



AGENDA
HAYDEN PLANNING COMMISSION

THURSDAY, NOVEMBER 15, 2016
7:00 P.M.
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE

REGULAR MEETING

1. CALL TO ORDER, MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. CONSIDERATION OF MINUTES
 - a. Decision: September 8, 2016
4. PUBLIC COMMENTS
5. OLD BUSINESS
6. NEW BUSINESS
 - a. Decision: F&P Warehouse Replat-Minor Plat
7. STAFF AND COMMISSION MEMBER REPORTS
8. ADJOURNMENT

NOTICE: Agenda is subject to change. If you require special assistance in order to attend any of the Town's public meetings or events, please notify the Town of Hayden at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made.

The regular meeting of the Hayden Planning Commission was called to order by Chair Angie Robinson at 7:01 p.m. Other members present were Amy Williams, Donna Hellyer, John St Pierre and Tim Frentress arrived late. Town Clerk Sharon Johnson, Interim Town Manager Greg Tuliszewski and Ross Culbertson, Town Planner were also in attendance.

Moment of Silence and Pledge of Allegiance **Chair Robinson** asked for a moment of silence and led the Pledge of Allegiance.

Consideration of Minutes **Vice Chair Williams** moved to approve the minutes for the regular meeting held on August 25, 2016 as written. **Alt. Commissioner St. Pierre** seconded. **Voice vote. Hellyer - aye, St Pierre - aye, Williams - aye, Robinson - aye. Motion carried.**

Public Comments **None.**

Old Business **None.**

New Business

Decision: Conditional Use Permit Emerge Farms, LLC **Vice Chair Williams** moved to recommend to the Hayden Town Council approval as submitted with staff conditions: **Conditional Use Permit Emerge Farms, LLC. Commissioner Frentress** seconded. **Voice vote. Frentress – aye, Hellyer – aye, John St. Pierre – aye, Williams – aye, Robinson – aye. Motion carried.**

Staff and Commission Member Reports

Adjournment **Chair Robinson** adjourned the meeting at 7:40 p.m.

Recorded by:

Sharon Johnson, Town Clerk

APPROVED THIS 15th DAY OF NOVEMBER, 2016.

Angie Robinson, Chair



Town of Hayden

Planning Commission

Staff Report

Project: F&P Warehouse Addition Replat/Minor Subdivision Plat, Lot 45R

Address/Location: West side of Enterprise Street, approximately 300 feet south of Crandell Avenue

Applicant(s): Paul Franklin and Jon Peddie (Owners) c/o F&P Warehouse, LLC.

Prepared by: Ross Culbertson, Hayden Consulting Planner

Hearing Date: November 15, 2016

Background

The applicants have submitted a Replat to be reviewed under the Minor Plat process to combine Lots 3 & 4 of Valley View Business Park into one contiguous lot containing 1.04 acres located on the west side of Enterprise Street, approximately 300 feet south of Crandell Avenue. The property is zoned Light Industrial (I-1) and was recently granted a Conditional Use Permit (CUP) approval by Town Council with Resolution 2016-29 for a marijuana cultivation facility. As part of the CUP approval, the project was conditioned that a future Replat/Minor Plat be approved and recorded with Routt County to indicate all built improvement would be placed on one lot and comply with all development standards of the Light Industrial zoning district.

Compliance with Review Criteria

The Town's Land Use Code, Section 16.04.080.C.1 lists the Minor Subdivision Plat review criteria which staff used to evaluate the applicant's request:

1. *The Minor Subdivision Plat is in compliance with this Code and Comprehensive Plan.*

Staff finds the technical requirements of the plat have been met, and the plat is in order as submitted. The subject property is identified as a Business/Light Industrial land use category within the Town's Future Land Use Map. As stated above, the proposed Lot 45R will supersede the prior established Lots 3 & 4 and be recognized under the ownership of F&P Warehouse, LLC.

Referral Agency and Department Comments

The Replat/Minor Plat was referred to the following agencies for a development review:

- Planning
- Building Inspections
- Hayden Fire District
- Public Works (Water/Sewer/Streets)
- Engineering
- Yampa Valley Electric Association

No major comments were made by referral agencies during the plat's review.

Public Input

As required by the Land Use Code 16.04.080.B.7, a notice was sent to property owners within 150 feet of the property, a sign was posted on the property and a public notice was placed in the newspaper at least 15 days prior to this Planning Commission Public Hearing date. Planning Staff has not received any public input regarding this plat to this date.

Staff Recommendation

Based on the above observations and findings of compliance with the Hayden Town Codes, staff recommends **Approval** of the Replat/Minor Plat as submitted.

Planning Commission Recommending Options

The Planning Commission may choose to take the following action after the Public Hearing:

1. Recommend to the Town Council approval as submitted.
2. Recommend to the Town Council approval subject to additional Planning Commission Conditions.
3. Recommend to the Town Council project denial.

Attachments

Application
F&P Warehouse Addition Replat/Minor Plat



COPY

RECEIVED
OCT 21 2016

LAND USE APPLICATION FORM

Staff Use Only	
Application Number:	_____
Received By:	_____
Date:	_____

1. Application is made for: (please circle one of the following)

- | | | |
|----------------------|---------------------------|--------------------------------|
| Administrative Plat | Annexation | Conditional Use |
| Historic Designation | Historic Renovation | Major Subdivision 1 2 3 |
| Petition | Planned Development | <u>Minor Subdivision</u> |
| Zoning | Right of Way Construction | Sign Permit |
| Site Plan | Variance or Appeal | Waiver |
| Other: _____ | | |

Project Name: F & P WAREHOUSE

2. _____ please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: F & P WAREHOUSE LLC Applicant Name: PAUL FRANKLIN / F & P
 Address: P.O. Box 882978 Address: STURMBOAT SPRINGS CO 80488
 Telephone: 970-870-0168 Fax: 970-870-0168 Telephone: SAME Fax: SAME
 E-mail: PAUL@FRANKLINMSW.COM E-mail: SAME

4. Property Description:

Address or Location: LOTS 3 & 4, MAYNARD INDUSTRIAL PARK
 Existing Zoning: IND. Existing Use: VACANT
 Proposed Zoning: IND Proposed Use: WAREHOUSE

5. Purpose: (describe intent of this application in 1-2 sentences)

LOT LINE VACATION FOR FUTURE BUILDING
OCCUPYING BOTH LOTS 3 & 4.

6. Certification: (must be signed in blue ink)

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: _____ Date: 10/21/16 AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Hayden must be submitted prior to having this application processed.

Applicant: _____ Date: 10/21/16

