



## REGULAR PLANNING COMMISSION MEETING

Tuesday, October 29, 2019

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

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

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

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

**Caldwell, Rogers, Steffen, Villasenor, Pettinger, Roberts and Damuth**

*Commissioner Pettinger* moved to **EXCUSE** Commissioner Marantino from the October 29, 2019 meeting; *Commissioner Roger* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes: Caldwell, Rogers, Steffen, Villasenor, Pettinger, Roberts and Damuth**

Commissioner Damuth will be a voting member for this meeting.

### **OTHERS PRESENT**

Planning Director Nathan Lindquist, Planner Brian Rusche, Planning Administrative Assistant Quiriat Portuguese, City Attorney Richard Peterson-Cremer, Ch. 10 Salvador Tovar-Guzman, Michael Johnson.

### **APPROVAL OF MINUTES**

*Commissioner Steffen* moved to **APPROVE** minutes from the September 24, 2019 Regular Planning Commission Meeting *Commissioner Rogers* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Caldwell, Rogers, Steffen, Villasenor, Pettinger, Roberts and Damuth**

**Abstained -**

### **CONDITIONAL USE PERMIT 2019-02 124 W. 2<sup>ND</sup> STREET**

The Chair called the Applicant(s) - Michael Johnson

Confirmed Public Notice was met.

### **PURPOSE**

The applicant requests permission to use a portion of the building at 124 W. 2<sup>nd</sup> Street for an ambulance parking bay, along with an associated on-site residential unit.

## **STAFF REPORT**

*Planner Brian Rusche* explained the request is coming from Staff for the Planning Commission to consider a unique use in the downtown area. A portion of the building is used by Johnson Construction and one portion of the building is being requested to be an ambulance parking bay with an onsite residential unit. This is in the Central Business District (CBD), Second Street mixed use area. The service will provide Grand River Hospital District transports, there is some criteria they have and reasons they picked this location.

Staff recommends that Planning Commission **APPROVE** the use of approximately 2400 square feet of 124 W. 2<sup>nd</sup> Street for an ambulance parking bay along with an on-site residential unit, with the following conditions:

- 1) The bay may not be used for any vehicle storage other than ambulance service. No vehicle maintenance is permitted for any vehicle including the ambulance.
- 2) If the ambulance service is removed, the City has the right to remove the curb cut and/or prohibit future use of the curb cut on Second Street.

## **APPLICANT PRESENTATION**

*Mr. Johnson* explained they were contacted a few weeks ago from a private ambulance service looking to relocate their business in downtown Rifle; they have a contract with Grand River Hospital and neighboring facilities, they have to be within ten (10) minutes of the response time of the hospital. Currently they are parking ambulance on Airport Road and living in the extended stay hotel. The company would like to stay at the same place they park the ambulance that is when they contacted Johnson Construction. We are asking to see if this is an option, the ambulance service is willing to sign a long lease of 5 years, and the space would be modified to store and live on site. The space is about 2400 square foot that would be divided in half the front for the parking of the ambulance and the back half living quarters of 2 to 3 bedrooms, a bathroom and kitchen area.

*Commissioner Steffen* asked if it is one or multiple ambulances.

*Mr. Johnson* replied there are two (2), with three (3) crews rotating shifts on every three (3) days. Both ambulances will be parked in the bay. The service does not go out on emergency calls just for transport, Senior Care Center to the Hospital, or maybe to Glenwood, or Grand Junction, the only time they would be on an emergency is if the Fire District is jammed full, there won't be sirens when they are living the building.

*Planning Director Lindquist* explained that the code is to have consistent sidewalks across there without curb cuts, but of the buildings in that area, one used to be the fire station. The downtown plan is wanting to transition away from the current look to a more walkable downtown feel. Obviously that street is still a long ways to getting to that point; this does seem as a good interim use. There has been discussion with Mr. Johnson regarding condition 2; the City has the right to remove the curb cut and/or prohibit future use of the curb cut on Second Street. Staff would like Condition 2 to read as follows: Both parties acknowledge that the long-term plan for 2<sup>nd</sup> Street involves the construction of a downtown street profile that may involve an evaluation of the appropriateness of curb cuts. Therefore, if the ambulance service vacates the space any future vehicular use of the curb cuts shall be subject to City approval pursuant to the Downtown Code”.

## **COMMISSION QUESTIONS AND COMMENTS**

*Commissioner Damuth* asked if their personal vehicles would be there for the tree (3) days.

*Mr. Johnson* replied doesn't see any issue with the vehicles, there is a lot of vehicles parked there already.  
*Planner Rusche* explained there are two (2) parking signs on West 2<sup>nd</sup> Street and sees no issues at this time. This is a great timing for this type of use.

**PUBLIC COMMENT:**

*Vice Chair Caldwell* asked if there was anyone in the audience who wished to speak on this project. Seeing none public hearing was closed.

**COMMISSION DISCUSSION**

*Commissioner Villasenor* shared she does walk down that a way with her kids for there isn't a lot of traffic and it is nice the ambulance is not an emergency.

No further discussion

**Motion Made:**

*Commissioner Villasenor* moved to **APPROVE** Conditional Use Permit 2019-02 124 W. 2<sup>nd</sup> Street with all Staff's recommendations, including changing Condition 2 to read as "Both parties acknowledge that the long-term plan for 2<sup>nd</sup> Street involves the construction of a downtown street profile that may involve an evaluation of the appropriateness of curb cuts. Therefore, if the ambulance service vacates the space any future vehicular use of the curb cuts shall be subject to City approval pursuant to the Downtown Code" *Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Caldwell, Rogers, Steffen, Villasenor, Pettinger, Roberts and Damuth**

**CONDITIONAL USE PERMIT 2019-03 125 W. 4<sup>TH</sup> STREET**

*Staff* shared the applicants are not present and this item will need to be tabled to the next meeting, all the public notice was met.

*Vice Chair* asked for a motion to table Conditional Use Permit 2019-03 to the next meeting.

**Motion Made:**

*Commissioner Steffen* moved to **TABLE TO NEXT MEETING** Conditional Use Permit 2019-03 125 W. 4th Street *Damuth* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Caldwell, Rogers, Steffen, Villasenor, Pettinger, Roberts and Damuth**

**SKETCH/PRELIM SUBDIVISION 2019-01 PIONEER MESA FILING 3**

*Staff* shared the applicants asked for a continuance the next meeting; all the public notice was met.

*Vice Chair* asked for a motion to table Sketch Plan 2019-01 Pioneer Mesa to the next meeting.

**Motion Made:**

*Commissioner Rogers* moved to **TABLE TO NEXT MEETING** Sketch Prelim Plan 2019-01 Pioneer Mesa Filing *Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Caldwell, Rogers, Steffen, Villasenor, Pettinger, Roberts and Damuth**

**NOVEMBER 26, 2019 PLANNING & ZONING REGULAR COMMISSION MEETING –**

*Vice Chair Caldwell* asked for a motion to change November 26, 2019 meeting to December 3, 2019 and to cancel the December 31, 2019 Planning & Zoning Regular Commission Meeting.

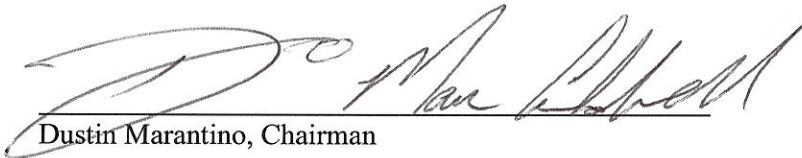
**Motion Made:**

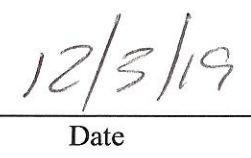
*Commissioner Pettinger* moved to **CHANGE MEETING DATES** *Rogers* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Caldwell, Rogers, Steffen, Villasenor, Pettinger, Roberts and Damuth**

**COMMENTS & ADJOURNMENT**

The meeting was adjourned at 7:28 p.m.

  
\_\_\_\_\_  
Dustin Marantino, Chairman

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date