

**Minutes
Town of Clifton
Board of Adjustment
March 27, 2019
4:00 p.m.**

Members Present

David McCullar, Chairman
Melissa Loya, Member
Victoria Harriman, Member
Joanne Vozza
Vacant

*Absent

Call to Order: The meeting was called to order by Chairman David McCullar, followed by the Pledge of Allegiance. A quorum was present.

Approval of the April 3, 2018 Board Meeting Minutes: Motion to approve the minutes as presented was made by Board Member Melissa Loya. Second to the motion was made by Board Member Victoria Harriman. Motion carried.

New Business

Discussion and/or action to approve a Special Exception or Conditional Use to place two RV mobile vehicles on property parcel 200-83-074 or 371 Hill Street as requested by Empire Southwest LLC:

Staff Report: Angel Maldonado, Code Enforcement Officer reported that the town's Planning and Zoning Ordinance does not allow RV mobile vehicles in the General Commercial Zone. This prompted Empire Southwest to come before the Board of Adjustment.

Applicant Presentation: Representing Empire Southwest was Stephen Baker. He explained that current demand for Empire's work force has increased to due Freeport McMoRan production. His responsibilities is to manage Empire's local properties and currently those facilities are at capacity. He further explained that he has been looking for alternative properties to establish accommodations for their employees, but the immediate demand has prompted him to seek an immediate solution by applying to this board for the placement of two RV mobile vehicles.

Public Hearing: No comments from the public were offered at this time.

Staff Response: Interim Town Manager, Espie Castaneda advised that the town Board of Adjustment's authority only allows the granting of a Special Exception or Conditional Use is limited to one year unless specifically extended by action of the board.

Deliberation and Action by the Board: Board Members asked various questions to Mr. Baker regarding the RV mobile units. Questions included how many occupants would each unit accommodate, how would personal vehicles impact the neighborhood and how would trash service be handled.

Mr. Baker explained that each RV unit would accommodate 2 employees. Although personal vehicles would be parked, Empire offers vans to transport their employees to and from the job site. He assured the board that the Empire property is visited often to avoid unruly noise and disturbance to the neighborhood. He reminded the board that these facilities are occupied during the employees work schedule. Otherwise the employees return home to their permanent residences on their days off.

Motion to approve a 1-year Special Exception or Conditional Use permit was made by Board Member Melissa Loya. Second to the motion was made by Board Member Victoria Harriman.

Voting in favor of the motion were Board Members Loya, Harriman, Voza and McCullar.

Motion carried.

Adjournment: Meeting adjourned at approximately 4:26 p.m.