



REGULAR PLANNING COMMISSION MEETING & BOARD OF ADJUSMENT

June 27, 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, Steffen & Roberts

Absent: Dow

Commissioner Caldwell moved to **EXCUSE** *Commissioner Dow* from the June 27, 2023 meeting;
Commissioner Rogers seconded the motion. The motion **CARRIED**.

OTHERS PRESENT: Planning Director Patrick Waller, Senior Planner Geir Sverdrup, City Attorney Lawrence Bond, Administrative Assistant Yesica Lovo, Davis Farrar, Glenn Larner, John Kuersten, Fernando Argiro, Seth Myers, Dan Conrado, Katie Conrado, Harold D. Martinez, Alex Dowry, and Trish O'Grady

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** the March 28, 2023 Regular Planning Meeting Minutes
Commissioner Carter seconded the motion. The motion **CARRIED** with all votes in favor.

2023-019- Rifle Deport – Preliminary/Sketch Plan- 101 Centennial Parkway

Request for approval for relocation of the Rifle Park and Ride

Chair Marantino Confirmed Public Notice was met

Chair Marantino Called the Applicant: Davis Farrar and Glenn Larner

STAFF REPORT:

Planning Director Patrick Waller shared the staff report. He identified staff concerns, conditions and recommendations. Staff recommends approval of the preliminary plan.

APPLICANT PRESENTATION:

Davis Farrar and Glenn Larner discussed the development and relocation of the Rifle Park and Ride area and answered questions from commissioners. Both are in favor.

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, Commissioners and applicants.

Chair Marantino asked for a motion

Commissioner Caldwell moved to **APPROVE** the 2023-019- Rifle Deport – Preliminary/Sketch Plan- 101 Centennial Parkway **with the following 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. All referral comments shall be addressed, to the satisfaction of City Staff, as part of the final plan submittal.
3. The Final Plat shall be updated to address City of Rifle standards and requirements.

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

ROLL CALL: YES: Marantino, Caldwell, Rogers, Villasenor, Steffen, Roberts and Carter
NO:

Conditional Use Permit 2023-014- Amend Conditional Use Permit for Batch Plant- 110 Gas Court

Request approval to exceed the maximum height in the L1 Zone District for a portion of the building

Chair Marantino Confirmed Public Notice was met

Chair Marantino Called the Applicant: Dan Conrado and Katie Conrado

STAFF REPORT:

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

APPLICANT PRESENTATION:

Applicant discussed how height increase allows for adjustments to be made.

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, the public comments were closed.

COMMISSION DISCUSSION:

There was discussion between Staff, Applicants and Commissioners

Motion Made:

Commissioner Carter moved to **APPROVE** the Conditional Use Permit 2023-014 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 operations of this type of facility.
3. Applicant shall meet the requirements of Colorado River Fire Rescue as outlines in the original comments from the CRFR memo dated 12-1-2022
4. The applicant shall maintain all CDOT access requirements for the access onto Highway 6 from Gas Court. No access will be permitted directly onto Highway 6 from the subject parcel.
5. MSG Ready Mix/Meecker Sand & Gravel shall use West Rifle access to I-70 or Hwy 13 by-pass for all truck traffic. There shall be no truck traffic through City of Rifle Downtown corridor, excepting local delivery of concrete.
6. Sign Permit application shall be submitted and approved by staff.
7. The site shall be graveled and maintained in a dust-free manner.
8. Prior to operation of the facility, applicant shall replace fabric with slats or other opaque screening material.
9. Applicant shall submit for review and approval by staff a landscape plan that meets current City of Rifle requirements.
10. Applicant shall have a maximum of 6 months from the start-up of the batch plant to complete the construction of the building enclosure. At the discretion of the Director, additional time may be granted based on availability of building materials.
11. Building height maximum of 42.5 feet shall be met by the plans submitted for the building permit.

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

ROLL CALL: Yes: Marantino, Caldwell, Rogers, Villasenor, Steffen, Roberts and Carter

No:

Annexation 2023-016- Fritzlan Annexation

Request recommendation of approval to City Council for Annexation of a 7.9 acre property, Sketch Plan, and MDR-PUD Zoning

Chair Marantino Confirmed Public Notice was met

Chair Marantino Called the Applicant(s): Fernando Argiro and John Kuersten

STAFF REPORT:

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

APPLICANT PRESENTATION:

John Kuersten, Fernando Argiro, and Alex Dowry discussed the plans for housing and answered questions from the commissioners and staff.

PUBLIC COMMENTS:

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

Trish O'Grady discussed concerns about traffic and the AMI in opposition of the annexation.

Seth Meyers discussed construction quality and pricing in favor of the annexation.

Harold Martinez discussed the trash increase and concerns with more developments in opposition of the annexation.

Chair Marantino closed the public discussion once all public comments were made.

COMMISSION DISCUSSION:

There was discussion between Staff, Applicant and Commissioners.

Chair Marantino asked for a motion

Motion Made:

Commissioner Steffen moved to **RECOMMEND** to City Council the **APPROVAL** of the Fritzlan Annexation 2023-016 with all conditions:

Annexation 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. Referral comments shall be addressed to the satisfaction of City Staff as part of the subdivision application.
3. 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.
4. The applicant shall dedicate the western portion of the property to the City for the extension of Wapiti Avenue in the future, as warranted.

5. The applicant shall supply a landscaping plan for individual lots that will be reviewed and accepted by the City of Rifle as part of the Preliminary Plan process. The landscaping shall be installed as part of the building permits process as outline in the Annexation Agreement.
6. The provided landscaping plan for the development shall be updated with plant species that meet City of Rifle requirements.
7. Megan Avenue and Last Chance Drive shall be developed with sidewalks that meet City requirements.
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. In exchange for the development of the open space area with a playground, the applicant shall be eligible for parkland fee waivers as identified in the Annexation Agreement. The park shall be maintained by the HOA and open to the public.
10. Applicant shall meet all requirements of the Colorado River Fire Rescue for Fire Hydrant flow and location, street naming and addressing, access for fire equipment including but not limited to street width, turning radius, no parking signage and road design.

PUD Conditions:

1. 3,200 sf minimum lot size
2. Setbacks/building envelope to be approved with preliminary/final plat. This includes a 5' side yard and 10' front and rear yard setbacks.
3. Allow carports and storage sheds to encroach setbacks
 - a. 2' side and rear yard setbacks, no front yard setback for carports.
 - b. Limited to one story and/or 16' tall for carports and 12' tall for storage sheds
 - c. Storage sheds not to exceed 100sf
4. Common areas, open space, and private roadways managed by HOA.
5. Use of Manufactured Housing, factory-built housing, pre-fabricated housing or pre-fabricated components to construct houses is permitted.
6. No garages proposed or allowed.
7. Uses for this PUD shall be limited to residential use only.
8. Parking will include 2 spaces for each lot as well as parking allowed on one side of each street.
9. Raw water irrigation from Loesch & Crann Ditch required for all open space, park areas, and individual lots.
10. All properties shall be developed with at minimum an 8x10 foot storage shed located in the rear yard of the lot.
11. Siding options shall not be replicated on adjoining lots
12. Internal sidewalks shall be minimum five feet in width.

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

ROLL CALL: Yes: Marantino, Caldwell, Rogers, Villasenor, Steffen, Roberts and Carter

No:

COMMENTS AND ADJOURNMENT 8:51 PM

SIGNED COPY ON FILE

Dustin Marantino, Chairman

Date

SIGNED COPY ON FILE

Kara Fine, Administrative Assistant

Date

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