



REGULAR PLANNING COMMISSION MEETING

Tuesday, January 26, 2016

Chair Helen Rogers called the Regular Planning Meeting to order at 7:00 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Rogers, Fuller, Pettinger, Caldwell, Marantino, Strode and Barnett

OTHERS PRESENT:

Planning Director Nathan Lindquist, Planner Hannah Klausman, City Attorney Jeff Conklin, City Television Station Michael Churchill, Jeff Johnson, Gary Miller.

APPROVAL OF SEPTEMBER 29, 2015 REGULAR PLANNING COMMISSION MEETING MINUTES

Commissioner Caldwell moved to **APPROVE** September 29, 2015 Regular Planning Commission Meeting Minutes. *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Fuller, Pettinger, Caldwell, Marantino, Strode and Barnett

MAP AMENDMENT 2016-1 128 E. 10TH STREET

The Chair called applicant Jeff Johnson

The Chair verified public notice requirements had been met.

Purpose: the applicant requests approval for rezoning of 128 E. 10th Street from Medium Density Residential Redeveloping (MDR-X) to Community Service (CS).

Staff Report:

Staff recommends Planning Commission recommend City Council APPROVE Map Amendment 2016-1

Public Comments: No Comments

Commissioners Questions and Comments: No Comments

Motion Made:

Commissioner Fuller moved to **RECOMMEND** to City Council to **APPROVE** Map Amendment 2016-1128 E. 10th Street. *Commissioner Strode* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Fuller, Pettinger, Caldwell, Marantino, Strode and Barnett

MAP AMENDMENT 2016-2 GARCO PROPERTY

The Chair called applicant City of Rifle Planning Staff

The Chair verified public notice requirements had been met.

Purpose: The City of Rifle requests a zoning change of four (4) parcels owned by Garfield County from Community Service (CS) and Developing Resource (DR) to Public Zone District (PD).

The Four County owned properties are:

1. 1301 Howard Avenue, Cross Minor Subdivision Lot 1, .5 acres – current zoning is Community Service (CS).
2. 1241 Howard Avenue; Cross Minor Subdivision Lot 2, .5 acres – current zoning is Community Service (CS).
3. 1001 Railroad Avenue, Garfield County Fairgrounds, 24.714 acres – current zoning is Community Service (CS).
4. Alcott Minor Subdivision Lot A, 8.288 acres – current zoning is Developing Resource (DR)

Staff Report:

Staff recommends Planning Commission recommend City Council APPROVE Map Amendment 2016-2

Staff explained the zoning is not brought on by major changes at the Fairgrounds; it is a map clean up. This was done with the City Properties on the parks and other parcels. When looking at a map it is easy to identify parcels owned by government agencies.

Public Comments: No Comments

Commissioners Questions and Comments: No Comments

Motion Made:

Commissioner Marantino moved to **RECOMMEND** to City Council to **APPROVE** Map Amendment 2016-2 GARCO Property. *Commissioner Fuller* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Fuller, Pettinger, Caldwell, Marantino, Strode and Barnett

ZONING 2016-1 E. 7TH STREET PROEPRTY (LAND ABOVE NEW WATER TRETMENT FACILITY) (ANNEX 2016-1)

The Chair called applicant City of Rifle Planning Staff

The Chair verified public notice requirements had been met.

Purpose: The City of Rifle requests a zoning annexation and zoning a thirty (3) acre property to Public Zone District.

Staff Report:

Staff recommends Planning Commission recommend City Council APPROVE Annex 2016-1 E. 7th Street Property.

Staff recommends Planning Commission recommend City Council APPROVE Zone 2016-1 E. 7th Street Property to Public Zone District (PD).

Public Comments:

Gary Miller explained there is a neighborhood mountain bike area on this property and would like to keep it on record and to have 7th Street as an access along with 5th Street access with the trail system developing further. Very interested in being able to maintain access and possibly work with the City to develop this trail system further, development allowing.

Staff explained that the site specific development plans do not exist, however that the Director of Utilities and the Water Treatment Plant is open to the idea of leaving space for trails. Up until the point of construction of the expansion, access to the existing trails would remain the same.

Commissioners Questions and Comments:

Commissioners asked what the development plans for the area

Staff explained that at this time there are no specific development plans other than the land being held for future expansion purposes. Also noted that the Water Treatment plant only intends to use the eastern one third of the property with the remainder possibly left to open space and trails.

Motion Made:

Commissioner Strode moved to **RECOMMEND** to City Council to **APPROVE** Zoning 2016-1 E. 7th Street Property. Commissioner Fuller seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Fuller, Pettinger, Caldwell, Marantino, Strode and Barnett

MEMBER COMMENT AND ADJOURNMENT

Chair Rogers adjourned the meeting at 7:55 p.m.

Helen Rogers, Chairman

Date

Signature On File

Charlotte Squires, Planning Technician

Date