



REGULAR PLANNING COMMISSION MEETING

Tuesday, April 28, 2015

Chair Helen Rogers called the Regular Planning Meeting 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 Marantino form the March Meeting

Commissioner Caldwell moved to EXCUSE Commissioner Marantino form the March meeting.

Commissioner Pettinger seconded the motion. The motion CARRIED with the following vote:

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

OTHERS PRESENT:

Planning Director Nathan Lindquist, Planner Hannah Klausman, Administrative Assistant Charlotte Squires, City Attorney Jeff Conklin, City Television Station Michael Churchill, Craig Benes, Randy Withee, Ken Harshman, Barb Kissell, Harry Kissell, John B. Savage (Jeb), John Savage, Sally Brands, Leslie Garner, Mike Samson, Leah Bergner, Danielle Willey, Bob Mativcci, Will Coffield.

APPROVAL OF MARCH 31, 2015 REGULAR PLANNING COMMISSION MEETING MINUTES

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

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

CONDITIONAL USE PERMIT 2015-3 1001 RAILROAD AVENUE

The Chair called applicant Mike Samson, Randy Withee, Craig Benes and Ken Harshman

The Chair verified public notice requirements had been met.

Purpose: the applicant requests approval of a Condition Use Permit to allow a 46 foot tall building.

Applicant: Garfield County Commissioner Sampson explained the benefits of the County Administration offices relocating to the new proposed buildings. The reason for the move is due to the Center for Excellence moving into the airport location. The expansion of Health and human Services, and the vacation of the Henry building, require the movement of those employees to a new building. Locating all of these services in one location is beneficial to the community.

The building is a three story building. The clearances from floor to floor are about 14.5 feet.

Staff Report: Staff recommends Planning Commission APPROVE CUP 2015-3

Public Comments: No comments

Commissioners Questions and Comments:

Commissioner Wood: What is the plan for the proposed properties purchased by the county to the west?

Applicant: Parking

Commissioner Fuller: What changes to the fence will be made?

Applicant: The fence will remain but stairs will be put in off of Howard Avenue, and we are working with the City to put in new sidewalks.

Commissioner Fuller: You mentioned the slope down to the building level?

Applicant: Yes, there is a slope of about 8 feet from Howard avenue, and that is why we will be putting stair access down to the building.

Commissioner Rogers: Are you going for LEAD certification

Applicant: We are not applying for LEED Certification, however we are putting everything in place so that if certification is desired later on, it can be applied for.

Staff: LEED certification is very expensive to receive.

Commissioner Rogers: Will the building envelope be similar all the way around the perimeter

Applicant: Yes, the image you are seeing will be characteristic of the entire building.

Commissioner Strode: The existing parking lot for Public Health is fairly full, with the new employees will the building have additional parking?

Applicant: The plan is once the building is complete, we will move out the machinery and there will be parking.

Commissioner Pettinger: What is the additional traffic flow going to look like

Applicant: Our civil engineer on staff is looking at the traffic flow. We are contemplating additional entrances to make egress and ingress from the parking lot more efficient.

Commissioner Marantino: The additional parking properties will be paved as well?

Applicant: Yes, there will be paved with landscaping and grading, we haven't gotten to that specification yet.

Commissioner Marantino: How many new employees are going to be located here?

Applicant: 27 initially. The Clerk and Recorder wants a voting area on the 2nd floor as well. So there will be some public use as well. The rest is offices and flex offices.

Commissioner Fuller: The sidewalk on 14th ends at the building. Are there plans to extend that sidewalk?

Staff: The city has been working on those plans prior to this project. The City is applying for grants to make sidewalk connections to increase walkability. The City Engineer is working on drawings for the grant application process.

Motion Made:

Commissioner Caldwell moved to **APPROVE** Conditional Use Permit 2015-2 1001 Railroad with all Staffs Comments. *Commissioner Pettinger* *seconded* the motion. The motion **CARRIED** with the following vote:

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

MINOR SUBDIVISION 2015-1 HOMESTEAD PHASE B

The Chair called applicant John Savage, Sally Brands, John B. Savage (Jeb)

The Chair verified public notice requirements had been met.

Purpose: the applicant requests approval of a Minor Subdivision of 4 lots of Homestead Phase B.

Applicant: John Savage explained the subdivision. We are reviewing preliminary plan approval from 1998. All the single family lots have been built. Phase B consists of these 4 lots that are each 2.8 acres, and 2 acre lots to the east, as well as our own home. We have a party interested in the most westerly lot. We are asking for preliminary plan approval in line with the existing plans. The infrastructure was all built with the original Homestead. 16th street is fully constructed and the curb cuts for these 4 lots are in place, as well as the sewer stubs. The only thing that will need to be installed is the gas line and possibly cable lines. We are working with City staff on fees to be paid.

Staff Report: Staff recommends Planning Commission APPROVE MINOR 2015-1 with the following conditions:

1. The applicant and the City shall complete an SIA before City Council approves final plat; or, if no SIA is needed, any other agreement necessary to solidify terms between the developer and the City.

Public Comments: No Comments

Commissioners Questions and Comments:

Commissioner Fuller: Are there other Estate zoned areas in Rifle.

Applicant: We have some within the Homestead Plan. 3 two acre lots. There is not a lot of demand for it at this time.

Staff: It is the only area in the city that is zoned Estate as of right now.

Commissioner Rogers: Are you going to maintain the open space

Applicant: The agricultural open space to the south is platted and will remain. IT is owned by the HOA.

Commissioner Rogers: are you going to put a fence there?

Applicant: We would imagine each home owner will put in their own fence. We will covenant the same type of fence for the rest of homestead.

Commissioner Fuller: Who will be impacted by moving the irrigation ditch?

Applicant: It is not in fact an irrigation ditch. It is a natural drainage swale. For many years there was an irrigation ditch that intersected that draw. That ditch has gone away. Storm water runoff comes down the draw and into the homestead detention pond. There are no users downstream of that water. The way the lots are configured allows for the drainage swale.

Commissioner Barnett: For clarification, that irrigation relocation, is that going to be part of the conditions for approval?

Applicant: The raw water irrigation pipeline for the City goes through there so we need to relocate that as well. SO the timing of that, which we are going ahead and do it, we will get it done at the same time. The SIA will contain those provisions.

Commissioner Barnett: Will these lots be unbuildable with that pipe under there?

Applicant: Only the one lot if we left it, we have moved already three sections of it, and this will be the 4th section of it.

Commissioner Barnett: Is the sidewalk included in the City Right of way?

Applicant: Yes, the reason for the bumpout there is to save some sour cherry trees that are planted there. The City Engineer just brought up a sight line issue so the trees might not make it anyways.

Motion Made:

Commissioner Marantino moved to **APPROVE** Minor 2015-1 Homestead Phase B with all Staffs Comments. *Commissioner Strode* seconded the motion. The motion **CARRIED** with the following vote:

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

CREATIVE SIGN 202 E 3RD STREET

The Chair called applicant Daniel Willey and Leann Vurgener

Purpose: The applicant requests approval of a Creative Sign for 202 E. 3rd Street, a photography gallery at the northwest corner of 3rd Street and East Avenue in the old filling station that has been used by multiple businesses over the years.

Applicant: Explained their desire for a new sign at the new business location.

Staff Report: Staff recommends Planning Commission APPROVE CREATIVE SIGN at 202 E. 3rd Street.

Commissioners Questions and Comments:

Commissioner Fuller: Is this picture to scale?

Staff: Yes

Commissioner Fuller: Are there two signs here? And do you plan on hanging any other signs from it?

Applicant: Yes the sign before you has a sub sign to include the different photographers. We are not planning any other signs.

Commissioner Strode: How will they be secured?

Applicant: There is already hardware in place for the suspension. Traditionally, that is where the sign has hung. Microplastics is recommending new hardware which we will do.

Commissioner Caldwell: Is the sign going to swing with the wind, or is it fixed in place?

Applicant: It will be fixed. I think it has to move a little bit due to wind.

Commissioner Fuller: Is it going to make noise when it swings

Commissioner Strode: I am just concerned about the wind that happens in my house.

Applicant: It will be suspended; however it will be bolted to the bracket it hangs from.

Commissioner Rogers: It will be good to make sure it is properly secured.

Motion Made:

Commissioner Wood moved to **APPROVE** Creative Sign at 202 Railroad Avenue all Staffs Comments. *Commissioner Marantino* seconded the motion. The motion **CARRIED** with the following vote:

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

ANB BANK DOWNTOWN DESIGN REVIEW 429 RAILROAD AVENUE

The Chair called applicant Bob Matucci, and Will Coffield, Mike Herrera, Jarrod Hadland

Purpose: the applicant requests approval of a downtown design review for a remodel of American National Bank.

Applicant: This bank has been in Rifle since 1979 and is a little worn on the inside and out. It is a good bank and it is time to remodel. There are several things we are trying to achieve in this remodel. One is transparency for safety purposes. The Bank has been robbed at least once. Part of that is the layout and sight line of tellers and customers. We are going to open up the windows quite a bit. IT will be a complete interior remodel. We are also redoing the exterior of the building to improve efficiencies and to also match the branding with our other branches. We have adopted these black panels and design with our other branches in Colorado as well. We are fixing the canopy to match the new exterior. The new building will have another 40-50 years of life here in Rifle.

Staff Report: Staff recommends Planning Commission APPROVE ANB BANK DESIGN with the following conditions:

1. Façade: metal panels are acceptable due to the integral nature of the building's construction and foundation, as shown on applicant's renderings.
2. Landscaping: street trees shall meet code requirements by placing two street trees on Railroad Avenue, and one street tree on 5th Street, if feasible.
3. Signage: the pole sign shall be removed and may be replaced by an additional wall or projecting sign to allow visibility to northbound traffic on Railroad Avenue.

Commissioners Questions and Comments:

Commissioner Caldwell: Will there be a flow of traffic between the bank and the property to the south?

Applicant: It will remain as it is now with the drive up window and ATM. There are no proposed modifications to the traffic flow plan.

Commissioner Fuller: How do you feel about the feasibility of the street tree?

Staff: There appears to be room to have a tree. The architect brought up a question regarding visibility, measuring it is close, but the building itself sticks into the view triangle, so a small street tree should not harm that.

Commissioner Wood: Will there be any alternative landscaping ideas instead of the tree that is feasible? Perhaps making it a greener side of the building?

Commissioner Barnett: Is there an entrance on that side of the building?

Applicant: There is not an entrance on that side. There will be an entry in the back, and an entry on railroad. We are happy to plant those street trees and hope they survive.

Commissioner Wood: The landscaping is not the greatest now, but it is sad to see it go. Perhaps there are creative ways to keep the streetscape.

Staff: The code landscaping is directed towards street trees. We will take another look.

Applicant: We intend to irrigate. We will saw cut the sidewalk to get irrigation there.

Commissioner Marantino: The proposed signage does that change dimensions.

Applicant: Our intent was not change the location or size. We would really like to keep the pole sign. Its been there for about 45 years. Do you allow electronic signs.

Staff: Only for school or governmental entities.

Commissioner Rogers: I believe that sign is so high because the old Highway 13 ran right up railroad. I think lowering it to the height of the building is reasonable with our existing push for pedestrian oriented signage in the downtown.

Commissioner Wood: Staff, are there examples of another sign that attaches to a building, are there examples in town of what that would look like.

Applicant: We would like a blade sign.

Staff: Harrleson music has a sign that extends from the front of the building.

Commissioner Marantino: Are there any changes to the drive through

Applicant: No, only some superficial changes to match the design of the building.

Commissioner Strode: Has there ever been an issue with turning radius in the drive through?

Applicant: It is a tight site but no we have not had any issues.

Commissioner Rogers: That is a right turn only onto Railroad from the drive through.

Commissioner Marantino: I think this design is in keeping with what we have approved recently and I think this will be good for your business.

Motion Made:

Commissioner Pettinger moved to **APPROVE** ANB Bank Design Concept with all Staffs Comments.

Commissioner Caldwell seconded the motion. The motion **CARRIED** with the following vote:

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

ZONING 2015-2 NOEL EXPANTION

The Chair called applicant – Staff

The Chair verified public notice requirements had been met.

Purpose: the applicant requests approval to zone the recently annexed parcel to Public Zone district.

Applicant: Staff explained the zoning request from the City to zone the existing Water tank to public zone district zone.

Staff Report: Staff recommends Planning Commission to Recommend to City Council to APPROVE Zoning 2015-2 with the following conditions:

Public Comments: No Comments

Commissioners Questions and Comments: No Comments

Commissioner Barnett: What is the current zoning?

Staff: The County has some zoning on it, however for city purposes this is the first time we are zoning it due to recent annexation.

Commissioner Strode: Are there options for what we could zone it for?

Staff: You have options however Public Zone district is what the City usually zones all City facilities of this nature.

Commissioner Strode: Are there landscaping requirements for this zoning?

Staff: They are the same as commercial landscaping requirements laid out in code. Trees and bushes. It is a unique situation due to it being a water tank. We can look at that if you direct. It is also not new construction; the water tank is existing so likely no new landscaping will take place.

Commissioner Fuller: A Post Independent article made the water situation seem very dire. Is that true? Are we that close to losing our drinking water?

Staff: The reality is that the City does not want to take any chances with its drinking water as it is vital infrastructure. You cannot take a risk, even a small risk. Building the extra tank to repair the old tank was necessary in order to prepare for future growth. There are comments out there that inspections weren't being done frequently enough, however the City was doing industry standard inspections. It was going to happen, so there is no way around it.

Motion Made:

Commissioner Fuller moved to **APPROVE** Conditional Use Permit 2015-2 1001 Railroad with all Staffs Comments. *Commissioner Strode* seconded the motion. The motion **CARRIED** with the following vote:

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

MASONIC LODGE HISTORIC PRESERVATION 421 RAILROAD AVENUE

The Chair called applicant - Staff

Purpose: the applicant requests approval for local historical designation for the Masonic Lodge on Railroad Avenue. They had previously gotten approval from Planning Commission in 2013 but did not continue to get City Council approval so they are back to continue that process.

Staff Report: Staff recommends Planning Commission APPROVE Masonic Lodge Preservation 421 Railroad Avenue

Public Comments: No Comments

Commissioners Questions and Comments:

Commissioner Marantino: What other buildings do we have with this designation?

Staff: We have a few federal designations. McClearn building is a local designation. Local status is needed before state and federal status can be applied for.

Commissioner Barnett: Is this a permanent designation? And they can't make changes to the building once it is designated:

Staff: Yes it will restrict the type of changes they can make to the building as all changes will need to enhance the historic status.

Commissioner Wood: I would imagine they would have to make changes to the building to bring it to historical standard?

Staff: You can recommend that if you want. However local designation is the first step.

Commissioner Strode: Has anything changed since the last time this was approved?

Staff: Nothing major that we are aware of.

Commissioner Rogers: So they got approval from Planning Commission but they didn't go to City Council?

Staff: We requested more information on the issue, and the applicant never got back around to it until now.

Commissioner Fuller: are the masons still active in rifle? What do they use this building for?

Staff: Yes they still have their meetings in this building. They are similar to the Elks and other service organizations.

Commissioner Rogers: My thought is, the state process for historic designation is daunting so if they want to go through that, then kudos to them. It has value to me as a historic building.

Commissioner Mead: Would code require a canopy over the building entryway?

Staff: We are not sure on that. We will look into the code.

Commissioner Marantino: So what happens next? Is there signage that will indicate the designation?

Staff: We do not currently have a historic preservation committee so we currently do not have the capacity to have signage or other activities at the local level.

Motion Made:

Commissioner Fuller moved to **APPROVE** Conditional Use Permit 2015-2 1001 Railroad with all Staffs Comments. *Commissioner Wood* seconded the motion. The motion **CARRIED** with the following vote:

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

ELECTION OF OFFICERS

Done by Silent Vote

Chair Helen Rogers – Accepted

Vice Chair Steven Fuller - Accepted

MEMBER COMMENT AND ADJOURNMENT

Chair Rogers adjourned the meeting at 8:45 p.m.

Helen Rogers, Chairman

Date

SIGNED COPY ON FILE

Charlotte Squires, Planning Technician

Date