



REGULAR PLANNING COMMISSION MEETING OCTOBER 25, 2022

Meeting commenced at 7:00 p.m.

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

MEMBERS PRESENT AT ROLL CALL

Present: Marantino, Carter, Rogers, Steffen, Roberts, Rodas, and Dow

Absent: Caldwell & Villasenor

Commissioner Steffen moved to **EXCUSE** Commissioner Caldwell and Commissioner Villasenor from the October 25, 2022 meeting; *Commissioner Rogers* seconded the motion. The motion **CARRIED**

Others Present:

Planning Director Patrick Waller, Senior Planner Geir Sverdrup, City Attorney Lawrence Bond, Administrative Assistant Yesica Lovo

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** September 26, 2022 regular planning meeting minutes.

Commissioner Dow seconded the motion. The motion **CARRIED** with all votes in favor.

FIRST ITEM:

PUBLIC HEARING 2022-047 - Text Amendment Package

(To address: two-unit dwellings, multi-unit dwellings in commercial areas, minimum residential lot sizes in commercial areas, accessory dwelling unit fees, tow yards, accessory storage structures for commercial uses, principal uses on residential property, and food trucks.)

Confirmed Public Notice was met

STAFF REPORT

Planning Director Patrick Waller shared the staff report and Staff recommendations as follow:

Two-Unit Dwellings: As a cleanup matter, the use of two unit dwellings is already identified in the zoning code; staff recommends just adding to the use table.

Multi-Unit Dwellings in Commercial Areas: Staff suggests that multi-unit dwellings in CS and TC zone districts be considered through Conditional Use Permit applications.

Minimum Lot Sizes in Commercial Areas: It is currently almost impossible for a project to meet the requirement of minimum lot size of 6,000 square feet per unit in the commercial zone district Staff recommends clarifying this requirement in similarly to the changes that were made in the residential zone districts, where it is identified as a single-family requirement.

Accessory Dwelling Unit Fees: The total fees for an ADU are currently \$16,634.23. Staff suggests that ADU's be required to pay 60% of the Offsite Street and Parkland fees to make those fees consistent with Water and Wastewater fees. This would make the overall impact fee cost \$12,850.77.

Tow Yard Use: A tow yard is not a defined use in the Rifle Municipal Code and the City has used Section 16-3120. Staff would like to define and codify this interpretation:

Tow Yard: a lot used for the temporary storage of vehicles which have been towed by a towing company or for impounded vehicles, but which does not include permanent vehicle storage or dismantling of vehicles.

Accessory Storage Structures for Commercial Uses: Staff would like to change the code section to allow the Planning Director to make the decision on whether or not a proposed accessory structure meets code requirements. The code would still give the option to be heard by Planning Commission if applicant appeals the directors' decision.

One Principal Use on Residential Property: Staff generally agrees with the requirement that a residential use should be the primary use of a property, but also believes that additional use may be appropriate in some locations if approved via a Conditional Use Permit.

Food Trucks: Staff recommends increasing the food truck limit to eight, and two additional food trucks to be permitted if they operate less than 10-days in a calendar year.

PUBLIC COMMENT:

Chair Marantino

Opened the public hearing and asked if there was anyone in the audience that wished to comment on the agenda. No public comment was received.

COMMISSION COMMENTS:

Chair Marantino comments his concern for the number of food truck permits. It is decided to approve the recommendation to additional permits now and follow up as needed.

Commissioner Dow moved to **Recommend Approval** to **Text Amendment Package 2022-047** with all staff conditions.

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

ROLL CALL: Yes: Marantino, Carter, Rogers, Steffen, Roberts, Rodas, and Dow
No:

SECOND ITEM:

Combining November and December Meetings on December 13, 2022.

Commissioner Rogers moved to **APPROVE** the Combination of November and December meetings to December 13, 2022.

Commissioner Steffen seconded the motion. The motion **CARRIED** with all votes in favor.

Signed Copy on file

Dustin Marantino, Chairman

Date

Signed Copy on file

Yesica Lovo Administrative Assistant

Date