



**REGULAR PLANNING COMMISSION MEETING  
& BOARD OF ADJUSMENT  
FEBRUARY 28, 2023**

Chair Marantino led the Planning Commission and audience in the Pledge of Allegiance. Meeting initiated at 7 p.m.

**MEMBERS PRESENT AT ROLL CALL**

**Present:** Marantino, Caldwell, Rodas, Rogers, Villasenor, Carter, Dow.

**Absent:** Steffen & Roberts

*Commissioner Caldwell* moved to **EXCUSE** *Commissioner Steffen and Commissioner Roberts* from the February 28, 2023 meeting; *Commissioner Villasenor* seconded the motion. The motion **CARRIED.**

**OTHERS PRESENT:** Planning Director Patrick Waller, Senior Planner Geir Sverdrup, City Attorney Lawrence Bond, Administrative Assistant Yesica Lovo

**APPROVAL OF MINUTES**

*Commissioner Caldwell* moved to **APPROVE** the December 13, 2022 Regular Planning Meeting Minutes

*Commissioner Dow* seconded the motion and the motion **CARRIED.**

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**2023-002 Conditional Use Permit – 988 Stillwell Avenue** Request for approval of a Manufactured Home.

*Chair Marantino* Confirmed Public Notice was met

*Chair Marantino* Called the Applicant(s): Mr. Strong joined in through a phone call

**STAFF REPORT**

*Senior Planner Geir Sverdrup* shared the staff report and identified staff concerns, conditions and recommendations.

**APPLICANT PRESENTATION:**

Applicant spoke about the plan to help his employee with housing.

**PUBLIC COMMENTS**

*Chair Marantino* opened the public hearing and asked if anyone in the audience wished to comment on the agenda item

Seeing no one, public comments were closed.

**COMMISSION DISCUSSION:**

There was discussion between Staff and Commissioners.

*Chair Marantino asked for a motion*

**Motion Made:**

*Commissioner Dow* moved to **APPROVE** the Conditional Use Permit 2023-002 with all staff conditions.

1. All representations made by the Applicant in the application and during the public hearing shall be conditions of approval, unless specifically altered by the Planning Commission.
2. Applicant shall meet the City of Rifle Utilities requirements to extend the water line to the property.
3. Applicant shall meet City of Rifle Public Works requirements for the extension of Stillwell Avenue.
4. Applicant shall install “No Parking” signs along his street frontage to insure adequate fire equipment access.
5. Conditional Use Permit shall be valid for a period of five (5) years.

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

**ROLL CALL: Yes:** Marantino, Caldwell, Rodas, Rogers, Villasenor, Carter, and Dow.

**No:**

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**2022-045 Conditional Use Permit – 236 East 1st Street** Request for Approval for Personal Service Outlet – Beauty Salon/Massage

*Chair Marantino* Confirmed Public Notice was met

*Chair Marantino* Called the Applicant(s): Karla Delgado

**STAFF REPORT**

*Senior Planner Geir Sverdrup* shared the staff report and identified staff concerns, conditions and recommendations.

**APPLICANT PRESENTATION**

*Ms. Delgado* answered questions from commissioners.

**PUBLIC COMMENT:**

*Chair Marantino* opened the public hearing and asked if anyone in the audience wished to comment on the agenda item

Seeing no one, the public comments were closed.

**COMMISSION DISCUSSION:**

There was discussion between Staff, Applicant and Commissioners.

Chair Marantino asked for a motion.

**Motion Made:**

Commissioner Villasenor moved to **APPROVE** the Conditional Use Permit 2022-045 with all staff conditions.

1. All representations made by the Applicant in the application and during the public hearing shall be conditions of approval, unless specifically altered by the Planning Commission.
2. The facility shall be operated in accordance with all applicable Federal, State, and local regulations governing the operation of this type of facility.
3. Salon to be operated as a Home Occupation Sec. 16-3-280. - Home occupations. (Owner Only) until parking lot and associated building permit(s) are completed and accepted by City staff
4. Applicant shall submit a parking and paving plan designating traffic flow through the site and an approved dust free material for all travel lanes and parking spaces. Plan shall also show compliance with ADA requirements for parking and access to the salon
5. Applicant shall submit SDS Safety Data Sheet information to be on file with City of Rifle Wastewater Treatment Facility.
6. Applicant shall comply with all Colorado River Fire Rescue comments as outlined in the memo of February 23, 2023 and attached to this report
7. Sign plan shall be submitted and approved by staff for ingress and egress, and demarcation for emergency services.
8. Applicant shall submit for review and approval by staff a landscape plan the meets current City of Rifle requirements.

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

**ROLL CALL: Yes:** Marantino, Caldwell, Rodas, Rogers, Villasenor, Carter, Dow.  
**No:**

**COMMENTS AND ADJOURNMENT 7:48 PM**

SIGNED COPY ON FILE

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Dustin Marantino, Chairman

\_\_\_\_\_  
Date

SIGNED COPY ON FILE

\_\_\_\_\_  
Yesica Lovo Administrative Assistant

\_\_\_\_\_  
Date

*\*A complete recording of the Meeting is available through the City of Rifle's website.\**