



**CITY OF RIFLE
PLANNING COMMISSION REGULAR MEETING
& BOARD OF ADJUSTMENT
PUBLIC HEARING**

**JULY 27, 2021
Rifle City Hall – Council Chambers**

- 6:00 PM Workshop ~ items:
- 1) Consider Application from Brian Dow for Second Alternate Planning Commission Member.
 - 2) City Attorney review of the role of Planning Commission, hearing procedures, quasi-judicial determinations, conflicts of interest, and other common legal issues that arise before public decision-making bodies.

Regular Meeting

- 7:00 PM Convene Regular Planning Commission & Board of Adjustment Meeting
- 7:01 PM Roll Call
- 7:02 PM Approve May 25, 2021 June 29, 2021 Regular Planning Commission Meeting Minutes
Approve June 29, 2021 Regular Planning Commission Meeting and Board of Adjustment Minutes
- 7:05 PM 2021-023 Zoning Variance 337 West Avenue **(Public Hearing)**
(A request a Variance to allow for a 6' tall fence in the Front Yard Setback)
- 7:25 PM 2021-029 Conditional Use Permit 719 Garden Lane **(Public Hearing)**
(A request for a Conditional Use Permit to allow for a group child care center of up to 28 children)
- 7:45 PM 2021-030 Sketch Plan Habitat for Humanity of the Roaring Fork **(Public Hearing)**
Located at 769-781 Smith Street
(A request for a Sketch Plan review for the resubdivision of Lots 12 and 13 of the Wapiti Park subdivision. The applicant is proposing a total of 18 units including 10 Townhomes and 8 Condos.)
- 8:10 PM Member Comments and Adjournment

The order and times of agenda items listed above are approximate and intended as a guideline for the Planning Commissioners.

Next Regular Planning Commission Meeting August 31, 2021

