

Antelope CPAC Meeting Minutes
03/02/2017
7:00PM
Barrett Ranch Elementary School

Members in Attendance

Delrae Pope, Kathleen Beck, Joseph Pacheco, Ken Topper and Emily Briggs.

Members Absent

Joseph Kammerer, Barbara Pantoja absent

Because the two agenda items regarded the same property/project, the CPAC heard both issues together and public comment was heard regarding both proposals at the same time. The board did make separate votes on each item.

Agenda Item 1 - Control No. PLNP2017-00009, Arco AM/PM at Watt-Blackfoot

The applicant, Barghausen Consulting, requests an Off Sale Beer & Wine (Type 20) license at the proposed AM/PM convenience store at the Southeast corner of Watt Avenue and Blackfoot Way.

Agenda Item 2 - Control No. PLNP2016-00637, Arco AM/PM at Watt-Blackfoot

1. A Zoning Code Amendment to allow an auto service station with carwash and sale of liquor in the LC zone district. Currently these uses are prohibited pursuant to Rezone Ordinance SZC 98-0028.
2. A Use Permit to allow an approximately ARCO facility consisting of an 3,180 square foot AM/PM convenience store, a 1,296 square foot car wash, and a 4,872 square foot fuel canopy with eight dispensers with a total of 16 vehicle fueling positions and two underground storage tanks. The proposed facility would operate 24 hours per day and in addition to convenience automobile and food related items will sell beer and wine (Phase 1).
3. A Design Review to comply with the Countywide Design Guidelines for Phase 1 and Phase 2 of the project site. The project also includes a 6,000 square foot retail building as Phase 2 of the project. Retail uses are a permitted use and therefore is only subject to Design Review.

The meeting was called to order at 7:00PM. The CPAC and public attendees were given presentations regarding this project regarding the following;

General Plan Overview provided by the applicant's representative, including property and proposed elevation maps for buildings planned on the property.

Public comment and inquiries were fielded from the following Antelope and adjacent area residents:

Ron Morrish, Jim Cottrell, Jacqueline Gordon, Roseanne Anderson, Tim Virga, Kevin Williams, John Kendall, Arianna Cox.

In addition to public comments, the CPAC read email feedback received from these additional residents:

Bill Van Dorpe, Brianna Perezchica, Gregg Machel, Paul Donahue, and Rick Morgan.

The majority of speakers were opposed to the project. Comments of those in opposition are summarized as follows:

- Mr. Morrish doesn't feel there is a necessity for an additional gasoline service stations. There are 5 gas stations within a one mile radius of the property. He is concerned about the business being open 24 hours. He is opposed to the zoning amendment.
- Mr. Cottrell believes there are plenty of gas, beer & wine, and liquor options already available in the surrounding area. He is opposed.
- Ms Gordon is concerned about the increased traffic at this corner. She feels people will be coming and going at all hours. She expressed additional concerns about this development resulting in declining property values.
- Ms. Anderson stated she is "terribly opposed" to this project. Her concerns are increased traffic, undesirable people gathering at the gas station. She asked the CPAC why this community needs another gas station.
- Mr. Kendall told the committee that with the AM/PM our neighborhood is going to get worse. His experience is AM/PM cause neighborhoods to decline.
- Ms. Cox felt bringing this project to the community will increase crime.
- Bill Van Dorpe, Brianna Perezchica, Paul Donahue, and Rick Morgan submitted email to the CPAC in opposition of the project. Their emails were read to the audience.

Speakers in support of the project were also in attendance. Their comments are summarized as follows:

- Mr. Virga commented that the corner is a nuisance. The vacant lot attracts transients and drugs. The neighborhood needs something constructive.
- Mr. Williams stated the lot currently has garbage and transients. He would like something there.
- Gregg Machel submitted an email in support.

CPAC Action

Agenda Item 1 – A motion to recommend approval of the Type 20 liquor license was passed. Three members voted in favor, two opposed.

Agenda Item 2 – A motion to recommend approval of the zoning and use permit amendments was passed. Three members voted in favor, two opposed.