



REGULAR PLANNING COMMISSION MEETING & BOARD OF ADJUSMENT

December 13, 2022

Chair Marantino Led the Planning Commission and audience in the Pledge of Allegiance. Meeting initiated at 7 p.m.

MEMBERS PRESENT AT ROLL CALL

Present: Marantino, Caldwell, Rogers, Villasenor, Steffen, Roberts, Carter and Dow.

Absent: Rodas

Commissioner Caldwell moved to **EXCUSE** *Commissioner Rodas* from the December 13, 2022 meeting; *Commissioner Roberts* seconded the motion. The motion **CARRIED**.

OTHERS PRESENT: Planning Director Patrick Waller, Senior Planner Geir Sverdrup, City Attorney Lawrence Bond, Administrative Assistant Yesica Lovo, Victor Hernandez, Dan Conrado, Ellen Conrado, Joe Conrado, Kelly Conrado, Katie Conrado, Logan Jurmu

Chair Marantino asked for a motion to approve the minutes.

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** October 25 2022, Regular Planning Meeting Minutes
Commissioner Steffen seconded the motion and the motion **CARRIED**.

Request for Extension of CUP 2021-053: To allow for the construction of a second accessory structure on the property located at 126 West 4th ST.

Commissioner Villasenor and *Commissioner Roberts* requested to be recused from this agenda item.
Commissioner Carter will be a voting member for this application.

STAFF REPORT

Planning Director Patrick Waller shared the staff report and Staff recommendation.

COMMISSION QUESTIONS AND COMMENTS

No Comments

Chair Marantino asked for a motion

Motion Made:

Commissioner Steffen moved to **APPROVE** the Extension of CUP 2021-053

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

ROLL CALL: Yes: Marantino, Caldwell, Rogers, Steffen, Carter, Dow

No:

2022-008 Conditional Use Permit – 110 Gas Court **PUBLIC HEARING** Request for approval of Concrete Batch Plant.

Chair Marantino Confirmed Public Notice was met

Chair Marantino called the Applicant(s): Dan Conrado & Katie Conrado

STAFF REPORT

Senior Planner Geir Sverdrup shared the staff report and identified staff concerns, conditions and recommendations

APPLICANT PRESENTATION

Mr. & Ms. Conrado gave a presentation and thanked staff for assistance. They shared their business connection with this area.

PUBLIC COMMENTS

Chair Marantino opened the public hearing and asked if anyone in the audience wished to comment on the agenda item

Victor Hernandez shared his comments in support of this item.

Chair Marantino asked if anyone else had further comments. Seeing no one, the public comments were closed

COMMISSION DISCUSSION:

There was discussion between Staff, Applicant and Commissioners.

Chair Marantino asked for a motion

Motion Made:

Commissioner Dow moved to **APPROVE** Conditional Use Permit 2022-008 with all Staff's Conditions:

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 facility shall be operated in accordance with all applicable Federal, State, and local regulations governing the operation of this type of facility.
3. Applicant shall meet the requirements of Colorado River Fire Rescue as outlined in the aforementioned comments from the CRFR memo dated 12-1-2022.
4. The applicant shall maintain all CDOT access requirements for the access onto Highway 6 from Gas Court. No access will be permitted directly onto Highway 6 from the subject parcel.
5. MSG Ready Mix/Meeker Sand & Gravel shall use west Rifle access to I-70 or Hwy 13 by-pass for all truck traffic. There shall be no truck traffic through City of Rifle Downtown corridor, excepting local delivery of concrete.
6. Sign Permit application shall be submitted and approved by staff.
7. The site shall be graveled and maintained in a dust-free manner.

8. Prior to operation of the facility, applicant shall replace fabric with slats or other opaque screening material.
9. Applicant shall submit for review and approval by staff a landscape plan the meets current City of Rifle requirements.
10. Applicant shall have a maximum of 6 months from the start-up of the batch plant to complete the construction of the building enclosure. At the discretion of the Director additional time may be granted based on availability of building materials.
11. Building height maximum of 35' shall be met by the plans submitted for building permit.

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

ROLL CALL: Yes: Marantino, Cardwell, Rogers, Villasenor, Steffen, Roberts, Dow
No:

2022-042 Annexation – Southeast corner of I-70 and Highway 6 & 24- Request for a recommendation of approval to City Council to annex the subject parcel into City of Rifle Municipal Boundaries and to zone the parcel Tourist Commercial

Chair Marantino Confirmed Public Notice was met
Chair Marantino Called the Applicant(s): Logan Jurmu

STAFF REPORT

Senior Planner Geir Sverdrup shared the staff report and identified staff concerns, conditions and recommendations

APPLICANT PRESENTATION:

Applicant had no additional comments, but was open to any questions.

Questions were discussed between Commissioners, Staff and Applicant.

PUBLIC COMMENTS

Chair Marantino opened the public hearing and asked if anyone in the audience wished to comment on the agenda item

Seeing no one, the public comments were closed.

COMMISSION DISCUSSION:

There was discussion between Staff, Applicant and Commissioners.

Chair Marantino asked for a motion

Motion Made:

Commissioner Caldwell moved to **RECOMMEND** to City Council the **APPROVAL** with all staff conditions of Annexation 2022-042

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 facility shall be operated in accordance with all applicable Federal, State, and local regulations governing the operation of this type of facility.
3. Sign Permit application shall be submitted and approved by staff or applicant shall apply for a variance from R.M.C. Chapter 16, Article VII, Sign Code.
4. Applicant shall meet all Rifle Municipal Code and Colorado State Statute requirements for the operation of the Onsite Wastewater Treatment System, connection to sanitary sewer systems and decommissioning of the Onsite Wastewater Treatment System when required.

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

ROLL CALL: Yes: Marantino, Cardwell, Rogers, Villasenor, Steffen, Roberts, Dow
No:

COMMENTS AND ADJOURNMENT 7:45 PM

SIGNED COPY ON FILE

Dustin Marantino, Chairman

Date

SIGNED COPY ON FILE

Yesica Lovo Administrative Assistant

Date

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