

Rico Planning Commission Memorandum

Date: March 7, 2025

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

Rico Land Use Code global revision

We will continue our review of the Rico Land Use Code global revision, with a focus on the definitions section. Included in the packet is a memo from Jen summarizing last month's discussion, along with a definitions quick list. This list serves as a reference tool for comparison with the current definitions in the land use code to ensure clarity, consistency, and alignment with the overall revisions.

As we move toward completing this global revision, Planning Commission members should be prepared to discuss any sections or items in the land use code that require additional review before finalizing a redline document. This document will be reviewed in a joint meeting with the Board and Planning Commission.

PLANNING COMMISSION MEETING MINUTES

Date: February 12, 2025

Call to order

Chairman Mike Contillo called the meeting to order at 6:05PM.

Present: Chairman Mike Contillo
Andrew Romanyshyn
Todd Gillman
Kiplynn Smith
Skip Zeller

Absent:

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

Approval of the Agenda

Motion

To approve the agenda.

Moved by Andrew Romanyshyn, seconded by Kiplynn Smith.

Vote. A roll call vote was taken and the motion was approved, 5-0.

Approval of the Minutes

Motion

To approve the minutes.

Moved by Andrew Romanyshyn, seconded by Todd Gillman.

Vote. A roll call vote was taken and the motion was approved, 5-0.

Public Comment:

Action Items:

Recommendation of road building and disturbance permit application Carter Way, Breitenbach applicant

Town Manager Chauncey gives high level summary.

Planning Commission has discussion

Applicant and applicant's engineer gives explanation.

Motion

Motion to Grant a road building permit and enter into a private driveway agreement between the Town of Rico and the owners of Lots 13-20, Block 17 to provide access and utilities for future residential development. The town will grant a license to use and enjoy the portion of the Alley which will only serve one residence on the Property. A variance will be granted for the driveway to have a 16% grade rather than the 12% grade as required in RLUC 494.3

Conditions:

1. A note will be added to the plat and be recorded along with the driveway agreement with the County stating that The license will be revocable by the Town if the use of the licensed premises is expanded to more than one residence. Additionally, the agreement will require that the driveway be further improved to widen the driveway surface from 10' to 14' in compliance with the RLUC § 498.4 or the code at the time of the expansion, if the driveway is later used by more than one residence on the Property.
2. Note to be added to the updated and recorded plat and driveway agreement that any improvement that is constructed to include an independent fire suppression system or a fire suppression system that is satisfactory to the fire district at that time.
3. That the excavation remains in compliance with the terms, conditions and requirements set forth in the RLUC 494 and 498 regarding excavation of driveway permits.

To grant a disturbance permit with a Variance or reduction of the inner buffer setback for a wetlands buffer zone from 25 ft to 10 ft.

With conditions that a bond or security of 125% of the opinion of probable cost is provided to the town per RLUC 475.7/824.14

That the driveway agreement must be approved by the Town Board of Trustees for the application to be granted.

Moved by Kiplynn Smith, seconded by Todd Gillman.

Vote. A roll call vote was taken and the motion was approved, 5-0.

Discussion Items:

Rico Land Use Code global revision

Land Use Code revision was discussed.

Motion

To approve adjourn.

Moved by Andrew Romanyshyn, seconded by Kiplynn Smith.

Vote. A roll call vote was taken and the motion was approved, 5-0.

Anna Wolf
Rico Town Clerk

Michael Contillo
Chairman

TOWN OF RICO

DOLORES COUNTY, COLORADO

INCORPORATED OCTOBER 11, 1879

2 North Commercial Street

Post Office Box 9

Rico, Colorado 81332

Office # 970.967.2861

Fax # 970.967.2862

www.ricocolorado.org



RLUC Review

Date: 2.12.2025

Start: Article VIII- Areas of State Interest any final comments on Areas of State Interest

Stopping point: Information to come back to the Planning Commission on Article IX and X

Notes:

-Thoughts to moving the Areas of Environmental Concern up in the RLUC Articles. Maybe up toward Article III. Not necessary if preface exists. Trying to clean up Areas of Environmental Concern (Article VIII) to make sure that if it mentions maps the maps are there or if there are no maps removing maps.

- Introduction preface or paragraph that aids property owners in understanding to come in and consult with the Town staff. Permitting and zoning does exist and is required within Town Limits.

-Brief discussion on the order. Keep Article I the same, Keep Zoning the same, bump environmental development permits up, or application standards up and then environmental development permits after it. Putting subdivision activity all together. Staff to put together a proposed shuffle of the articles for review next meeting.

-Wetland delineation: we have a variable outer buffer zone and ensure it is incorporated in their review. Maybe have a checklist developed that is available from the town. Staff to make the checklist. Maybe guarantee that these items do NOT exist rather than what exists.

-Article X: Town manager is proposing to redo before you review.

Worksession ended: 7:30 p.m.

A. Accessory building	Accessory Dwelling Unit	Accommodations	Adjacent	Adjacent Property Owner	Agricultural land	Agricultural Activity	Alley	Alteration	Animal Boarding
Applicant	Appurtenances	Aquifer Recharge area	Area of lot	Attached	Automotive Repair	Awning			
B. Bar or tavern	Basement	Beacon, revolving	Bed and Breakfast	Best Management Practices (BMP's)	Bikeway	Blank Wall	Block	Board of Trustees	Boarding and rooming house
Buffer zone	Building	Building code	Building frontage	Building height					
C. Caliper	Cash-in-lieu	Cemetery	Character	Childcare center	Church or place of worship and assembly	Clinic	Clubs and lodges	Commercial and mineral deposits	Common equestrian stable and grazing
Common open space	Community design principles & Development Standards	Community Facility	Compressed gravel	Condominium	Connecting walkway	Conservation Easement	Container	Convenience retail store	Cornice
Covenants	Critical plant communities	Crosswalk							
D. Development plan *shall/ shall not	Development plan	Downtown	Drive aisles	Drive-in use	Driveway	Dwelling	Dwelling, multi-family	Dwelling, single family	Dwelling, single family attached
Dwelling, single family detached	Dwelling, two family	Dwelling unit							
E. Easement	Eave	Elevation	Employees	Entertainment Facilities and Theaters	Environmentally sensitive areas				
F.	Farm animals	FEMA	Fen	Floor area	Floor Area Ratio (FAR)	Footprint	Freestanding sign	Functional open space	

Family Childcare home									
G. Gable	Gasoline station	Geological Hazards	Grade means	Grade, finished	Grade, natural	Gross square Footage (GFS)	Guest house		
H. Hazard area	Hip Roof	Historic District	Historic site	Historic Structure	Homeowners' association	Home occupation	Horticulture	Hotel/motel/lodging establishment	Human scale (pedestrian scale)
I. illumination Direct	Illumination, internal	Industrial, heavy	Industrial, light	Infrastructure	Irrigation ditch or canal				
J. Junkyard									
K. Kennel									
L. Landowner	Landscaping	Lane	Laundry and dry-cleaning retail outlet	Lighting, indirect	Livestock	Lodging establishment	Lot	Lot depth	Lot, double frontage
Lot, flag	Lot line, front	Lot line, rear	Lot, reverse corner						
M. Machine shop	Manufactured home	Manufacturing	Mini-storage warehouse	Mitigation Plan	Mixed use	Mixed use building	Mixed use dwelling unit	Mobile Home	Municipality
N. Natural areas	Neighborhood	Nightclub	Nonconforming building	Nonconforming use					
O. Off street parking area	Oil and gas operation	Oil and gas well	Open space	Outdoor storage	Outlot	Owner			
P. Parapet	Parcel	Park	Parking garage	Parking lot	Pedestrian scale (human scale)	Permanent monument	Phase	Pilaster	Plan

Planned Unit Development	Planning Area Boundary	Plant nursery and greenhouse	Plat	Principal Use	Principal Building	Proof of ownership	Property	Property line	Public areas
Public facilities	Public hearing	Public Improvement	Public open space	Public use	Public utility				
Q.									
R. Raw water	Recreational vehicle (RV)	Recreational vehicle park	Recreational vehicle site	Restaurant	Restoration	Resubdivision ** this is questionable as a word/ definition	Retention base	Rico Regional Masterplan	Right-of-way
Riparian areas	Roof. Gable	Roof, hip	Roof segment	Rural road					
S. Scenic Views	Setback	Setback, front yard	Setback, rear yard	Setback, side yard	Short-term rental dwelling unit	Sidewalk	Sight distance triangle	Sign, projecting	Sign, wall
Sign, window	Significant wildlife habitat and migration corridors	Site plan	Site specific development plan/ Site specific issues	Split garages	Steep slope	Street	Street furniture	Structure	Subdivider or developer
Subdivision	Subsidence	Substantial Damage	Substantial improvement						
T. Tandem parking	Temporary housing	Temporary use	Title commitment	Tiny home					
U. Undermining	USGS datum								
V. Vacant land	Vegetation	Vehicle major repair, servicing and maintenance	Vehicle minor repair, servicing and maintenance	Vested property right					
W. Walkable	Walkway	Warehouse and distribution	Warehousing	Waters of the Town of Rico	Wetland				

X.									
Y. Yard	Yard, front	Yard, front setback	Yard, rear	Yard, rear setback	Yard, side	Yard, side setback			
Z. Zone District	Zoning map								

Add Definitions

A.						
B.						
C. Commercial Traffic needs a definition	Collector is in the RLUC Collector by Review is not in the RLUC					
D. Development Credits						
E. Environmental Hazard: Environmental Hazard is in Article VIII but is not defined in definitions						
L. Add Light industrial						
M. Mining Hazard						
O. Outlots: A plot of undeveloped land, sometimes without access to public roads, designated by a developer on a plat for future construction or noted for its						

unsuitability to be designated a full lot.					
S. Solar panel					