



REGULAR PLANNING COMMISSION MEETING & BOARD OF ADJUSTMENTS

Tuesday, February 25, 2020

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

Vice Chair Caldwell called the Regular Planning Meeting and Board of Adjustment to order at 7:00 p.m.

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

MEMBERS PRESENT AT ROLL CALL

Caldwell, Rogers, Steffen, Pettinger, Roberts and Damuth

Commissioner Pettinger moved to **EXCUSE** *Commissioner Marantino, and Commissioner Villasenor* from the February 25, 2020 meeting; *Commissioner Damuth* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Caldwell, Rogers, Steffen, Pettinger, Roberts and Damuth

Damuth will be a voting member for the meeting

OTHERS PRESENT

Planning Director Nathan Lindquist, Planning, Planner Brian Rusche, Administrative Assistant Charlotte Squires, City Attorney Richard Peterson-Cremer, Ch. 10 Michael Churchill, Lisa Zeman, Kate Andreatta, Scott Humphrey, Chris Manera, Natalie Bowman, Mark Sours

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** minutes from the January 28, 2020 Regular Planning Meeting *Commissioner Steffen* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Caldwell, Rogers, Steffen, Pettinger, Roberts and Damuth

ZONING VARIANCE 2020-005 125 UTE AVENUE (SENIOR HOUSING OUTSIDE STORAGE UNITS) & SITE PLAN 2020-005 125 UTE AVENUE (SENIOR HOUSING 50 UNIT TWO STORY BUILDING)

The Vice Chair called the Applicant(s) up– Natalie Bowman and Chris Manera

Confirmed Public Notice was met

PURPOSE

A request for a site plan review to construct a two-story, 49,452 square foot, 50-unit senior living apartment building within the Medium Density Residential (MDR) zone district.

The project is requesting a variance to allow the exterior storage closets to be 12 square feet where code requires 25 square feet of exterior storage per unit.

APPLICANT PRESENTATION

Mr. Manera explained he is the engineer on the project and gave a quick overview of the project. Working with Fire Department and City Staff the issue was emergency egress access. On the North West parking lot there will be a graveled driveway that will exit onto Clarkson Avenue through the Rifle Housing property for emergency access that will be chained and marked emergency use only.

Ms. Bowman shared at the East end of the building will house the new office for the Rifle Housing Authority and a larger community area. There are over 100 names on a waiting list for senior and low income housing and the two story 50 unit apartment building will help a lot to house residents.

Planning Director Nathan Lindquist mentioned the excitement to get the grant on the first try.

Ms. Bowman replied the grant is a very competitive process, and usually about thirty (30) percent of the people that apply the first time get approved. The apartments will be for low income, seniors and disabled residents; it is at the thirty (30) to sixty (60) percent AMI Garfield County incomes. This is really a great housing project for Rifle to have.

Planning Director Nathan Lindquist mentioned it helped the grant along City Council agreed to waive Two Hundred Thousand (\$200,000.00) in improvement fees.

Ms. Bowman replied the City support went a long ways; with Mayor Barb Clifton attending for grant that really did show how much the City was and is behind the housing project.

STAFF REPORT

Planner Brian Rusche went through the Staff Report explaining some of the criteria and sharing that Staff did not see any issues with the applicant's request.

Staff recommends that Planning Commission, acting as the Board of Adjustment, **APPROVE** a variance to allow the exterior storage closets to be 12 square feet where code requires 25 square feet of exterior storage per unit.

Staff recommends that the Planning Commission **APPROVE** the site plan for Maxfield Heights, a two-story, 49,452 square foot, 50-unit senior living apartment building within the Medium Density Residential (MDR) zone district.

COMMISSION QUESTIONS AND COMMENTS

Commissioner Damuth asked regarding the variance there doesn't seem to be a storage issue now at the current facilities and no people are leaving things out now that should be in storage.

Ms. Bowman replied that is one thing we encourage people that move in that it is easier to move in without enough stuff than to much stuff. The rules do not allow for freezers, outdoor equipment – patio furniture is allowed and during the winter it's pushed against the wall for snow removal.

Commissioner Rogers asked on the 2nd floor storage are they integrated with the balcony.

Ms. Bowman replied that is correct.

Mr. Manera explained there are two floor plans, so if you have a balcony the shed is about a 3x4 closet.

Planner Rusche explained the shed size is standard for building requirements, but is less than what the Rifle Municipal Code requires. When you are looking at a one bedroom unit over a two bedroom family unit the amount of storage provided is proportional.

PUBLIC COMMENT:

Vice Chair Caldwell opened the public hearing asked if there was any wishing to speak on the matter. Seeing none closed the public hearing and brought it back to the commissioners for discussion and a motion.

COMMISSION DISCUSSION -

Commissioner Steffen stated this project is something the community really needs.

Motion Made:

Commissioner Rogers moved **APPOVE** Site Plan 2020-005 50 unit 2 story apartment building for the Housing Authority housing with all Staff's Recommendations. *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Caldwell, Rogers, Steffen, Pettinger, Roberts and Damuth

Motion Made:

Commissioner Rogers moved to **APPOVE** Zoning Variance 2020-005 reduced square foot storage units per staff report and with all Staff's Recommendations *Commissioner Steffen* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Caldwell, Rogers, Steffen, Pettinger, Roberts and Damuth

COMMENTS & ADJOURNMENT

The meeting was adjourned at 7:32 p.m.

Mark Caldwell, Vice Chairman

Date

SIGNATURE ON FILE

Charlotte Squires, Planning Administrative Assistant

Date