



REGULAR PLANNING COMMISSION MEETING

Tuesday, September 24, 2019

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

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

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

MEMBERS PRESENT AT ROLL CALL

Marantino, Caldwell, Rogers, Steffen, Villasenor, Pettinger, Roberts and Damuth

OTHERS PRESENT

Planning Director Nathan Lindquist, Planner Brian Rusche, Planning Administrative Assistant Charlotte Squires, City Attorney Richard Peterson-Cremer, Ch. 10 Michael Churchill, John Savage, Josh Gomez, April Halbert(sp), Hal Hultquist, Cheryl Talbot

APPROVAL OF MINUTES

Commissioner Caldwell moved to **APPROVE** minutes from the August 27, 2019 Regular Planning Commission Meeting with corrections to page 1 under Members Present at roll call to remove Fuller, and page 3 to remove the duplicate comment by Commissioner Rogers "Commissioner Rogers asked about the comments from~" and spelling corrections Civil Engineer not Civic. Commissioner *Steffen* *seconded* the motion. The motion **CARRIED** with the following vote:

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

Abstained -

SKETHC/PRELIM SUBDIVISION 2019-2 NORTH PASTURES F6 LOTS 15-18

The Chair called the Applicant(s) - John Savage

Confirmed Public Notice was met.

PURPOSE

The applicant requests approval of a Sketch/Preliminary Plan for a re-subdivision of Lots 15-18 of the North Pasture Filing 6 Subdivision (a re-subdivision is reviewed as a major subdivision). The subdivision would create a total of eight (8) lots, each approximately 3600 square feet in area, for single-family "patio" homes

APPLICANT PRESENTATION

Mr. Savage explained in North Pasture Filing 6, there are four (4) lots that were recently plated as single family lots. When the infrastructure was being done double water and sewer services were put in for the lots. He has decided to go with smaller lots, and asking to split the four (4) lots into eight (8) lots. The cost of the subdivision was pretty stagnant, and trying to get some homes under \$300,000 range and this is about the only way to do that and asking the re-subdivision of the four (4) lots be approved.

STAFF REPORT

Planner Brian Rusche went through the Staff report explaining this project meets the requirements of the code and all of the characteristics of North Pastures.

Staff recommends that Planning Commission recommend APPROVAL of SKETCH/PRELIM 2019-2 with the following conditions:

1. Staff comments shall be incorporated into the project for the Final Plat application.
2. Provide GIS information before the final plat is recorded.

PUBLIC COMMENT: OPENED 7:12p.m. / CLOSED 7:15p.m.

Chair Marantino swore in April Leona Halbert(sp)

Ms Halbert(sp) mentioned she wanted to talk about 1999.

Chair Marantino asked Ms. Halbert(sp) if she had anything to discuss regarding the project of North Pastures Filing 6.

Ms. Halbert(sp) replied yes, but it goes a lot deeper issues we need to discuss. With the interstate traffic and everything; “I am an enforcer, this is Honey Enterprise speaking”

Chair Marantino asked Ms. Halbert(sp) again if she had anything to say regarding North Pastures Filing 6

Ms. Halbert(sp) replied I think I will let my boss do the rest of the talking (pointing to Mr. Savage).
(Note – April does not nor has she ever worked for Mr. Savage).

Chair Marantino asked if there was anyone else in the public audience that wished to comment on North Pasture Filing 6. Seeing none the public comments were closed.

COMMISSION QUESTIONS AND COMMENTS

Commissioner Villasenor asked if building the little patio homes verses keeping them bigger and putting duplexes seems to be better given lot prices than building as you go.

Mr. Savage replied that a duplex is two (2) residential units owned by the same person, under current national financing scenarios is almost impossible to get financed, unless you have enough cash. Like on 17th Street where we did a town home where you own your foot print, and jointly owned by the town homeowners, and then the home owners associations with some size makes sense but when you are talking about two (2) units, it becomes more difficult. North Pastures Filing 6, there are not covenants and no homeowners association. That is what we were considering when we first started the project and after kicking it around we feel the single lots with smaller homes was the best fit and still have the same number of units.

COMMISSION DISCUSSION

No further discussion

Motion Made:

Commissioner Rogers moved to **APPROVE** SK/Preliminary Plan 2019-2 North Pastures F-6 Lots 15-18 with Staff’s recommendations Roberts seconded the motion. The motion **CARRIED** with the following vote:

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

SKETHC/PRELIM SUBDIVISION 2019-3 WILLOW RANCH F-3

The Chair called the Applicant(s) - Hal Hultquist,

Confirmed Public Notice was met.

PURPOSE

The applicant requests approval of a Sketch/Preliminary Plan to subdivide two (2) parcels into 13 duplex lots and to amend the existing zoning of Tourist Commercial (TC) with a Planned Unit Development (PUD) for the remaining 26 dwelling units previously approved within the Willow Ranch Subdivision.

APPLICANT PRESENTATION

Mr. Hultquist explained the project is part of Willow Ranch PUD and acquired the two vacant lots and about 30 of the existing units five (5) to six (6) years ago and the thought was to always develop the lots out as duplexes but the economy has not allowed building the units. We have now been able to get the numbers to work and are excited to get started with the project. There are thirteen (13) lots and twenty-six (26) units as duplexes; a re-design, the original design was manufactured homes, these are going to be stick built homes and the footage will be just over 1,500sf of livable space. The price point will be within the market values.

STAFF REPORT

Planner Brian Rusche went through the Staff report explaining the change of design varies slightly from the original plans constructed in the first two phases. Lots 14, 28, and 30 are requesting modified setbacks to accommodate the units.

- Lot 14, which borders Government Creek, is requesting a rear-yard setback of approximately 11 feet along the irregular boundary, while keeping the building pad outside of the floodplain.
- Lot 28 is requesting a front yard setback of approximately 11 feet (minimum is 15 feet in TC) in order to maintain a larger rear yard space, consistent with the other units.
- Lot 30 is requesting a less than 3 foot encroachment of the corners of the unit along the front yard, owing to the curvature of the street. Both Lot 28 and 30 would maintain sufficient parking with the redesign to two car garages.

Staff recommends that Planning Commission APPROVE the Sketch/Preliminary Plan for Willow Ranch Filing 3 and recommend to Council the rezone of Parcels A2 and B2 to a Planned Unit Development (PUD) with the following conditions:

1. Setbacks shall be as shown on the site plan(s) as modified from the TC (Tourist Commercial) Zone and incorporated into the PUD.
2. Provide engineering analysis on existing public infrastructure prior to recording a Final Plat.

Staff recommends that Planning Commission recommend APPROVAL of SKETCH/PRELIM 2019-3 with the following conditions:

1. Staff comments shall be incorporated into the project for the Final Plat application.

2. Provide GIS information before the final plat is recorded.

PUBLIC COMMENT: OPENED 7:30 p.m. / CLOSED 7:42 p.m.

Chair Marantino called up the public to speak Josh Gomez – was not shown in.

Mr. Gomez explained he lives in one of the existing units and asked about the current HOA and wanted to know if the HOA guidelines would continue with the new development.

City Attorney Richard Peterson-Creamer replied that is not an issue before planning commission; that would be more private conversation between the HOA and Developer.

Mr. Hultquist replied he would be happy to visit with Josh regarding the HOA

Mr. Gomez thanked Mr. Hultquist

COMMISSION QUESTIONS AND COMMENTS

Commissioner Pettinger asked about the increase of traffic, and is there discussion regarding another traffic light.

Planning Director Nathan Lindquist replied CDOT would not allow a light at that intersection; the plan is getting a traffic light at 30th Street. For the pedestrian the plan is to get better connections from Willow Ranch through the north-side with the trail system. It is not really clear that is public, maybe getting better signage to let pedestrians know they can walk up there. Once there is a light at 30th Street there would be more reason to walk up to 30th Street. There are plans to do a sidewalk from 26th Street down to 24th Street on the west side or Hwy 13 so you can get down to the 24th Street stop light.

Commissioner Rogers asked if it is Government Creek that runs through/behind the property and when was the last time the creek flooded.

Mr. Hultquist replied yes, the creek has not flooded in that area since he has owned the property. All the units are out of the flood plain as that was a requirement.

Chair Marantino asked whether, after looking at the designs, all the homes basically going to be the same.

Mr. Hultquist replied there are three (3) basic floorplans within the basic same type of structure. The changes are all on the interior, the windows on the outside stays the same. There are three (3) different room designs, 1) master bedroom upstairs and a master bedroom downstairs, 2) a master bedroom upstairs and two (2) bedrooms downstairs 3) a master bedroom downstairs and 2 bedrooms upstairs. This allows to a broader audience

Commissioner Steffen asked if all of the existing infrastructure was good to go.

Planner Rusche replied yes, at the time of final plat testing will be done to make sure everything still works and that all the water and sewer lines are without any damage. There is some patching on the road that will be addressed. With the entire infrastructure already existing is what helps this project to progress quickly from sketch plan to final.

Mr. Hultquist replied he has been working with the City of Rifle Public Works Department and should have that taken care of shortly.

Commissioner Rogers asked when they plan on starting up construction.

Mr. Hultquist replied they are going to City Council the 16th and once approved hope to start building one of the duplexes immediately.

Chair Marantino asked if there was anyone else that wished to speak regarding the matter at hand, seeing none the public hearing is now closed.

Chair Marantino asked the applicant if he had any closing comments.

Mr. Hultquist replied he feels it is straight forward, this will be a good addition to the community and the designs are an improvement over the last ones, for now two (2) cars can be parked in the garages. There is additional parking along the street that was cut in when the property was originally built.

COMMISSION DISCUSSION

No further comments

Motion Made:

Commissioner Pettinger moved to **APPROVE** SK/Preliminary Plan 2019-3 Willow Ranch F-3 with Staff's recommendations *Steffen* seconded the motion. The motion **CARRIED** with the following vote:

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

Motion Made:

Commissioner Villasenor moved to **RECOMEND** to City Council to **APPROVE** the rezoning to Tourist Commercial PUD *Rogers* seconded the motion. The motion **CARRIED** with the following vote:

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

COMMENTS & ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Dustin Marantino, Chairman

Date

SIGNATURE ON FILE

Charlotte Squires, Planning Administrative Assistant

Date