



# CITY OF RIFLE PLANNING COMMISSION REGULAR MEETING PUBLIC HEARING

Tuesday August 25, 2015  
Rifle City Hall – Council Chambers

- 6:00 PM Workshop~~ Trees
- 7:00 PM Convene Regular Planning Commission
- 7:01 PM Roll Call
- 7:02 PM June 30, 2015 Regular Planning Commission Meeting Minutes
- 7:03 PM Minor 2015-3 Rifle Super Center  
To subdivide Complete Energy Annexation Subdivision (4215-4291 Centennial Parkway) into 2 separate lots.
- 7:25PM 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: September 29, 2015*



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

Tuesday, June 30, 2015

*Chair Helen Rogers* called the Regular Planning Meeting to order at 7:00 p.m.

### MEMBERS PRESENT AT ROLL CALL:

**ROLL CALL: Rogers, Pettinger, Caldwell, Wood, Strode, and Barnett**

**Excused Commissioner Fuller and Marantino from the March Meeting (Commissioner Marantino later arrived and was a voting commissioner.)**

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

**ROLL CALL: Yes- Rogers, Barnett, Pettinger, Caldwell, Wood, and Strode**

### OTHERS PRESENT:

Planning Director Nathan Lindquist, Planner Hannah Klausman, City Attorney Jim Neu, City Television Station Michael Churchill, Lynn Moore, David Land, Dustin Dodson, William Hutton, Jay Buchanan, Launa Buchanan

### APPROVAL OF April 28<sup>th</sup>, 2015 REGULAR PLANNING COMMISSION MEETING MINUTES

*Commissioner Strode moved to APPROVE, April 28<sup>th</sup> 2015 Regular Planning Commission Meeting Minutes. Commissioner Wood seconded the motion. The motion CARRIED with the following vote:*

**ROLL CALL: Yes- Rogers, Pettinger, Caldwell, Wood, Barnett, and Strode**

### ANNEXATION 2015-3 Grand River Hospital Hill Road

*The Chair* called applicant Dustin Dodson

*The Chair* verified public notice requirements had been met.

**Purpose:** the applicant requests approval of Annexation and Zoning of approximately 12 acres north of Hwy 6 off County Road 194

**Applicant:** *Grand River Hospital representatives explained the annexation of the property currently owned by UMETCO. Grand River intends to buy the property and have it annexed after purchase. The property has had initial assessments completed including radiation hazards, soils reports and there are no concerns.*

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

1. A right-of-way of a minimum of 60 feet shall be dedicated to the City for Hospital Hill Road (County Road 194).
2. Applicant will submit a recently completed Radiation Hazard report, per annexation requirements for a complete application. (Staff noted that this was submitted on the meeting date)

### **Public Comments:**

*Jay and Launa Buchanan:* Residents located next to the proposed annex area on Ash Avenue. They desire to discuss the possibility of access to the back of their property which abuts the annexing land in question. Staff

indicated that it was a private matter to be discussed at the will of the two owners. They also mentioned their sewer line runs in the alley behind their property and wanted to make Grand River aware of its existence.

*William Hutton:* Concerned that part of his property at 49 Ash Avenue is proposed for this annexation. He referred to a map.

*Staff:* Explained to the property owner that his property was not part of this annexation and that his property could not be annexed without his consent.

**Commissioners Questions and Comments:**

*Commissioner Pettinger:* Why is the radiation hazard report a concern?

*Staff:* The radiation hazard report is part of a complete annexation application. The applicant had not turned it in by the time of the staff report so staff made it a condition of approval. The applicant did hand in the radiation report today and there is no concern on the property.

*Commissioner Marantino:* What is the plans for the area?

*Applicant :* We are planning on developing on 4 acres of the 12 acres parcel and expanding our hospital services and senior living there.

*Commissioner Strode:* What is the reasoning for the Developing Resource zoning?

*Staff:* The developing resource zone is a holding pattern until Grand River has a more defined development plan. The applicant will come for a rezoning at time of development.

*Commissioner Strode:* What are the water system impacts at development? Who will pay the cost?

*Staff:* The cost will be to the developer at time of development depending on the intensity that comes in. The applicant is aware of that possibility and knows of the possible costs for infrastructure improvements.

**Motion Made:**

*Commissioner Caldwell* moved to **APPROVE** ANNEX 2015-3 with staff recommendations for Grand River Hospital Hill with all Staffs Comments. *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

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

**TEXT AMENDMENT 2015-1 Sign Code**

*The Chair* verified public notice requirements had been met.

**Purpose:** Staff requests approval of an amendment to the Rifle Municipal Code, Chapter 16, Article 8, Sign Code.

**Staff Report:** Staff explained the changes to the Sign Code. Staff recommended Planning Commission TEXT AMENDMENT 2015-1.

**Public Comments:** No Comments

**Commissioners Questions and Comments:**

*Commissioner Caldwell* : Is there a square foot limitation for window signage as the Fuel Canopy signs will be classified?

*Staff*: Window signage is limited to approximately 30% of the window, in this case the entire area under the fuel canopy would be considered window space. Staff would interpret large signage into the total property square footage limitation if these types of signs were attempting to attract more than just the customers using the gas pumps, meaning large signs for passing motorists.

*Commissioner Strode*: Is there a time limit for A frame signs?

*Staff*: No, it is considered like any other sign and is permitted for the duration of the sign being maintained.

*Commissioner Wood*: I don't believe Electronic message signs fits in with the aesthetic with the City and I think it presents a safety issue.

*Commissioner Strode* : I feel like this will be detrimental to the City of Rifle. I think keeping the code the way it is prohibiting these signs is the better choice.

*Commissioner Caldwell*: I agree with the other Commissioners that this does not fit with Rifle, and perhaps we could reconsider this further in the future, but not now.

*Commissioner Marantino*: Have there been requests for this type of electronic signage? Is this what the business community as a whole wants? I agree this is a character issue for the town. My concern is in approving this it would create a huge spike in these signs and businesses competing to have similar signs. I also believe that the new way finding sign package that the City of Rifle is rolling out has a completely different feel and would not match with electronic signs.

*Staff*: We have received two requests from businesses, so staff wanted to put this discussion before the Commission.

**Motion Made:**

*Commissioner Wood* moved to recommend **APPROVAL** of TEXT AMENDMENT 2015-1 Sign Code to City Council with the following conditions:

- a. Add language to the stake sign prohibition to clarify that non profit "non commercial" messages are still allowed.
- b. Remove language allowing Electronic Reader Board signs and maintain the current prohibition on such signs.

*Commissioner Strode* *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 8:01 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

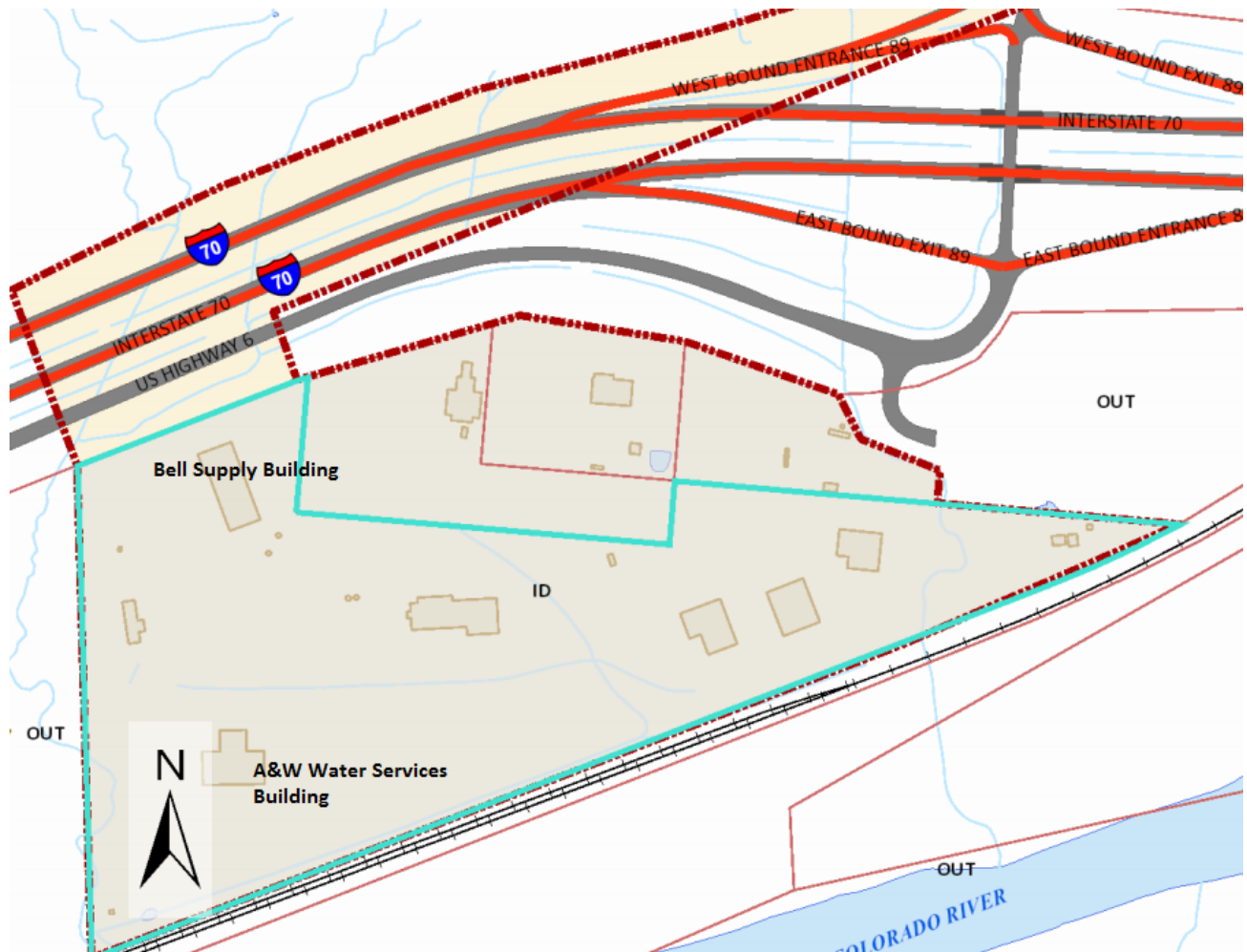
**FROM:** Hannah Klausman, Planner

**DATE:** May 18, 2010

**SUBJECT:** Rifle Super Center Minor 2015-3  
Applicant: DeBeque Crossing, LLC  
Authorized Representative: Glenn Ault

**REQUEST**

The applicant requests Sketch Plan approval of a minor subdivision of the current Complete Energy Annexation Subdivision (4215-4291 W. Centennial Parkway). See the property highlighted below.



# DEPARTMENT OF PLANNING & DEVELOPMENT

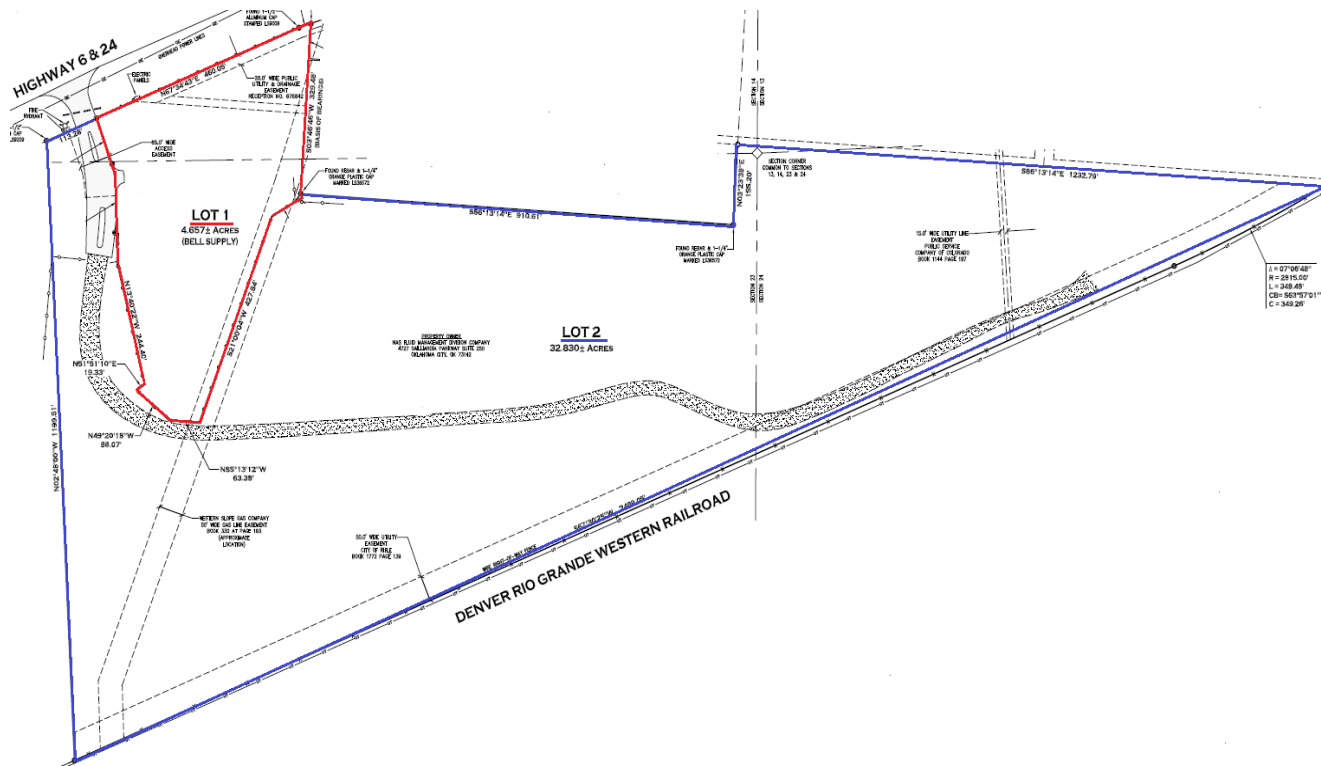
202 Railroad Avenue, Rifle, CO 81650

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



## BACKGROUND

The preliminary objective of the applicant is to be able to establish individual ownership and use of the existing Bell Supply building. The proposed subdivision will create two (2) separate commercial lots in the new Rifle SuperCenter subdivision, the larger Lot 2 being approximately 32.83 acres, and the smaller Lot 1, encompassing the Bell Supply building, being approximately 4.65 acres. The lots will be zoned Industrial (ID), consistent with the current zoning. Please see the proposed lots below.



## ACCESS

The subdivision has access off of Highway 6 & 24 which is controlled by CDOT. The applicant proposes to create a 65' wide access easement off of Highway 6 & 24 , to provide Lot 1 access from the private road on Lot 2. The access easement continues 150 feet in length to encompass the existing driveway to the Bell Supply Building.

## UTILITIES

The subdivision is on the City water system, but has a septic system that handles the wastewater.

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RECOMMENDATION

Staff recommends the P&Z approve Minor Subdivision 2015-1 with the following conditions:

1. Applicant shall develop a Business Owner Association agreement for driveway maintenance per the city attorney's template.
2. Applicant shall submit a septic capacity report confirming the existing septic system is adequate or needs amendment for the new use prior to building application.
3. Any use of Lot 1 shall require associated improvements and permits as stipulated in the Rifle Municipal Code.
4. Any use of the storage yard on Lot 1 shall require screening of the chain link fence on the side that is facing Highway 6 & 24.

FINDINGS

When approving, approving with conditions, or denying a subdivision, the Planning Commission must consider the following (*staff comments in bold, italics*)

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

***There do not appear to be any provisions of the Rifle Municipal Code that would prevent this subdivision from occurring.***

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, and the relative value of the proposed structures to the value of other structures;

***The surrounding area consists of industrial uses. The proposed use is industrial and is well suited for the area. The existing buildings will remain.***

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

***Industrial uses are desirable in the West Rifle area.***

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

***It is not anticipated that there will be any adverse environmental effects as a result of the proposed subdivision.***

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5. Compatibility of the subdivision plan with the Comprehensive Plan;

***The Comprehensive plan identifies this area as the West Rifle Industrial Center, appropriate for Industrial uses due to easy access to Interstate 70, reduction of incompatible land use conflicts for industrial land uses, and alleviation of heavy truck traffic from the town center via the West Rifle Interchange. The proposed subdivision is compatible with the Comprehensive Plan's goal of growing Rifle's industrial base.***

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

***The proposed use is not expected to have an impact on property values as it is remaining as is.***

7. Conformance with the approval requirements concerning water and sewer tap availability for high volume use requests, if applicable.

***Staff has notified the applicant that a qualified professional will need to affirm the new use meets County Septic requirements and the current system will not be impacted.***



**12. A STATEMENT DESCRIBING THE OWNERS INTENSIONS WITH RESPECT TO FUTURE SELLING OR LEASING OF ALL OR PORTIONS OF THE SUBCIVISION INCLUDING LAND, DWELLING UNITS AND NON-RESIDENTIAL BUILDINGS.**

The current owners of the subject property are completing the minor subdivision to have the ability to sell that portion of the property to an end user.



**13. A DEVELOPMENT SCHEDULE INDICATING THE ESTIMATED TIMING AND PHASING OF CONSTRUCTION ACTIVITIES. THE SCHEDULE SHALL INCLUDE THE ESTIMATED AREA ALOCATED FOR EACH LAND USE IN EACH PHASE OF THE DEVELOPMENT. THE TOTAL AREA OF COMMON OPEN SPACE PROVIDED IN EACH PHASE OF THE DEVELOPMENT SHALL BE INDICATED.**

The development schedule is proposed to be complete within an approximate 60 day schedule. There are no changes to the proposed changes to the building, land or infrastructure. The majority of the use shall be in the 12,000 square foot building. The fenced and graveled yard shall be used mainly for vehicle parking and equipment storage.