



REGULAR PLANNING COMMISSION MEETING

Tuesday May 30, 2017

Vice Chair Strode called the Regular Planning Meeting to order at 7:20 p.m.

MEMBERS PRESENT AT ROLL CALL

Strode, Pettinger, Marantino, Rogers, Villasenor and Steffen

Commissioner Marantino moved to **EXCUSE** Chair Fuller, Commissioner Caldwell and Commissioner Barnett, from the May 30, 2017 meeting Commissioner Steffen seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Strode, Pettinger, Marantino, Rogers, Villasenor and Steffen

Commissioner Villasenor and Commissioner Steffen will be voting members

OTHERS PRESENT

Administrative Assistant Charlotte Squires, City Attorney Jeff Conklin, Ch. 10 Salvador Tovar-Guzman, Barb Clifton

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** minutes from the April 25, 2017 meeting. Commissioner Villasenor seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Strode, Pettinger, Marantino, Rogers, Villasenor and Steffen

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

PUBLIC MEETING OPENED: 7:23 P.M. ANNEXATION 2017-4 RIFLE ANIMAL SHELTER

Applicant – Attorney Barb Clifton

Confirmed Public Notice was met – letters mailed and sign posted on property – there was no public notice in the paper.

PURPOSE

Applicant requests approval to annex and zone of 22.5 acres into the City of Rifle

APPLICANT PRESENTATION

Ms. Clifton explained that additional land was purchased adjacent to the previous parcel annexed last year that is for the new animal shelter building. This property is the subject of this annexation. There are a couple of requests: first, to annex 22.5 acres. The acreage is all on the south side of 16th Street and adjacent to the existing Rifle Animal Shelter property. Second, we are requesting a lot line adjustment; Mr. Brown requested we stay at least fifty (50) feet away from the Grand Tunnel Ditch, so the lot line will be adjusted to the centerline of the ditch. This is a common way to divide property and allows access to the ditch from either side of the properties. 1.596 will be dedicated for a dog park and a trail easement that will run along the Grand Tunnel Ditch and the north side of the high school and down toward 14th Street. The third request is to zone the property as Developing Resources, at this time we don't have any plans for it. The Dog Park we would like to zone as Public Zone District.

STAFF REPORT

Attorney Jeff Conklin explained the with the Annexation and Zoning accruing together, as the property is brought into the city it creates the lot lines as they wish and Staff's position is that they have reviewed this and found it to be acceptable.

Staff recommends Planning Commission recommend to City Council APPROVAL of ANNEXATION 2017-1 with the requested Public Zone District and Developing Resources zoning as discussed in this report.

PUBLIC COMMENT OPENED

No Comments

PUBLIC COMMENT CLOSED

COMMISSION QUESTIONS AND COMMENTS

Commissioner Strode asked does the easement for the trail follow the ditch line or property line and go through the dog park.

Ms. Clifton replied the dog park will be owned by the City, so it will create a separate parcel. There currently is a trail along the ditch that is used to clean the ditch and will go on down and along the boundary. There is a little irrigation ditch that runs through the dog park for irrigation. There is also an easement on the current property to connect the trail from the bus barn on down to 14th Street.

Commissioner Villasenor asked on the 19.9 acres if agriculture would continue.

Ms. Clifton replied they would like to keep it agriculture, right now there are some cows on the property. We would like to keep the agriculture for the tax classification purposes. There are a few dog runs on the property; there are some dogs that need a place to chill out.

Commissioner Steffen asked if the dog park will be given to the City of Rifle and ran by the Rifle Animal Shelter.

Ms. Clifton replied that is the way it is anticipated. For liability reasons the dog park needs to be owned by the City of Rifle. There is already a contract with the City of Rifle for the stray animals and the contract will be amended that the Animal Shelter will be responsible to maintain the dog park.

Attorney Jeff Conklin mentioned it should be noted what public notice was met and not met for the record.

Planning Administrative Assistant Charlotte explained letters were mailed out, sign was posted, notice was sent to the local paper and the local paper failed to publish the notice for the Planning and Zoning Meeting.

COMMISSION DISCUSSION

No Comments

Motion Made:

Commissioner Rogers moved to **RECOMMEND** to City Council to **APPROVE** Annexation 2017-1 Rifle Animal Shelter to annex the 22.5 acres and 1.6 acres be zoned Public Zone District (PD) and the remaining acres be zoned Development Resources (DR) Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Strode, Pettinger, Rogers, Marantino, Villasenor and Steffen

PUBLIC HEARING: CLOSED 7:35 P.M.

COMMISSIONER COMMENTS

Vice Chair shared the playground and Centennial Park has been completed
Commissioner Rogers shared the 3rd Street Sidewalk Seating will be completed by June 3rd this project is to encourage downtown shopping and dining.
Commissioner Villasenor shared Heritage Days is the weekend of June 3rd. There will be a fashion show of the era's at New Ute Theater and the free entrance to the Museum.

STAFF COMMENTS

No Comments

REGULAR MEETING ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

Steve Fuller, Chairman

Date

SIGNATURE ON FILE

Charlotte Squires, Planning Administrative Assistant

Date