



**REGULAR PLANNING COMMISSION &
BOARD OF ADJUSTMENT MINUTES**

Tuesday, June 28, 2011

Chairman Ned Bascom called the Regular Planning Meeting to order at 7:06 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Bascom, Rogers, Plum, Gallagher, Pettinger, Mead, Elliott and Rossilli Absent: Burgess

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

ROLL CALL: Bascom, Rogers, Plum, Gallagher, Pettinger, Elliott and Mead No: Elliott will be a voting member.

OTHERS PRESENT:

Assistant City Manager Matt Sturgeon, Planner Nathan Lindquist, City Attorney Jim Neu, Administrative Assistant Charlotte Squires, City Television Station Michael Churchill, Wayne Blotske, Flor Blotske, Bud Sanders, Brackett Pollard.

APPROVAL OF MAY 11, 2011 SPERCIAL PLANNING COMMISSION MEETING MINUTES

Commissioner Mead moved to **APPROVE** May 31, 2011 Minutes. Commissioner Plum seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Bascom, Rogers, Plum, Elliott, Pettinger and Mead Abstained- Gallagher

ZONING VARAIANCE 2011-3 1422 GRAHAM COURT

The Chair called up the applicant (s) Wayne Blotske

The Chair verified public notice requirements had been met.

Purpose: The applicant requests a variance for a fence/retaining wall to be less than 1 foot from the back of sidewalk, as required by the Code's setback requirements.

Staff Report: Staff recommends that Planning Commission approve Zoning Variance 2011-3 with the following conditions:

1. The applicant shall meet all other provisions of the Code regarding fences, including the 4' height limit in the front yard setback.

Public Comments:

Commissioners Questions and Comments:

Closing Comments: No Comments

Motion Made:

Commissioner Plum moved to **APPROVE** Zoning Variance 2011-3 with all Staff's recommendations. Commissioner Pettenger seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: YES- Bascom, Rogers, Plum, Elliott, Pettinger, Gallagher and Mead NO-

TEXT ADMENDMENT 2011-2 FILLING STATION INFRASTRUTURE

The Chair verified public notice requirements had been met.

Staff Report:

The amendment would require the removal of Filling Station (aka gas station) infrastructure and certain building material upon closure of a facility. The purpose of the amendment is to avoid abandon gas stations within Rifle.

Public Comments: No Comments

Commissioners Questions and Comments:

Commissioners had questions about removal of underground holding tanks from property and having a soils testing done.

Staff replied that the State requirements regulate the removal of all tanks and soil testing.

Closing Comments: No Comments

Motion Made:

Commissioner Gallagher moved to **RECOMEND** to City Council to **APPROVE** Text Amendment 2011-2 Commissioner Mead seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: YES- Bascom, Rogers, Plum, Elliott, Pettinger, Gallagher and Mead NO-

TEXT ADMENDMENT 2011-3 LANDSCAPING REQUIREMENTS FOR CERTAIN LIGHT INDUSTRIAL AREAS ADJACENT TO AIRPORT ROAD

The Chair verified public notice requirements had been met.

Staff Report:

For light industrial properties south of Airport Road, the intent of the changes is to increase screening along Airport Road while decreasing landscaping requirements for properties that are adjacent to streets that do not receive through traffic (such as Buckhorn Drive and Blacktail Drive). The new requirements would increase the number of street trees required along Airport Road. Current requirements for street trees are 1 per 40 feet. For example, for a property with 300 feet of frontage along Airport Road, the new requirements would increase the amount of street trees from 8 to 20. In addition, a 3-foot berm and 24 shrubs would be new requirements.

The text amendment also proposes that, for all land uses in Rifle, Aspen trees be permitted but not count towards required street tree requirements. The intent is to provide trees that at maturity create large, shaded canopies.

Public Comments: No Comments

Commissioners Questions and Comments: No Comments

Closing Comments: No Comments

Motion Made:

Commissioner Mead moved to **RECOMMEND** to City Council to **APPROVE** Text Amendment 2011-3 Commissioner Rogers *seconded* the motion. The motion **CARRIED** with the following vote:

ROLL CALL: YES- Bascom, Rogers, Plum, Elliott, Pettinger, Gallagher and Mead NO-

ELECTION OF OFFICERS:

Chair Bascom asked for any nominees for the Chair and Vice- Chair. Commissioner Gallagher thanked Bascom and Rogers for the great job they have done and said he would like them to continue in their positions for another year; the other Commissioners were in agreement.

Chair is Ned Bascom and Vice-Chair is Helen Rogers.

MEMBER COMMENT AND ADJOURNMENT

Commissioner Rossilli asked about the truck traffic and associated hazardous materials being transported along Airport Rd and inquired whether there is something the Planning Commission can do regarding a truck route on Airport Rd.

Staff explained that this was an issue that would require action by City Council, Garfield County, CDOT and other agencies that would be involved with the direction and design of a truck route. It is something that can be put on the agenda of items to look into.

Staff shared the theater will start construction June 1. Aaron’s Furniture Store has submitted a site plan and Kum & Go will be starting on the 26th Street Site this year, but Kum & Go’s 1st Street site will be starting up next spring.

Chairman Bascom adjourned the meeting at 7:50 p.m.

Ned Bascom, Chairman

Date

Charlotte Squires, Planning Technician

Date