



CITY OF RIFLE PLANNING COMMISSION SPECIAL MEETING

June 26, 2018
Rifle City Hall – Council Chambers

6:00 PM Workshop – General Updates

Regular Meeting

7:00 PM Convene Regular Planning Commission Meeting

7:01 PM Roll Call

7:02 PM Approve March 27, 2018 Regular Planning Commission Meeting Minutes and May 8, 2018 Special Planning Commission Meeting Minutes

7:05 PM North Ridge Subdivision – Final 2018-1 (Public Hearing)
An eleven (11) lot major subdivision. This is a combined sketch plan, preliminary plan and final plat application.

7:25 PM 3174 Airport Road & 3125 Baron Lane – Conditional Use Permit 2018-1 (Public Hearing)
The applicant requests a Contractor's Yard at 3174 Airport Road/ 3215 Baron Lane for the purposes of operating a construction business.

7:45 PM 1150 Access Road – Re-Zone 2018 -2 (Public Hearing)
Change zoning from "Tourist Commercial" to "Community Service"

8:15 PM 1150 Access Road – Conditional Use Permit 2018-2 (Public Hearing)
Consider approval to allow a mini storage facility to be built.

8:35 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: July 31, 2018



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



REGULAR PLANNING COMMISSION MEETING

Tuesday March 27, 2018

Prior to Planning Commission Meeting:
Planning Workshop 6:00 p.m.

Chair Fuller called the Regular Planning Meeting to order at 7:00 p.m.

Chair Fuller led the Planning Commission and audience in the Pledge of Allegiance.

MEMBERS PRESENT AT ROLL CALL

Fuller, Pettinger, Caldwell, Rogers, Villasenor, Steffen, Roberts and Garcia-Hernandez

Commissioner Rogers moved to **EXCUSE** Commissioner Marantino from the March 27, 2018 meeting; *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Villasenor, Steffen, and Roberts

- **First Alternate Karen Roberts became a voting member for the evening, in Commissioner Marantino's absence.**

OTHERS PRESENT

Planning Director Nathan Lindquist, Planning Administrative Assistant Charlotte Squires, Administrative Assistant Misty Williams, Ch. 10 Salvador Tovar-Guzman, Albert Harris and Howard Thraikill

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** minutes from the November 28, 2017 meeting with changes made to the roll call portions (add "Yes" before the last names), as pointed out by *Commissioner Steffen*; *Commissioner Caldwell* seconded the motion. All members were in favor of the motion, motion **CARRIED**.

925 E. 17TH STREET - CONDITIONAL USE PERMIT 2017-4

PURPOSE

The purpose of this review was to determine if the applicant had met the intent of the Planning Commission's decision from the April 25, 2017 meeting in regards to allowing a 45 foot Ham Radio Tower to be erected on the applicant's property.

STAFF REPORT

Planning Director Nathan Lindquist recounted the April 25, 2017 meeting including what was discussed and the decision that the Planning Commission had made. The motion had passed (5 votes in favor and 2 votes against) with the following conditions: 1) Paint antenna to match the sky line color. 2) Current antenna is to be removed. 3) Must be a standalone – no guide wires allowed.

Planning Director Lindquist continued to explain that since the Planning Commission's decision at the April 25, 2017 meeting, there have been some differences in the interpretation of what should be considered "wires", "antenna", "towers", etc. between the City and the applicant, which is why the Planning Commission has been requested to review the Conditional Use Permit 2017-4, as well as the work that has been performed by the applicant, to determine if he met the Commission's intent.

Planning Director Lindquist also informed the Commission that the applicant had painted the new tower to match the skyline.

Commissioner Steffen asked if all of the old antenna had been removed (per the CUP).

Planning Director Lindquist explained that while one vertical piece had been removed from the home, that others remained. During a visit prior to the meeting, the applicant had indicated to Mr. Lindquist that the remaining vertical pieces were not antennae, but rather “masts”.

Commissioner Roberts asked what the purpose of the mast was.

Commissioner Caldwell read a segment of the letter sent to the City by the applicant, explaining that a mast is a tube that an antenna is mounted on.

After some discussion between Planning Director Lindquist, Commissioner Caldwell and Commission Chairman Fuller, it was determined that their interpretation of masts were that they were considered part of the antenna, and therefore should be taken down.

Chairman Fuller continued by saying that the content of their conversation at the original meeting was that they would want everything gone, except the new tower, and that it was unreasonable for the Commission to be experts on the language and definition of the individual parts of the radio tower equipment, and that the intent of the CUP had NOT been met by the applicant.

Commissioner Steffen made a motion in favor of Chairman Fuller’s interpretation of intent (that the applicant has NOT met the intent of Conditional Use Permit 2017-4); seconded by *Commissioner Caldwell*.

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

ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Villasenor, Steffen, and Roberts

2090 WHITERIVER AVENUE – MINOR MODIFICATION TO CONDITIONAL USE PERMIT 2017-5

Edith Garcia-Hernandez (Commission Alternate 2) recused herself from the discussion.

PURPOSE

The purpose of this review is to determine if a minor modification to the original Conditional Use Permit 2017-5 should be allowed.

STAFF REPORT

Planning Director Lindquist explained to the Planning Commission that the applicant desires to change the planned rock wainscot at the bottom of the modular on the property to a corrugated metal wainscot that would match the main worship facility.

APPLICANT PRESENTATION

Mr. Harris explained the church’s desire to change the wainscot design from rocks to the corrugated metal. He also pointed out the proposed fencing project that they would like to complete as well. The fence, located next to the modular that houses their offices, would be six-foot high and would provide a safe play area for the children. He indicated that there will also be an area in front of the modular that would have 6 to 8 parking spots, for the office building.

Commissioners Villasenor and Caldwell asked questions regarding the reasoning behind not doing the rock part of the wainscot, as well as if the 6 foot fence met the code requirements for distance from the road.

Mr. Harris explained that the rock wainscot was going to cost quite a bit more than they were hoping to spend for the finishes, and that they had determined the corrugated metal wainscot would provide a more uniform appearance, because it would match existing finishes on other buildings on the property.

Planning Director Lindquist confirmed that all codes were being met, regarding the fence..

Commissioner Steffen clarified the height and location of both the concrete footer and the corrugated metal wainscot.

Commissioner Steffen made a motion to approve the minor wainscot modifications of Conditional Use Permit 2017-5; seconded by Commissioner Villasenor. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Pettinger, Caldwell, Rogers, Villasenor, Steffen, and Roberts

PLANNING COMMISSION ITEMS

Comments were heard from *Commissioners Rogers and Fuller*.

STAFF ITEMS

Planning Director Lindquist updated the Commission on the CDOT Bustang service that will include a stop in Rifle as part of its Denver to Grand Junction route.

ADJOURNMENT

The meeting was adjourned at 7:28 p.m.

Steve Fuller, Chairman

Date

Misty Williams, Administrative Assistant

Date



SPECIAL PLANNING COMMISSION MEETING

Tuesday May 8, 2018

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

Chair Fuller led the Planning Commission and audience in the Pledge of Allegiance.

MEMBERS PRESENT AT ROLL CALL

Fuller, Marantino, Rogers, Villasenor and Roberts

Commissioner Marantino moved to **EXCUSE** Commissioners Caldwell, Pettinger, Steffen and Garcia-Hernandez from the May 8, 2018 meeting; Commissioner Rogers seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Marantino, Rogers, Villasenor and Roberts

OTHERS PRESENT

Planning Director Nathan Lindquist, Administrative Assistant Misty Williams, City Attorney Jeff Conklin, Brian Derkash

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

MC31 ANNEXATION – 1889 AIRPORT ROAD

PURPOSE

The purpose of this review was to request that the original stipulations imposed on this particular parcel be changed, so that a storage unit facility could be built on the property.

STAFF REPORT

Planning Director Nathan Lindquist explained that back in the 1990's when this property was originally annexed, a stipulation was put in place that limited what type of structure could be built on the property, based largely in part by interest given by the Bureau of Land Management (BLM) to build a proposed 20,000+ square foot office building for that particular property. The BLM eventually chose a site elsewhere, but the large office building specification remained. We fast-forward to 2018, where the applicant has requested that the specification be removed, so that he could build a self-storage unit facility on the property. The property is zoned Light Industrial, and the storage units would fall within the use regulations for this property. Staff recommended that the revisions be made to the annexation, to allow for more development options.

APPLICANT PRESENTATION

Mr. Deraksh presented a sketch of the proposed storage units, as well as addressed questions presented from Commissioners Fuller, Marantino and Rogers regarding how many storage units, would the complex be fenced in, what would the hours of operations be, and if the complex would be manned. He told the Commission that he was planning on starting his project by building one section of 14 units, and then go from there, depending on what the demand was. He also explained that the facility would have a security fence around the perimeter, providing renters with 24/7 access to their unit, and that there would not be someone renting the units directly on property.

COMMISSION QUESTIONS AND COMMENTS

None

Motion Made:

Commissioner Roberts moved to approve the revisions to MC31 Annexation – 1889 Airport Road, to allow for the construction of a storage unit facility; Commissioner Marantino seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Marantino, Rogers, Villasenor and Roberts

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Planning Director Lindquist provided an update on projects that are currently in the works, and also informed the Commissioners that there would not be a regular Planning Commission meeting on May 29, 2018. The next scheduled regular meeting for the Planning Commission is June 26, 2018.

ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

Steve Fuller, Chairman

Date

Misty Williams, Administrative Assistant

Date

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

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



MEMORANDUM

TO: City of Rifle Planning Commission
FROM: Nathan Lindquist, Planning Director
DATE: June 28, 2018
SUBJECT: North Ridge Subdivision Final Plat
CASE: Major Subdivision 2018-1
APPLICANT: Ed Walters

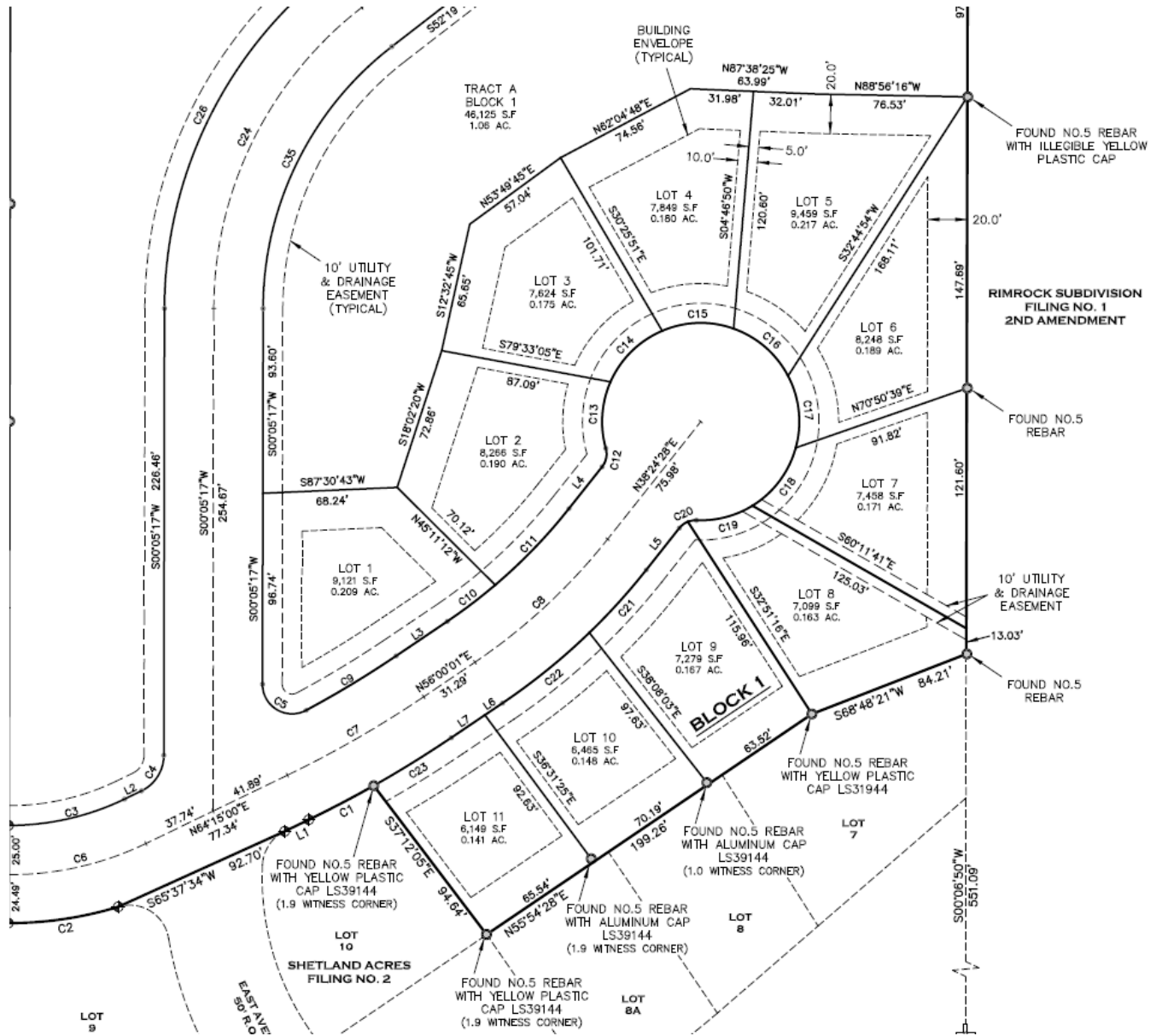
REQUEST

The applicant requests Final Plat approval (with Sketch and Preliminary Plan approval incorporated therein) of the North Ridge Subdivision, formerly Shetland Acres Subdivision. The subdivision will create 11 lots for single-family homes. The zoning is Low-Density Residential (LDR).

The streets, water, and sewer for the project were completed in the early 2000s. Due to economic conditions the plat was never recorded and thus the lots were never created. The City's approval has since expired requiring the applicant to come before the City again.



FINAL PLAT



RECOMMENDATION

There is little to discuss with this project. With the infrastructure already in place and nothing having occurred in the meantime to change the benefits of housing in this location, Staff would recommend that approvals be granted with the following conditions:

1. The applicant shall make any modifications on the plat requested by Staff.
2. The applicant shall conduct any infrastructure testing required by Staff.

FINDINGS

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

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

The proposal conforms to the Rifle Municipal Code.

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 proposal is compatible with the neighborhood, which is composed of a mix of single family homes and multi-family homes.

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

New residences are a desirable use in the North Rifle area.

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

None.

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

The area in question is designated by the Comprehensive Plan for residential uses.

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

The neighborhood should feel more complete by building housing around already existing streets.

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.

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

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



MEMORANDUM

TO: City of Rifle Planning Commission
FROM: Nathan Lindquist, Planning Director
DATE: June 28, 2018
SUBJECT: Contractor's Yard at 3174 Airport Road/ 3215 Baron Lane
CASE: CUP 2018-1
APPLICANT: Danny Martinez

REQUEST

The applicant requests a Contractor's Yard at 3174 Airport Road/ 3215 Baron Lane for the purposes of operating a construction business. The property is zoned Light Industrial.

The Rifle Municipal Code defines a Contractor's Yard as *any land use that involves outdoor storage of equipment, five (5) or more fleet vehicles, machinery (new or used), building materials, paints, pipe, electrical components or other material.*

Whereas a standard "storage yard" is permitted in a Light Industrial zoning, a Contractor's Yard involves larger equipment and materials and thus requires a Conditional Use Permit approval.

LOCATION



RECOMMENDATION

A contractor's yard in this location is consistent with the Light Industrial character of the neighborhood, and should not have negative impacts on other businesses or the community.

Staff recommends approval of Conditional Use Permit 2018-1.

FINDINGS

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

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

The proposal conforms to the Rifle Municipal Code.

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 proposal is compatible with the neighborhood, which is composed of light industrial uses with other contractor yards.

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

Construction companies are a desirable use in the east Airport Road area.

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

None.

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

The area in question is designated by the Comprehensive Plan for light industrial uses.

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

none

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.

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MEMORANDUM

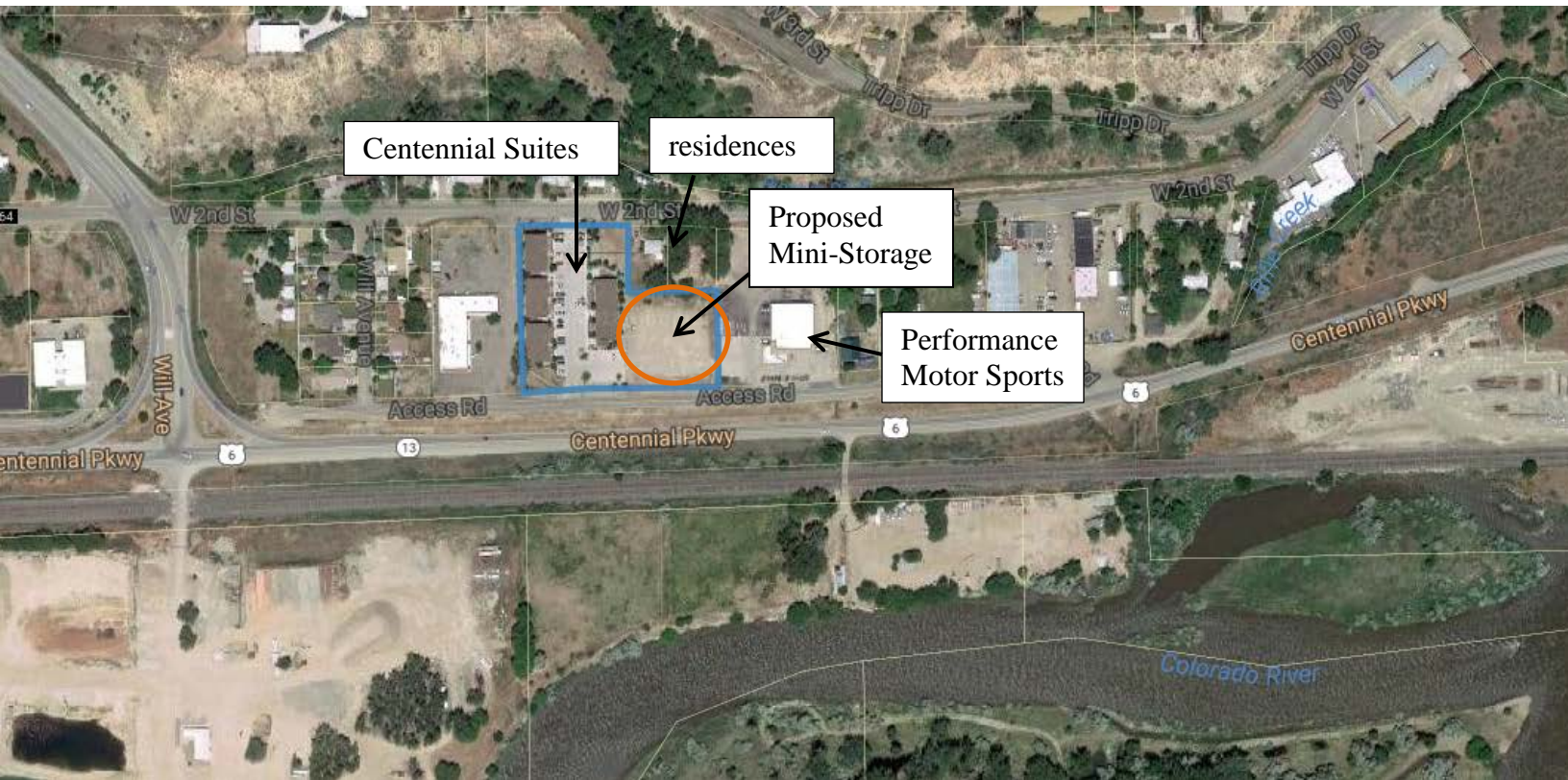
TO: City of Rifle Planning Commission
FROM: Nathan Lindquist, Planning Director
DATE: June 28, 2018
SUBJECT: Zoning Change to Allow a Mini-Storage Facility at 1150 Access Road
CASE: Map Amendment 2018-1
APPLICANT: Steve Fitzgerald

REQUEST

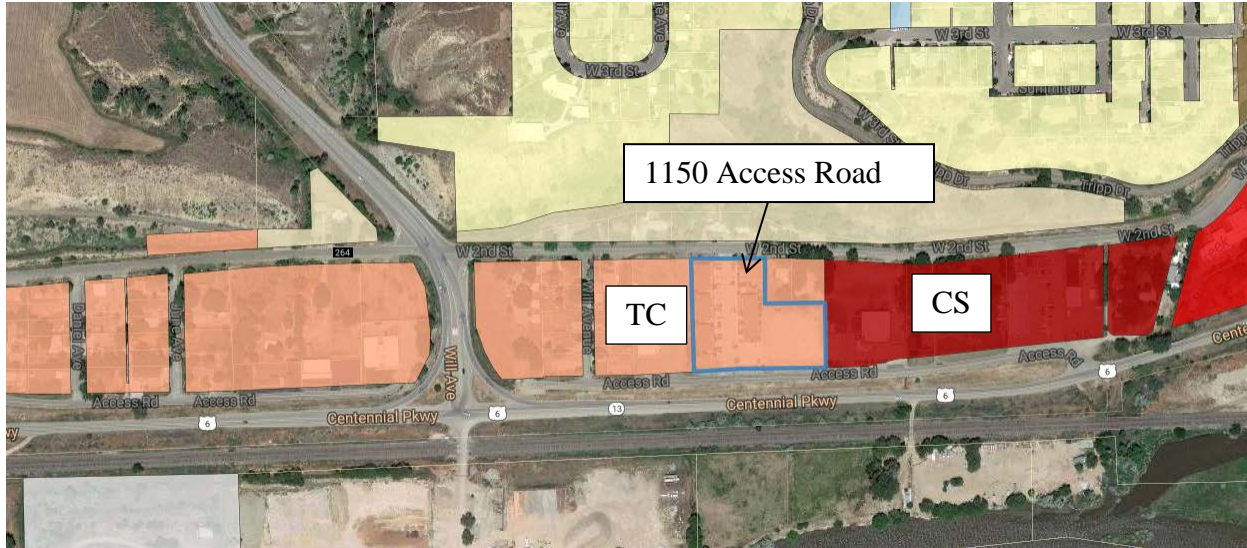
The applicant requests a zoning change (Map Amendment) for 1150 Access Road from Tourist Commercial (TC) to Community Service (CS) zoning. The purpose of the request is to allow for a mini-storage facility, which is not permitted in TC zoning and is a Conditional Use in CS zoning.

LOCATION

The property is located in West Rifle between the Access Road and West 2nd Street. It is east of the Order Up Restaurant (former Fiesta Guadalajara). The property includes Centennial Suites. The mini-storage facility is proposed for the vacant part of the property east of Centennial Suites. Two properties directly north of 1150 Access Road are single-family residences. The property to the east of the proposed mini-storage facility is a commercial business called Rifle Performance Motorsports.



CURRENT ZONING



1150 Access Road is currently zoned Tourist Commercial, as are the properties to the west of it. The property directly to the east (Rifle Performance Sports) is zoned Community Service, as are the properties further east that include Crabtree Autobody.

In general, Tourist Commercial zoning is more restrictive than Community Service zoning. TC zoning is only intended for services such as restaurants, retail, hotels, and gas stations that serve the most visible areas of the City. CS zoning, on the other hand, includes these uses as well as other commercial uses such as mini-storage and warehouses that may not be appropriate in the most highly-trafficked tourist areas.

COMPREHENSIVE PLAN

The discussion of the West Rifle area in the Rifle Comprehensive Plan would appear to support a rezoning of 1150 Access Road to Community Service zoning. It designates the West Rifle area as “Mixed-Use Business Light Industrial” which allows for a mix of residential, commercial, and complementary business/light industrial uses. This is similar to the uses allowed in Community Service zoning. The Comprehensive Plan explains the reasoning behind this designation:

*“The area includes a mix of older residential uses (including RV Parks and mobile home parks), commercial, and light industrial uses along State Highway 6 / 24. This historic mixed-use pattern makes transitions to any one land use challenging. The City will encourage enhancements such as landscaping and improved architecture, and prevent incompatible land uses from moving into the area (such as light industrial activities that include heavy equipment, high truck traffic, and large outdoor storage yards). **Mixed-Use Business Light Industrial** will require higher standards for landscaping, architecture, pedestrian amenities, and outdoor storage.”*

STAFF RECOMMENDATION

Community Service zoning appears to be compatible with the Comprehensive Plan and consistent with the character of the neighborhood. Although it is more flexible than TC zoning, CS zoning also has safeguards to prevent high-impact uses from disturbing the neighborhood. For example, appropriate screening between commercial and residential uses is required by the landscaping and fence codes.

Staff recommends approval of Map Amendment 2018-1.

FINDINGS

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

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

The proposal conforms to the Rifle Municipal Code.

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 proposal is compatible with the neighborhood as discussed above.

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

N/A

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

None.

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

The area in question is designated by the Comprehensive Plan as Mixed-Use Business Light Industrial, which is compatible with CS zoning.

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

none

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.

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MEMORANDUM

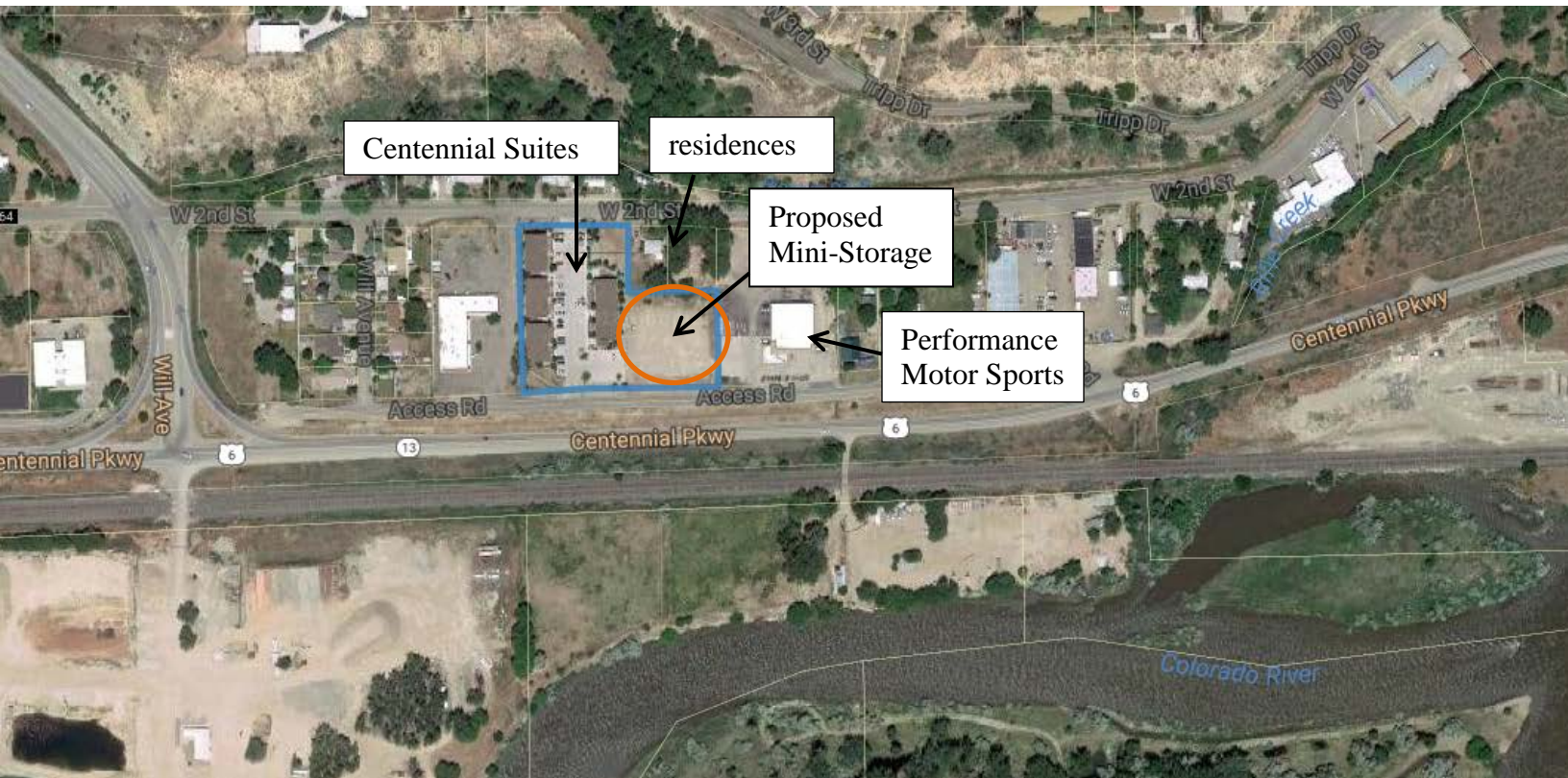
TO: City of Rifle Planning Commission
FROM: Nathan Lindquist, Planning Director
DATE: June 28, 2018
SUBJECT: CUP for Mini-Storage at 1150 Access Road
CASE: CUP 2018-2
APPLICANT: Steve Fitzgerald

REQUEST

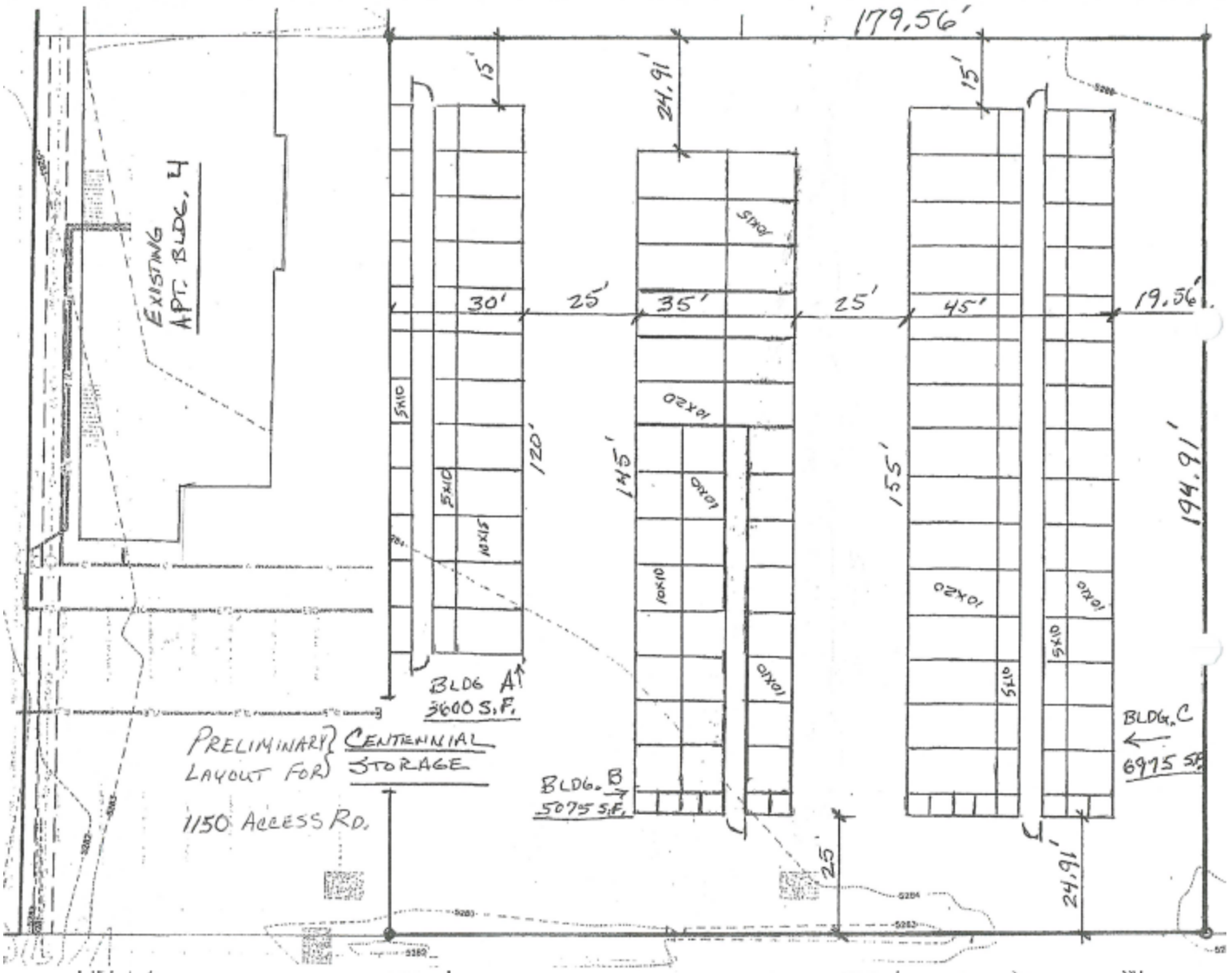
The applicant requests a Conditional Use Permit for 1150 Access Road for a mini-storage facility.

LOCATION

The property is located in West Rifle between the Access Road and West 2nd Street. It is east of the Order Up Restaurant (former Fiesta Guadalajara). The property includes Centennial Suites. The mini-storage facility is proposed for the vacant part of the property east of Centennial Suites. Two properties directly north of 1150 Access Road are single-family residences. The property to the east of the proposed mini-storage facility is a commercial business called Rifle Performance Motorsports.



PROPOSED SITE PLAN



STAFF RECOMMENDATION

A mini-storage facility appears to be consistent with a neighborhood that has a mix of light industrial, residential, and commercial uses. Screening residential uses from commercial uses with a six-foot fence and vegetation is required by the code, so impacts on adjacent property owners should be prevented.

Staff recommends approval of Conditional Use Permit 2018-2.

FINDINGS

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

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

The proposal conforms to the Rifle Municipal Code.

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 proposal is compatible with the neighborhood as discussed above.

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

N/A

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

None.

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

The area in question is designated by the Comprehensive Plan as Mixed-Use Business Light Industrial, which is compatible with CS zoning and mini-storage facilities.

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

None are anticipated with proper design and screening.

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.