



REGULAR PLANNING COMMISSION MEETING

Tuesday, January 25, 2022

Acting Chair Villasenor led the Planning Commission and audience in the Pledge of Allegiance. Meeting commenced at 7:02 p.m.

Planning Director Patrick Waller stated there will need to be a motion to elect a Commissioner to be Acting Chair for tonight's meeting.

***Commissioner Damuth* will be a voting member for the meeting**

Commissioner Rogers moved to **ELECT** Commissioner Villasenor to be Acting Chair for tonight's meeting *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Pettinger, Rogers, Steffen, Roberts, Villasenor and Damuth

MEMBERS PRESENT AT ROLL CALL

Pettinger, Rogers, Steffen, Roberts, Villasenor and Damuth

Commissioner Pettinger moved to **EXCUSE** Chair Marantino, Vice Chair Caldwell and Commissioner Dow from the January 25, 2022 meeting; *Commissioner Roberts* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Pettinger, Rogers, Steffen, Roberts, Villasenor and Damuth

OTHERS PRESENT

Planning Director Patrick Waller, Planner Hannah Popp, Administrative Assistant Charlotte Squires, City Attorney Joely Denkinger, Channel 10 Michael Churchill, John Kuersten, Jeff Simonson

Acting Chair Villasenor asked for a motion to approve the minutes.

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** December 14, 2021 Regular Planning Meeting and Board of Adjustment Minutes with corrections to the spelling of Solis, *Commissioner Steffen* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Pettinger, Rogers, Steffen, Roberts, Villasenor and Damuth

No:

2021-045 FINAL PLAN PIONEER MESA

Acting Chair Villasenor called the Applicant(s) John Kuersten

Acting Chair Villasenor asked if public notice was met – no public notice was required.

PURPOSE

The applicant requests approval of a Final Plan Development approval to subdivide approximately 28.76 acres into 17 single-family estate lots. The application was previously approved by Planning Commission on May 25, 2021, with a Condition of Approval that the Final Plan be reviewed by Planning Commission, prior to the City Council review. This application is only for Final Plan review, since the PUD and rezoning was already recommended to Council for approval.

STAFF REPORT

Planning Director Patrick Waller shared the staff report in a presentation, addressed the items commissioners wanted to review from the May 25, 2021 meeting and went over Staff's recommendations

APPLICANT PRESENTATION

Mr. Kuersten shared he has completed the requirements to move forward with Final Plat.

PUBLIC COMMENT:

Acting Chair Villasenor opened the public hearing and asked if there was anyone in the audience that wished to comment on the agenda item before them. Seeing no one else the public hearing was closed.

COMMISSION QUESTIONS AND COMMENTS

There was discussion between Commissioner’s, Staff and applicant regarding the roads, access, and RV parking/storage along with the park in Ph1 and retention pond in Ph1.

Motion Made:

Commissioner Steffen moved to **RECOMMEND** to City Council to **APPOVE** Final Plan 2021-050 Pioneer Mesa F2 for 17 single-family estate lots with all Staff’s Recommendations:

1. The applicant shall address any remaining referral agency comments and incorporate them into the final construction plans.
2. The applicant shall update the Final Plat to address City of Rifle review items.
3. The applicant shall test and confirm that installed utilities meet City of Rifle requirements prior to the recording of the final plat.
4. Prior to the recording of the Final Plat, the applicant shall provide an executed copy of the agreement between the Filing 1 HOA and the Filing 2 HOA for operation, maintenance, repair, and replacement of the detention pond constructed by the Filing 1 development.
5. Prior to the recording of the Final Plat, the applicant shall provide an executed copy of the agreement between the Filing 1 and Filing 2 HOA’s for the costs to operate, maintain, repair, and replace the public park constructed as part of Filing 1.
6. The applicant shall be responsible for all required improvements to CDOT accesses.
7. The applicant shall provide GIS information before the final plat is recorded.

Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Marantino, Caldwell, Pettinger, Rogers, Steffen, Roberts and Villasenor
No:

COMMENTS AND ADJOURNMENT 7:32PM

SIGNATURE ON FILE

Dustin Marantino, Chairman

Date

SIGNATURE ON FILE

Charlotte Squires Administrative Assistant

Date