



## REGULAR PLANNING COMMISSION MEETING

Tuesday, March 28, 2017

Prior to Planning Commission Meeting:

Planning Workshop 6:00 p.m. regarding the update to the Comprehensive Plan.

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

Chair Fuller led the Planning Commission and audience in the Pledge of Allegiance.

### **MEMBERS PRESENT AT ROLL CALL**

**Fuller, Pettinger, Barnett, Rogers, Caldwell, Strode, Marantino, and Villasenor**

### **OTHERS PRESENT**

Planning Director Nathan Lindquist, Planning, Ch 10 Michael Churchill,

### **APPROVAL OF MINUTES**

Commissioner Pettinger moved to **POSTPONE** approving the minutes from the February 28, 2017 meeting until April 25 meeting. Strode seconded the motion. The motion **CARRIED** with the following vote:

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

### **ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

### **PUBLIC MEETING OPENED: 7:08 P.M. CONDITIONAL USE PERMIT 2017-5, 2090 WHITERIVER AVE**

Sworn in applicant – Jeff Johnson and Albert Harris

Confirmed Public Notice was met

### **PURPOSE**

Applicant requests approval of a Conditional Use Permit for a manufactured building in a Medium Density Residential (MDR) zoning district for the purpose of classroom space for the church.

### **STAFF REPORT**

Planning Director Nathan Lindquist explained the background regarding the existing structures on the property and three years ago they were granted a conditional use permit to allow three (3) modular units for classroom space; one unit has been placed on the property and now the applicant is asking to have a larger modular unit placed on the property as a permanent structure for office and classroom use.

### **APPLICANT PRESENTATION**

Mr. Harris explained the actual size of the building is 3,300 square feet the sides are metal and will be replaced with a more appropriate siding, to match the existing building on the property. The building is a commercial building used in Fort Carson as an office building.

### **COMMISSION QUESTIONS AND COMMENTS**

Commissioner Rogers asked what will happen to the existing buildings when the new building is constructed.

Mr. Harris replied the modular currently being used for office space will be removed, the existing (sales barn building) and the new proposed office classroom building will remain on the property. The buildings will be used for other programs.

Commissioner Villasenor asked if there are any landscape requirements

Planning Director Nathan Lindquist explained there is no requirement, but it could be added as a condition.

Mr. Harris replied they are as concerned of it looking good as city staff is, there are some trees and brushes that are starting to grow and plan on putting some planter boxes up toward Whiteriver Avenue.

Commissioners asked about the roof pitch and foundation

Mr. Johnson explained short roof pitch and the modular will be placed on a foundation.

Commissioners asked about time frame for construction.

Mr. Johnson explained the unit will need to be placed on the property as the plans for foundation is being designed looking at construction soon as possible. Hopefully this time next year to begin construction on the new building; there is a five (5) year window per the conditional use permit granted July of 2014 for the modular unit being used currently.

Planning Director Nathan Lindquist explained this is good quality and better than single wide modular, Chair Fuller read findings number two (2) regarding architectural standards and asked is this opening a can of worms by allowing this commercial building in a residential zone district and not requiring compliance with commercial codes?

Planning Director Nathan Lindquist explained no, commercial uses is not allowed in residential uses, places of worship such as churches, are a special assumption per federal law that religious uses can occur in any zoning district. They still have to follow all the standards for that district.

### **PUBLIC COMMENT OPENED**

None

### **PUBLIC COMMENT CLOSED**

### **COMMISSION DISCUSSION**

Chair Fuller asked the commissioner about the delivery of the modular and setting on the property prior to construction and would like a limit for it to set on the property without being put together. Having pieces of the unit setting on the property not put together for a year or more would not be that great.

Commissioners agreed to add requirement to obtain a Certificate of Occupancy within one year of approval, and want landscape to be done.

Mr. Harris explained they will be planting some bushes and there is some trees already existing in the area.

Mr. Johnson suggested that the west side could be held to the commercial landscape code.

Planning Director Nathan Lindquist explained that when the new building is being built out landscaping will apply and be done at that time.

### **Motion Made:**

Commissioner Barnett moved to **APPROVE** CUP 2017-5; 2090 Whiteriver Avenue with the following conditions:

1. The roof shall be non-reflective metal or other non-reflective material

2. Exteriors shall be constructed as proposed herein
3. Site Plan approval and certificate of occupancy shall be obtained within one year, or this approval shall be void.
4. Need landscaping west of property to follow commercial landscape regulations.

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

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

**PLANNING COMMISSION ITEMS**

Commissioners shared some upcoming community events.

**STAFF ITEMS**

Comprehensive Plan work shop will be May 10, 2017 at 6:00 p.m., more information will be advertised. This is an invite for all City of Rifle residents.

**ADJOURNMENT**

The meeting was adjourned at 7:55 p.m.

\_\_\_\_\_  
Steve Fuller, Chairman

\_\_\_\_\_  
Date

SIGNATURE ON FILE

\_\_\_\_\_  
Charlotte Squires, Planning Administrative Assistant

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Date