



REGULAR PLANNING COMMISSION MEETING

Tuesday, February 22, 2022

Chair Marantino led the Planning Commission and audience in the Pledge of Allegiance. Meeting commenced at 7:00 p.m.

MEMBERS PRESENT AT ROLL CALL

Marantino, Caldwell, Pettinger, Rogers, Villasenor, Damuth and Dow

Commissioner Pettinger moved to **EXCUSE** Commissioner Roberts from the February 22, 2022 meeting; *Commissioner Caldwell* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Marantino, Caldwell, Pettinger, Rogers, Villasenor, Damuth and Dow

***Commissioner Damuth and Commissioner Dow* will be a voting member for the meeting**

OTHERS PRESENT

Planning Director Patrick Waller, Planner Hannah Popp, Administrative Assistant Charlotte Squires, City Attorney Joely Denkinger, Chanel 10 Salvador, Glen Ault, John Savage, Dale Coombs, Kelsha Anderson, Harry Colborn, Jim Logan, Ginny Logan, Bryan Clark, Brian Stowell

Chair Marantino asked for a motion to approve the minutes.

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** January 25, 2022 Regular Planning Meeting Minutes. *Commissioner Villasenor* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Pettinger, Rogers, Villasenor, and Damuth

Abstained: Marantino, Caldwell and Dow

2021-056 REZONE THE FARM

Chair Marantino called the Applicant(s) John Savage

Chair Marantino confirmed public notice was met

PURPOSE

The applicant requests a rezone of the Farm subdivision from LDR, MDR, CS and PZ PUD to Developing Resource. The proposed rezone will also clarify that there are no entitlements on the property and any future development will be required to go through the full review process.

STAFF REPORT

Planning Hannah Popp shared the staff report in a presentation and went over Staff's recommendations. Staff recommends that the Planning and Zoning Commission recommend APPROVAL of Rezone 2021-056 to City Council with conditions.

APPLICANT PRESENTATION

Mr. Savage shared he this is his retirement project and being 15 years into the project and is on hold. The best course it to rezone to developing resources.

PUBLIC COMMENT:

Chair Marantino opened the public hearing and asked if there was anyone in the audience that wished to comment on the agenda item before them. Seeing no one the public hearing was closed.

COMMISSION QUESTIONS AND COMMENTS

No Comments

Chair Marantino asked for a motion

Motion Made:

Commissioner Caldwell moved to **RECOMMEND** to City Council to **APPOVE** Rezone 2021-056 The Farm from LDR, MDR, CS and PLZ-PUD to DR with condition made by staff:

1) Applicant must provide an updated legal description that matches the proposed Amended Final Plat for the parcel.

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

ROLL CALL: Yes: Marantino, Caldwell, Pettinger, Rogers, Villasenor, Damuth, and Dow
No:

2022-001 PRELIMINARY PLAN LAST CHANCE COMMONS

Chair Marantino called the Applicant(s) Brian Stowell

Chair Marantino asked if public notice was met

Others Sworn in James Logan, Jenney Logan, Harry Colburn,

PURPOSE

The applicant requests approval of a Preliminary Plan and PUD for a pocket neighborhood consisting of twelve units on 1.911-acres, currently zoned community service (CS).

STAFF REPORT

Planning Director Patrick Waller shared the staff report in a presentation and went over Staff's recommendations. Staff recommends that Planning Commission approve the Preliminary Plan for Last Chance Commons and recommend approval of the PUD request to City Council subject to conditions.

APPLICANT PRESENTATION

Mr. Stowell shared their project and that they have addressed the referral comments and believe this plan will address a need for housing in the City of Rifle.

PUBLIC COMMENT:

Chair Marantino opened the public hearing and asked if there was anyone in the audience that wished to comment on the agenda item before them.

James Logan, Jenney Logan, Harry Colburn, shared their comments.

Chair Marantino asked if there was anyone else that wanted to comment further seeing non closed public hearing.

COMMISSION QUESTIONS AND COMMENTS

There was discussion between Commissioner's, Staff and applicant regarding the traffic on Last Chance Drive and on street parking.

Chair Marantino asked for a motion

Motion Made:

Commissioner Damuth moved to **APPOVE** Preliminary Plan 2022-002 Last Chance Commons and **RECOMEND** to City Council to the PUD Plan to **APPOVE** with all of Staff's recommendations plus a 5th condition.

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 resolve referral comments as part of the Final Plat submittal to the satisfaction of the City of Rifle.
3. The applicant shall include access and utility easements to the satisfaction of City of Rifle Staff on the Final Plat.
4. Building elevations shall vary for the lots fronting Last Chance Drive. The same building elevation shall not be repeated for four consecutive lots.
5. Public Works shall give input on impacts from truck routes and parking on Last Chance Drive as part of the Final Plat review.

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

ROLL CALL: Yes: Marantino, Caldwell, Pettinger, Rogers, Villasenor, Damuth, and Dow
No:

COMMENTS AND ADJOURNMENT 7:48PM

SIGNATURE ON FILE

Dustin Marantino, Chairman

Date

SIGNATURE ON FILE

Charlotte Squires Administrative Assistant

Date