



## REGULAR PLANNING COMMISSION MEETING

Tuesday March 27, 2018

Prior to Planning Commission Meeting:  
Planning Workshop 6:00 p.m.

Chair Fuller called the Regular Planning Meeting to order at 7:00 p.m.

Chair Fuller led the Planning Commission and audience in the Pledge of Allegiance.

### **MEMBERS PRESENT AT ROLL CALL**

**Fuller, Pettinger, Caldwell, Rogers, Villasenor, Steffen, Roberts and Garcia-Hernandez**

*Commissioner Rogers* moved to **EXCUSE** Commissioner Marantino from the March 27, 2018 meeting; *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Villasenor, Steffen, and Roberts**

- **First Alternate Karen Roberts became a voting member for the evening, in Commissioner Marantino's absence.**

### **OTHERS PRESENT**

Planning Director Nathan Lindquist, Planning Administrative Assistant Charlotte Squires, Administrative Assistant Misty Williams, Ch. 10 Salvador Tovar-Guzman, Albert Harris and Howard Thraikill

### **APPROVAL OF MINUTES**

*Commissioner Rogers* moved to **APPROVE** minutes from the November 28, 2017 meeting with changes made to the roll call portions (add "Yes" before the last names), as pointed out by *Commissioner Steffen*; *Commissioner Caldwell* seconded the motion. All members were in favor of the motion, motion **CARRIED**.

### **925 E. 17<sup>TH</sup> STREET - CONDITIONAL USE PERMIT 2017-4**

#### **PURPOSE**

The purpose of this review was to determine if the applicant had met the intent of the Planning Commission's decision from the April 25, 2017 meeting in regards to allowing a 45 foot Ham Radio Tower to be erected on the applicant's property.

#### **STAFF REPORT**

*Planning Director Nathan Lindquist* recounted the April 25, 2017 meeting including what was discussed and the decision that the Planning Commission had made. The motion had passed (5 votes in favor and 2 votes against) with the following conditions: 1) Paint antenna to match the sky line color. 2) Current antenna is to be removed. 3) Must be a standalone – no guide wires allowed.

*Planning Director Lindquist* continued to explain that since the Planning Commission's decision at the April 25, 2017 meeting, there have been some differences in the interpretation of what should be considered "wires", "antenna", "towers", etc. between the City and the applicant, which is why the Planning Commission has been requested to review the Conditional Use Permit 2017-4, as well as the work that has been performed by the applicant, to determine if he met the Commission's intent.

*Planning Director Lindquist* also informed the Commission that the applicant had painted the new tower to match the skyline.

*Commissioner Steffen* asked if all of the old antenna had been removed (per the CUP).

*Planning Director Lindquist* explained that while one vertical piece had been removed from the home, that others remained. During a visit prior to the meeting, the applicant had indicated to Mr. Lindquist that the remaining vertical pieces were not antennae, but rather “masts”.

*Commissioner Roberts* asked what the purpose of the mast was.

*Commissioner Caldwell* read a segment of the letter sent to the City by the applicant, explaining that a mast is a tube that an antenna is mounted on.

After some discussion between Planning Director Lindquist, Commissioner Caldwell and Commission Chairman Fuller, it was determined that their interpretation of masts were that they were considered part of the antenna, and therefore should be taken down.

*Chairman Fuller* continued by saying that the content of their conversation at the original meeting was that they would want everything gone, except the new tower, and that it was unreasonable for the Commission to be experts on the language and definition of the individual parts of the radio tower equipment, and that the intent of the CUP had NOT been met by the applicant.

*Commissioner Steffen* made a motion in favor of Chairman Fuller’s interpretation of intent (that the applicant has NOT met the intent of Conditional Use Permit 2017-4); seconded by *Commissioner Caldwell*.

The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Villasenor, Steffen, and Roberts**

## **2090 WHITERIVER AVENUE – MINOR MODIFICATION TO CONDITIONAL USE PERMIT 2017-5**

*Edith Garcia-Hernandez* (Commission Alternate 2) recused herself from the discussion.

### **PURPOSE**

The purpose of this review is to determine if a minor modification to the original Conditional Use Permit 2017-5 should be allowed.

### **STAFF REPORT**

*Planning Director Lindquist* explained to the Planning Commission that the applicant desires to change the planned rock wainscot at the bottom of the modular on the property to a corrugated metal wainscot that would match the main worship facility.

### **APPLICANT PRESENTATION**

*Mr. Harris* explained the church’s desire to change the wainscot design from rocks to the corrugated metal. He also pointed out the proposed fencing project that they would like to complete as well. The fence, located next to the modular that houses their offices, would be six-foot high and would provide a safe play area for the children. He indicated that there will also be an area in front of the modular that would have 6 to 8 parking spots, for the office building.

*Commissioners Villasenor and Caldwell* asked questions regarding the reasoning behind not doing the rock part of the wainscot, as well as if the 6 foot fence met the code requirements for distance from the road.

*Mr. Harris* explained that the rock wainscot was going to cost quite a bit more than they were hoping to spend for the finishes, and that they had determined the corrugated metal wainscot would provide a more uniform appearance, because it would match existing finishes on other buildings on the property.

*Planning Director Lindquist* confirmed that all codes were being met, regarding the fence..

*Commissioner Steffen* clarified the height and location of both the concrete footer and the corrugated metal wainscot.

*Commissioner Steffen* made a motion to approve the minor wainscot modifications of Conditional Use Permit 2017-5; seconded by Commissioner Villasenor. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Villasenor, Steffen, and Roberts**

**PLANNING COMMISSION ITEMS**

Comments were heard from *Commissioners Rogers and Fuller*.

**STAFF ITEMS**

*Planning Director Lindquist* updated the Commission on the CDOT Bustang service that will include a stop in Rifle as part of its Denver to Grand Junction route.

**ADJOURNMENT**

The meeting was adjourned at 7:28 p.m.

\_\_\_\_\_  
Steve Fuller, Chairman

\_\_\_\_\_  
Date

SIGNATURE ON FILE

\_\_\_\_\_  
Misty Williams, Administrative Assistant

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Date