



**REGULAR PLANNING COMMISSION MEETING &
BOARD OF ADJUSTMENT MINUTES
Tuesday, September 30, 2008**

Chairman *Helen Rogers* called the Regular Planning Meeting to order at 7:10 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Plum, Bascom, Osier, Giard, Gallagher, and Rogers

ABSENT: Mead, Burgess and Bartels

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

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

OTHERS PRESENT:

Planning Director Matt Sturgeon, Planner Nathan Lindquist, Planner Robert Mansolillo, Planning Technician Charlotte Squires, Assistant City Attorney Jim Neu, City Television Station Jim Bell, Matthew Starr, Shirley Starr, Shane Fowler, Jeff Johnson, Lori Wagner, Lori Wagner, Don Wagner, Doug Straight, Paul & Linda Rosette, Peggy Sue Johnson, Maureen Foster, Jaffereen Foster, Lori Ruiz, Kristi miller, Julie Ann Kerr, Cameron Wilcox, David Mann, Michelle Johnson, Glen Ault

APPROVAL OF AUGUST 26, 2008 REGULAR PLANNING COMMISSION MEETING MINUTES

Commissioner Bascom moved to **APPROVE** August 26, 2008 Minutes with the change to page 4 under public comments, to change committee to community Commissioner Plum seconded the motion. The motion **CARRIED** with the following vote:

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

OPEN BOARD OF ADJUSTMENT 7:12 p. m.

719 GARDEN LANE (CUP 2008-9 AND ZV 2008-2)

The Chair called up the applicant (s) Lori Wagner, Jeff Johnson, Matt Starr; audience Mr. Mann, and Ms. Johnson.

The Chair verified public notice requirements had been met.



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Purpose:

Conditional Use Permit:

The applicant is requesting a conditional use permit for a child daycare center at 719 Garden Lane. The site is approx. 2.1 acres and the applicant is proposing a temporary 10,000 sq. ft. modular building. The property is currently vacant but was recently the site of Centennial Gardens. The number of children will be 160; also, there will be 20 employees onsite. The proposed building has the size capacity to increase licensing to 250 children. Drop-off/pick-up and parking is provided in front of the proposed building and will provide enough parking for employees and parents of the children, this lot is currently gravel with one paved handicapped parking space by the front door. Hours of operation will be Monday through Friday 6 am – 6 pm.

Zoning Variance:

The applicant seeks a Zoning Variance that will allow them to utilize modular buildings in the Community Service (CS) zone district. The City's regulations for the CS zone district require a zoning variance for the use of modular buildings. The applicant is requesting the use of a 12-plex, 10,000 sq. ft. modular building to house the proposed Summit Preschool. The applicant has requested a timeframe of 4 years for the temporary building.

Staff Report:

Staff recommends the Commission **APPROVE** the Conditional Use Permit with the following conditions: The approval of the CUP does not constitute approval of a building permit. The applicant will need to adhere fully to the City's building permit process for any improvements made to the building. Any new signage must adhere to the requirements of the sign code.

Staff recommends the Board of Adjustment **APPROVE** the subject Zoning Variance with the following conditions:

A building permit shall be purchased within 18 months for a permanent building.
Occupancy of the new, permanent building shall be within 3 years.

Public Comments:

Mr. Mann explained there was not much information given out to make a comment on, and would like to have more information. Does this fit the area being on the exit? Are there any regulations on contingent properties, such as a privacy fence?

Ms. Johnson explained she is okay with the daycare. She shared she has concerns about the future of the area, what are the plans and how does this effect property values.

Commissioners Questions and Comments:

Commissioners agreed with this is much needed and having this type of modular unit being used.

Closing Comments: No Comments

Motion Made:

Commissioner Bascom moved to **APPROVE** 719 Garden Lane (CUP 2008-9) with all Staff's recommendations and a building permit shall be purchased by September 30, 2011 for a permanent building that will house 100- percent of all students and staff associated with Summit Preschool. If a permit is not purchased in full by this date, it will go back to Planning Commission Meeting for review. *Commissioner Plum* seconded the motion. The motion **CARRIED** with the following vote:

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

No-

Commissioner Gallagher moved to **APPROVE** 719 Garden Lane (ZV 2008-2) with all Staff's recommendations and a building permit shall be purchased by September 30, 2011 for a permanent building that will house 100- percent of all students and staff associated with Summit Preschool. If a permit is not purchased in full by this date, it will go back to Planning Commission Meeting for review. Commissioner Bascom seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Plum, Bascom, Osier, Giard, Gallagher, and Rogers **No-**

715 MEGAN AVENUE (ZV 2008-1)

The Chair called up the applicant (s) Shane Fowler; audience Mr. Ault.

The Chair verified public notice requirements had been met.

Purpose:

The applicant seeks a Zoning Variance that will allow three wall signs in the Community Service (CS) commercial zone district. The City's regulations for the CS zone district allow for one (1) wall sign per street front at a maximum height of 25'. The applicant has submitted 2 options for the proposed signs. Option one proposes three wall signs, one on the north, east and west sides of the building. All of these signs will be approx. 43' high. Option two proposes 2 wall signs, one on the north side at approx. 43' and another on the east side attached to the parking awning at approx 25'. In addition to the different options for wall signs, there is a proposed 12' high monument sign at the corner of Airport Rd and Megan Ave. The monument sign complies with the sign code.

Staff Report:

Staff recommends the Board of Adjustment **APPROVE** option two of the subject Zoning Variance with the following conditions:

1. All signage shall require a City of Rifle Sign Permit and shall meet all other sign regulations

Public Comments:

Mr. Ault explained he gives his support and this will be great for the Community.

Commissioners Questions and Comments:

Commissioners agreed that having the same sign height as the La Quinta is fine.

Closing Comments: No Comments

Motion Made:

Commissioner Bascom moved to **APPROVE** 715 Megan Avenue (ZV 2008-1) Option one for three wall signs, one on the north, east and west sides of the building. All of these signs will be approx. 43' high, with a monument sign no higher than 12 feet and with all Staff's recommendations. Commissioner Plum seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Plum, Bascom, Giard, Gallagher, and Rogers **No-** Osier

CLOSE BORD OF ADJUSTMENT 7:25 p. m.

799 BUCKHORN DRIVE (CUP 2007-10)

Staff replied the applicant is asking for an extension of the Conditional Use Permit that was approved 10/30/07 for a heavy equipment yard and storage at the site. It has currently been brought to attention there may not be adequate fire protection. The applicant is working diligently with the Rifle Fire Department to resolve the water pressure issues.

Public Comments: No Comments

Commissioners Questions and Comments:

Commissioners asked has anything been done on the property to show they are moving ahead?

Staff replied yes, they are working with the Fire Department and Public Works to resolve the water pressure issues. They have some trucks stored on the site as well.

Closing Comments: No Comments

Motion Made:

Commissioner Plum moved to **APPROVE** 799 Buckhorn Drive Extension (CUP 2007-10) with all Staff's recommendations Commissioner Giard seconded the motion. The motion **CARRIED** with the following vote:

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

RESOLUTION No. 2 SERIES OF 2008

The Chair called up the applicant (s) Matt Sturgeon

The Chair verified public notice requirements had been met.

Purpose:

The East Gateway plan was created by Staff and Winston and Associates. In an effort to define what type of land uses we believe are appropriate in the I-70 Colorado River Corridor from exit 90, the main Rifle Exit, east to the Mamm Creek Exit, the Garfield County Airport Exit. The northern boundary is the Highway 6 corridor and the southern boundary is the south side of I-70.

The East Gateway Subarea Master Plan has been developed as a comprehensive, advisory plan to articulate the objectives and vision statement for the Rifle East Gateway Planning Area and provide specific recommendations to guide development and the construction of public improvement and ;

the city wishes to adopt the Rifle East Gateway Subarea Master Plan as part of the City's overall Comprehensive Plan, as may be amended from time to time; (Resolution No. 2 Series of 2008).

Staff shared a power point presentation on the overall East Gateway Subarea Master Plan.

Public Comments: No Comments

Commissioners Questions and Comments: No Comments

Closing Comments:

A commissioner agrees the plan looks great and thanked Staff for all their hard work for the City.



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Motion Made:

Commissioner Bascom moved to **APPROVE** Resolution No. 2 Series of 2008 with all Staff's recommendations Commissioner Giard seconded the motion. The motion **CARRIED** with the following vote:

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

MEMBER COMMENT AND ADJOURNMENT

Commission Terms: *Staff* is working on changing some terms, there are getting to be more boards with the same term expiration dates. Planning Commission Terms will expire in April. Commissioners all verbally agreed to the term change from December to April. Commissioners with terms expiring in December verbally agreed to the end of April of 2009. Commissioners with terms expiring will need to get a letter of intent to continue on the board by the first of December.

Chairman Rogers adjourned the meeting at 9:30 p.m.

11/25/08
Date Helen Rogers Chairman



11/25/08
Date Charlotte Squires, Planning Technician