



REGULAR PLANNING COMMISSION MINUTES
Tuesday, January 29, 2008

Vice Chairman Ken Plum called the Regular Planning Meeting to order at 7:00 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Plum, Mead, Bartels, Giard, Gallagher, Rogers and Burgess

ABSENT: Bascom, Osier

Motion Made:

Commissioner Gallagher moved to **EXCUSE** Commissioner Bascom and Commissioner Osier from the meeting
Commissioner Rogers seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Plum, Mead, Bartels, Giard, Gallagher, Rogers and Burgess **Abstained-**

OTHERS PRESENT:

Planning Director Matt Sturgeon, Planner Nathan Lindquist, Planning Technician Charlotte Squires, Assistant City Attorney Jim Neu, City Television Station Michael Churchill, Nathan Bell, John Parrish, Bob Madden, Adam Beal, Matt Flink.

APPROVAL OF NOVEMBER 27, 2007 REGULAR PLANNING COMMISSION MEETING MINUTES

Commissioner Mead moved to **APPROVE** November 27, 2007 Minutes with the correction to the Date of the meeting
Commissioner Giard seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Plum, Mead, Giard, Gallagher, Rogers and Burgess **Abstained- Bartels**

ELECTION OF CHAIRMAN AND VICE-CHAIR

Commissioners wrote the names of their choice on paper, Staff collected and counted

Motion Made:

Commissioner Giard moved to **ELECT** Commissioner Rogers as the new Chairman and Commissioner Gallagher as Vice-Chair
Commissioner Mead seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Plum, Mead, Bartels, Giard, Burgess, Gallagher (for Rogers) and Rogers (for Gallagher)

COMMISSIONER ROGERS ran the meeting from this point forward.


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BILLINGSLEY MINOR SUBDIVISION (MINOR 2007-6)

The Chair called up the applicant (s) Nathan Bell and John Parrish

The Chair verified public notice requirements had been met.

Purpose:

The applicant requests a subdivision of 2455 Airport Road, Lot 1 in the Billingsley Subdivision, into four (4) lots. The largest lot will be 6 acres, front on Airport Road and is proposed to contain two hotels. Three smaller lots at the southern end of the property will each be one acre in size. They are proposed for a yet unspecified light industrial use. This property is in a Light Industrial zoning district, which permits all of the proposed uses

Staff Report:

The property is located on the south side of Airport Road with fairly level topography sloping from north to south. The Last Chance Ditch runs through the northwest corner of the property. The property is surrounded by other industrial uses. To the east is the former gravel pit.

Public Works has shared concerns with the following and these items will need to be addressed.

STREETS AND ACCESS

The applicant proposes to construct a publicly-dedicated access road off of Airport Road along the eastern edge of the property in order to access the newly-subdivided lots. The intent is to eventually have this road continue south and connect to Buckhorn Drive. Currently the applicant proposes a 30 foot right of way on their property, which will necessitate part of the right of way coming from the property to the east. Staff recommends that the applicant work with the eastern property owners to obtain this right of way. Staff recommends that access to the proposed hotel be allowed only from the new access road, with no access directly from Airport Road. The applicant also proposes a cul-de-sac road to service the three smaller lots on the southern end of the property. Public Works recommends that this road remain a private drive.

WATER AND SEWER

Water and sewer lines will be extended from Airport Road along the new access road. There is adequate capacity to service the proposed uses. Public Works comments that buildings exceeding one story on Lot 2 and Lot 3 will experience a lower pressure and may require a booster pump.

Commissioners Questions and Comments:

Commissioners asked what the number of units of the motels will be. What is the NW corner going to look like? Are the easements in place? Will there be a traffic study done?

Mr. Parrish replied there will be 85 to 90 units per motel.

Mr. Bell explained there has been a traffic impact study initiated and it involves three (3) intersections, more on this will be given at final stage. In the NW corner will be the drainage pond and possible play area, this is still in the works. I have been in contact with the adjacent property owner and he would like to see this go through it is a benefit for his property too.

Public Comments: No Comments

Closing Comments: No Comments


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