



## REGULAR PLANNING COMMISSION MEETING

Tuesday, August 25, 2015

*Chair Helen Rogers* called the Regular Planning Meeting and Board of Adjustment to order at 7:00 p.m.

### MEMBERS PRESENT AT ROLL CALL:

**ROLL CALL: Rogers, Fuller, Pettinger, Caldwell, Marantino, Wood, and Strode**

**Excused Commissioner Barnett**

*Commissioner Strode* moved to **EXCUSE** Commissioner Barnett from the meeting. *Commissioner Wood* seconded the motion. The motion **CARRIED** with the following vote:

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

### OTHERS PRESENT:

Planning Director Nathan Lindquist, Planner Hannah Klausman, Administrative Assistant Charlotte Squires, City Attorney Jeff Conklin, City Television Station Michael Churchill, Glen Ault

### APPROVAL OF JUNE 30, 2015 REGULAR PLANNING COMMISSION MEETING MINUTES

*Commissioner Pettinger* moved to **APPROVE** June 30, 2015 Regular Planning Commission Meeting Minutes with changes to page 1 and page 3. *Commissioner Caldwell* seconded the motion. The motion **CARRIED** with the following vote:

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

### MINOR 2015-3 RIFLE SUPER CENTER

*The Chair* called applicant Glen Ault

*The Chair* verified public notice requirements had been met.

**Purpose:** the applicant requests approval of a minor subdivision of the current Complete Energy Annexation Subdivision (4215-4291 Centennial Parkway).

**Applicant:** questioned recommendation #4 regarding screening of the fence.

**Staff Report:** Staff recommends Planning Commission APPROVE CUP 2015-2 with the following conditions:

1. Applicant shall develop a Business Owner Association agreement for driveway maintenance per the city attorney's template.
2. Applicant shall submit a septic capacity report confirming the existing septic system is adequate or needs amendment for the new use prior to building application.

3. Any use of Lot 1 shall require associated improvements and permits as stipulated in the Rifle Municipal Code.
4. Any use of the storage yard on Lot 1 shall require screening of the chain link fence on the side that is facing Highway 6 & 24.

**Public Comments:** No Comments

**Commissioners Questions and Comments:**

*Staff* explained the fence will be part of site plan review, depending on the use and storage outside will depend on screening of the fence per the Rifle Municipal Code.

*Commissioners* confirmed property has water access and shared concern regarding the septic and wanted to make sure it would handle the usage.

*Staff* replied the applicant will have to work with the county standards and show to us it will work with the use they are proposing at time of site plan and building permit for remodel.

*Staff* confirming the easement regarding the road access is recorded on the Plat Map and there is a recorded easement.

**Motion Made:**

*Commissioner Caldwell* moved to **RECOMMEND** to City Council to **APPROVE** Minor Subdivision 2015-3 Rifle Super Center with all Staffs Comments. *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

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

**MEMBER COMMENT AND ADJOURNMENT**

*Chair Rogers adjourned* the meeting at 7:30 p.m.

\_\_\_\_\_  
Helen Rogers, Chairman

\_\_\_\_\_  
Date

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Charlotte Squires, Planning Technician

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Date