



REGULAR PLANNING COMMISSION MEETING

Tuesday, December 3, 2019

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

Chair Marantino called the Regular Planning Meeting to order at 7:00 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 and Roberts

Commissioner Caldwell moved to **EXCUSE** Commissioner Damuth from the December 3, 2019 meeting; *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

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

OTHERS PRESENT

Planning Director Nathan Lindquist, Planner Brian Rusche, City Attorney Richard Peterson-Cremer, Ch. 10 Salvador Tovar-Guzman, Michael Gert, Brenda Higgs, Craig Parks, Dawn Brown, Alanna Fitzsimmons, Mark Gould, Juan Alvarado-Lozano, Velvet Fritzlan, Julie Pratte, Doug Pratte, Phil, Marleen and Marcia Antes, Miles Rich, Sherwin Rich

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** minutes from the October 29, 2019 Regular Planning Commission Meeting *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

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

CONDITIONAL USE PERMIT 2019-05 3242 COALMINE AVENUE

Confirmed Public Notice was met.

Chair Marantino entertained a motion to continue the public hearing to January 28, 2020 the next Regular Planning and Zoning meeting.

Motion Made:

Commissioner Rogers moved to **TABLE TO JANUARY 28, 2020 MEETING** Conditional Use Permit 2019-05 3242 Coal Mine Avenue, *Commissioner Caldwell* seconded the motion. The motion **CARRIED** with the following vote:

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

CONDITIONAL USE PERMIT 2019-04 1631 Railroad Avenue / 100 W. 16th Street

The Chair called the Applicant(s) - Juan Alvarado-Lozano

Confirmed Public Notice was met

PURPOSE

The applicant requests approval of a Conditional Use Permit for a Group Child Care Center for up to 15 children in the CS (Community Service) zone.

STAFF REPORT

Planner Brian Rusche explained the request and went over the staff report and highlighted Staff Comments:

- a) Garfield County, on behalf of the State of Colorado, inspects Child Care facilities. The applicant has already made contact with both entities. The child care center shall be inspected by the County, the City building inspector, and the Fire Marshal to ensure all life safety standards are met.
- b) Parking and, more specifically, loading and unloading, is an issue due to the location adjacent to two busy streets. The applicant has proposed a one-way driveway (northbound) from W. 16th Street to the rear of the building, which will exit the property (eastbound) onto Railroad Avenue via an existing curb cut. Parking will be available between the preschool and the existing residence. Only employee parking will be allowed off 16th Street and no pedestrian access to the building from the sidewalk.

Staff recommends that the Planning Commission **APPROVE** the Conditional Use Permit (CUP-2019-04) for the Peter Pan y sus Amigos Preschool, with the following conditions:

1. The Conditional Use Permit is valid for up to 15 children.
2. The Conditional Use Permit shall only be valid in conjunction with a valid license from the appropriate authorities and conformance with all building code and fire code standards.
3. Within one (1) year from the time of approval, the applicant must establish the land use authorized by the Conditional Use Permit. Failure to start construction or establish such use within the one (1) year or other applicable time period shall result in automatic expiration of the Conditional Use Permit.
4. Once a Conditional Use is established, any discontinuance of the use for a period of one (1) year, for any reason, shall result in automatic expiration of the Conditional Use Permit.

APPLICANT PRESENTATION

Mr. Lozano explained the pickup and drop off will be done off E16th Street and drive around to and exit onto Railroad Avenue and would like to have approval for the pre-school.

COMMISSION QUESTIONS AND COMMENTS

Commissioner Rogers asked for explanation on the improvements to be made on the property

Mr. Lozano explained there will be fencing on both sides with gates in the back area to give the kids a play area, and safe from the traffic. During drop off and pickup times the gates will be open then the gates will be closed to give the kids more play area in the back.

Commissioner Rogers asked the cars will be driving through the play area, that will be fenced off when the kids are being dropped off and picked up

Mr. Lozano replied the play area will be further back.

Commissioner Villasenor asked if there would be signage

Mr. Lozano replied yes there will be signage drop off and pick up along with an arrow showing the direction. It will also be explained at orientation and the parents will be given a handbook with the rules, along with a walk through explaining the flow.

Commissioner Pettinger confirmed the back would be all fenced in for the safety of the children

Mr. Lozano replied yes it will be all fenced in.

Planner Brian Rusche shared after visiting with the county/state day care facility licensing they had been on site and visited with Mr. Lozano regarding the site and making the best use of the property; the property will be fenced with gates and there is enough property along the fence to park when waiting on their child/children to pick up or drop off. Once that is done in the morning the gates are closed; mid-morning the kids go out for play time, in the evening the gates would be opened when the kids are all back inside and then the parents can come and pick up their kid(s). The county has signed off on that plan; one thing they look at is enough play space. A fence permit has been granted and the fence has been started.

Commissioner Pettinger asked the ratio of staff to confirm the children are not running around outside during drop off and pick up times.

Planning Director Lindquist explained the county and state has a lot of regulations, and child care is one of the those we are fortunate on that has agencies that look very closing on, the condition we have may be outdated because this was pre-dating the county and state having a strong focus on childcare facilities to be sure they are safe and ran well. The Planning Commission should feel good for the county and state regulate the child care facilities and will be monitoring the center.

Commissioner Pettinger shared concern due to the high traffic on W. 16th Street due to the high school.

Planner Rusche explained the design is to take the vehicles off 16th Street and unload in a safe area and the staging of the teachers coming out to greet the kids. The safety of the plan takes all the staging off of 16th Street, as well as Railroad immediately. The staging of the teachers coming out and greeting the kids is entirely upon his property. We are not going to have or should ever see someone stopping on 16th Street and dropping off their kid(s). The entrance is in the back.

Mr. Lozano replied they have to drop off in the back that is the entrance to the center, the parking on 16th Street is for the teachers.

Commissioner Pettinger explained she could see a parent running late and just stopping on 16th Street on their way to the high school and having the child run into the center.

Mr. Lozano replied all the parents have to drive thru and drop off their kid(s) in the back and one of the teachers will be there to greet the kid(s).

Chair Marantino asked what the times of operation would be

Mr. Lozano replied hours of operation will be 7:30 am to 5:30 pm.

PUBLIC COMMENT:

Chair Marantino asked if there was anyone in the audience who wished to speak on this project. Seeing none public hearing was closed.

COMMISSION DISCUSSION

No further comments

Motion Made:

Commissioner Caldwell moved to **APPROVE** Conditional Use Permit 2019-04 1631 Railroad Avenue/ 1600 West 16th Street with all Staff's recommendations; *Commissioner Villasenor* seconded the motion. The motion **CARRIED** with the following vote:

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

CONDITIONAL USE PERMIT 2019-03 125 W. 4TH STREET (REMINGTON SQUARE)

The Chair called the Applicant(s) - Miles Rich and Sherwin Rich

Confirmed Public Notice was met

PURPOSE

The applicant requests permission to construct a one-story retail building, approximately 9428 square feet, adjacent to the existing Remington Square.

APPLICANT PRESENTATION

Mr. Miles Rich explained they are proposing to create two (2) new commercial buildings next to each other adjacent to the existing building on the lot. The buildings will be 4,800 square feet, with eight (8) retail in the two (2) buildings, four (4) each building. Looking at a local coffee shop, national pizza restaurant, they want more service industry in the city. Will be adding the parking in front of the building and adding some street scape, and a common area for people to park and walk up to and shop and enjoy some time out.

STAFF REPORT

Planner Brian Rusche explained the request and went over the staff report, highlighting the Review Criteria and Staff Recommendations.

Planning Director Nathan Lindquist explained the code was set up to encourage investment in the downtown, and set up to encourage two (2) story buildings to encourage density if possible. Staff is asking for you, commissioners, to look at the one (1) story over the two (2) stories and the LED lighting which is the other discouraged design element.

Staff recommends that Planning Commission **APPROVE** the construction of a one-story retail building, approximately 9428 square feet, adjacent to the existing Remington Square, with the following conditions:

- 1) The applicant will need to submit a site plan for administrative review by the City.

COMMISSION QUESTIONS AND COMMENTS

Chair Marantino asked if they had any plans for a face lift on the current building.

Mr. Rich explained that is why there is the LED light issue Nathan mentioned we have that existing sign and would like to light it a bit. We want to add light to the existing building and existing sign. The new building will have some lights going up – landscape lights in the front.

Commissioner Rogers explained she likes the old west look to the proposed buildings. The height does not concern her, the façade is raised up, the stucco color seems a little light, and blending in with the existing building in the back.

Mr. Rich explained that is just the color on the program the brick will be a little darker.

Planning Director Lindquist explained the bottom is brick and the top is a wood - similar to Wendy's

Mr. Rich replied correct, where you see the grey that is the corrugated metal siding, to give it a western rustic flare.

Commissioner Rogers replied a little darker tone would blend in better with the existing building. Commissioner Rogers asked about delivery trucks trying to drive through the alley way.

Mr. Rich replied the alley is currently being used for deliveries and will continue to be used. The dumpster will be contained and easier to access.

Commissioner Roberts shared she sees trucks parked in the back parking lot that will become the new parking area. Commissioner Roberts shared her concern regarding the light pollution; yes we want things well-lit for safety but Western Colorado we want to see our skies.

Planning Director replied the code requires down cast lighting.

Mr. Rich replied the lights will be downcast low energy lights.

Commissioner Rogers replied there are no other buildings in the downtown area that has that lighting on them; she has a hard time accepting that aspect of the lights on the building. There is no concern of having lights shining down off the building but a running light all the way along building there is concern.

Commissioner Villasenor asked about the one (1) story instead of two (2) story building, this came up with Wendy's too and said it feels like a two (2) story building. My argument against that is we want density to the downtown and not wanting something to feel like it is tall we want it to be tall and have that second floor to be used. As Brian said there are not a lot of places to add to the down town, and would like to see that second story and density there. The commercial is not something necessary downtown is struggling for, we talk all the time how West 3rd Street is struggling keeping the spaces filled and this seems like it will take away from West 3rd Street even more. If we could get that density of the second and even a third level that would provide people to use these services. The project looks nice it would be a positive thing, the street appeal looks nice, and with a under used parking lot; she wants to hold out and get more density.

Mr. Rich replied the two (2) story building is not economical to build and the existing building we took it over from an owner that had it for quite a time. The second floor on the current building is pretty much vacant right now. The second floor consist of office suites currently, we are struggling to find tenants. To construct a new two (2) story building you are talking elevators. It is not as quick and economical. We are scared to go up with the second floor when we aren't getting in new tenants in our existing building. People don't really like retail on the second story either and it would only be used for office primarily. We just wanted more of a street appeal style of building.

Planning Director replied visiting with the applicant and other applicants, and people looking at projects that a two (2) story building is really difficult today, to make pencil you are either see a one (1) story or about a four (4) story. Say you do the second floor; the cost would be more than you could collect from rent. We are going to continue to see one (1) story or four (4) in general.

Commissioner Villasenor asked if the four (4) stories be allowed.

Planning Director replied in the historic core it was limited to three (3), given that most buildings are two (2) stories and if you go three (3) it still fits in.

Mr. Sherwin Rich came forward and was sworn in to speak on behalf of the project that he is a partner with).

Mr. Sherwin Rich replied with all due respect Commissioner; you mentioned this is a town of half empty stores. I don't see shopping centers here that are half empty, and have been studying Rifle for the last twelve years (12) and have been involved in an apartment deal in Rifle. The reason I ended up with the shopping center in the core because the gentleman that owned it quite a few years couldn't make economic sense. I could build a two (2) or three (3) story building with Staff's approval and not even appear here in front of this commission, the reason I am not doing that is because it does not make economic sense. Why would I build something if I can't fill it up? I don't

want to go broke; we worked with staff and came up with a beautiful design, Staff wants to approve the project as stated in the Staff Report. We have two (2) national tenants, one (1) is a coffee shop and the one is a national pizza place that would like to locate in that center. As you said there are so many empty buildings, maybe we shouldn't build this building and just keep that ugly building and big empty parking space just setting there, those are my choices because I am not going to go broke building a two (2) or three (3) building that I can't fill up. We did not just guess at this, we have talked to local commercial realtors.

PUBLIC COMMENT:

Chair Marantino asked if there was anyone in the audience who wished to speak on this project. Seeing none public hearing was closed.

COMMISSION DISCUSSION

Commissioner Steffen asked if they have to decide on anything regarding the LED lighting as Planning Commission.

Planning Director replied it would be good to do it on two (2) separate issues. Commission will make a motion on the height and a motion on the LED lighting.

Mr. Rich replied that they would be willing to table the lighting, and come back at a later time to work with Staff on more lighting details.

Commissioner Pettinger said it would be to keep the lighting consistent with the existing lighting in the core.

Planning Director replied if Planning Commission wants to they can just make a motion on the building height for now and table the lighting issue.

Motion Made:

Commissioner Steffen moved to **APPROVE** Conditional Use Permit 2019-03 125 W. 4th Street, Remington Square building height with and all of Staff's conditions and to table the lighting issues to another time.

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

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

SKETCH PUD 2019-01 GRAND RIVER VILLAGE

The Chair called the Applicant(s) - Mark Gould and Doug Pratte

Confirmed Public Notice was met

PURPOSE

The applicant requests approval of a Sketch Plan for a Mobile Home Park Planned Unit Development (PUD) consisting of seventeen (17) units on 2.85 acres, currently zoned Community Service (CS).

STAFF REPORT

Planner Brian Rusche explained the request and went over the staff report and went over the criteria;

Staff recommends that Planning Commission recommend to Council **approval** of the Sketch Plan for the Grand River Village Mobile Home Park and the rezone of Lots 15, 16, and 17 to a Planned Unit Development (PUD) with the following conditions:

1. The following standards must be incorporated into the final PUD agreement:

1. All units, at the time they are placed within the park, shall be “newly constructed” (to be defined further by staff and the owner).
2. All units shall incorporate a covered porch, with those units along Last Chance Drive also providing pedestrian access from the sidewalk to the porch.
3. Permanent foundations are not required; however, they may be allowed within the park on specific spaces if deemed appropriate by the owner.

APPLICANT PRESENTATION

Mr. Gould explained he has been the owner of the three (3) parcels prior to Walmart, and developed Grand River Plaza and sold most of the lots to the hospital and sold a lot to the fire department. It has been a challenge finding a user for the last three (3) lots. Looking at the cost to live and cost to own homes we decided to look at the possibility of putting in some affordable housing. The idea is, even with the name mobile home park and to get that on the table it is really manufactured homes that come in on wheels and the wheels stay. A banker does not want to loan money on a home that is on a permanent foundation if they do not own the ground underneath. This is a park where people are going to buy the unit and not the ground underneath it - will be easier to bank, less down payment, it will be less to get into a home. These homes will look and feel as a home not a mobile trailer of the past, they will have skirting, and yards and a place for kids to play.

Planning Director Nathan Lindquist replied when the applicant came to staff with the first draft we talked about how it functions really well. Doing the porches facing Last Chance Drive and almost like an alley where the cars would be parked out back of the homes. It makes sense where they can fit in a park is good for in South Rifle in a whole there is no parks, and there are a lot of different residential areas. As discussed with the Comprehensive Plan this area is more likely to fill in with residential, then it is with office and we don't want to have it fill in with light industrial (LI). If it starts off at a higher quality and if it gets sold off hopefully it can stay at the higher quality, and provide that workforce housing that is really needed in the area.

COMMISSION QUESTIONS AND COMMENTS

Commissioner Caldwell asked about sidewalks

Planner Rusche replied there is sidewalk on one side of Megan Avenue. (as he was looking for the map)

Chair Marantino said while they are looking for the map let's hear from the public.

PUBLIC COMMENT:

Chair Marantino asked if there was anyone in the audience who wished to speak on this project.

Ms. Fritzlan (was not sworn in) explained they own the property just north of subject property, her husband owned that property and her husband's family has owned that property since 1959, Grand Dad sold the lower section that now houses the Hampton Inn. She shared she would be opposed to any mobile home park next to their property. Livestock is still operational; it is highly oil field traffic on Megan and Last Chance Drive as well as the growing homeless population. There is BLM land right behind the subject property that is open access. It will lower existing home values when putting lower income housing next to our properties. The hospital is already doing tons of developing in there, and the land is not zoned for residential. She feels it would be a better use to stick with commercial aspect of it. If you are going to put residential there put higher end residential not lower income residential. All of the residential there are in the county not in the City. Kids are not going to stay in their yards and that creates a whole different element for their family.

Ms. Brown (was not sworn in) explained she is a home owner in near the subject property for over thirty (30) years, and the number of times of people coming onto our property going behind the house and doing whatever they want even with the property being posted. There is a lot of oil and gas traffic on Last Chance Drive as well. Appreciate the hospital is growing and bringing quality to our area; the subject property could be used for office space. She believes it could be higher quality and not putting down their plan, sure it will be nice, but they come in nice and what ends up on the porches. The work force comes and goes and units get ran down, they are building a lot of apartments in Glenwood, but those are high end very expensive ones. Personally she would like affordable housing right down the street from her, it just causes concern.

Mr. Antes (was not sworn in) replied appreciate all you guys (pointing at the Planning Commissioners) for all your work and addressed Mr. Gould appreciate all you have done and support you trying to make your property worthwhile. Mr. Antes shared he went onto the internet and was able to get the project details. On page four (4) is a sketch superimposed over a Garfield County map and shows eight (8) of those units are butted up against the hillside. Mr. Antes added how the kids come down off the hill side that is very steep, and we live against the hill east of the subject property, we know how the sun comes up now around 10:30 am and goes down by 2:30 pm and those units up against the hill won't get that much sun. The other thing on that sketch is the open space is on that steep hillside, Mr. Antes shared his kids grew up playing on that hillside, but that is not much open space. The fifth (5) pictures show photographs of the mobile homes showing how they do make them look like stick built homes now. On number five (5) on the Staff Review page Mr. Antes shared he does not agree with the comment and does not feel it will be an improvement on his property value but a decrease. Maybe they can give those people more space to live then crowd them in against that hillside. Of course the traffic is a problem, until they can get that road widen, maybe widen Megan Avenue so they can go that way to their houses and not pass his house. Mr. Antes thanked the Planning Commissioners for their time.

Mr. Gert (was not sworn in) explained he also lives across from the subject property, and another issue that has not been brought up; there is a lot of wildlife in the area. Coyotes, which like small pets, the deer and elk bed down in that area and do believe this will take some of their habitat area away. Traffic is already heavy, as they have said with the oil and gas truck traffic. Mr. Gert shared he does not like low income housing either. Putting a problem across from his house and not saying he doesn't want it would not be proper either.

Alanna Fitzsimmons (was not sworn in) shared she lives in the area of the subject property and agrees with what has already been said by the others, believes the property can be used in different ways that won't devalue our existing properties.

Ms. Fritzlan (was not sworn in) explained there is an open irrigation ditch that still runs from Megan to the east end of Last Chance Drive, during the spring and summer you have a full water ditch that is not covered, not underground because it water livestock all down that line. This is a hazard and we do worry about our own kids, that are raised with the ditch which is more natural to them then when you place kids that have not grown up around the ditch that don't understand the ditch and it gets deeper to the east.

Commissioner Rogers asked what the name of the ditch was

Ms. Fritzlan (was not sworn in) replied Loesch Crann Ditch, it runs underground till it hits our property and there are two (2) big head-gates on our property.

Chair Marantino brought it back to the Commission, asked *if* there were any questions for the applicants or staff

COMMISSION QUESTIONS AND COMMENTS

Commissioner Pettinger asked in concern of the neighbors concern of their property values, what would be the cost these modular homes be sold at.

Mr. Gould replied when we use the concept affordable we think about, the basic entry level into Rifle is around \$250,000ish range could be more, the idea is these homes are going to be like (he is just throwing a number out there), 120,000 dollars and then you have rent. When the buyer is going to a bank and instead of ten percent (10%) on a 220,000 thousand dollar loan it is 10% on a 120,000 dollar loan. You can call it a starter home, or how do we get our young kids coming back from college without wondering how they are going to get a place without their parents helping. When we say affordable this is obtainable housing to get in the market they stay there few years and they sell it and they get to upgrade to the next house, or stay there for life. This does not happen that much in Western Colorado

Mr. Pratte explained working on the parking spots there will be 2 spots for each unit and a guest parking area. There will be a 10X10 storage shed with each unit to prevent resident of putting up a hodge podge unit, the sheds will be put in place by the owner of the park so everyone has storage. There will be a playground with sidewalks. Front porches on the street – instead of turning the back to the street having them face the street to embrace the street along with putting trees and other landscaping along the street. It is meant to be a community neighborhood, it is not meant to be a low end housing project. It is meant to be a neighborhood in the City of Rifle.

Planning Director Lindquist explained multifamily and single family housing along with a lot less desired maybe commercial uses are permitted uses in this zone. You could go get a LIHTC (lie-tec) grant and do a multi-family housing project that would be low income townhomes and it would not have to get a conditional use permit, it would just be approved. This is only coming before Planning Commission because the code has not caught up with the times, regarding manufactured housing. This is sketch plan phase and this project will be brought back for preliminary and final plan. This is just the initial level where if you do have concerns or questions they can be addressed. This is how the standards are wrote to have it feel like a community and maintained that way overtime, Staff will be working with the applicant regarding the concerns, this is not the last chance and the project is not automatically approved. The project has to go to City Council than back to Planning Commission.

Commissioner Villasenor asked if the pictures of the modular units the ones they are looking at or if they are just put in the packet and a different style would be looked at.

Mr. Pratte replied those are some of the homes used on a project in El Jebel. Clayton Homes is a manufacturer and does a great job. They have done manufacturing at the Roaring Fork Club; it is a very nice project. Just to elaborate on what Mr. Lindquist said, we want your input this is not my way or the highway, we want to work with you all.

Commissioner Steffen mentioned around 7:00 pm drive through King Crowns Mobile Home Park and you will see there is nowhere to park. Residents have parked on both sides of the street and it is full of cars.

Commissioner Villasenor asked about parking along Last Chance Drive.

Planning Director Lindquist replied there is a thirty (30) foot wide street; it was built for parking on both sides.

Commissioner Villasenor asked in respect can it be posted no parking on the county side of the street, would that help.

Planning Director Lindquist replied that is something that could be thrown into the mix.

Commissioner Villasenor explained looking at the project it is higher quality than a mobile home park and listening to the neighbors and trying to vision what else could go there and this seems a good fit.

Chair Marantino asked if there was anyone else from the public that would like to speak on the subject project before closing the public hearing.

Alanna Fitzsimmons (was not sworn in) came forward and asked the developers if they considered building medical offices since our hospital is expanding and have a lot of medical facilities in that area.

Mr. Gould replied he had sold two (2) lots on Megan Avenue and built the structure, they have not been able to fill them with doctors or medical offices. To answer the question it has been looked at over the years that were my vision that was going to be there, up to now there has always been space and plenty there.

Alanna Fitzsimmons (was not sworn in) asked what if someone moved out with their modular home and how much for lot rent.

Mr. Pratte explained if a home moves out it has to be replaced with a new home.

Mr. Gould explained they are at the sketch stage and engineering will be done later, those details will be calculated at that time.

Ms. Fritzlan (was not sworn in) shared she did grow up in a mobile home, she knows for fact there are very few companies that will finance you for just that mobile home, unless it is put on a permeant foundation. She shared it is hard enough to pull the horse trailer in and out of the driveway due to the cars and trucks parked on the street. There is a lot of water that comes off the hillside and there is an abandoned waterline that runs up that hillside. You are going to screen your tenants, “sex predators” – any one that has to be registered with the state. You have a whole line of people that have been there forever with our kids and trust with the adults in our community, there is already a homeless problem there, they can camp on the BLM.

Mr. Pratte replied you will have help in removing and looking into solving issues with the homeless in the area. Mr. Gould cares about his property as you care about yours.

Commissioner Steffen committed he knows Mr. Gould and knows he will take what has been said here tonight if we approve the sketch plan and put it to good work. Explained this is not the last time you will be able to look at the plan Mr. Gould has and say what you want again.

Chair Marantino closed the public hearing and brought it back to the Commissioner’s for discussion

COMMISSION DISCUSSION

Commissioner Rogers shared she likes that the units have to be owner occupied and would like for the City to take a look at the street issues. Shared that the fire district was not addressed and was concerned how much noise was coming from the station that would be a high impact for the homes.

Motion Made:

Commissioner Rogers moved to recommend to City Council to **APPOVE** Sketch PUD 2019-01 Grand River Village with Staff’s recommendations, *Commissioner Steffen* seconded the motion. The motion **CARRIED** with the following vote:

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

Chair Marantino called a five (5) minute break.

SKETCH PLAN 2019-01 PIONEER MESA F2

Confirmed Public Notice was met.

Chair Marantino entertained a motion to continue the public hearing to January 28, 2020 the next Regular Planning and Zoning meeting.

Motion Made:

Commissioner Pettinger moved to **TABLE TO JANUARY 28, 2020 MEETING** Sketch Plan 2019-01 Pioneer Mesa F2, *Commissioner Villasenor* seconded the motion. The motion **CARRIED** with the following vote:

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

TEXT AMENDMENT 2019-01 – LAND USE CODE TEST AMENDMENTS

The Chair called the Applicant(s) - Staff

Confirmed Public Notice was met

STAFF REPORT

Staff has proposed to the Planning Commission several amendments to the Land Use and Development Code (Chapter 16 of the Rifle Municipal Code) over the course of several regular workshop meetings. These proposals are a result of discussion on various development proposals throughout the year where staff has identified positive changes that could be made to the existing codes. The last changes to the code were made in 2017 and staff feels it is important that the codes remain relevant to current development opportunities within the City.

Staff went over the staff report and explained the reasoning behind the changes is to bring code current with Comprehensive Master Plan.

Attached is Staff Report marked Exhibit A for the record.

COMMISSION QUESTIONS AND COMMENTS

Commissioner Rogers asked under manufactured homes under 24 by 36 feet does tiny homes fit into that realm.

Planner Brian Rusche replied yes and no, tiny homes is another type of manufactured homes and they are not built to HUD or UBC standards they are built to travel across the county and built on RV chassis. If someone wants to do a bunch of tiny homes together they would have to go through the same process as Grand River Village went through.

Planning Director Nathan Lindquist replied tiny home could be lot of different things, they have not been standardized.

Planner Rusche explained these new standards does not change the current standards, either you have it HUD certified or building code certified.

Chair Marantino asked the issues such as composting toilets, electrical hookups and such items like that.

Planner Rusche replied those would have to be looked at with the utility departments. The code allows for the odd shaped or smaller sizes you can ask to build or set the home.

PUBLIC COMMENT:

Chair Marantino asked if there was anyone in the audience who wished to speak on this project. Seeing none public hearing was closed.

COMMISSION DISCUSSION - No further discussion

Motion Made:

Commissioner Caldwell moved to **RECOMMEND** to City Council to **APPOVE** Text Amendment 2019-1 Land Use Codes Text Amendments Commissioner Roberts seconded the motion. The motion **CARRIED** with the following vote:

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

COPREHENSIVE PLAN 2019- AND RESOLUTION 1 SERIES 2019

The Chair called the Applicant(s) - Staff

Confirmed Public Notice was met

STAFF REPORT

Planning Director Nathan Lindquist went over the Comprehensive Plan and explained the resolution.

Attached is Resolution no. 1 series of 2019 marked Exhibit B for the record.

COMMISSION QUESTIONS AND COMMENTS No comments

PUBLIC COMMENT: Was not opened

Motion Made:

Commissioner Rogers moved to **RECOMMEND** to City Council to **APPOVE** Comprehensive Plan and Resolution 1 series of 2019 with all Staff's Condition, Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

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

COMMENTS & ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

Dustin Marantino, Chairman

Date

SIGNATURE ON FILE

Charlotte Squires, Planning Administrative Assistant

Date