

MINUTES: PLANNING & ZONING / SPECIAL MEETING - 2/6/18, 6pm, Town Hall

AGENDA: Applications for Use Permits (3)

Committee Members Present: Monroe, Murrietta, Montanez, Calvert, Lang (Absent: none);
Public participants: T. Piper, C. Montoy, B. Ollerton

OLD BUSINESS

Mitchell Cutler, 321 Pennsylvania: Convert Garage to Apt (Tabled at 1/2/18 Joint Meeting)

Mr. Cutler not present, represented by T. Piper, Contractor, who addressed committee. Reviewed plans & relevant issues: (1) NON-code adherence re: (a) 5' side setback requirement; (b) maximum allowance of 2 dwellings per lot. No hardship conditions noted as basis for variances. (2) Recent FEMA input re: new use, value of improvements - dwelling will require elevation above BFE. Mr. Piper expressed doubt that Mr. Cutler would proceed, given the need to meet FEMA standards. RECOMMEND DENIAL OR WITHDRAWAL OF APPLICATION.

NEW BUSINESS

SCFPA (Opera House), 344 Naugle Ave: 250^{sq}' addition to existing structure for backstage area.

Owners not present. T. Piper, Contractor, presented plan to increase square footage. Expansion of east-side wall will be contiguous to and consistent with current bldg. New exterior wall will require variance from 5' setback, as previously permitted for existing structure. Mr. Piper stated that neighbors to the east, who would be most directly impacted, have no objection and support the project (needs confirmation). No other concerns noted. Project deemed to provide functional improvement to a community asset. RECOMMEND APPROVAL.

Red Mountain Park, LLC, 410 Harshaw Rd: Convert vacant land to 2-acre Parking Lot.

Owners B. Ollerton and C. Montoy presented plan to develop property for short-term vehicle & RV parking/storage (fee-based), including privacy fencing (6', chain link w/ inserts), gates, shaded benches, lighting poles/fixtures, and a 10'x10' storage shed, with access by private drive. Proposed use for an "RV Park" (rental spaces, w/hookups) is not planned to be developed at this time, but to occur after 1-2 years. Discussion included issues relating to: Intended timeframes for development process; increased traffic and need for school crossing (bus stop) at Harshaw intersection; light pollution & Dark Sky ordinance; impact on neighboring properties (owners notified, but not nearby tenants). Not addressed were nuisance or health/safety impacts to neighbors, such as excessive noise, night lighting, or air pollution (dust, diesel fumes), that may occur with full/continual vehicle use. Project would likely benefit community as a whole, by reducing current negative impact (nuisance, pollution) on downtown area, due to recent increase in vehicular traffic/parking. RECOMMEND APPROVAL WITH CONDITIONS: "RV Park" to be removed from current application, resubmitted after 1 year. School bus stop/crosswalk markings added (Town/Owners?). TC to consider future off-site unforeseen, negative impacts of Parking Lot on neighbors, and possible abatement strategies.

MEETING ADJOURNED