

WATERVILLE PLANNING AND ZONING COMMISSION
PUBLIC HEARING
November 30, 2017, 7:00 p.m.

There was a meeting of the Waterville Planning and Zoning Commission held at Council Chambers at 7:00 p.m. on November 30, 2017.

Present, Howard Mack, Richard Gregor, Bradley Ferch, James Hennan and Chairperson Don Jacobsen

Absent: None

Also Present: Administrator/Clerk Teresa Hill

Also Absent: None

1. Call to Order. Chairperson Jacobsen called the meeting to order noting that all Planning and Zoning members were present. Also present City Administrator Teresa Hill and City Attorney Jason Moran.

2. Minute Approval – August 29, 2017. Motion by Mack, seconded by Gregor to approve the minutes of August 29, 2017. Unanimous vote. Motion carried.

3. New Business

A. Conditional Use Permit – Dennis and Judy Hubbard. Dennis and Judy Hubbard, of Jefferson Colorado applied for a conditional use permit to allow for flood proofing of the existing structure located at 106 Sakatah Blvd., Unit #3. The property is currently zone single family residential, shoreland and flood fringe. The property is described as follows: Parcel ID #: 24.498.0030, Address: 106 Sakatah Blvd., Unit 3, Legal Description: CIC #41 Sakatah Bay Cottages unit 3 & 1/3 interest in common element 2,850 SF. Hayden Spencer was present to represent Dennis and Judy Hubbard. Joy Ouderkirk owner of Cottage #2 addressed the Planning and Zoning Commissioners regarding her concerns. Ms. Ouderkirk said that she is just four feet away from the cottage that Mr. Spencer will be working on. She said she has no problem with them flood proofing but she does have a couple of concerns. One is that because they are so close she is concerned about her roof for water drainage or snow coming down on her roof from theirs. Ms. Ouderkirk said she does not know what the fire codes are in Waterville but she questioned if there was a possibility that when it is raised up could they move it over to meet the fire codes. Chairperson Jacobsen said the state fire code is ten feet from building to building. Mr. Spencer addressed Ms. Ouderkirk's concerns. Mr. Spencer said regarding the rain coming off the roof, he spoke with the homeowner and he would have no problem putting in rain gutters that would completely alleviate any drainage. This would divert any water from coming down and would not have any impact on her property. Regarding the fire code moving the building from its permanent location from where it is now over any amount would require them to completely tear out and rebuild the whole foundation. Mr. Spencer presented a drawing that shows they are using the existing foundation. Nothing would change as far as the dirt, the level, everything would remain exactly intact. There would simply be a wall that would put it up high enough with the addition of flood gates and venting that would allow for proper venting and flood water to go through the foundation and go out the other side. The flood

gates would not be located to where they would have any impact to her property, it might even help divert water away. To move it would completely change the scope of work for them, it would put the project out of the homeowner's budget. We would have to basically rebuild the whole foundation. It is not in the budget for them for that property. In regard to the snow the homeowner is willing to put snow retaining clips on the roof which would allow the snow to melt and not slide off. Ms. Hill said it is a difficult property because of the location of all of the cabins. She does not know what the elevations are of the other two cabins and she does not know if there is a need for them to go up or not depending on their elevations. If they want to protect their property if they find out that their elevations are too low they would be looking at the similar situation where they would need to go straight up on their foundation. In that area our normal process that we use to flood proof is to bring in fill and elevate on fill with a 15 foot back taper and that is not feasible in this situation so the only thing they have available to them to protect their property is to flood proof it, bring that lowest floor up. Ms. Hill said the separation between the two ideally she would like to see ten feet but she does not know if moving ten feet would create another issue. She thinks if it was required to move the ten feet it would probably have to go into an in depth hydrology study. Motion by Mack, seconded by Gregor to recommend to the City Council that the conditional use be granted to Dennis and Judy Hubbard with the stipulation of rain gutters be installed and snow cleats be installed on the roof to be added to the conditions. Unanimous vote. Motion carried.

B. Interim Use Ordinance. Ms. Hill asked that the Planning and Zoning consider having a draft of an interim use ordinance. Discussion regarding the benefits of an interim use ordinance. Motion by Mack, seconded by Ferch to give Mr. Moran and Ms. Hill authority to draw up an interim use ordinance to see how it is worded. Unanimous vote. Motion carried.

C. Exterior Storage Ordinance. Mr. Moran suggested that the Planning and Zoning consider an exterior storage ordinance. Mr. Moran presented the City of Le Center's ordinances on exterior storage. Mr. Moran said that Le Center has had some blight issues and specifically with exterior storage and a large number of vehicles being parked outside both on grass and just simply outside for everyone to see. This same issue is coming up in Waterville. We are seeing nuisance properties that have a large number of vehicles, both used and disused vehicles parked outside along with golf carts, some campers, some fish houses, multiple fish houses, snowmobiles, snowmobile trailers and the list goes on. Mr. Moran said he was asked to take a look at the issue and one way to definitively let the residents know what is permissible and what isn't is an exterior storage ordinance. Mr. Moran discussed Le Center's exterior storage ordinance. Discussion regarding an exterior storage ordinance. The Commissioners requested a few more examples of an exterior storage ordinance for the next meeting and table the matter until that time.

4. Commission Discussion on Land Use Training. Commission discussion on the land use training that Teresa Hill, Rick Gregor, Brad Ferch and Jim Hennan attended. The commissioners discussed what they learned in the training and what they thought

was beneficial in the training. The training was very informative. Mr. Gregor requested that the commissioners have a refresher course every year. Ms. Hill said it would be a good idea to host the land use training in our area.

5. Adjourn. Motion by Mack, seconded by Gregor to adjourn. Unanimous vote. Meeting adjourned 7:55 p.m.

Donald Jacobsen, Chairperson

Teresa Hill, Administrator/Clerk