



REGULAR PLANNING COMMISSION MEETING

Tuesday, March 31, 2015

Chair Helen Rogers called the Regular Planning Meeting to order at 7:02 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Rogers, Fuller, Pettinger, Caldwell, Mead, Wood, Strode, and Barnett

Commissioner Strode will be a voting member.

OTHERS PRESENT:

Planning Director Nathan Lindquist, Planner Hannah Klausman, Administrative Assistant Charlotte Squires, City Attorney Jeff Conklin, City Television Station Michael Churchill, Dick Rhoades, Richard Deussen, Carl Stephens, Davis Farrar.

APPROVAL OF FEBRUARY 24, 2015 REGULAR PLANNING COMMISSION MEETING MINUTES

Commissioner Caldwell moved to **APPROVE** February 24, 2015 Regular Planning Commission Meeting Minutes. *Commissioner Wood* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Fuller, Pettinger, Caldwell, Mead, Wood, and Strode

ANNEX 2015-1 GARFIELD COUNTY COMMUNICATIONS AUTHORITY CENTER

The Chair called applicant Davis Farrar and Carl Stephens

The Chair verified public notice requirements had been met.

Purpose: the applicant requests approval of an annexation of two parcels (total 1.799 acres). The property is located north of highway 6 between Clarkson Avenue and the existing Garfield County Communications Center (585 E. 1st Street). The site is to be used for future expansion of the communications center.

Applicant: asked to keep the fence in place.

Staff Report: Staff recommends Planning Commission recommend City Council APPROVE Annexation 2015-1 with the following conditions:

1. The nonconforming 10' fence will be permitted to remain if the applicant constructs the new facility. If the facility is not constructed within three years, the applicant shall either remove the fence or apply for a variance from the Board of Adjustment.
2. Street pavement and water line extensions will be constructed by the applicant at time of development per the standards of the City of Rifle Public Works Manual.

Public Comments: No Comments

Commissioners Questions and Comments: No Comments

Motion Made:

Commissioner Fuller moved to recommend to **CITY COUNCIL** to **APPROVE** Annexation 2015-1 Garfield County Emergency Communications Authority Property into the City of Rifle with Staff's recommendations including to re-visit in three years regarding the nonconforming 10' fence.

Commissioner Mead seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Fuller, Pettinger, Caldwell, Mead, Wood, and Strode

ZONING 2015-1 GARFIELD COUNTY COMMUNICATIONS AUTHORITY CENTER

The Chair called applicant Davis Farrar and Carl Stephens

The Chair verified public notice requirements had been met.

Purpose: the applicant requests approval for zoning the property as Public Zone District (PD) with a small parcel of Medium Density Residential Developing (MDR_X).

Applicant: asked.

Staff Report: Staff recommends Planning Commission recommend City Council APPROVE the requested Medium Density Residential redeveloping, and Public Zone District classification for proposed Parcels A and B.

Public Comments: No Comments

Commissioners Questions and Comments: No Comments

Motion Made:

Commissioner Mead moved to recommend to **CITY COUNCIL** to **APPROVE** Zoning 2015-1 with Staff's recommendations. *Commissioner Strode* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Fuller, Pettinger, Caldwell, Mead, Wood, and Strode

CONDITIONAL USE PERMIT 2015-2 CITY OF RIFLE WATER STORAGE TANK

The Chair called Staff up

The Chair verified public notice requirements had been met.

Purpose: The City requests approval of a Conditional Use Permit for Public Utilities in a Medium Density Residential Zone (MDR).

Public Comments:

Mr. Rhoades explained he is in favor of the tank and would like to see landscaping go in with the project. Mr. Rhoades also suggested having a marrow painted such as a lever action Rifle.

Staff Report: Staff recommends Planning Commission Approve CUP 2015-2

Commissioners Questions and Comments: No Comments

Motion Made:

Commissioner *Pettinger* moved to **APPROVE** CUP 2015-2 City of Rifle Water Storage Tank. Commissioner *Caldwell* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Fuller, Pettinger, Caldwell, Mead, Wood, and Strode

MEMBER COMMENT AND ADJOURNMENT

Commissioner Mead is not seeking another term after serving 10 years on the Planning Commission. Thank you to Commissioner David Mead for his service was presented at the meeting.

Chair Rogers adjourned the meeting at 7:50 p.m.

Helen Rogers, Chairman

Date

SIGNED COPY ON FILE

Charlotte Squires, Planning Technician

Date