

Board of Adjustment and Appeals

March 9, 2023

7:00 PM

City Hall, 485 Gorman St.

1. 7:00 PM Roll Call: Present Commissioners, Reding, Robbins, Sepulvado, Lara, Chair Forsythe, and Weiler, Staff Kerski
2. Approval agenda: Robbins moved and seconded by Weiler, approved unanimously.
3. Call – good
4. Interested citizens – none
5. Consent business – Minutes February 9, 2023 Moved for approval by Robbins, Lara second Reding abstained (was absent) approved unanimously
6. General Business

6.A. Election of Officers for 2023

Chair: Robbins nominated Forsythe as Chair, seconded by Weiler Approved unanimously

First Vice Chair: Sepulvado nominated Olson, seconded by Lara Approved unanimously.

Second Vice Chair: Lara nominated Sepulvado, seconded by Robbins Approved unanimously.

6.B. Motion by Commissioner Robbins and Sepulvado seconded to open Conditional Use Permit for CNG Fleet Service Center at 7450 Hentges Way Unanimously approved.

Staff presented the plan for the proposed fleet service facility that includes a building with offices, break room and small repair center along with parking for trucks and drivers. This is a complimentary facility to the CNG fueling facility that has been approved for across the street to the south.

Robbins asked about the condition that there be primary use with a building. Staff said the building was necessary for the CUP since you must have a primary use building so they need to build the building now.

Forsythe asked about the different lengths of spots for parking. Large box trucks and semi parking.

Megan Rodgers with Larkin Hoffman and Greg Roche with Clean Energy presented the project. Clean Energy uses compressed natural gas for fleet services. This is phase 2 that will be using renewable natural gas. Lower greenhouse gas emission, low pollution, also provides location for small businesses that will be providing services and keeps trucks in an industrial area. The site across the street provides the fueling while this site provide office space and parking.

Robbins asked about offices. They will be leasing them to the trucking companies using the facility. The building is behind the gate of the facility. Robbins asked who the users would be. Commercial fleet vehicles. Box trucks, semi-trucks.

Weiler asked about who it would serve. Local or cross country. Fast fill is available to customers which tend to be regional. It is used more locally. LNG or CNG? CNG only. Is it a min truck stop? All facilities are behind the security fence so only those contracted can use the facilities. Doesn't work like a truck stop for just anyone. Only the fast fill pumps are open to general use.

Robbins asked about the building and behind the fence. Mr. Roche said you would be able to see it but not access it. Sepulvado asked how the site would be accessed. What is the traffic flow. The southern site is slow and fast fill. The Board had concerns about where drivers would go after they came back for services. Phase 1 stie is fueling and Phase 2 is storage of fueled vehicles, repairs and rest rooms. Robbins asked about the number of trucks. Phase 2 is 70 trucks and 70 cars capacity. Sepulvado asked if that was the capacity of the site? Roche said yes.

Weiler asked who is operating the four service bays. Roche said it will be a contract service operator for the bays. Forsythe asked is it one large tenant or is it for smaller fleets? Roche said smaller operators. Forsythe asked is it just for day routes? Roche said all local traffic.

Motion made by Robbins to close, seconded by Reding. Passed unanimously. Robbins said he was excited about the project and pleased about the use of CNG.

Motion made adopt Resolution by Sepulvado seconded by Weiler.

Motion for Adjournment by Reding seconded by Robbins. Passed unanimously.

Adjourned at 7:25PM.