



REGULAR PLANNING COMMISSION MINUTES
Tuesday, October 28, 2008

Chairman Helen Rogers called the Regular Planning Meeting to order at 7:05 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Mead, Bascom, Osier, Giard, Gallagher, Rogers and Burgess

ABSENT: Plum and Bartels

Commissioner Bascom moved to **EXCUSE** Commissioner Plum and Commissioner Bartels from the meeting
Commissioner Gallagher seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes-Bascom, Osier, Mead, Giard, Gallagher, Rogers and Burgess **Abstained-**

OTHERS PRESENT:

Planner Nathan Lindquist, Planner Robert Mansolillo, Planning Technician Charlotte Squires, Assistant City Attorney Jim Neu, City Television Station Michael Churchill, Robert Parrington, John Parrington, Mike Picove, John Savage, Dean Hubble, Gary & Shirley Parks.

APPROVAL OF SEPTEMBER 30, 2008 REGULAR PLANNING COMMISSION MEETING AND BOARD OF ADJUSTMENT MINUTES

Commissioner Osier moved to **APPROVE** September 30, 2008 Minutes with corrections to page 3 & 4.
Commissioner Giard seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes-Bascom, Osier, Giard, Gallagher, Rogers and Burgess **Abstained- Mead**

MINOR 2008-5 LOT 17 PARK AVENUE ADDITON

The Chair called up the applicant (s) John Savage, and Dean Hubble

The Chair verified public notice requirements had been met.

Purpose:

The applicants seek to subdivide an existing duplex at 819 Randolph Avenue. This will allow the individual units to be sold separately.

Staff Report:

Staff requests that the Planning Commission approve Minor 2008-5 with the following conditions:

1. Prior to approval and recordation of a Final Plat, the applicant shall pay required fees and subsequently install one new water service. As part of an application for a new water service, the applicant shall provide a scale drawing, prepared by a Colorado licensed Civil Engineer, showing all existing utilities and surface improvements, along with the proposed water service. All drawings and installation shall be pursuant to


CITY OF RIFLE
202 RAILROAD AVENUE • P.O. BOX 1908 • RIFLE, CO 81650
WWW.RIFLECO.ORG

the City's Public Works Manual; excavation within the City's R.O.W. requires a separate application for a R.O.W. Excavation Permit, issued by the Public Works Department.

2. Prior to approval and recordation of the Final Plat, the applicant shall execute a "Joint Sewer Service Agreement" which shall then be recorded concurrent with the Final Plat.
3. The applicant shall record a shared access easement with the Final Plat.
4. The Public Works Department reserves the right to further comment and/or add conditions upon receipt and review of an application for Final Plat.

Commissioners Questions and Comments:

Commissioners asked about the shed, stairs and party wall confirming they are conforming to the City's Code.

Public Comments: No Comments

Closing Comments: No Comments

Motion Made:

Commissioner Gallagher moved to **APPROVE** Lot 17 Park Avenue Addition with all Staff's recommendations
Commissioner Osier seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Bascom, Osier, Giard, Gallagher, Rogers, Mead and Burgess No-

CONDITIONAL USE PERMIT 2008-11 732 BUCKHORN DRIVE

The Chair called up the applicant (s) John Parrington and Robert Parrington

The Chair verified public notice requirements had been met.

Purpose:

The applicant seeks a Conditional Use Permit to allow two (2) residential apartment units in a warehouse/office building at 732 Buckhorn Dr. This location is in a Light Industrial (LI) zoning district. According to the Rifle Municipal Code, "dwellings in the same building as a business" is a conditional use in a LI zoning district.

The business portion of the building will contain office space, truck bays, and storage space. The apartment units will be located on the second floor of the building and used only for employees over the age of 18.

Staff Report:

Staff recommends the Planning Commission deny the requested conditional use permit, however, if Planning Commission wishes to grant the use, Staff recommends that the following conditions be included:

1. No person other than employees of the company using the rest of the building shall be permitted to live or stay the night on the premises.
2. No person under the age of 18 shall be permitted to live or stay the night on the premises.
3. The applicant shall incorporate any comments made by Planning Commission or Staff into the design of the units.
4. The applicant will employ an architect to explain to the satisfaction of Planning Commission and Council how these units can be transitioned back to office uses.


CITY OF RIFLE
202 RAILROAD AVENUE • P.O. BOX 1908 • RIFLE, CO 81650
WWW.RIFLECO.ORG

Commissioners Questions and Comments:

Commissioners shared the following view points:

- Who will regulate the HOA and confirm no one under age is living there?
- Employee Housing makes it more transit.
- Approved 7 units in August in the same area, which earmarked the presence for more units with new buildings being built.
- There are projects out there that were approved and should not have do to the need for housing, in ten (10) years from now and the need is no longer how will we deal with the units?
- Would like to see the units with a shared kitchen so the rooms can be made into a break room or meeting room when housing if available.
- This is a temporary solution to the housing problem, and in August we did approve the other application.
- Inappropriate place for housing.
- Already approved to some units in the same area to deny this one would present unfairness.
- The code needs to be addressed; this will come up again and again.

Public Comments:

Mr. Parrington explained there is housing units allowed in the subdivision next to this project and just a month or so ago commission just approved for housing units in the building being built next to this one. We would like the same opportunity as the surrounding properties.

Closing Comments:

Commissioners debated between one another about the pro's and con's of the out come of approval of the units.

Mr. Picove explained they had no problems with Staff's conditions if approved, and that the units are intended for only the employees of the company.

Motion Made:

Commissioner Mead moved to **APPROVE** 732 Buckhorn Drive with all Staff's recommendations and to come back for review 10/28/2013 *Commissioner Bascom* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Bascom, Giard, Rogers, and Mead

No- Osier, Gallagher, and Burgess

ANNEXATION 2007-6, ZONING 2007-3, SKETCH 2007-1 QUEENS CROWN

The Chair verified public notice requirements had been met.

Asked to be continued to November 25, 2008 Regular Planning Commission Meeting.

Motion Made:

Commissioner Bascom moved to **CONTINUE** Queens Crown Annexation, Zoning and Sketch Plan to the November 25, 2008 meeting *Commissioner Mead* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Bascom, Osier, Giard, Gallagher, Rogers, Mead and Burgess

No-


CITY OF RIFLE
202 RAILROAD AVENUE • P.O. BOX 1908 • RIFLE, CO 81650
WWW.RIFLECO.ORG

