



CITY OF RIFLE PLANNING COMMISSION REGULAR MEETING

**Tuesday October 28, 2014
Rifle City Hall – Council Chambers**

- 6:00 PM Workshop – Landscaping Regulations / Sign Code
- 7:00 PM Convene Regular Planning Commission Meeting
- 7:01 PM Roll Call
- 7:02 PM June 29, 2014 Planning Commission Meeting Minutes
- 7:03 PM Elect Vice Chair
- 7:07 PM Thank you to Joe Elliott and Sky Sieber
- 7:15 PM Member Comments and Adjournment.

*The order and times of agenda items listed above are approximate and intended as a guideline for the Planning Commissioners.
Next Regular Planning Commission Meeting: November 25, 2014*



CITY OF RIFLE
202 RAILROAD AVENUE • P.O. BOX 1908 • RIFLE, CO 81650
WWW.RIFLECO.ORG



REGULAR PLANNING COMMISSION MEETING

Tuesday, July 29, 2014

Chair Helen Rogers called the Regular Planning Meeting and Board of Adjustment to order at 7:00 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Rogers, Pettinger, Elliot, Mead, Fuller, and Sieber

Excused Commissioner Caldwell and Commissioner Marantino

Commissioner Pettinger moved to **EXCUSE** Commissioner Caldwell and Commissioner Marantino from the meeting. *Commissioner Fuller* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Pettinger, Elliot, Mead, Fuller and Sieber

Commissioner Sieber will be a voting member.

OTHERS PRESENT:

Planning Director Nathan Lindquist, Planner Hannah Klausman, Administrative Assistant Charlotte Squires, City Television Station Michael Churchill, Albert Harris.

APPROVAL OF JUNE 24, 2014 REGULAR PLANNING COMMISSION MEETING AND BOARD OF ADJUSTMENT MINUTES

Commissioner Mead moved to **APPROVE** June 24, 2014 Regular Planning Commission Meeting and Board of Adjustment Minutes. *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Pettinger, Elliott, Mead, Fuller and Sieber

CONDITIONAL USE PERMIT 2014-4 2090 WHITERIVER AVENUE

The Chair called applicant Albert Harris

The Chair verified public notice requirements had been met.

Purpose: the applicant requests approval of a Conditional Use Permit for three temporary mobile home structures to be used as classroom space at the church on the site.

Applicant: asked for some modifications regarding the recommendations. Recommendation 1) Please add office space in addition to classroom space, as it will be needed to eliminate another site that is currently rented. 2) Allow the faux stone or brick veneer accents for only the front modular, or the sides seen from Whiteriver Avenue. 6) Delete as the zoning change had been approved.

Staff Report: Staff recommends Planning Commission APPROVE CUP 2014-4 with the following conditions:

1. No more than 3 mobile units shall be allowed on the property. Only classroom use shall be permitted; residential uses in the mobile units shall not be permitted as part of this conditional use permit.

2. The mobile units shall use faux stone or brick veneer accents on the lower 20% of facades.
3. The temporary mobile units are approved for a period of 5 years from the date of approval at which point they will be removed.
4. The mobile units shall be removed upon the occupancy of a new church building.
5. Before any work may begin on the site the applicant must submit a site plan that shows the location, any landscaping, and architectural features of the mobile units for staff review and approval.
6. This CUP is only effective if the zoning change to MDR is approved by Planning Commission and City Council

Public Comments: No Comments

Commissioners Questions and Comments:

Commissioner Pettinger asked what size the modular units will be.

Pastor Harris replied he is looking at double wide for the classrooms and a single for the office.

Commissioner Sieber what are the plans for water, sewer and electricity to the units.

Pastor Harris explained he will be working with the City on the taps and locations of lines, and will look into getting a tap with the incentive program the City is offering at this time. For electric services, they can hang a line anywhere.

Motion Made:

Commissioner Mead moved to **APPROVE** Conditional Use Permit 2014-2 2090 Whiteriver Avenue with changes to the recommendations to read as: Recommendation 1) No more than 3 mobile units shall be allowed on the property. Only classroom and office use shall be permitted; residential uses in the mobile units shall not be permitted as part of this conditional use permit. 2) The mobile units shall use faux stone or brick veneer accents on the lower 20% of any facades visible from the street. 3) The temporary mobile units are approved for a period of 5 years from the date of approval at which point they will be removed. 4) The mobile units shall be removed upon the occupancy of a new church building. 5) Before any work may begin on the site the applicant must submit a site plan that shows the location, any landscaping, and architectural features of the mobile units for staff review and approval. *Commissioner Fuller* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Elliott, Pettinger, Mead, Fuller and Sieber

MEMBER COMMENT AND ADJOURNMENT

Chair Rogers adjourned the meeting at 7:40 p.m.

Helen Rogers, Chairman

Date

Charlotte Squires, Planning Technician

Date

Landscape Code Update

Note: **Highlighted sections** are key changes to focus on.

Sec. 16-3-450. Additional requirements for commercial and industrial districts.

*removed the following:

a) all required open space and yards abutting a street must be landscaped for an average depth of fifteen (15) feet from the area closest to a street in accordance with Article Xiii of this Chapter and all other applicable sections of this Code.

Sec. 16-13-20. Purpose and intent.

The purpose and intent of this Article is to protect the health and welfare of the citizens of Rifle through the regulation of landscaping of new multi-family, commercial, public/civic, light industrial and industrial developments. Installed landscapes should enhance property values, promote quality development, contribute to the visual character of new developments, **and promote water conservation through xeriscaping.** Xeriscape principles are as follows:

1. Design. Identify zones of different water requirements and group plants together that have similar water needs;

2. Appropriate Use of Turf. Limit high-irrigation turf and plantings to appropriate high-use areas with high visibility and functional needs;

3. Low-Water-Using Plants. Choose low-water-demanding plants and turf where practicable;

4. Irrigation. Design, operate and maintain an efficient irrigation system;

5. Soil Preparation. Incorporate soil amendments before planting;

6. Mulch. Add mulch to planting beds to a minimum depth of three (3) inches;

7. Maintenance. Provide regular and attentive maintenance.

(Ord. 27 §1, 2004)

Sec. 16-13-40. Definitions.

*add

Planting bed means any landscape area covered with a non-turf surface such as rocks, gravel, mulch, or like material, into which trees, shrubs, and ornamental grasses are planted.

Sec. 16-13-70. Landscape treatment area.

*moved to 16-13-80

Sec. 16-13-80. Minimum species diversity.

*move to 16-13-80

(Ord. 27 §1, 2004)

Sec. 16-13-70. Plant sizes.

The caliper of deciduous and ornamental trees shall be measured six (6) inches above the base. Plant materials shall meet the requirements outlined in Table 16-13-1.

Table 16-13-1

<i>Plant Type</i>	<i>Minimum Size</i>
Deciduous Tree	2" Caliper
Evergreen Tree	6' Tall
Ornamental Tree	1½" Caliper
Shrubs	#5 Container
Ornamental Grasses	#1 Container
Perennial and Groundcovers	2¼" pots
Annual Plants/Flowers	As purchased

(Ord. 27 §1, 2004)

Sec. 16-13-80. General landscape requirements.

- a) Landscape treatment area standards. Commercial, industrial, civic, and multi-family uses shall have *landscape treatment areas* that include all areas of the site not covered by structures, bodies of water, driveways, sidewalks, plazas, hardscape recreation areas, parking lots, or ditches. The landscape treatment area includes, but is not limited to, the following areas: Right-Of-Way landscaping (sec. 16-13-90); Parking Lot landscaping (sec.16-13-100); and Foundation landscaping (sec. 16-13-110). Landscape treatment areas shall meet the following standards:

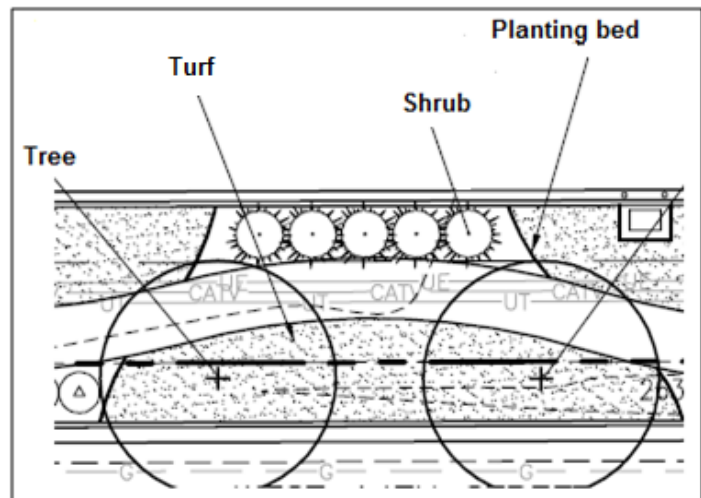


Fig. _____. Typical components of a landscape treatment area.

1. **Turf.** A maximum of fifty percent (50%) of the total landscape treatment area may be covered with turf. The remainder shall be made up of planting beds or trees.
2. **Planting beds.** Any area of the site covered by rock, gravel, or mulch is defined as a planting bed. The following standards are intended to provide a diversity of landscape materials within planting beds.
 - a. **Planting beds shall have a minimum of one planting (tree, shrub, or ornamental grass) per twenty-five (25) square feet of planting bed area.**
 - b. **The maximum usage of any one plant species is fifty percent (50%) of total plantings.**
 - c. **Ornamental grasses shall be no more than forty percent (40%) of the total number of plantings.**
 - d. **At least fifty percent (50%) of plantings shall meet low-water use (xeric) criteria. See Appendix C plant list.**

- e. River cobble as a planting bed ground cover shall not cover more than fifty percent (50%) of the total landscape treatment area, and is not permitted in street buffers for commercial zones to preserve public safety. Pea gravel, organic mulch, or other similar materials are preferred alternatives.
 - f. At least ten percent (10%) of plants shall be of a flowering variety. Flowering plants should be placed along right-of-ways or in foundation landscaping areas. See appendix C plant list.
3. Trees. See tree requirements for Right-Of-Ways (sec. 16-13-90) and Parking Lots (sec. 16-13-100). Additional standards:
- a. Trees in unspecified landscape areas. Landscape treatment areas not within defined Right-Of-Way, Parking Lot, or Foundation areas shall provide trees at a ratio of 1 tree per four-hundred (400) square feet. Exception: In areas away from public use and view, and where it is appropriate for the site to retain a natural character, the Planning Director may approve use of unirrigated native grasses in place of tree requirements.
 - b. Quaking aspen trees shall be permitted but shall not count towards required trees. (Ord. 27 §1, 2004; Ord. 4 §1, 2005; Ord. 10 §3, 2011)
4. Native grasses. Native grasses may be used as a non-turf ground cover in areas with lower visibility.
5. Airport Road landscape buffer. The minimum landscape buffer along Airport Road shall be 15 feet in Commercial zones and 20 feet in Light Industrial zones. The intent of this requirement is to provide a continual landscape buffer regardless of the location of parking lots within developments on Airport Road. The buffer shall meet General Landscape Requirements and Right-of-Way landscaping requirements. Additionally, evergreen trees shall not be permitted in Light Industrial zones on Airport Road due to elk and deer feeding habits.

Sec. 16-13-90. Right-of-way landscape standards.

Each development shall provide trees and landscaping within public rights-of-way and transportation easements as described in Table 16-13-2.

Table 16-13-2

<i>Type of sidewalk</i>	<i>Tree Type</i>	<i>Number of Trees</i>	<i>Landscape Treatment Area</i>	<i>Planting requirements</i>
Detached Sidewalk	Deciduous	1 per 40 linear feet, placed between street and sidewalk.	Entire area between sidewalk and curb and remaining right-of-way on opposite side of sidewalk	Per General Landscape Requirements (sec. 16-13-80) Exception: turf may be 100%
Attached Sidewalk	Deciduous	1 per 40 linear feet. In CBD, trees shall be placed within tree grates on inner edge of sidewalk if sidewalk is at least 8 feet wide. Otherwise, trees placed within 10 feet of the sidewalk.	Per requirements of this chapter for the specific location.	Per General Landscape Requirements (sec. 16-13-80) and, if applicable, Parking Lot Landscaping (16-13-100)

Road Right-of-Way Islands/Medians	Deciduous, Ornamental, or Evergreen	1 per every 40 linear feet	Entire interior of island.	Per General Landscape Requirements (sec. 16-13-80) Exception: no landscaping on islands less than 5 feet wide.
-----------------------------------	-------------------------------------	----------------------------	----------------------------	--

(Ord. 27 §1, 2004)

Sec. 16-13-100. Parking lot landscaping.

The definition of parking lots shall include storage areas, gas station fueling areas, parking lot access drives, or other paved or graveled areas.

- (a) Parking Lot Perimeter Landscaping. The entire perimeter of a parking lot shall be landscaped according to Table 16-13-3.

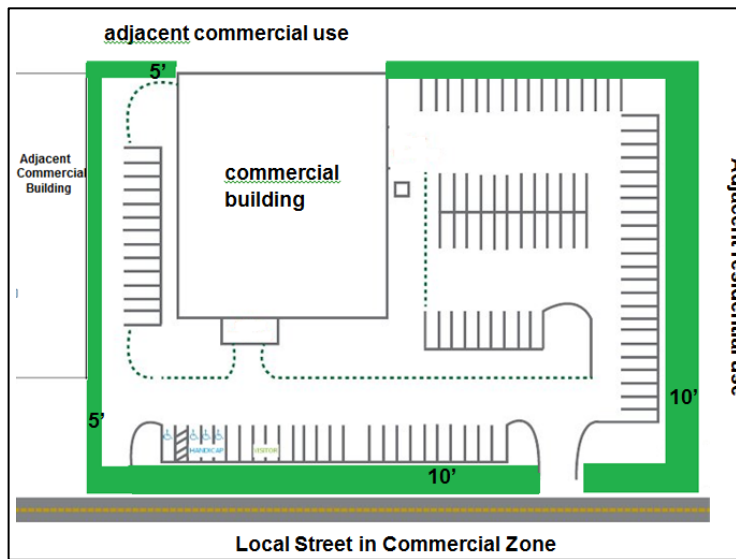


Fig. _____. The depth of the parking lot landscaping buffer is determined by the adjacent right-of-way or land use.

**Table 16-13-3
Parking Lot Perimeter Standards**

<i>Adjacent right-of-way or land use</i>	<i>Minimum depth of landscape buffer (feet)</i>	<i>Planting and screening requirements</i>
Interstate 70	50	<ul style="list-style-type: none"> General landscape requirements per sec.16-13-80. At least 50% of the linear footage of a buffer adjacent to a street must be composed of planting beds to provide vertical screening of the lot. River cobble is not permitted in street buffers in multi-family or commercial zones. 1 tree per 40 linear feet (following ROW street tree standards in sec. 16-13-90)
State highway	20	
Local street in Central Business District	5	
Local street in commercial or multifamily zone	10	
Airport Road in commercial zone	15	
Local street in light industrial or industrial zone	20	
Residential use (or any higher-impact use adjacent to lower-impact use)	10	<ul style="list-style-type: none"> Screening: minimum 6-foot fence General landscape requirements per sec. 16-13-80. 1 deciduous canopy tree per 25 linear feet

Commercial use adjacent to other commercial use	5	<ul style="list-style-type: none"> No screening General landscape requirements per sec. 16-13-80 1 tree per 40 linear feet
Not adjacent to a street or a lot line	5	
Alley in Central Business District	0	none

(b) **Parking Lot Interior Landscaping.** There shall be one (1) landscaped island for every fifteen (15) parking spaces. Parking lots with less than fifteen (15) spaces are exempt from this requirement.

(1) **Landscape islands.** Landscape islands shall be evenly distributed to the maximum extent possible. Landscape islands shall be a minimum of eighteen (18) feet by six (6) feet for single rows and thirty-six (36) feet by six (6) feet for double rows of parking spaces. Islands shall have raised concrete curbing and shall contain a minimum of one (1) deciduous shade tree and six (6) shrubs for single rows and two (2) deciduous shade trees and twelve (12) shrubs in each landscape island for double rows. The remaining landscaping shall consist of a mulched planting bed. Turf is prohibited in parking lot islands.

(2) All required landscape areas adjacent to vehicle use areas shall be protected by wheel stops, curbs or other physical barriers. When a parking space abuts a landscape island or planter, the front two (2) feet of the required parking space may overhang the planter, provided that wheel stops or curbing are present. (Ord. 27 §1, 2004)

Sec. 16-13-110. Foundation landscaping.

The facades of structures in commercial or multi-family zones that are (a) adjacent to a parking lot, and (b) facing a street, shall have a landscape strip at the base of the structure meeting the following standards:

- a) A minimum 4-foot width, continuing along 50% of the building façade.
- b) Following general landscape requirements per section 16-13-80.
- c) An exception may be made for facades where entrances, loading area doors, or motor vehicle bays are greater than 50% of the façade. The available remaining percentage of the façade shall be landscaped.
- d) If conditions of the site require, foundation landscaping may be grouped into alternate configurations adjacent to the building as long as the minimum square footage and number of plants is provided. The intent of improving the aesthetics of the building through landscaping must be met.

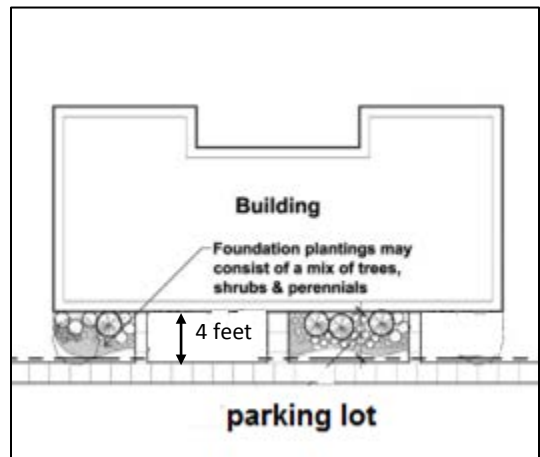


Fig. _____ Example of foundation landscaping.

Sec. 16-13-120. Planting for safety at intersections and near driveways.

(a) **Sight Distance Triangle.** On corner lots, in order to preserve sight distances, an unobstructed view shall be maintained within the triangular area at the intersection of two (2) streets, which is formed by three (3) points as established by: (1) the intersection of the flowline at the

corner; (2) by measuring thirty (30) feet back from this intersection on each flowline; and (3) connecting the two (2) ends of the legs to form a triangle.

(b) No landscaping within a required front yard setback, or within the side yard setback on corner lots, shall exceed a height of forty-eight (48) inches, with the exception of trees. Such trees, at sufficient maturity, shall be trimmed to a height of at least eight (8) feet above the gutter flow line.

(c) Street trees shall be placed a minimum of eight (8) feet from the corners of alleys and driveways, ten (10) feet from intersections, and fifteen (15) feet from overhead utility and light poles. (Ord. 27 §1, 2004)

Sec. 16-13-130. Screening elements of low visual interest.

Landscape or other materials shall be used to screen areas of low visual interest from the public right of way. These elements include, but are not limited to, trash receptacles, service areas, loading docks, and utility boxes and pedestals. Screening shall be provided on all sides, except where an opening is required for access. The access side shall permit access, yet the areas should be screened when access is not required. Screening shall be in the form of landscaping, walls, fences, berms, buildings or a combination of these techniques. The screening around trash receptacles shall be a minimum of six (6) feet in height. (Ord. 27§1, 2004)

Sec. 16-13-140. Irrigation.

(a) A permanently installed, automatic underground irrigation system shall be established to provide total water coverage to all plant materials installed pursuant to this Article. An exception is made for drip irrigation systems, which may be aboveground.

(b) If native dryland grass species are chosen for turf areas, irrigation shall occur for at least the first six (6) weeks after installation, although no permanently installed irrigation system is required. Once turf has been established, supplemental irrigation shall be implemented as required to maintain turf areas in a green and growing condition.

(c) A reduced pressure backflow preventer shall be used on all systems. Where the irrigation point of connection is from the domestic water service, the irrigation tap and backflow preventer shall be installed after the water meter but before any backflow or pressure-reducing valve for the building. (Ord. 27 §1, 2004)

Sec. 16-13-150. Replacement and maintenance.

(a) After the initial twenty-four-month guarantee period when failing landscape materials will be replaced by the developer/contractor in conformance with Section 16-13-50 of this Article, the property owner shall be responsible for the replacement of any landscape materials that die. All replacement plant material shall be of the same type and size as the original material installed according to the approved landscape plan, or an equivalent replacement to be approved by the Director of Planning and Development Director.

(b) All materials included in the landscape treatment area shall be maintained in a manner resulting in a landscape consistent with the original intent and vision of accepted landscape plans. As an example, typical maintenance activities should include mowing, pruning, weeding, replacing mulch

and any other practices required to maintain the aesthetic integrity of landscape areas. (Ord. 27 §1, 2004)

Sec. 16-13-160. Plant materials lists.

(a) All installed trees and shrubs must be selected from the plant materials lists contained in Appendix C to this Code. Any annual or perennial flower or grass available through local nurseries may be incorporated into landscapes required by this Article.

(b) Trees and shrubs not included in these lists may also be installed at the discretion and approval of the Director of Planning and Development.

16-233

Lakewood (Ideas for transition buffering between different zones)

D. Whenever a multifamily site directly abuts a single-family dwelling or duplex residential use within a single-family dwelling or duplex residential zone district, one of the following transition options shall be installed in lieu of these landscaping requirements

(See Figure 17.6.3):

1. Option A: A landscaped area with a width of 30 feet shall be provided along the property line. Canopy shade trees, evergreen trees, and shrubs shall be provided in the following numbers per 100 lineal feet of adjacency:

- a. Three trees, and
- b. Twenty shrubs.

2. Option B: A landscaped area with a width of 20 feet shall be provided along the property line. Canopy shade trees, evergreen trees, and shrubs shall be provided in the following numbers per 100 lineal feet of adjacency:

- a. Four trees, and
- b. Twenty-four shrubs.

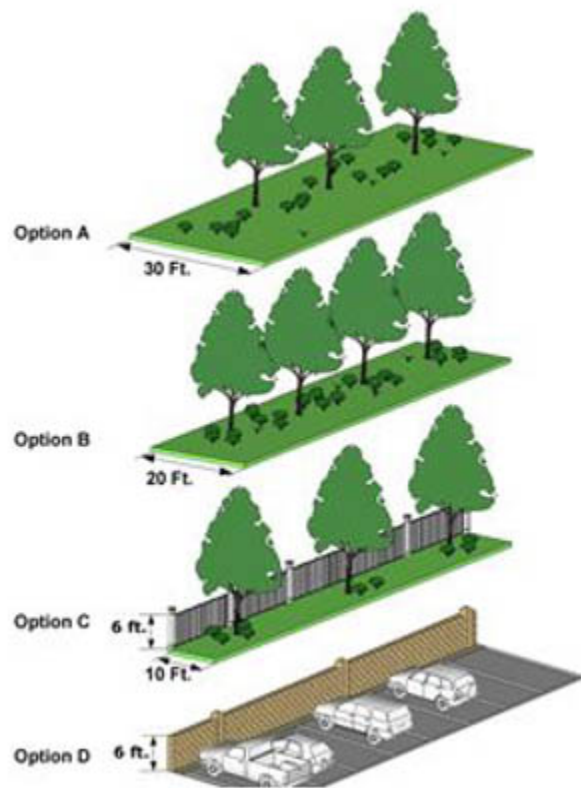
3. Option C: A 6-foot tall solid fence or wall shall be provided along the property line. Brick or stone columns must be incorporated into the fence or wall design and spaced at least every 32 feet. A landscaped area with a width of 10 feet shall be provided adjacent to the fence. Canopy shade trees, evergreen trees, and shrubs shall be provided in the following numbers per 100 lineal feet of adjacency:

a. Three trees, and

- b. Ten shrubs.

4. Option D: A 6-foot tall wall made of brick or stone or other comparable material with brick or stone columns spaced at least every 32 feet may be installed in-lieu of landscaping for sites containing 25 or fewer parking spaces.

(Ord. O-2014-4 § 4, 2014; Ord. O-2012-24 § 1, 2012).



Fort Collins

(3) *Water Conservation.* To the extent reasonably feasible, all landscape plans shall be designed to incorporate water conservation materials and techniques in order to comply with each of the Xeriscape landscaping principles listed below. Xeriscape landscaping principles do not include or allow artificial turf or plants, mulched (including gravel) beds or areas without landscape plant material, paving of areas not required for walkways, plazas or parking lots, bare ground, weed covered or infested surfaces or any landscaping that does not comply with the standards of this section.

(a) Xeriscape landscaping principles are as follows:

1. Design. Identify zones of different water requirements and group plants together that have similar water needs;
2. Appropriate Use of Turf. Limit high-irrigation turf and plantings to appropriate high-use areas with high visibility and functional needs;
3. Low-Water-Using Plants. Choose low-water-demanding plants and turf where practicable;
4. Irrigation. Design, operate and maintain an efficient irrigation system;
5. Soil Preparation. Incorporate soil amendments before planting;
6. Mulch. Add mulch to planting beds to a minimum depth of three (3) inches;
7. Maintenance. Provide regular and attentive maintenance.

(b) Landscape plans submitted shall include:

1. Accurate and clear identification of all applicable hydrozones using the following categories:

High Hydrozone:	18 gallons/s.f./season
Moderate Hydrozone:	10 gallons/s.f./season
Low Hydrozone:	3 gallons/s.f./season

Very Low Hydrozone:	0 gallons/s.f./season
---------------------	-----------------------

2. A water budget chart that shows the total annual water use, which shall not exceed fifteen (15) gallons/square foot over the site, including all hydrozones used on the landscape plan.

City of Norco, CA

18.55.08 Xeriscape Requirements for Landscape and Irrigation Plans.

New development applications shall include landscape and irrigation plans that have the following design guidelines. These guidelines shall bear upon the development of landscapes that demonstrate an aggregate reduction in the demand for and consumption of water.

(1) Landscape Design Guidelines.

- (a) Plants should be placed or grouped having similar water, soil, sun and shade requirements.
 - (b) Water conserving plants should be used in 75% or more of the total landscaped area.
 - (c) Turf areas should not exceed 25% of the total required landscaped area, and should be drought-tolerant varieties. Warm season grasses are more drought-tolerant than cool season grasses. Bermuda grass, Kikuyu grass, Seashore paspalum, St. Augustine grass, Zoysia grass, and Buffalo grass are warm season grasses. Bluegrass and Ryegrass varieties (cool season) should be avoided.
 - (d) Hardscape (non-irrigated) surfaces, such as alluvial rock and decorative paving, should be used in 10% or more of the total landscaped area.
 - (e) Permeable paving should be used in at least 5% of the total landscaped area.
 - (f) Where no groundcover is used, wood chips, bark, or other mulch, to a depth of 3 inches on top of exposed soil, such as underneath shrubs, or landscape fabric under soil should be used.
- (Ord. 673, 1993)

(g) Soil amendments should be utilized to improve water holding capacity of soil, where soil conditions merit.