



REGULAR PLANNING COMMISSION MEETING

Tuesday, August 31, 2021

Vice Chair Caldwell led the Planning Commission and audience in the Pledge of Allegiance.

MEMBERS PRESENT AT ROLL CALL

Caldwell, Pettinger, Rogers, Steffen, Roberts, Damuth and Dow

Commissioner Pettinger moved to **EXCUSE** Chair Marantino, and Commissioner Villasenor from the August 31, 2021 meeting; *Commissioner Roberts* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Caldwell, Pettinger, Rogers, Steffen, Roberts, Damuth and Dow

Damuth and Dow will be voting members for the meeting

OTHERS PRESENT

Planning Director Patrick Waller, Administrative Assistant Charlotte Squires, Chanel 10 Salvador Tovar-Guzman, Ed Walters, Luke Stephens

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** July 27, 2021 Regular Planning Meeting Minutes *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Caldwell, Pettinger, Rogers, Steffen, Roberts, Damuth and Dow

2021-031 SKETCH PRELIMINARY PLAN NORTH RIDGE SUBDIVISION

The Vice Chair called the Applicant(s) Ed Walters

Confirmed Public Notice was met

PURPOSE

The applicant is requesting Sketch and Preliminary Plan approval of the North Ridge Subdivision, formerly Shetland Acres Subdivision. The subdivision will create 11 lots for single-family homes. The zoning is Low-Density Residential (LDR).

APPLICANT PRESENTATION

Mr. Walters explained the parcel was previously platted as Filing 3 of Shetland Acres, that they brought the parcel in early 2007 from Mr. Brynildson whom had the plat approved and ready to go. They started construction and put in all the deep utilities, the water and sewer along with having all the testing completed. This included all the gas lines, communications, electrical lines and the poles for street lighting. The economy collapsed, and had to re-structure and are now ready to move forward with the project again. In 2018 they had come back in to get the project approved under the new name North Ridge and because they did not get the plat recorded in a timely manner the code requires a new approval for the project. Nothing has changed and all the infrastructure has been or will be tested to confirm they are still in good standing with the Public Works Manual. This time we will get the final plat recorded right away after approval.

STAFF REPORT

Planning Director Patrick Waller went through the Staff Report and shared the infrastructure is already in place and the benefits of single-family housing in this location have not changed. This use matches the land use of the surrounding neighborhood. Some testing and minor upgrades of infrastructure need to be completed due to its non-use. Staff will work with the applicant to complete these items before the recording of the final plat.

Staff recommends Commissioners approve the Sketch and Preliminary Plan application for the North Ridge Subdivision 2021-031 with the following conditions:

1. The applicant shall make any minor modifications to the plat required by Staff. This includes, but is not limited to:
 - a. Include Mineral Ownership Information on the Plat
 - b. Addition of signature blocks for utility companies serving the property.
2. The applicant shall complete all infrastructure testing, maintenance, and additional work to the satisfaction of the City of Rifle Utilities Department before the Final Plat is recorded.
3. Prior to recording the Final Plat, The applicant shall provide documentation from the County Treasurer that all taxes for the property have been paid.

COMMISSION QUESTIONS AND COMMENTS No Comments

PUBLIC COMMENT:

Vice Chair Caldwell asked if anyone else in the audience want to address this issue. Seeing no one else the public hearing was closed.

COMMISSION DISCUSSION:

Commissioner Rogers shared there is a need for more single family homes.

Motion Made:

Commissioner Caldwell moved to **APPOVE** 2021-031 Sketch and Preliminary Plan North Ridge Subdivision with all Staff’s Recommendations. *Commissioner Steffen* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Caldwell, Pettinger, Rogers, Steffen, Roberts, Damuth and Dow

COMMENTS AND ADJOURNMENT

Commissioner Rogers shared check out the New Ute Theater web page for the lineup of events. The farm to table with the Famer’s Market and you can get your tickets at farmersmarket.com

Vice Chair Caldwell adjourned the meeting at 7:26 p.m.

Dustin Marantino, Chairman	Date
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Signed Copy on file

Charlotte Squires Administrative Assistant	Date
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