



REGULAR PLANNING COMMISSION MEETING

Tuesday June 26, 2018

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

Chair Fuller called the Regular Planning Meeting to order at 7:03 p.m.

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

MEMBERS PRESENT AT ROLL CALL

Fuller, Pettinger, Caldwell, Rogers, Marantino, Villasenor and Garcia-Hernandez

Commissioner Pettinger moved to **EXCUSE** Commissioners Steffen and Roberts from the June 26, 2018 meeting; Commissioner Rogers seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Marantino, Villasenor and Garcia-Hernandez

OTHERS PRESENT

Planning Director Nathan Lindquist, Planning Administrative Assistant Misty Williams, Ch. 10 Salvador Tovar-Guzman, Steve Fitzgerald, Danny & Taani Martinez, Shawn & Tina Nelson, Dave & Patty Gyolai, Luke Stephens and Bob Whittington.

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** minutes from the March 27, 2018 Regular Meeting and the minutes from the May 8, 2018 Special Meeting as presented; Commissioner Marantino seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Marantino, Villasenor and Garcia-Hernandez

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

PUBLIC MEETING OPENED: 7:10 P.M. FINAL 2018-1, NORTH RIDGE SUBDIVISION

Sworn in applicant – Luke Stevens

Confirmed Public Notice was met

PURPOSE

Applicant requests Final Plat approval (with Sketch and Preliminary Plan approval incorporated therein) of the North Ridge Subdivision, formerly Shetland Acres Subdivision. The subdivision will create 11 lots for single-family homes. The property is zoned LDR (Low Density Residential).

APPLICANT PRESENTATION

Mr. Stevens explained that the property had been purchased back in 2007 with the hopes of developing the area to have 27 lots. When the recession hit in 2008, the economy couldn't sustain the project, so it was put on hold until the economy recovered.

STAFF REPORT

Planning Director Nathan Lindquist explained that the subdivision is in the Palomino Park area of North Rifle. He continued by saying that the cul-du-sac is already in place for this subdivision, having been built in 2008. He

also indicated that the water, sewer and streets are already in place. Though the plat was approved by the Planning Commission previously, the applicant had a year in which to have it recorded, but chose not to due to the downturn in the economy. The applicant has been working with the City of Rifle Public Works Department to test the water and sewer lines as well as study the streets, to ensure that everything is functioning properly before the final plat is recorded. Planning Director Lindquist elaborated briefly on possible plans for the construction of another cul-du-sac in the future.

PUBLIC COMMENT OPENED 7:15 P.M.

Sworn in Dave Gyolai.

Mr. Gyolai asked if the subdivision would be single family homes, or a low-income development.

Mr. Stevens confirmed that it would be single family homes only.

PUBLIC COMMENT CLOSED

COMMISSION QUESTIONS AND COMMENTS

Commissioner Rogers praised Mr. Stevens on beginning a new subdivision.

Commissioner Pettinger voiced her approval of the applicant's diligence in making sure that the infrastructure of the subdivision was in good working order.

Commissioner Fuller inquired if there would be a possibility of 30th Street connecting to the neighborhood.

PUBLIC HEARING: CLOSED 7:16 P.M.

COMMISSION DISCUSSION

None

Motion Made:

Commissioner Marantino moved to **APPROVE** FINAL 2018-1 North Ridge Subdivision as presented;

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

ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Marantino, Villasenor and Garcia-Hernandez

PUBLIC MEETING OPENED: 7:17 P.M. CONDITIONAL USE PERMIT 2018-1, 3174 AIRPORT ROAD & 3125 BARON LANE

Sworn in applicant – Danny Martinez

Confirmed Public Notice was met

PURPOSE

Applicant requests a Contractor's Yard at 3174 Airport Road/3125 Baron Lane for the purposes of operating a construction business. The property is zoned Light Commercial.

APPLICANT PRESENTATION

Mr. Martinez explained to the Board that he was looking for property to store equipment and materials for his concrete business, as well as have an office building. He indicated that while the subject property offers some challenges in regards to layout, that it would be a good fit for his needs.

STAFF REPORT

Planning Director Nathan Lindquist detailed the items that would be stored on the property, such as materials and equipment. There would be enough larger equipment being stored on the property to make a conditional use permit necessary. He also indicated that the surrounding properties are also zoned Light Industrial, so for Mr. Martinez to utilize this property in the manner that he intends would make sense for the area.

COMMISSION QUESTIONS AND COMMENTS

Chair Fuller requested clarification of the address listed on the Board’s packet materials.

Planning Director Lindquist verified that the address was 3125 Baron Lane, NOT 3215 Baron Lane, as listed in error on the packet materials.

Commissioner Villasenor asked if the reason for the Conditional Use Permit is because of the number of vehicles that will be on the property.

Mr. Martinez explained that if the area was zoned Industrial that a Conditional Use Permit wouldn’t be necessary, but since the zoning in this area is Light Industrial, a CUP is needed because the amount and size of the vehicles to be stored there.

Commissioner Marantino inquired about the fencing for the property.

Mr. Martinez explained his desire to put up a privacy fence on the property to shield the concrete forms and materials from the view of passersby on Airport Road, giving the property a more appealing look.

Chair Fuller requested clarification on the conditions for this permit, regarding landscaping and fencing for the Light Industrial zones.

Planner Director Lindquist verified the requirements for such properties; including a 6 foot privacy fence and landscaping.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED 7:23 P.M.

COMMISSION DISCUSSION

None

Motion Made:

Commissioner Caldwell moved to **APPROVE** CUP 2018-1, 3174 AIRPORT ROAD & 3125 BARON LANE with a correction of the address to 3125 Baron Lane; Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Marantino, Villasenor and Garcia-Hernandez

PUBLIC MEETING OPENED: 7:25 P.M. RE-ZONE 2018-1 1150 ACCESS ROAD

Sworn in applicant – Steve Fitzgerald

Confirmed Public Notice was met

PURPOSE

Applicant requests a zoning change (Map Amendment) for 1150 Access Road from Tourist Commercial (TC) to Community Service (CS) zoning. The purpose of the request is to allow for a mini-storage facility, which is not permitted in the TC zoning. It will require a Conditional Use Permit in CS zoning.

STAFF REPORT

Planning Director Lindquist clarified the difference between Tourist Commercial (TC) and Community Service (CS) Zoning. He went on to explain the types of businesses and structures that can and cannot be built on this type of zoning. This particular area has been a mix of various different uses, because of the zoning and the unique nature of both businesses and homes existing together here. Planning Director Lindquist pointed out the location of homes, businesses, etc. on a map of the area.

APPLICANT PRESENTATION

Mr. Fitzgerald explained his desire to put a mini storage facility on this piece of property, but the current zoning does not allow for that type of construction. He indicated that he has noticed a need for more storage facilities, especially in this particular area, because they could be utilized by residents of the Centennial Suites Extended Stay lodging. He also informed the Commissioners of the clean-up and improvements that he and his partners have already made to the empty lot.

PUBLIC COMMENT OPENED

Sworn in public commenter Bob Whittington

Mr. Whittington asked how many storage units were planned. He also voiced his displeasure with the idea of people driving in and out 24 hours to access their unit. He explained that in the past, semi-trucks had parked in the lot and were active at all hours of the night. Their headlights shined into Mr. Whittington's yard, and the noise from the trucks was considerable and constant.

Planning Director Lindquist clarified to Mr. Whittington that both zoning districts (TC and CS) require a six foot privacy fence between commercial and residential properties. It is also required that lighting be downcast, so that does not interfere with neighboring properties.

Mr. Whittington pointed out to the Commission the two sewer lines that run through the property.

Chair Fuller asked the applicant what his intentions were for the proposed storage units, in regards to security and hours of operation.

Mr. Fitzgerald explained that the facility would have a privacy fence surrounding the entire complex, as well as set-hours of operation. The onsite manager for Centennial Suites will be monitoring the facility. He explained that the facility would provide the residents of the Centennial Suites with much-needed storage space to store outdoor equipment, bicycles, etc.

Planning Director Lindquist redirected the conversation to focus to the actual re-zoning of the property, as opposed to the proposed storage unit facility that could possibly be constructed on it.

Commissioner Marantino asked Planning Director Lindquist if it would be beneficial to zone the entire area that is currently zoned as Tourist Commercial to Community Service.

Planning Director Lindquist agreed that it was a possibility and could definitely have its benefits, but it would have to be discussed at a later date.

Commissioner Garcia-Hernandez asked the applicant if approximately 120-140 storage units were built, and 40 of those were to be used for the Centennial Suites residents, if the remainder of the units would be open for the general public to rent.

Mr. Fitzgerald confirmed that the remaining units would be available for public rental.

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED 7:45 P.M.

COMMISSION QUESTIONS AND COMMENTS

Commissioner Villasenor brought up the question of whether or not this piece of property should have the zoning change. She felt that since it is flanked by a restaurant and hotel, that it leans more towards the Tourist Commercial zoning, rather than Community Service.

Chair Fuller noted that by changing the zoning of the property to allow for a storage unit facility, that it could be beneficial to the residential properties nearby, offering an option that would have a lower impact to the neighborhood. If a gas station or something similar was built on that property, it could be open 24 hours a day, as opposed to a storage facility that would have limited hours and traffic.

Commissioner Marantino asked for clarification for Planning Director Lindquist regarding what is currently allowed in Tourist Commercial, versus Community Service.

Planning Director Lindquist explained the differences between the two zoning areas, and what can and cannot be located in these areas, as well as what conditions would require special use permits.

COMMISSION DISCUSSION

Discussion was had between the Commission, Mr. Fitzgerald and Planning Director Lindquist regarding the change in zoning, the proposed storage facility and the various impacts that might be seen if such changes were to occur.

Motion Made:

Commissioner Marantino moved to **APPROVE** RE-Zone 2018-1, 1150 Access Road; Commissioner Rogers seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Marantino, Villasenor and Garcia-Hernandez

PUBLIC MEETING OPENED: 8:00 P.M. Conditional Use Permit 2018-2, 1150 ACCESS ROAD

Sworn in applicant - Steve Fitzgerald

Confirmed public notice was met.

PURPOSE

The applicant requests a Conditional Use Permit for 1150 Access Road for a mini-storage facility.

STAFF REPORT

Planning Director Lindquist referred to the sketch plan in the meeting packet, describing the orientation of the storage unit buildings. He also described the lot and the area surrounding the property, as well as existing fencing.

APPLICANT PRESENTATION

Applicant described preliminary plans for the facility, plus any and all improvements that have been done or will be done to the property.

PUBLIC COMMENT OPENED

COMMISSION QUESTIONS AND COMMENTS

Commission discussed possible fencing and landscape options, and also possible hours of operation for the facility. They also inquired about the size of the units, how tall they are and if they will have electricity and heat.

Mr. Fitzgerald explained that the units will vary in size, with only a few being large enough to park a full-size vehicle in, and the majority being smaller in size. They will all have electricity, but the renters would not be allowed to operate a shop out of one (wood, mechanic, etc). He also indicated that he had no desire to offer trailer, boat or RV parking.

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED 8:12 P.M.

COMMISSION DISCUSSION

The Commission discussed the storage facility having set hours of operation, and not being accessible 24 hours a day. Times of operation were suggested and agreed upon – 6:00 a.m. to 10:00 p.m. for all tenants.

Motion Made:

Commissioner Rogers moved to **APPROVE** CUP 2018-2, 1150 Access Road, with staff recommendations of limited hours of operation, 6:00 a.m. – 10:00 p.m.; Commissioner Caldwell seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Marantino, Villasenor and Garcia-Hernandez

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

None

ADJOURNMENT

The meeting was adjourned at 8:21 p.m.

SIGNATURE ON FILE

Steve Fuller, Chairman

Date

Misty Williams, Administrative Assistant

Date