



REGULAR PLANNING COMMISSION MEETING

Tuesday, August 30th, 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, Damuth, and Dow

Others Present:

- Planning Director Patrick Waller, City Attorney Jim Neu, City Attorney Lawrence Bond, City Clerk Misty Williams, Chanel 10 Salvador Tovar-Guzman, Sharon Pettinger, Shayna Huser, Charlotte Squires, Kim Evans, Kurt S, Jeff Wadley, Pat Cooley, and Ed Weiss.

Extension of Conditional Use Permit for King's Crown Mobile Home Park Expansion

Chair Marantino

Called applicant(s) up: Jefferey Simonson.

No public notice required

Planning Director Patrick Waller

Informed that due to Commissioner Pettingers recent retirement, commissioner Damuth would be the voting member as the first alternate

Staff Report:

Planning Director Patrick Waller

Shared the details of the staff report; Staff recommends that Planning Commission extend the Conditional Permit approval for one additional year.

Applicant Presentation:

Mr. Simonson

Shared he has the project under contract, and it could start construction soon if extension is approved.

Public Comments:

Chair Marantino

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

Commission Discussion:

Commissioner Rogers moved to **APPROVE** Extension Request for Conditional Use Permit approval for King's Crown Mobile Home Park Expansion to September 28, 2023
Commissioner Caldwell seconded the motion.

Motion

The motion CARRIED with the following vote:

Roll Call:

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

No:

2022-035 Conditional Use Permit - 805 Randolph Avenue (Public Hearing)
(Request approval for accessory structure)

Chair Marantino

Called the Applicant (s) up: Jordan Testerman
Confirmed public notice was met

Staff Report:

Planning Director Patrick Waller

Shared the details of the staff report. Staff recommends that Planning Commission approves with conditions.

Applicant Presentation:

Mr. Testerman

Informs that his intention is to make the structure look as identical to his house as possible.

Public Comments:

Chair Marantino

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

Commission Discussion:

Commission asked questions of applicant

Commissioner Steffen moved to **APPROVE** with all staff conditions Conditional Use Permit 2022-035 805 Randolph 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 color of the accessory structure shall match the existing single-family residence on the property.

3. The applicant shall provide an Improvement Location Certificate prior to the issuance of the Certificate of Occupancy documenting that the structure is located outside of the floodplain.
4. Prior to the issuance of the Certificate of Occupancy, the applicant shall receive approval of final grading regarding the floodplain, from the City of Rifle Public Work department.

Commissioner Villaseñor seconded the motion.

Motion

The motion CARRIED with the following vote:

Roll Call:

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

2022-031 Conditional Use Permit – 2128 Railroad (Public Hearing)

Chair Marantino

Called the Applicant(s) up: Jack Palomino

Confirmed public notice was met.

Staff Report:

Planning Director Patrick Waller

Shared the details of the staff report and all recommendations.

Applicant Presentation:

Mr. Palomino

Presented additional information to the Planning Commission

Public Comments:

Public comment heard from: *Jeff Wadley, Shanna Huser, Sharon Pettinger, Kim Evans, Charlotte Squires, Ed Weiss, Pat Cooley, and Kurt Schlegel*

Chair Marantino

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

Commission Discussion:

Commission discussion with applicant and staff.

Commissioner Rogers moved to **DENY** 2022-031 Conditional Use Permit – 2128 Railroad.

Commissioner Roberts seconded the motion based on comments heard tonight.

Motion

The motion **CARRIED** with the following vote:

Roll Call:

Yes: Marantino, Caldwell, Rogers, Steffen, Roberts, Villasenor and Damuth

Comments and Adjournment: 8:51 PM

SIGNATURE ON FILE

Dustin Marantino, Chairman

Date

SIGNATURE ON FILE

Yesica Lovo Administrative Assistant

Date