



REGULAR PLANNING COMMISSION MEETING & BOARD OF ADJUSTMENT

Tuesday, July 26, 2022

Chair Marantino

Led the Planning Commission and audience in the Pledge of Allegiance.

Meeting commenced at 7:02 p.m.

Members Present at roll call:

Steffen, Roberts, Damuth, Dow, Marantino, Caldwell, Pettinger, Rogers, Villasenor,

Others Present:

Planning Director Patrick Waller, Administrative Assistant Charlotte Squires,
City Attorney Joely Denkinger, Chanel 10 Salvador Tovar-Guzman, Milton
Rodas, Briseyda Rodas

Minutes:

Commissioner Caldwell

Moved to APPROVE June 28th, 2022, Regular Planning Meeting and Board of Adjustment minutes with corrections.

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

ROLL CALL:

Yes: Steffen, Roberts, Damuth, Dow, Marantino, Caldwell, Pettinger, Rogers, Villasenor,

2022-020 Sketch/Prelim Palomino Park West Avenue Lot 8 Block 8 (Public Hearing) **(Request approval to subdivide existing triplex into 3 lots for town homes)**

Chair Marantino

Called applicant(s) up: Milton Rodas

Staff Report:

Planning Director Patrick Waller

Confirmed Public Notice was met

Shared the details of the staff report.

Applicant Presentation:

Mr. Rodas

Shared original intention of the property as a triplex and why he is now looking into selling the middle unit.

Public Comments:

Chair Marantino

Asked if anyone in the audience wanted to address this issue. Seeing no one, the public hearing was closed.

Commission Discussion:

Commissioner Rogers moved to **APPROVE 2022-020 Sketch/Prelim Palomino Park West Avenue** with the following condition(s):

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 applicant shall provide GIS information before the final plat is recorded.
3. The applicant shall provide a Final Plat that meets City of Rifle Municipal Code requirements for recording

Commissioner Caldwell seconded the motion.

Motion

The motion CARRIED with the following vote:

Roll Call:

Yes: Villasenor, Steffen, Roberts, Marantino, Caldwell, Pettinger, and Rogers.

2022-017 Site Plan 101 Ray Avenue - Continued from June 28, 2022

No action was taken on the application therefore this applicant will need to resubmit application.

Comments and Adjournment: 7:21 PM

SIGNATURE ON FILE

Dustin Marantino, Chairman Date

SIGNATURE ON FILE

Yesica Lovo Administrative Assistant

Date