

Resolution 2005-4
Adopting Amendments to the Rico Regional Master Plan

Whereas, the Board of Trustees approved the rezoning of Roy's Tract and the RGS Tract with the condition that the Rico Regional Master Plan be amended to include additional design language for the construction of a River Lodge and the Rico Ice Arena;

Whereas, the Rico Planning Commission held a public hearing on March 29th, 2005;

Whereas, the Rico Board of Trustees conducted a public hearing on April 20th, 2005, before adopting additional language for the Rico Regional Master Plan,

NOW, THEREFORE, BE IT RESOLVED on this 20th day of April, 2005, by the Board of Trustees of the Town of Rico, that the Rico Regional Master Plan is hereby amended by adding the following language:

[MASTER PLAN LANGUAGE AMENDMENTS]

[VI. Parks, Open Space and Trails – After Depot Park (Page 35)]

“Rico Ice Arena: The area immediately west of the School/Town Park (Jones Memorial Park) is planned for a covered ice skating facility. While primary function of the Rico Ice Arena is to provide an ice skating facility, the Rico Ice Arena should be planned and constructed to provide a community facility suitable for summer community uses.

Design Principles:

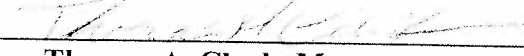
- The roof shall utilize rusted metal to blend with the industrial mining character or other material deemed compatible with the natural river corridor setting.
- Architectural features shall be incorporated to reduce the visual appearance of the large roof, which may include a cupola running the length of the roof edge, the use of architectural elements that reflect the past industrial mining character or past railroad character.
- Signage that is compatible with the design theme shall be utilized. Construction plans shall incorporate a signage plan.
- Construction plans shall include a landscaping and lighting plan for the site, including the parking area.
- Solar lighting is encouraged to incorporate grey water reuse into the design.
- The restrooms are encouraged to incorporate grey water reuse into the design.
- Actual construction plans should include a plan for future construction of a pedestrian ramp that connects the School/Town Park to the Ice Arena and Rico River Park Area.
- Actual construction designs shall be reviewed by the Planning Commission and Board of Trustees in a public hearing format.

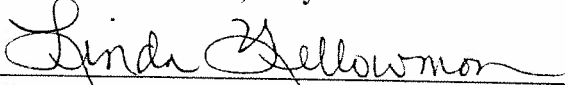
- Best management practices should be utilized for treatment of storm water run-off from impervious surfaces.

[River Lodge: Article IX Rico Renaissance, between first and second paragraph:]

Design Principles

- The primary use of the River Lodge Commercial PUD site shall be accommodations. Accessory uses, such as restaurant, retail, and recreational amenities, shall not be allowed without the development of the primary accommodation use. Commercial uses other than the primary use and accessory use shall not be allowed at the River Lodge site.
- Construction shall be located on the east side of the site to avoid the flood plain, minimize visual impacts to the River Park corridor, and to allow a building to reach the street level of Mantz Avenue to create a public pedestrian access from main street to the River Lodge and to the River Park corridor.
- Architectural design shall follow the historic Pro Patria Mill form and architecture by utilizing a 'stepped back' roof line rising up the hillside, rustic exterior wood, and rusted metal roof.
- Improvement of Depot Hill road and access to Highway 145 must be incorporated to address additional traffic demand.
- Construction plans shall include a landscaping and lighting plan for the site, including the parking area.
- The site design should minimize destruction of the existing wetlands and vegetation.
- Construction plans shall be reviewed by the Planning Commission and Board of Trustees in a public hearing format.
- Best management practices for the ice rink structure and parking area should be utilized for treatment of storm water run-off from impervious surfaces, including the use of porous pavers and oil/grease traps.
- The presence of contaminated soils shall be determined and a plan for remediation of such contaminated soils shall be incorporated into the actual construction plans.
- The Town shall consider utilizing the Downtown Development Authority to promote a public competitive process to select a developer/hotel operator and to utilize tax increment financing for infrastructure and off-site improvements."

By: 
Thomas A. Clark, Mayor

Attest: 
Linda Yellowman, Town Clerk

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