



REGULAR PLANNING COMMISSION MEETING

Tuesday, February 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, Steffen and Villasenor

Commissioner Rogers moved to **Excuse** Commissioner Strode from the February 28, 2017 meeting
Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Pettinger, Barnett, Rogers, Villasenor, and Steffen

Commissioner Villasenor and Commissioner Steffen will be voting members.

OTHERS PRESENT

Planning Director Nathan Lindquist, Planning Administrative Assistant Charlotte Squires, City Attorney Jeff Conklin, Ch 10 Michael Churchill, Donnie Soles

APPROVAL OF MINUTES

Commissioner Pettinger moved to **APPROVE** minutes from the January 31, 2017 meeting with changes to page 1 to read 1400 Access Road not 1140 Access Road and page 2 to read Comments not Somment. Commissioner Villasenor seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Pettinger, Barnett, Rogers, Villasenor, and Steffen

ADDITIONS TO OR DELELTIONS FROM THE AGENDA

None

PUBLIC MEETING OPENED: 7:08 P.M. CONDITIONAL USE PERMIT 2017-3, 1318 E. 7th STREET

Sworn in applicant – Donnie Soles

Confirmed Public Notice was met

PURPOSE

Applicant requests approval of a Conditional Use Permit for a “lean-to” addition to an existing metal shed. The existing shed is approximately 1,000 square feet, 15’ tall, and has a prefab metal exterior. The requested addition would be located on the north side of the existing shed.

APPLICANT PRESENTATION

Mr. Soles explained prior to the new text amendment he had already had confirmation that the “lean-to” would be okay to be constructed next to the Garage by Hannah Klausman, former Planner and Peter Hayes, former Building Inspector. Mr. Soles explained he had already ordered and paid for the materials and would appreciate the project to be approved.

STAFF REPORT

Planning Director Nathan Lindquist explained the background regarding Residential Outdoor Storage Structures text amendment that was approved in 2016; in addition explained the size of the structure in comparison with the text amendment.

COMMISSION QUESTIONS AND COMMENTS

Commissioner Rogers asked if the new construction would match the existing structure(s) on the property. Mr. Soles replied yes. Commissioner Steffen asked to confirm if the new structure was closed on three (3) sides. Mr. Soles replied yes.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED 7:15 P.M.

COMMISSION DISCUSSION

None

Motion Made:

Commissioner Rogers moved to **APPROVE** CUP 2017-3 1318 E. 7th Street. Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Pettinger, Barnett, Rogers, Villasenor, and Steffen

Commissioner Marantino in attendance 7:15 p.m.

Commissioner Villasenor and Commissioner Steffen will continue to be voting members.

PUBLIC MEETING OPENED: 7:15 P.M. TEXT AMENDMENT 2016-3 COMMERCIAL OUTDOOR STORAGE

City Project

PURPOSE

The intent of this text amendment is to 1) provide flexibility for businesses to meet their storage needs, 2) prevent negative impacts on neighbors and the community, and 3) create a code that the public can understand and Staff can implement with clarity.

STAFF REPORT

Planning Director Nathan Lindquist explained this is the same text amendment that was addressed in 2016, and being brought back due to it expiring before the City Council Hearing. Nathan commented on the added and changed text and went through each one.

COMMISSION QUESTIONS AND COMMENTS

Commissioner Marantino asked if the pre-existing storage and uses would be grandfathered in.

Planning Director Nathan Lindquist replied yes they would be grandfathered in.

Chair Fuller asked about the storage area being random on the property or continuous in one area, also asked about outdoor storage units building materials.

Nathan commented he will add storage shall be in a 5,000 square foot continuous area and not spread out. For outdoor storage units should not be metal or cheap plastic, they need to be an upgrade structure with architectural design.

PUBLIC COMMENT OPENED 7:40 P.M.

None

PUBLIC COMMENT CLOSED 7:40 P.M.

COMMISSION DISCUSSION

None

Motion Made:

Commissioner Rogers moved to **RECOMMEND** that City Council **APPROVE** Text Amendment 2016-3 Commercial Outdoor Storage, (see attachment for amendments). Commissioner Marantino seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Pettinger, Barnett, Rogers, Villasenor, and Steffen

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 9:15 p.m.

Steve Fuller, Chairman

Date

SIGNATURE ON FILE

Charlotte Squires, Planning Administrative Assistant

Date