



## REGULAR PLANNING COMMISSION MEETING

Tuesday July 31, 2018

Prior to Planning Commission Meeting:  
Planning Workshop 6:00 p.m.

Chair Fuller called the Regular Planning Meeting to order at 7:03 p.m.

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

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

**Fuller, Pettinger, Caldwell, Rogers, Marantino, Steffen, Roberts and Garcia-Hernandez**

Commissioner Pettinger moved to **EXCUSE** Commissioner Villasenor from the July 31, 2018 meeting;  
Commissioner Rogers seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Marantino, Steffen and Roberts**

- **First Alternate Karen Roberts became a voting member for the evening, in Commissioner Villasenor's absence.**

### **OTHERS PRESENT**

Planning Director Nathan Lindquist, City Attorney Jim Neu, Planning Administrative Assistant Charlotte Squires, Ch. 10 Salvador Tovar-Guzman, Devin and Ashley Jameson.

### **APPROVAL OF MINUTES**

Commissioner Caldwell moved to **APPROVE** minutes from the June 26, 2018 Regular Meeting as presented;  
Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Marantino, Steffen and Roberts**

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

None

### **PUBLIC MEETING OPENED: 7:10 P.M. ZONING VARIANCE ZV 2018-1 - 808 W. 5<sup>th</sup> STREET**

Sworn in applicant – Devin Jameson

Confirmed Public Notice was met

### **PURPOSE**

The applicant requests a variance for a shed that was placed in the back yard of his property within the 5-foot setback from property lines. The shed is approximately 3 feet from the property line.

### **APPLICANT PRESENTATION**

Mr. Jameson explained his intention of constructing a shed for his property that would be functional as well as pleasing to the eye. He pointed out the irregular shape of his property and the challenges he had faced when deciding on placement of the shed. In addition to the irregular-shape of the lot, there is also a large Xcel Energy transformer box in his backyard, and a deck that extends from the house on the second level, making the location that the shed is sitting on the only logical solution.

**STAFF REPORT**

Planning Director Nathan Lindquist explained that the reason this zoning variance is being presented to the Commission is because sheds are to be constructed within a no less than five foot setback from the property line, as required by Rifle City Code. He went on to explain that plans were not required at the time of construction due to the shed’s size, and the Building Department did not go inspect the finished product.

Planning Director Lindquist concluded by noting that the shed’s appearance is of a “residential nature”, as required by Code, and if the exterior were to be painted to match his home, that the shed would be deemed adequate to filling all requirements set forth in the Code

**PUBLIC COMMENT OPENED 7:15 P.M.**

No comments were heard.

**PUBLIC COMMENT CLOSED**

**COMMISSION QUESTIONS AND COMMENTS**

Commissioner Garcia-Hernandez inquired about the shed’s foundation.  
Commissioner Fuller noted that the current color of the shed makes it stand out more than normal and asked Mr. Jameson if he planned on painting it.  
Commissioner Marantino stated that he felt that Mr. Jameson had done the best that he could under the circumstances.

**PUBLIC HEARING: CLOSED 7:19 P.M.**

**COMMISSION DISCUSSION**

None

**Motion Made:**

Commissioner Rogers moved to **APPROVE** ZV 2018-1 808 W. 5<sup>th</sup> Street with the following condition: that the shed be painted to match Mr. Jameson’s home by the end of 2018; Commissioner Steffen seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Marantino, Steffen and Roberts**

**PLANNING COMMISSION ITEMS**

None

**STAFF ITEMS**

None

**ADJOURNMENT**

The meeting was adjourned at 7:25 p.m.

**SIGNATURE ON FILE**

Steve Fuller, Chairman

Date

Misty Williams, Administrative Assistant

Date