



REGULAR PLANNING COMMISSION MEETING & BOARD OF ADJUSMENT

MARCH 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, Rogers, Villasenor, Steffen, Roberts, Carter, Dow,

Absent: Rodas

OTHERS PRESENT: Planning Director Patrick Waller, Senior Planner Geir Sverdrup, City Attorney Lawrence Bond, Administrative Assistant Yesica Lovo, Philip D. Antes, Marlea Antes, Cheryl Strouse, John Kuersten, Harold Martinez, Terry Davis, Seth Myers, Jerri Singer.

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** the February 28th, 2022 regular Planning Meeting Minutes with changes.

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

2022-036 Fritzlan Annexation and MDR-PUD Zoning- 391 County Road 332

Request recommendation of approval for Annexation of a 7.9 acre property and MDR-PUD Zoning

Chair Marantino Confirmed Public Notice was met

Chair Marantino Called the Applicant: Mr. John Kuersten

STAFF REPORT

Planning Director Patrick Waller shared the staff report. He identified staff concerns, conditions and recommendations.

APPLICANT PRESENTATION:

Mr. Kuersten briefly informed about the set up units will have. He feels the MDR-PUD zoning request is compatible with surrounding areas. He requested more clarification on some of the conditions.

PUBLIC COMMENTS

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

Harold Martinez, Terry Davis, Seth Myers, Jerri Ann Singer, and Phil Antes shared their comments.

COMMISSION DISCUSSION:

There was discussion between Staff and Commissioners.

Chair Marantino asked for a motion

Motion Made:

Commissioner Steffen moved to **RECOMMEND** to City Council to **APPROVE** the 2022-036 Fritzlan Annexation and MDR-PUD Zoning 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 development shall require raw water irrigation for outside irrigation use and water rights shall be dedicated to the City as identified in the Annexation Agreement.
3. The applicant shall dedicate the western portion of the property to the City for the extension of Wapiti Avenue in the future, if warranted.
4. The applicant shall supply a landscaping plan for individual lots that will be reviewed and Accepted by the City of Rifle prior to the approval of the Final Plat application.
5. The applicant shall supply a plan for the development of the park and open space that will be reviewed and accepted as part of the Final Plat application.
6. Megan Avenue and Last Chance Drive shall be developed with sidewalks that meet City requirements.
7. No direct driveway access will be allowed onto Last Chance or Megan.
8. As part of the subdivision process, the applicant shall provide a demonstration that Last Chance ditch is appropriately piped and will not impact the development.
9. The applicant shall work with staff to determine whether the roads in the development will be publically or privately maintained.

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

ROLL CALL: Yes: Marantino, Caldwell, Rogers, Villasenor Stephen, Roberts, Dow
No:

COMMENTS AND ADJOURNMENT 8:27 PM

SIGNED COPY ON FILE

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.