of the Agenda

Motion

To approve the agenda.

Moved by Kiplynn Smith, seconded by Andrew Romanyshyn.

Vote. A roll call vote was taken and the motion was approved, 4-0.

Approval of the Minutes

Motion

To approve the minutes.

Moved by Andrew Romanyshyn, seconded by Chairman Mike Contillo.

Vote. A roll call vote was taken and the motion was approved, 4-0.

Public Comment:

Discussion Items:

Rico Land Use Code global revision

Land Use Code revision was discussed.

Adjourn unanimously.

Anna Wolf
Rico Town Clerk

Michael Contillo
Chairman

TOWN OF RICO

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RLUC Review

Date: 12.11.2024

Start: Potential Solar Panel Regulation in the Town of Rico

Stopping point: Finished discussion of Solar Panels and Fencing regulations

Notes:

- Solar: Proposal for solar in RLUC. Solar farms are not a use by right. Permit requirement which will aid in showing that San Miguel power was involved. A site plan to show where the solar is located along with height for roof top mounting. Along with some sort of check that an inspection is occurring by an electrician. This would maybe have an electrical permit or utility permit.
- Application for Historic Commercial. Planning Commission does review. This will likely occur in several areas in the RLUC that Planning Commission will review. Height restriction of 5 feet from the roof to aid in tilt and also to not exceed height.
- Some regulation around metal border adding a reflective component that will not affect view shed of others
- Pole/ Ground Mount: 20 ft. Setback, height, 8 feet, square footage may have to comply. Area restriction could be: allow a square foot maximum. This is a consideration because of the way the houses are located that would not aid in optimal solar gain for roof mount. There is currently some sort of option to have a pole/ ground mount or a roof mount. Installation should minimize visual impact to public rights of way. This may be alleviated by the 20-foot set back. The pole/ ground mounted would be subject to public hearing and review from Planning Commission (Design and Review Board). We would need to solidify the review standards that could stand up to a legal challenge.
- Solar a panel limiting, and development of any storage structure under 200 square feet or less.
- Potential Tiered fee cost- roof mount versus pole/ ground mount.
- Low glare panels with no silver or reflective border

Fences

- Proposed change height on corner lots
- Parallel and perpendicular to lot lines
- 15 feet for visibility on a corner lot as a consideration instead of 4 feet.
- Generally permitting fences to help navigate a property owner to help them mitigate visibility when a major street corner and a street corner exist.
- Change to the language of fences in the street view fence rather than front yard fence.
- Other proposals in the Town manager memo were reviewed and most agreed with proposed changes.

Worksession ended: 7:30 p.m.