



CITY OF RIFLE PLANNING COMMISSION REGULAR MEETING PUBLIC HEARING

**Tuesday March 31, 2015
Rifle City Hall – Council Chambers**

- 6:00 PM Workshop~~ A-Frame Sign Code
- 7:00 PM Convene Regular Planning Commission & Board of Adjustment Meeting
- 7:01 PM Roll Call
- 7:02 PM February 24, 2015 Regular Planning Commission Meeting Minutes
- 7:03 PM Annexation 2015-1 46 Clarkson Avenue (Public Hearing)
To annex property west of the existing Garfield County Communications Center to use for future expansion.
- 7:25 PM Zoning 2015-2 46 Clarkson Avenue (Public Hearing)
To zone the annexed property to Public Zone District (PD) and Medium Density Residential Developing (MDR-X)
- 7:30 PM Conditional Use Permit 2015-2 City property just west of 0449 CR 233 (Public Hearing)
To allow for Public Utilities in a Medium Density Residential Zone
- 7:50PM 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 28, 2015*



CITY OF RIFLE
202 RAILROAD AVENUE • P.O. BOX 1908 • RIFLE, CO 81650
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REGULAR PLANNING COMMISSION MEETING

Tuesday, February 24, 2015

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, Fuller, Pettinger, Caldwell, Marantino, Wood, Strode, and Barnett

Excused Commissioner Mead

Commissioner Fuller moved to EXCUSE Commissioner Mead from the meeting. Commissioner Pettinger seconded the motion. The motion CARRIED with the following vote:

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

Commissioner Strode will be a voting member.

OTHERS PRESENT:

Planning Director Nathan Lindquist, Planner Hannah Klausman, Administrative Assistant Charlotte Squires, City Television Station Michael Churchill, Greg Mullenax

APPROVAL OF NOVEMBER 25, 2014 REGULAR PLANNING COMMISSION MEETING MINUTES

Commissioner Wood moved to APPROVE November 25, 2014 Regular Planning Commission Meeting Minutes. Commissioner Caldwell seconded the motion. The motion CARRIED with the following vote:

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

CONDITIONAL USE PERMIT 2015-1 420 W. 3rd STREET

The Chair called applicant Greg Mullenax

The Chair verified public notice requirements had been met.

Purpose: the applicant requests approval of a conditional use permit for a business office in a medium density residential redeveloping district (MDR-X), along with a monument/free standing sign.

Applicant: asked to park some pickup trucks in the back area that will be fenced.

Staff Report: Staff recommends Planning Commission APPROVE CUP 2015-2 with the following conditions:

1. The applicant shall provide three (3) parking spaces with a minimum of two (2) parking spaces located in the rear yard with access from the alley. Parking shall conform to regulations in Section 16-7-20

2. All Signage for the proposed building will conform to the Sign regulations set forth in Municipal Code section 16-8-120 for a Medium Density Residential District.
3. With one-year from the date of approval, the applicant must establish the land use or the permit shall be considered null and void.

Public Comments: No Comments

Commissioners Questions and Comments: No Comments

Motion Made:

Commissioner Marantino moved to **APPROVE** Conditional Use Permit 2015-1 420 w. 3rd Street with all Staffs Comments. Commissioner Fuller seconded the motion. The motion **CARRIED** with the following vote:

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

MEMBER COMMENT AND ADJOURNMENT

Chair Rogers adjourned the meeting at 7:26 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: HANNAH KLAUSMAN, PLANNER

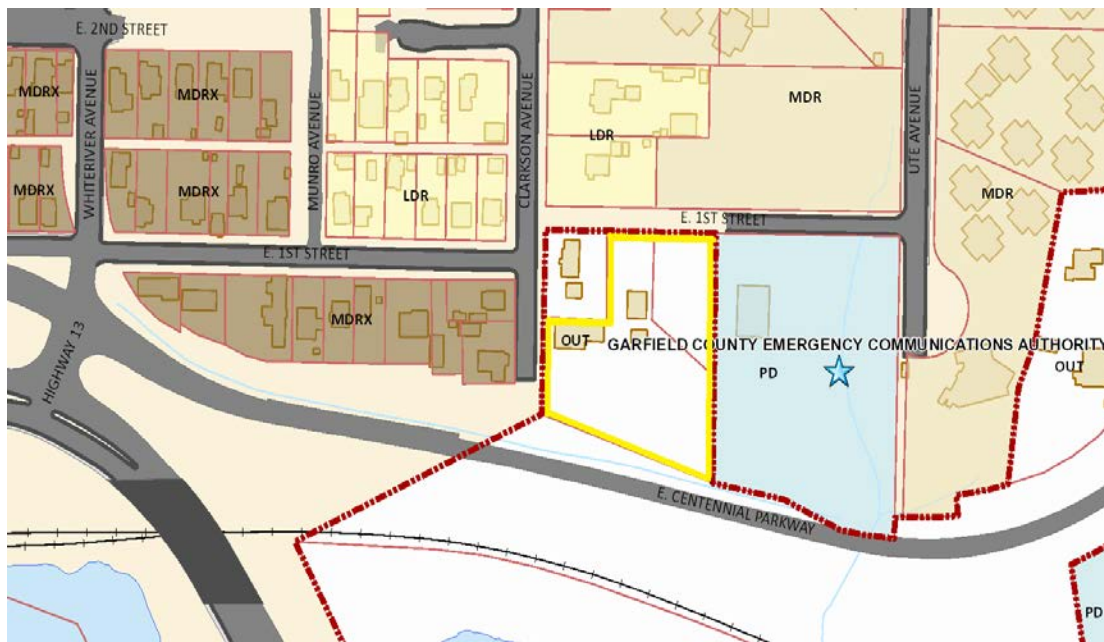
DATE: MARCH 31, 2015

SUBJECT: GARCO COMMUNICATIONS CENTER ANNEXATION AND ZONING
ANNEX 2015-1; ZONING 2015-1
46 CLARKSON AVENUE
APPLICANT: GARFIELD COUNTY EMERGENCY COMMUNICATIONS AUTHORITY
AUTHORIZED REPRESENTATIVE: DAVIS FARAR, PLANNER

REQUEST:

The applicant, Garfield County Emergency Communications Authority (GCECA), seeks annexation, and zoning of two parcels (total 1.799 acres) into the City of Rifle. The applicant requests that the property be zoned Public Zone District (PD) with a small parcel of Medium Density Residential Developing (MDR-X). The site is to be used for future expansion of the communications center.

LOCATION: The property is located north of highway 6 between Clarkson Avenue and the existing Garfield County Communications Center. The property is bordered to the north by East 1st Street. See the highlighted parcels below.



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ANNEXATION PROCESS

Annexation and zoning is the City's opportunity to ensure that proposed land uses and zoning standards are aligned with the City's vision for the area as described in the Comprehensive Plan and the neighborhood criteria of the Rifle Municipal Code.

State annexation laws and the Rifle Municipal Code give the Planning Commission and City Council a large amount of discretion to approve, deny, or modify a proposal for annexation based on the proposal's conformance with the City's vision of the property in question. Planning Commission may also table the proposal if more information is needed.

Once annexed and zoned, future uses of the property will follow the standards of the applicable zone district and any special provisions included in the annexation agreement.

CURRENT LAND USES

There is a single-family structure on the southwesterly portion of the site. GCECA owns this property and operates it as a rental unit. Future plans may include selling the parcel. In addition there are two steel garage structures located to the east of the single-family dwelling being used by the Communications Center. A ten (10) foot high industrial chain link fence surrounds the two structures. The fence was put in place by the Communications Authority in anticipation of future development of a new facility. Its purpose is to provide security for staff in the future facility. In Rifle Municipal Code, fences above 7 feet are not permitted.

ACCESS AND STREETS

The property is accessed from East 1st Street, a section of which is currently unpaved in front of the property in question. A paved street extension shall be required at time of development of the new communication center facility. Rifle Municipal standards for street improvements do not allow commercial development to occur on the property unless appropriate improvements are made.

WATER AND WASTEWATER

The property is available to be served by City mains on East 1st Street. The water line will need to be extended at time of development.

FLOODPLAIN

The property does not lie within the 100-year floodplain.

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202 Railroad Avenue, Rifle, CO 81650

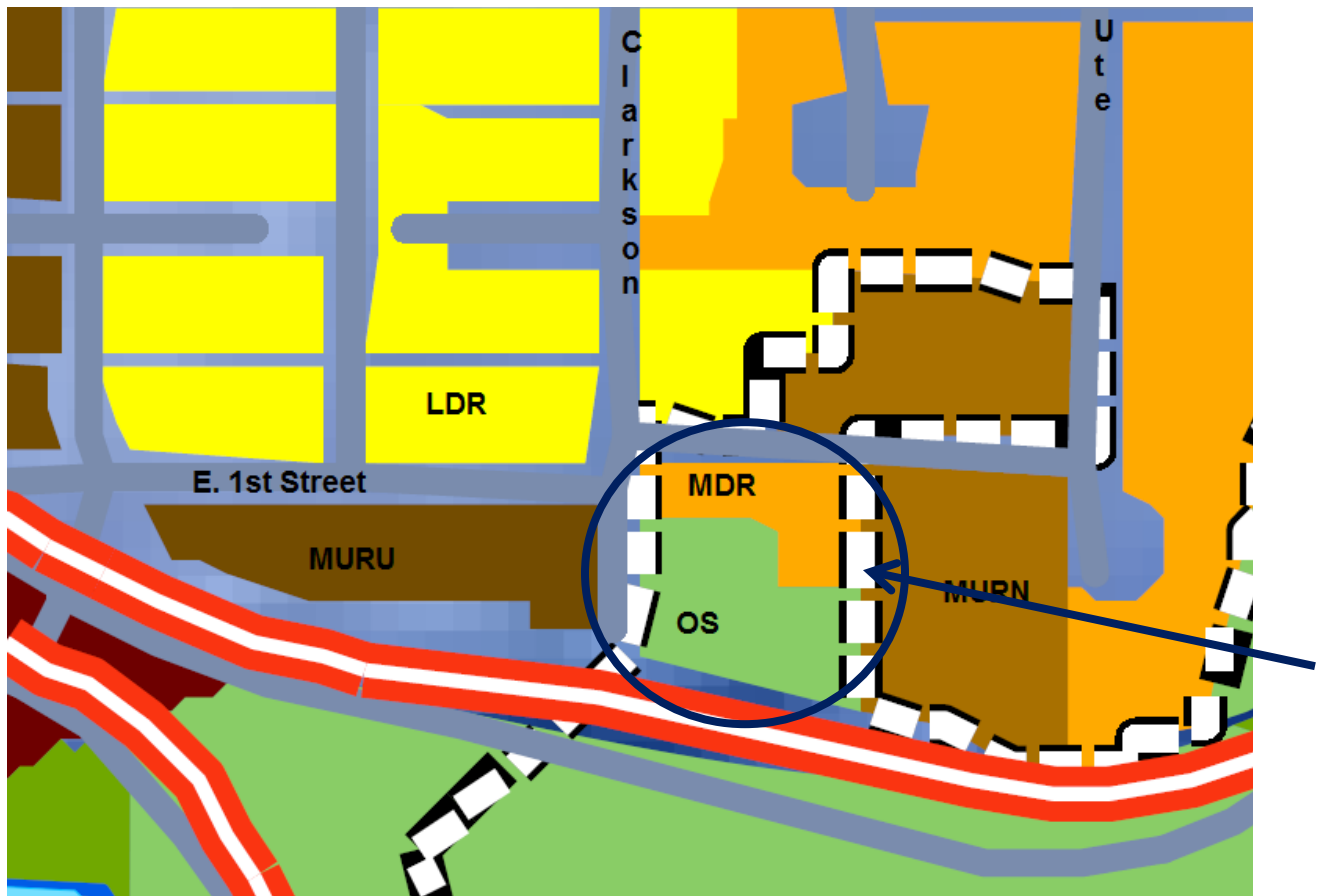
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2009 COMPREHENSIVE PLAN

As can be seen in the Exhibit A below, the Comprehensive Plan designates the property as appropriate for Medium Density Residential (MDR) uses west of Clarkson Avenue along with Open Space (OS) on the hillside above Highway 6.

Exhibit A. COMPREHENSIVE PLAN DESIGNATION



ZONING

The applicant has also submitted a lot line adjustment for staff consideration and review upon approval of the annexation. The application is a request to rearrange an existing internal lot line to better configure the existing single-family unit and parcel on the west-southwest portion of the property. The zoning for each new proposed parcel, upon annexation approval, is reflected in Exhibit B, on the next page. The new proposed Parcel A (1.303 acres) is Public Zone District, and Parcel B (0.476 acres) is proposed for Medium Density Residential Redeveloping.

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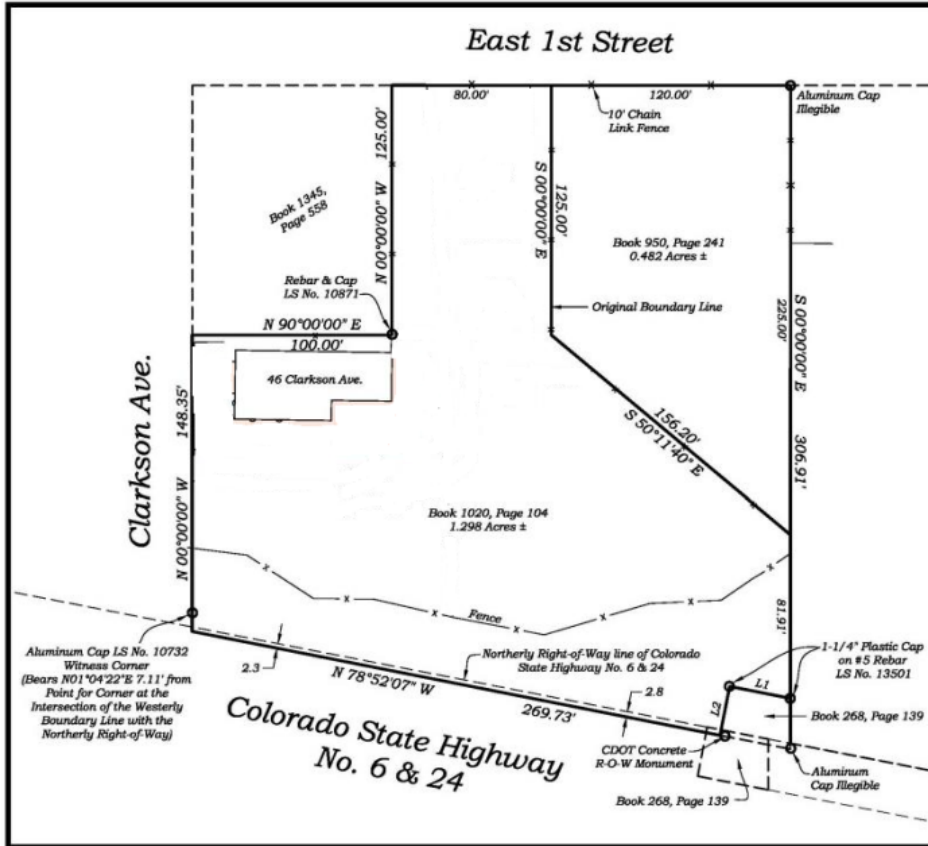
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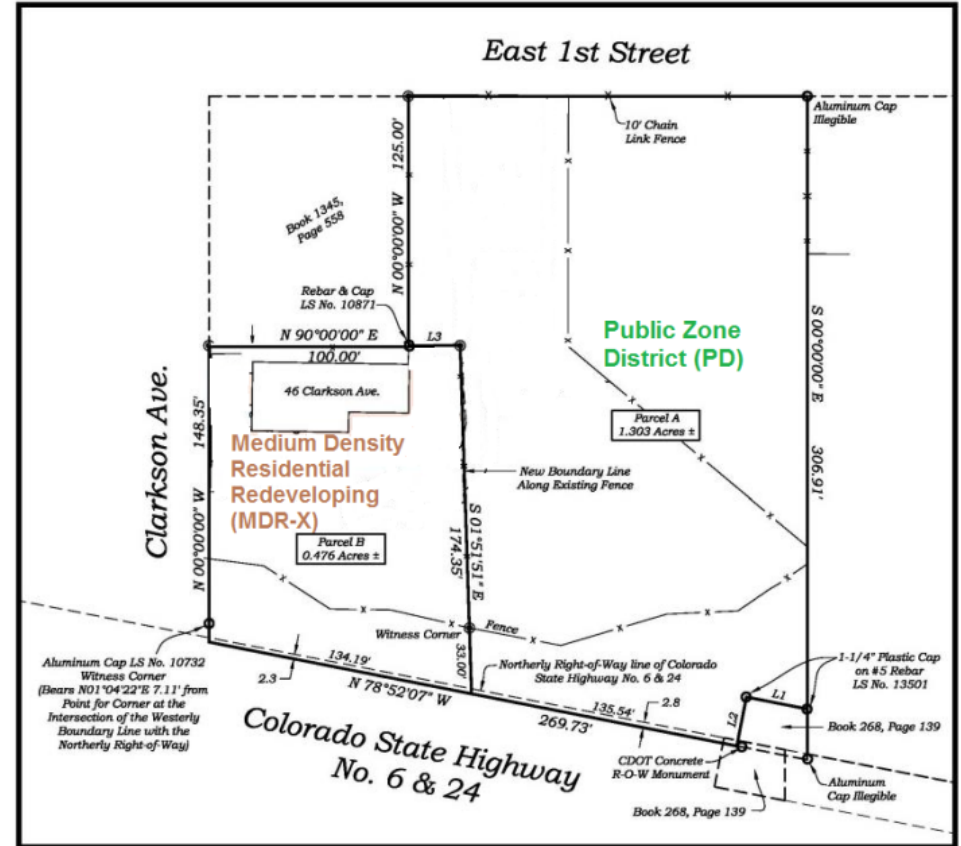


EXHIBIT B. ZONING

AS PLATTED



AS AMENDED



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STAFF RECOMMENDATIONS

ANNEXATION

Staff recommends Planning Commission recommend City Council APPROVE ANNEX 2015-1 with the following conditions:

1. The nonconforming 10' fence will be permitted to remain if the applicant constructs the new facility. If the facility is not constructed within three years, the applicant shall either remove the fence or apply for a variance from the Board of Adjustment.
2. Street pavement and water line extensions will be constructed by the applicant at time of development per the standards of the City of Rifle Public Works Manual.

ZONING

Staff recommends the Planning Commission recommend City Council APPROVE the requested Medium Density Residential Redeveloping, and Public Zone District classification for proposed Parcels A and B.

FINDINGS

Pursuant to Section 16-5-360, the Commission shall consider the following criteria before recommending an approval of an annexation to City Council (*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;

A development plan does not yet exist for the subject property.

The applicant is seeking to construct an expansion to its existing facilities located at 585 E 1st St. The existing facility blends well into the neighborhood because of the quality structure and landscaping, and the quiet nature of the operations.

The proposed use can be done in a manner that is compatible with the character of the surrounding area through meeting the standards set forth in the Public Zone district

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and the Comprehensive Plan. The architectural standards of the Public Zone district are the same as commercial districts in the City (no metal facades, landscaping standards, etc).

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

Emergency communication services are a vital and necessary use of the expanding area. The use is low-impact and maintains existing desired Medium Density Residential uses.

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

None

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

The Comprehensive Plan identifies this area suitable for multi-family dwellings and open space. The proposed use for the Public Zone District is not more impactful on surrounding residences than multi-family development would be.

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

The property values of existing homes in this area may be affected by the quality of surrounding development. Ensuring that the eventual proposed expansion of the Communications center conforms to Municipal standards will prevent loss of property value.

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.

Not applicable.

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MEMORANDUM

TO: PLANNING AND ZONING COMMISSION

FROM: HANNAH KLAUSMAN, PLANNER

DATE: MARCH 31st, 2015

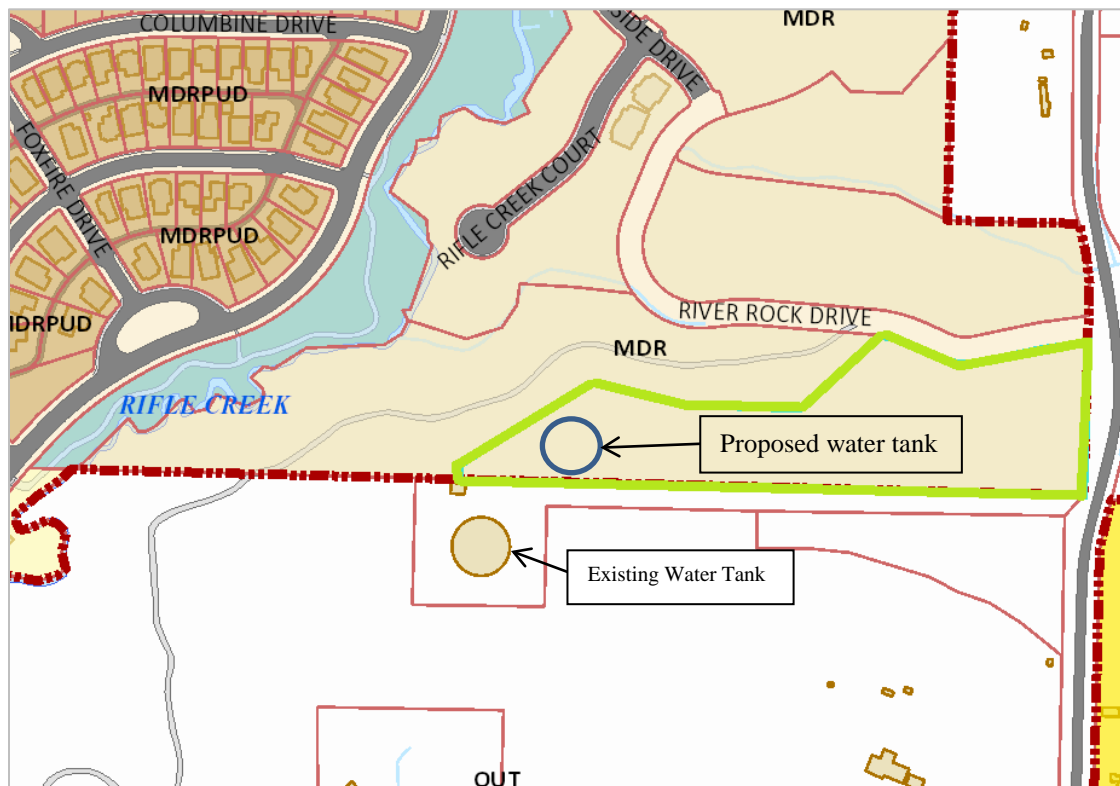
SUBJECT: CONDITIONAL USE PERMIT 2015-2
Tracts B and F, Rifle Creekside Subdivision
PURPOSE: Public Utilities in a Medium Density Residential Zone
APPLICANT: City of Rifle
PROPERTY OWNER: Bryces Valley Holdings, LLC

REQUEST:

The City requests approval of a Conditional Use Permit for Public Utilities in a Medium Density Residential zone (MDR).

SITE LOCATION:

The location is Tracts B and F, Rifle Creekside Subdivision. See the highlighted property on the map below.



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BACKGROUND

The property is zoned MDR. A water tank falls under the land use category “Public services and utilities: provided that business offices, repair, storage and production facilities are not included”. This is a Conditional Use in any residential district as is set forth in Rifle Municipal Code Section 16-3-320. The proposed use is a water tank that does not include offices or other facilities. Directly to the south is the City of Rifle’s existing water tank. Necessary repairs to the existing tank require a second tank to be constructed to ensure that the City of Rifle’s water supply is adequate to meet the needs of the community.

The area surrounding the property is composed of MDR zoning to the north, and west, and bordered by County lands to the east and south.

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 proposed use is compatible with surrounding properties given that it is a low impact use, immediately adjacent to an existing water tank.

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

This area of the City is undeveloped, and not likely to be developed in the near future, making it desirable for this necessary public utility.

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

Not applicable

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

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202 Railroad Avenue, Rifle, CO 81650

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The Comprehensive Plan envisions this area as open space. The proposed use is compatible with this designation.

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

An additional water tank at this location, adjacent to the existing water tank, would not impact property values. Adherence to standards should ensure that the proposed use does not affect property values in the surrounding area.

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.

Not applicable.

RECOMMENDATION

Staff recommends Planning Commission APPROVE CUP 2015-2.

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MEMORANDUM

FROM: Hannah Klausman, Planner

TO: Planning and Zoning Commission

DATE: March 31, 2015

SUBJECT: A-frame Sign Code

Purpose

A recent petition signed by 22 businesses in Rifle was presented to City Council requesting an amendment to the A-Frame sign ("sandwich board" signs) code, allowing them for any business in any Zone district. City Council asked staff to review the code. The businesses have been invited to the Planning Commission workshop to discuss the issue and whether adjustments should be made to the Code

Current Rifle Code

The City of Rifle currently only allows A-frame signs in the Central Business District for retail or restaurant businesses in conjunction with a City Encroachment Permit. They are prohibited in all other districts and are prohibited on private property.

A-frame signs must be placed directly in front of the use's building without impeding pedestrian traffic.

In addition, sign code prohibits "off-premise" signs defined as "any sign which is placed on a parcel of land other than that upon which the use, event or activity is located." (RMC 16-8-130)

Intent

A-Frame signage is generally held to be a pedestrian-oriented marketing tool. A-Frame signs are not intended for vehicular marketing. Rifle Municipal Code provides for vehicle oriented marketing with other sign types such as monument, freestanding, and wall signage.

With that in mind, code was written to orient the placement of A-frame signage in appropriate pedestrian heavy locations. The Central Business District is a mixed use district comprised of commercial and residential uses. Within City of Rifle zones, the

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CBD is identified as a pedestrian oriented commercial area, with a higher percentage of on-foot shoppers than in other commercial areas.

Rifle Municipal Code allows for limited, zone-specific A-frames to guard against excessive proliferation of signs by regulating the time, place, and manner under which A-frame signs may be displayed.

The intent is to preserve and enhance the community's appearance by regulating the size, location, design, character, scale, illumination, and duration of A-frame signs.

Municipal Examples

Each community determines the type, design, and number of signs allowed. A-Frame sign codes vary widely within nearby jurisdictions. Here are a few examples.

Glenwood Springs, CO: Only allows A-frames in the downtown districts.

New Castle, CO: Sandwich Boards are an exempt sign that does not require a permit and are allowed in any zone as long as it is in a manner that does not present a risk to public safety, accessibility (including handicap) or visibility.

Grand Junction, CO: One portable sign per business in a shopping center designed to invite pedestrian traffic. Sign must be next to the business, and never in a parking lot or median.

March 25, 2015

City of Rifle:

It has come to my attention that you are considering a city ordinance to allow for sandwich board signage to be placed on sidewalks by businesses. As a wheelchair user and as a professional who works with people with disabilities I would be amiss if I did not try to educate on the inconvenience and possible hazard that these types of signs impose. Often time's wheelchair users encounter obstacles in the path of right of way that impede safe progress or even prevent the wheelchair user from proceeding in course of action. I have had to literally turn around and find a different travel direction to my destination. Sometimes I have no choice other than to abandon the sidewalk and use the street to continue in planned direction.

If I was to encounter a sandwich board in my path I would most likely attempt to move it and this could pose a concern with the business owner or I could injure myself during this attempt.

I am a former business owner and understand the desire to advertise goods and services in an economical manner.

I do not feel that this type of advertisement should be allowed on the sidewalks in the city of Rifle. There are too many old sidewalks without sufficient walking area and would be very inconvenient and/or hazardous to people with disabilities who desire to live and shop in the historic town of Rifle, CO.

Thank you,


Lanae King

**Vocational Rehabilitation Counselor
Division of Vocational Rehabilitation**

I am a certified Orientation and Mobility Instructor and Vision Rehabilitation Teacher and work primarily with the low vision population. Many of my clients are long cane or guide dog users and signage placed outside stores in the middle of a pedestrian walk way are a hazard. Even if they are placed near the door, they can be an obstacle and may cause someone to fall over. In some cases, my clients have had to walk out into the road to avoid walking into these signs or have tripped on them. I would rather they not be put out at all or placed as close to the curb as possible.

Thank you,


Lorraine Hutcheson

**Vision Rehabilitation Therapist/Certified Orientation & Mobility Instructor
Division of Vocational Rehabilitation**

- **Sec. 16-8-140. - A-frame signs.**

A-frames	1 per retail or restaurant use in CBD only; business must be adjacent to City street	6 sq. ft.	48" tall; 24" wide	Unlighted	Subject to Chapter 11, Article II, Encroachment Permits Must be removed during non-business hours May not be open/closed sign only
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(a) Use restrictions.

- (1) A-frame signs shall be permitted for retail and restaurant uses only in the City's Central Business District and shall be subject to the City's encroachment permit requirements at [Chapter 11](#), Article II of this Code. A-frame signs shall not be permitted in any other zone district in the City and are prohibited on private property.
- (2) In the Central Business District, one (1) A-frame sign per building which is located immediately adjacent to a public sidewalk shall be permitted, provided that the sign must be placed directly in front of that building without impeding pedestrian traffic. Businesses without public sidewalk frontage may not place an A-frame sign in the public sidewalk unless they share space on a sign with a business that does occupy frontage on a public sidewalk.
- (3) A-frame signs shall advertise for the business; signs that merely indicate whether the business is open or closed shall not be permitted.
- (4) Display of A-frame signs shall occur only during business hours; the signs shall be stored elsewhere during nonbusiness hours.

(b) Design criteria.

- (1) A-frame signs may be one (1) of two (2) sizes: twenty-four (24) inches by thirty-six (36) inches, or sixteen (16) inches by forty-eight (48) inches.
- (2) The sign should contribute aesthetically to the advertised business and have a positive influence on the surrounding area.
- (3) The sign must provide strong graphic character through the imaginative use of color, texture, typography, quality materials, scale and proportion.

(c) Material standards.

- (1) The City recommends one-half-inch-thick Lusterboard with plastic weatherstripping on all edges. Other materials are acceptable but must be replaced if the sign becomes worn or faded.
- (2) Dry-erase boards or chalkboards are permitted only if incorporated into a sign that complies with the design criteria set forth in Subsection (b) above.
- (3) Lighting of A-frame signs is not permitted.

(d) Nonconforming A-frame signs.

A-frame signs in use at the time of adoption of this Section shall not be permitted to continue to occupy City sidewalks or other public rights-of-way. (Ord. 1 §7, 2009)