



REGULAR PLANNING COMMISSION MEETING

Tuesday May 31, 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, Rogers, Villasenor, Steffen, Roberts, and Dow

Commissioner Dow will be a voting member

Commissioner Caldwell moved to **EXCUSE** Commissioner Damuth from the May 31, 2022 meeting; *Commissioner Roberts* seconded the motion. The motion **CARRIED** with the following vote:

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

OTHERS PRESENT

Planning Director Patrick Waller, Planner Hannah Popp, Administrative Assistant Charlotte Squires, City Attorney Joely Denkinger, Chanel 10 Salvador Tovar-Guzman, Ken Olson, Joe Sadonis, Stormy Killpack, Geri Manzanres, Reona Beltarn.

Chair Marantino asked for a motion to approve the minutes.

APPROVAL OF MINUTES

Commissioner Caldwell moved to **APPROVE** April 5, 2022 Regular Planning Commission Meeting Minutes with changes to the second motion to excuse commissioner Roberts from the February 22, 2022 meeting and to confirm screening was added to conditions for 165 Gas Court Commissioner *Steffen* seconded the motion. The motion **CARRIED** with the following vote:

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

Administrative Assistant Charlotte Squires addressed Chair Marantino that Commissioner Pettinger just texted and asked to be excused to health.

Commissioner Steffen moved to **EXCUSE** Commissioner Pettinger from the May 31, 2022 meeting; *Commissioner Caldwell* seconded the motion. The motion **CARRIED** with the following vote:

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

2022-017 SITE PLAN 101 RAY AVENUE

Chair Marantino called the Applicant(s) up;

Patrick Waller, Planning Director asked for a continuance for public notice was meet, but Staff needs more time to work with the applicant regarding the project.

Chair Marantino asked for a motion

Motion Made:

Commissioner Steffen moved to **CONTINUE** Site Plan 2022-017 101 Ray Avenue to the June 28th 2022 meeting Commissioner Villasenor seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes: Marantino, Caldwell, Rogers, Villasenor, Steffen, Roberts and Dow
No:**

2022-022 CONDITIONAL USE PERMIT 719 GARDEN LANE

Chair Marantino called the Applicant(s) up; Stormy Killpack

Chair Marantino confirmed public notice was met

PURPOSE

The applicant is requesting approval of a non-permanent 8'x10' wooden storage shed. The property is located within the Community Service Business District, which requires a Conditional Use Permit for an accessory structure.

STAFF REPORT

Planner Hanna Popp shared the staff report in a presentation; Staff recommends that the Planning and Zoning Commission approve the conditional use permit.

APPLICANT PRESENTATION

Mrs. Killpack shared the teachers store a lot of stuff and they are running out of room in the building, the shed will help with materials needed from year to year use.

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.

Chair Marantino asked if there was anyone else in the audience that wished to comment seeing no one else the public hearing was closed.

COMMISSION QUESTIONS AND COMMENTS

Commissioners had no comments

Chair Marantino asked for a motion

Motion Made:

Commissioner Rogers moved to **APPROVE** Conditional Use Permit 2022-022 719 Garden Lane Commissioner Roberts seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes: Marantino, Caldwell, Rogers, Villasenor, Steffen, Roberts and Dow
No:**

2022-018 CONDITIONAL USE PERMIT 585 E. 1ST STREET

Chair Marantino called the Applicant(s) up; Ken Olson

Chair Marantino confirmed public notice was met

Exhibit A was added to the Commissioners packets and will be part of the minutes.

PURPOSE

The applicant requests approval of a Conditional Use Permit to install a 102-KW photovoltaic system (solar panels) at the Garfield County emergency communication authority. The solar facility is around 11,500 square feet.

STAFF REPORT

Planner Hanna Popp shared the staff report in a presentation and went over Staff's recommendations. Staff recommends that the Planning and Zoning Commission approve the conditional use permit.

APPLICANT PRESENTATION

Mr. Olson shared information regarding the panels and shared there are no issues with the conditions recommended by staff.

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.

Chair Marantino asked if there was anyone else in the audience that wished to comment seeing no one else the public hearing was closed.

COMMISSION QUESTIONS AND COMMENTS

Commissioners asked and shared comments with the applicant and staff; wanted the case number confirmed and entered correctly in the minutes.

Chair Marantino asked for a motion

Motion Made:

Commissioner Steffen moved to **APPROVE** Conditional Use Permit 2022-018 585 E. 1st Street with the following condition(s):

1. The operation of the Solar Facility shall be done in accordance with all applicable Federal, State, and local regulations governing the operation of this type of facility.
2. The Conditional Use Permit shall become null and void if the operation is discontinued for 12 consecutive months. The applicant shall be required to remove the facility once it is no longer operational.
3. The applicant shall address Mountain Cross Engineering comments as part of the site plan/building permit submittal.
4. The applicant shall provide documentation that the Solar Facility meets setback requirements on the eastern lot line

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

**ROLL CALL: Yes: Marantino, Caldwell, Rogers, Villasenor, Steffen, Roberts and Dow
No:**

2022-025 TEXT AMENDMENT – WIRELESS COMMUNICATION FACILITIES

Chair Marantino called the Applicant(s) up; City Attorney Joely Denkinger

Chair Marantino confirmed public notice was met

PRESENTATION

City Attorney Joely Denkinger shared the text amendment contents to be added to the Rifle Municipal Code regarding wireless communication facilities.

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.

Chair Marantino asked if there was anyone else in the audience that wished to comment seeing no one else the public hearing was closed.

COMMISSION QUESTIONS AND COMMENTS

Commissioners asked questions and shared comments with staff.

Chair Marantino asked for a motion

Motion Made:

Commissioner Dow moved to RECOMMEND to City Council to APPROVE 2022-025 Text Amendment Wireless Communication Facilities with the following review or changes

1. Clarification of total height of antennas on top of buildings for small cell facilities.

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

**ROLL CALL: Yes: Marantino, Caldwell, Rogers, Villasenor, Steffen, Roberts and Dow
No:**

COMMENTS AND ADJOURNMENT 8:04PM

SIGNATURE ON FILE

Dustin Marantino, Chairman Date

SIGNATURE ON FILE

Charlotte Squires Administrative Assistant Date

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