



CITY OF RIFLE PLANNING COMMISSION REGULAR MEETING PUBLIC HEARING

**Tuesday March 29, 2016
Rifle City Hall – Council Chambers**

- 6:00 PM Workshop ~ Comprehensive Plan
- 7:00 PM Convene Regular Planning Commission Meeting
- 7:01 PM Roll Call
- 7:02 PM February 23, 2016 Regular Planning Commission Meeting Minutes
- 7:03 PM Map Amendment 2016-3 North Rifle Center – Light Industrial (public hearing)
- Rezoning properties located north of 18th Street between Railroad Avenue and Whiteriver Avenue to the intersection of Hwy 13 and Whiteriver Avenue, in addition to 2140 Whiteriver Avenue and Parcel 217704400028 located directly to the east of 2140 Whiteriver Avenue.
- 7:30 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: April 26, 2016





REGULAR PLANNING COMMISSION MEETING

Tuesday, February 23, 2016

Chair Helen Rogers called the Regular Planning Meeting to order at 7:05 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Rogers, Fuller, Pettinger, Caldwell, Marantino, Strode and Barnett

OTHERS PRESENT:

Planning Director Nathan Lindquist, Planner Hannah Klausman, Administrative Assistant Charlotte Squires, City Attorney Jeff Conklin, City Television Station Salvador Tova-Guzman, Utility Director Jim Miller, Bruce Harper, Sharon Harper, Chris Christensen, Cindy Hoest, Troy Petree, Mary Cranor, Roger Cranor, Terri Garcia, Dave Garcia.

APPROVAL OF JANUARY 26, 2016 REGULAR PLANNING COMMISSION MEETING MINUTES

Commissioner Caldwell moved to **APPROVE** January 26, 2016 Regular Planning Commission Meeting Minutes as is. *Commissioner Strode* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Fuller, Pettinger, Caldwell, Marantino, Strode and Barnett

CONDITIONAL USE PERMIT 2016-1 702 BUCKHORN DRIVE

The Chair called applicant Troy

The Chair verified public notice requirements had been met.

Purpose: the applicant requests approval for a limited tow yard in the light industrial zone district.

Applicant: explained they are wanting to move from their current location at 2187 Railroad Avenue to 702 Buckhorn Business Park a larger parcel of land along with easier access into and out of the impound yard. The applicant explained they do not agree with the opaque or screened fence for it is costly, slightly and allows more potential for theft and other damage on the property do to visibility from the street when police officers drive by. There is some tree scape along Buckhorn Drive that gives some screening and would ask that would be efficient.

Staff Report:

Staff recommends Planning Commission recommend City Council APPROVE Conditional Use Permit 2016-1 with Staff's recommendations

1. The applicant shall maintain current street tree landscaping.
2. The tow yard shall be enclosed by a solid opaque or screened fence measuring 6 feet in height.

Staff explained that the opaque or screened fence can be looked at and decided at time of fence permit that the application before the commissioners is allowing for the tow yard in the light industrial zone district.

Public Comments: No Comments

Commissioners Questions and Comments:

Commissioners asked about the location for the stored vehicles and about any term limit on the conditional use permit.

Mr. Troy explained the yard will be toward the east of the property and go toward the south behind the current structure on the lot. For the front part of will be for the cars they can sale to reclaim the cost of impounding. The north side will be for the insurance companies that will be taking the vehicles to repair shop or salvage yard within a few days.

Staff explained there is no time limit on suggested on the conditional use permit.

Motion Made:

Commissioner Marantino moved to **APPROVE** Conditional Use Permit 2016-1 702 Buckhorn Drive. *Commissioner Caldwell* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Fuller, Pettinger, Caldwell, Marantino, Strode and Barnett

ZONING 2016-1 E. 7TH STREET PROPERTY (LAND ABOVE NEW WATER TREATMENT FACILITY) (ANNEX 2016-1)

The Chair called applicant City of Rifle Planning Staff, Utility Director Jim Miller

The Chair verified public notice requirements had been met.

Audience sworn in Chris Christensen and Roger Cranor

Purpose: The City of Rifle requests zoning a thirty (30) acre property to Public Zone District. To re hear the case and open for public hearing for public notice was not meet for the January 26, 2016 meeting; letters to the property owners within 200 feet was not mailed out. Letters were mailed out along with a sign posted for the Planning and Zoning meeting and City Council meeting to be held March 2nd and notice in the newspaper.

Staff Report:

Staff recommends Planning Commission to recommend City Council APPROVE Zone 2016-1 E. 7th Street Property to Public Zone District (PD).

Mr. Miller explained the City acquired this property for the purpose of future expansion of water treatment and related facilities. The new water plant is being built just to the south of the parcel. The future facilities are many years in the future on the eastern one third (1/3) of the parcel. There is a study on the property being done and City Council will have a workshop on the study in the new future. The Public Zone District (PD) allows for future water facility to expand and allows other uses on the reaming property.

Public Comments:

Mr. Christensen explained he has leased the property that the City recently purchased and had vested interest to be allowed to continue to lease the land south and to the east of his property for cattle and horses as used in past years. Mr. Christensen asked what types of recreation was being proposed for the property.

Staff explained that there have not been any specific plans for the property, the plans and future. There has been request to keep the parcel to allow hiking and bicycling; allowing for pet owners to run their dogs there and use it for low impact outdoor recreation.

Mr. Cranor asked to have 3 questions clarified. 1) Define recreation, what type of recreation is envisioned. 2) Define type of fencing used on the North West corner. 3) Define public access for recreation, to confirm the entrance to the land and not have citizens using private property to access the property.

Staff Explained there is no set recreation at this time.

Commissioner Marantino shared he has heard interest from citizens asking to keep it for hiking, biking and dog exercising space; keeping it natural with native growth – as is.

Mr. Miller explained the fencing will be the type you see along the highway CDOT used wood post with field wire.

Commissioners Questions and Comments: No Comments

Motion Made:

Commissioner Marantino moved to **RECOMMEND** to City Council to **APPROVE** Zoning 2016-1 E. 7th Street Property. *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Fuller, Pettinger, Caldwell, Marantino, Strode and Barnett

Commissioner Barnett thanked the citizens for coming to the meeting and sharing their concern and comments.

TEXT AMENDMENT 2016-1 TEMPORARY USES/MOBILE VENDING CODE REVISIONS

The Chair called applicant City of Rifle Planning Staff

The Chair verified public notice requirements had been met.

Audience sworn in Dave Garcia and Terri Garcia

Purpose: Staff is proposing revisions to the regulations regarding mobile vendors after investigating a request by a property owner to have a food vending truck on the same property as a car wash and ice cream to offer other food options.

Staff Report:

Staff explained adding the text would allow though a conditional use permit to allow prepared food mobile vending trucks or trailers that are owned by, used in conjunction with, and on the same property as a business housed in a permanent building in a Community Service (CS) or Tourist Commercial (TC) zoning district. And not count towards the number of vendors allowed in its area.

Staff recommends Planning Commission to recommend City Council APPROVE

Public Comments:

Mr. Garcia explained we are trying to have an extension of our business to be able to serve food out of what use to be a convenience store and not big enough to turn into a restaurant.

Ms. Garcia explained they are creating a family pick nick style atmosphere that would serve the committee.

Commissioners Questions and Comments:

Commissioner Marantino asked how is the food purchase going to work, is it going to be prepared and served outside or brought inside and sold.

Mr. Garcia explained they have been working with the health department and would like to sell from the truck as well as from inside.

Commissioner Strode asked this new text is specific to only those that own property and want to have a mobile food truck/trailer?

Staff explained who owns the mobile vending truck/trailer must be on their property as their business. They could own or lease the property their current business is at.

Commissioner Strode replied this would be more permanent business then a remote satellite type.

Motion Made:

Commissioner Strode moved to **RECOMMEND** to City Council to **APPROVE** Text Amendment 2016-1 Mobile Vending to add under Section 16-3-90 d “(1) Prepared food mobile vending trucks or trailers that are owned by, used in conjunction with, and on the same property as, a business housed in a permanent building in a Community Service (CS) or Tourist Commercial (TC) zoning district. This type of mobile vending unit may apply to Planning Commission for a Conditional Use Permit. If approved, it shall not count towards the number of vendors allowed in its area”. Commissioner Barnett seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Fuller, Pettinger, Caldwell, Marantino, Strode and Barnett

MEMBER COMMENT AND ADJOURNMENT

Commissioner Marantino shared the City of Rifle Police Department will have coffee with a cop Feb 26th at 7 am to 9 am at Olive Ridley’s Coffee Shop.

Commissioner Fuller shared Toastmasters is coming to Rifle at the Library tomorrow February 24th at 6:30. This is an international group that promotes public speaking.

Commissioner Caldwell There will be a workshop for outdoor recreation for the youth March 17th at 10:00 a.m. located at the Library.

Chair Rogers adjourned the meeting at 8:25 p.m.

Helen Rogers, Chairman

Date

Charlotte Squires, Planning Technician

Date

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



MEMORANDUM

TO: Planning and Zoning Commission
FROM: Nathan Lindquist, Planning Director; Hannah Klausman, Planner
DATE: April 28th, 2016
SUBJECT: MAP AMENDMENT 2016-3: NORTH RIFLE REZONING
APPLICANT: City of Rifle
PROPERTY OWNER: Multiple

REQUEST

The City of Rifle Planning Commission recommends a rezoning of eighteen (18) parcels in North Rifle from Light Industrial zoning to Community Service zoning, and a rezoning of one (1) parcel (the Fire Station) from Light Industrial zoning to Public Zone District. The Rifle Comprehensive Plan, which guides future development and growth in the City, envisions this area as a Mixed Use Community Commercial zone and as an important neighborhood on a highly visible thoroughfare into the City of Rifle. The Rifle Planning and Zoning Commission has directed City Staff to consider the rezoning of these properties to fit with the intended future use of the area as described in the Comprehensive Plan.

The major effect of this rezoning would be to no longer allow industrial uses such as Scrap Metal Processing, Slaughter Houses and Rendering Plants, Adult Entertainment Establishments, Asphalt or Concrete Batch Plants, Storage Yards, Outside Storage, and Contractor and Heavy Equipment Storage Yards in this area. The Comprehensive Plan desires these types of uses to occur in designated Light Industrial areas away from the commercial and residential neighborhoods of North Rifle.

ATTACHMENTS

Attached are (1) a use table that compares uses allowed in Light Industrial and Community Service zones; and (2) comments staff has received from property and business owners in the area.

SITE LOCATION

The Properties are located north of 18th Street between Railroad Avenue and Whiteriver Avenue, to the intersection of Hwy 13 and Whiteriver Avenue, in addition to 2140 Whiteriver Avenue and Parcel 217704400028 located directly to the east of 2140 Whiteriver Avenue. See the highlighted properties on the following page.

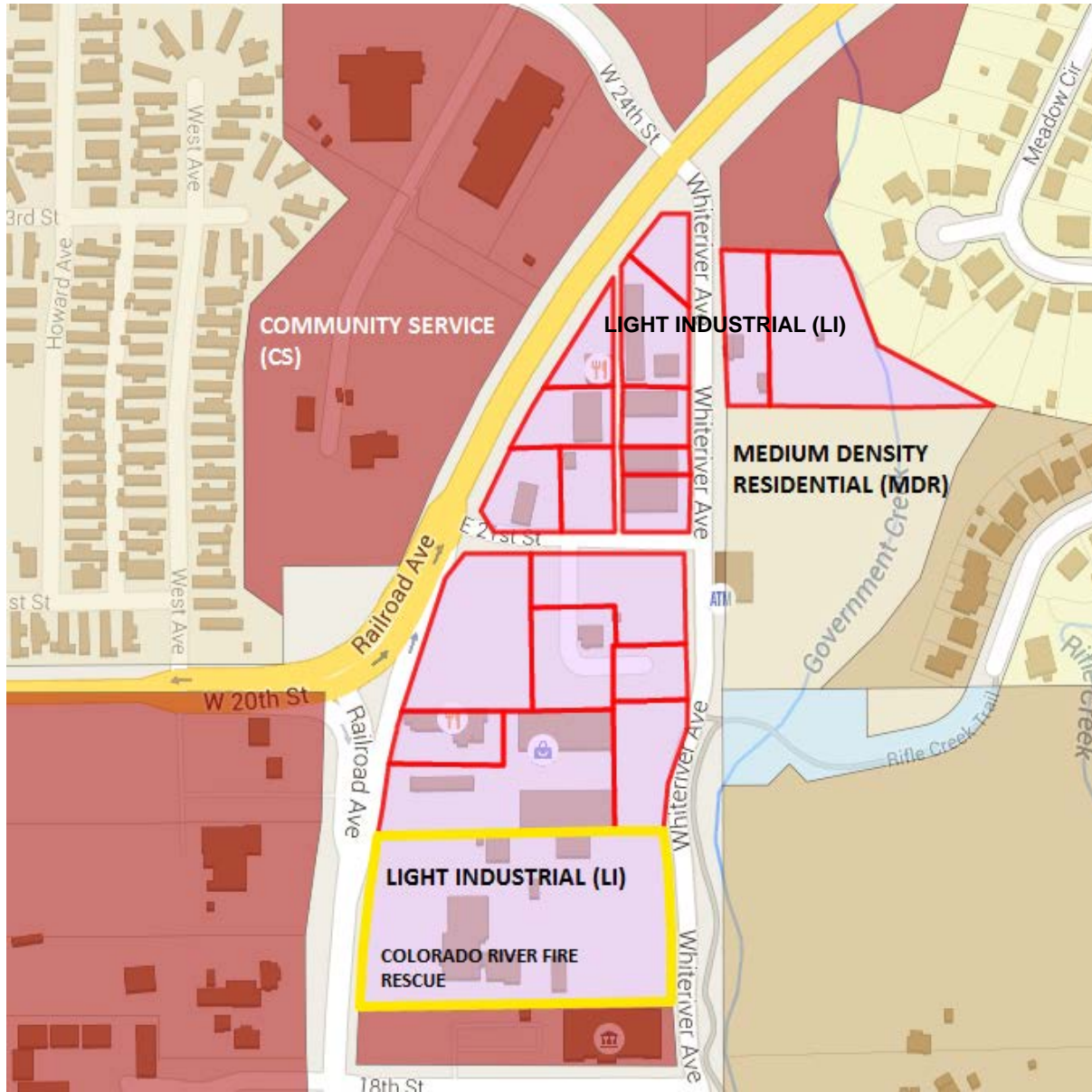
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Properties highlighted in red are proposed to be rezoned to Community Service. The property highlighted in yellow, the location of Colorado River Fire Rescue, is proposed to be rezoned to Public Zone District.



BACKGROUND

The 2009 Rifle Comprehensive Plan identifies the area in question as part of the “North Rifle Center” neighborhood. The Comprehensive Plan recommends that the area be rezoned from Light Industrial to Community Service zoning (page 61):

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North Rifle Center Objective #1: Over the next 20 year planning period, highly visible and centrally located light industrial properties in the North Rifle Subarea will likely be rezoned to a retail/commercial land use similar to adjacent zoning.

On page 59-60, the Comprehensive Plan goes into more detail on the vision for the North Rifle Center neighborhood, which clarifies the reasons that the rezoning from Light Industrial is recommended:

The North Rifle Center is currently the main commercial destination area north of Downtown Rifle....The area serves as a shopping node for the residential development on Graham Mesa that accesses the area via 16th Street. Major public services are located in the neighborhood, including the Garfield County Health and Human Services building, the County Courthouse and the City/County Justice Center. Metro Park, with a swimming pool and skate park, is located here. While some areas of the North Rifle Center are built-out, many parcels are ripe for redevelopment. For example, there is great potential for commercial redevelopment where light industrial and older commercial currently exist near the triangle of land formed by Whiteriver Avenue and State Highway 13.

NEIGHBORHOOD CONTEXT

The area surrounding the properties in question is composed of Community Service zoning to the north, west and south, and Medium Density Residential zoning to the east. Surrounding land uses include commercial, residential, and public uses. Most existing uses within the area in question are of a commercial or civic character. The area also includes three (3) light industrial uses and one (1) residential use.

Staff finds that the Light Industrial zoning of this area does not conform with the existing character of the neighborhood, nor with the desired vision of the neighborhood as described in the Comprehensive Plan. Decades ago, this area was on the outskirts of Rifle and an appropriate location for light industrial uses. However, Rifle's growth has surrounded this area with commercial and residential uses. The area is no longer compatible with light industrial uses, and most have already left for other parts of the City. The area is also located along a key transportation corridor (Highway 13 and Railroad Avenue) that is a major entrance to the Rifle community. Formalizing the transition of the area from Light Industrial to Commercial uses would assist in meeting the Comprehensive Plan's objective to "protect key corridors from unsightly land uses and ensure these thoroughfares protect the City's image." (page 99)

EFFECTS OF REZONING ON EXISTING BUSINESSES AND PROPERTIES

Properties and businesses affected by the proposed rezoning can be put into three categories:

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- 1. Properties that are larger and mostly vacant.** There are several larger vacant properties in the area that are suitable for development. From the standpoint of the Comprehensive Plan's goals for the community and this neighborhood, it is highly desirable to encourage commercial or mixed-use development of these properties in the future, and prevent industrial uses from being developed. The effect on property owners would be to limit the types of uses that may be developed in the future. The advantage of the rezoning for both properties in this area and for surrounding properties is to ensure that existing and future commercial and residential uses are not negatively impacted by a future increases in incompatible industrial neighbors.
- 2. Properties with existing businesses that are compatible with Community Service zoning.** The large majority of existing businesses in the area will not be affected by the rezoning, as they can be permitted under Community Service zoning. This includes restaurants, retail establishments, dance studios, auto body shops, mini-storage units, indoor fabrication shops, equipment rental facilities (U-Haul), indoor warehouses, and offices. The rezoning would prevent these properties from changing into industrial uses in the future, thus protecting existing commercial uses from incompatible industrial neighbors.
- 3. Properties with industrial-related businesses operating under a Conditional Use Permit.** The proposed rezoning would have the most impact on three (3) properties and businesses that are a currently-operating use that is industrial in nature. This includes two (2) "tow yards" and one (1) "heavy equipment storage yard" that have received Conditional Use Permits to operate. The Conditional Use Permits were approved in 2013/2014 and are valid until 2019/2020 even if the proposed rezoning is approved. One of the tow yard sites is not currently in use. That property includes a building that could accommodate commercial uses that fit within the proposed Community Service zoning district. The other two properties are vacant, so that the only possible uses at the present time would be uses such as outdoor storage or a tow yard.

In addition, some standards for new development in the Community Service zoning district are higher than those in Light Industrial zoning. For example, the front façade of a new building in a Light Industrial area may be 75% metal or flat concrete block, but in the Community Service zoning district 100% of the front façade must be of a more attractive material such as brick, split-face block, stone, or stucco.

FINDINGS

Pursuant to Section 16-5-360, the Commission shall consider the following criteria before approving a Text Amendment (***staff comments shown in bold italics***):

1. Conformance of the proposal with the City of Rifle Municipal Code;

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The proposal conforms with the Code, which permits the City of Rifle Planning Commission to initiate a rezoning.

2. The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;

The proposed rezoning would ensure that future development is compatible with the character of the surrounding area, as discussed above, by encouraging high-value and more attractive commercial uses and prohibiting lower-value and less attractive industrial uses that are not compatible with surrounding residential and commercial uses.

3. The desirability for the proposed use in the specific area of the City;

Commercial uses are desirable in the "North Rifle Center" area, as described by the Comprehensive Plan.

4. The potential for adverse environmental effects that might result from the proposed use;

The proposed rezoning may prevent adverse environmental effects that may arise from industrial uses in close proximity to residential and commercial areas.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

The proposal fulfills an objective of the Comprehensive Plan.

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area;

Short-term impacts are variable, depending on the property in question. Long-term positive impacts on the value of property and buildings can be projected as the neighborhood transitions away from industrial uses and commercial, civic, and residential uses are protected from industrial neighbors.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to 13-4-120 of the Code, if applicable.

N/A

RECOMMENDATION

DEPARTMENT OF PLANNING & DEVELOPMENT

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Phone: 970-665-6490 Fax: 970-625-6268



Staff recommends that Planning Commission recommend to City Council approval of Map Amendment 2016-3.

ATTACHMENT 1

Sec. 16-3-420. - Schedule of uses for commercial and industrial districts.

Green uses are those that become allowable with the proposed rezoning.

Red uses are those that become prohibited with the proposed rezoning.

LAND USES BY ZONING (C= Conditional, P= Permitted, *=Prohibited)	COMMUNITY SERVICE (Proposed)	LIGHT INDUSTRIAL (Current)
Accessory dwelling unit - residential	C	*
Adult entertainment establishments	*	C
Artisan galleries or studios	P	*
Asphalt or concrete batch plants	*	C
Assembly, service and repair as an accessory use to a retail or wholesale business	P	P
Auto body shops/painting booths	C	P
Automobile washing facility	P	P
Automotive sales and service	P	P
Bed and breakfast lodging	P	*
Boardinghouse, rooming house	P	*
Bottling/breweries	C	P
Bulk petroleum storage	*	C
Carpentry, plumbing and electrical shops	C	P
Churches	P	P
Cold storage	C	P
Commercial automobile parking lot or garage	P	P
Commercial Communications tower	*	C
Commercial laundry or dry cleaning plant	C	P

Contractor yard/heavy equipment storage	*	C
Crop production, orchards, flower production	P	P
Drive-up banks/savings and loans/drive-in restaurants	P	C
Dwellings in the same building as a business	C	*
Electric power generation/cogeneration facilities	*	C
Equipment leasing	C	P
Feed mill	*	C
Filling (gas) station/convenience store	P	P
Food processing	*	C
Furniture repair/refinishing and upholstery	P	P
Group Child Care Center (up to 9 children)	P	P
Group Child Care Center (10 or more children)	C	C
Golf courses (with or without clubhouse)	C	C
Hospitals	C	C
Hotel, motel	P	P
Indoor commercial recreation facilities	P	P
Kennels	*	P
Lumber sales and enclosed storage	P	P
Manufactured homes	P	*
Manufacturing and processing, assembly, fabrication, service, repair, packaging or preparation of articles or merchandise	C	C
Meat packing/processing associated with retail sales	C	C
Medical and dental clinics	P	P

Mobile home sales and service	C	P
Mortuary (with or without crematory)	P	C
Motor freight service center (truck stop)	C	P
Motor freight shipping center	C	P
Multiple-family dwellings	P	*
Offices for the conduct of a business or profession	P	P
Oil and natural gas exploration, development, production, pumping, compressor facilities and pipelines	*	C
Outdoor commercial entertainment	C	C
Personal service establishments, including but not limited to: barber and beauty shops, shoe repair shops, tailors, self-service laundries, dry cleaning outlets, travel agencies and photography shops	P	P
Personal storage units/mini-storage units	C	P
Printing and publishing	P	P
Private membership clubs	P	P
Processing of natural resources	*	C
Public and private schools	C	C
Public services and utilities	C	P
Railroad transfer yards	*	P
Research facilities, testing laboratories	*	C
Restaurants, taverns, micro-breweries	P	P
Retail establishments	P	P
Row houses, town houses	P	*
Sawmill	*	C

Scrap metal processing/recycling	*	C
Single-family dwellings	P	*
Slaughter houses and rendering plants	*	C
Small animal hospital or clinic	C	P
Storage yard, outside storage	*	P
Theaters, auditoriums and places of assembly	P	P
Transportation centers: bus, taxi, train	C	C
Vocational schools	C	C
Warehouse	P	C
Wholesale establishments	C	P

Charlotte Squires

From: Richard Johnson <rjohnson@txampumps.com>
Sent: Thursday, March 24, 2016 2:53 PM
To: Nathan Lindquist
Cc: Wadley Jeff
Subject: NORTH RIFLE REZONING

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon Nathan,

My name is Rick Johnson, Shop manager of Txam Pumps located at 224 E. 21st Street. It has been brought to my attention of the proposal to rezone the area in which our business is located. It seems to me that we would be one of the businesses directly impacted if this rezoning did in fact occur. On 05-05-2014 we received a conditional use permit, Everything that is located in the yard adjacent to our shop is critical in our business structure. It would be very difficult and costly for Txam to pack up and move across town, let alone the costs we have already invested into this property to allow us to operate efficiently. I strongly disagree to the proposed rezoning and appreciate you taking the time to hear my concern. If you have any questions please feel free to call.. Have a Great Day!

Rick Johnson
Txam Pumps
224 E. 21st ST
Rifle, CO, 81650
Cell-970-589-4538
Office-970-665-9191

Charlotte Squires

From: Ignacio Mendoza <nachgege@hotmail.com>
Sent: Thursday, March 24, 2016 11:02 AM
To: Nathan Lindquist
Subject: North Rifle Rezoning

From: Ignacio Mendoza
2000 Railroad Av Rifle co

I don't agree with your reasoning of North Rifle You are assuming no impact for aura business at this Tim but if in the future I want to use my property for a different kind of business it would impact me I don't agree at this time with you assessment

Sincerely,
Ignacio Mendoza
Sent from my iPad

Charlotte Squires

From: P & K'S AUTO BODY INC. <pandks@sopris.net>
Sent: Thursday, March 24, 2016 12:56 PM
To: Nathan Lindquist
Subject: conditional use permit @2157 whiteriver ave

Follow Up Flag: Follow up
Flag Status: Flagged

We are sending this e-mail in protest of changing the zoning of the property where our tow lot is located. P & K'S Auto Body has done everything that is required by the city of Rifle to have our tow yard at this location. In order for us to be on rotation with the municipalities we have to have a locked secure yard ! This needs to be near our place of business so we can have a good visual of the yard. We are willing and have always tried to maintain a clean and organized lot so it is not an eyesore to the entrance to " our " town! If beautification is needed then it needs to be a joint effort for the city , the owner & the tenants. The City of Rifle still needs small businesses such as ours to provide a much needed service to the community and by making it more difficult for some if not all small businesses you , The City of Rifle , are making it very hard for any of us to stay in business! Some of us have made Rifle our home for a long time and even the new people in town need the small business people to be here . We provide a service to locals , our neighboring communities and also to people passing through. Outside storage is and always has been part of the towing and auto body repair business , so if the rezoning is part of what the city thinks it needs to do, then we need to rethink how and where impounded and wrecked vehicles are going to be taken care of. The lot we are on has always been a storage lot and we have made improvements to the lot that no one else has done . So to summarize this , we feel that rezoning is completely unfair and unnecessary ! There are many places in Rifle that could use some cleaning up that is much more of an eyesore than where our tow lot is located.

P&K'S Auto Body , Inc.

Charlotte Squires

From: Jim Suminski <jim@mcmillanglenwood.com>
Sent: Thursday, March 24, 2016 1:44 PM
To: Nathan Lindquist
Subject: Rezoning 2157 Whiteriver Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Nathan, I wanted to let you know that I am opposed to any zoning changes to the property I own at 2157 Whiteriver Ave. This rezoning will limit the kinds of businesses that could utilize this property and thus negatively impact the property's value and income potential. How would the City compensate me for my loss if this change takes place?

Thanks,
Jim Suminski

McMillan Claim Service
813 Colorado Ave.
Glenwood, Colorado 81602
Office 970-945-8548
Fax 970-945-9181

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Charlotte Squires

From: jeff wadley <jwadley1@gmail.com>
Sent: Wednesday, March 09, 2016 1:37 PM
To: Nathan Lindquist
Cc: julia hughes
Subject: North Rifle Rezoning Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

City of Rifle
Planning and Development Department
202 Railroad Ave.
Rifle, CO 81650

Nathan Lindquist
Planning Director,

RE: North Rifle Rezoning Proposal

The Comprehensive Plan vision to make this area an attractive entrance into Rifle is understandable.

WHERE AS;

My Family purchased 216 and 224 E. 21st Street 20+ years ago. The Light Industrial zoning was of primary importance at the time of purchase and now. I have worked hard to create a solid business model and an income stream providing constant revenue for the City and supporting a primary industry in our area, Oil and Gas development. My current tenant did \$165,000.00 gross sales last month, February 2016, a slow month for them. Many other business benefit from the customer base drawn into the Rifle by this operation. The combination of the yard and 3500 square feet of shop/ office space has been providing an attractive business opportunity for multiple companies. This income stream of this property is of major importance to myself and my family.

Last year we were granted a conditional use permit, as an acceptance to my standard operating procedures, which the City required after my tenant placed a 40' container on the 216 E. 21st Street lot. I was required to do several improvements at a cost of over \$5000.00. I have \$20,000.00 invested in the fencing alone plus thousands of dollars in surface improvement and site upgrades.

The yard at 216 E. 21st is now the show room and display area in support for the sales and operation of the business using the west end of the 224 E. 21st warehouse building. These 2 properties have operated in conjunction with each other for 20+ years and prior to my family's ownership.

We have listed the 216 lot for sale in unison with the property to the west to create a building envelope on the Hwy 13 at the intersection of 21st street in the past. We have made the 216 lot a prospective building site for business development and always have had a sign advertising "will build to suit". Without an interested party following thought in the past 20 years.

Several lots in this area have been for sale as long as I can remember without any new building and uses being completed, creating no revenues.

An Economical driver is absent to motive construction of a new building on the 216 lot to be compliant with the Community Service use.

There was committees and a lot of effort to drive the development on the South side of I-70 in the past and the North side of town suffered during this effort. Now we are hoping for new interests to this area. The Gun Barrel building, for example, being compliment with the CS zoning is all but empty provide little revenue for the City or it's owner.

What effort is being provide to stimulate economical development in the North end of the City to comply with CS zoning? With only one other property in the area non compliant with CS zoning What is to be achieved by the proposed change?

IMPACT

Devastate to my family's multi-generational currently compliant business model as LI in this North Rifle area. Illumination of my family's income and City tax revenues. I and the City would end up with another empty, eye sore, unusable lot earning no revenue for my family or the City of Rifle. Taxes, insurance and maintenance would still required.

The needed Income for my family to service long term investment debt on this property would be gone.

THEREFORE;

If the CS Rezone Proposal change is enacted for this North Rifle area. I request that Grandfathering the existing LI use for 216 E 21st Street is made permanent.

Respectfully submitted,

Jeff Wadley