



CITY OF RIFLE PLANNING COMMISSION REGULAR MEETING PUBLIC HEARING

October 30, 2017
Rifle City Hall – Council Chambers

6:00 PM Workshop ~ Interview Planning Commission Candidate(s)

Regular Meeting

7:00 PM Convene Regular Planning Commission Meeting

7:01 PM Roll Call

7:02 PM Approve September 26, 2017 Regular Planning Commission Meeting Minutes

7:05 PM Park Hill Subdivision Minor 2017-1
Asking for approval to divide Lot 9A into two lots

7:30 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: November 28, 2017



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



REGULAR PLANNING COMMISSION MEETING AND BOARD OF ADJUSTMENT

Tuesday September 26, 2017

Chair Fuller called the Regular Planning Meeting and Board of Adjustment to order at 7:06 p.m.

MEMBERS PRESENT AT ROLL CALL

Fuller, Pettinger, Caldwell, Marantino, Rogers and Steffen

Commissioner Pettinger moved to **EXCUSE** Commissioner Villasenor from the September 26, 2017 meeting. Commissioner Caldwell seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes – Fuller, Pettinger, Caldwell, Marantino, Rogers and Steffen

OTHERS PRESENT

Planning Director Nathan Lindquist, Administrative Assistant Charlotte Squires, City Attorney Jeff Conklin, Ch. 10 Salvador Tovar-Guzman

APPROVAL OF MINUTES

Commissioner Caldwell moved to **APPROVE** minutes from the August 29, 2017 meeting. Commissioner Rogers seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes – Fuller, Pettinger, Caldwell, Marantino, Rogers and Steffen

APPOINT NEW VICE CHAIRMAN

Commissioner Fuller inquired if anyone wanted to volunteer for the position of Vice Chairman. Commissioner Marantino volunteered, and his nomination was accepted.

Commissioner Steffen moved to **APPOINT** Commissioner Marantino as new Vice Chairman. Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes – Fuller, Pettinger, Caldwell, Marantino, Rogers and Steffen

PUBLIC HEARING OPENED: 7:11 P.M. TEXT AMENDMENT 2017-2

Staff requests that Public Hearing be continued to October 31, 2017 meeting, due to the City's recent computer problems and not having enough input from the public yet.

Commissioner Pettinger moved to **APPROVE** the continuation of Text Amendment 2017-2 at the next scheduled meeting on October 31, 2017. Commissioner Marantino seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes – Fuller, Pettinger, Caldwell, Marantino, Rogers and Steffen

A motion was made to move the next scheduled Planning Commission meeting from Tuesday, October 31, 2017 to Monday, October 30, 2017.

Commissioner Pettinger moved to **APPROVE** the schedule change. Commissioner Steffen seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes – Fuller, Pettinger, Caldwell, Marantino, Rogers and Steffen

STAFF COMMENTS

Planning Director Lindquist gave the Commission a brief summary of upcoming projects (North Pasture Filing 6, Arby’s, Park Hill and Wendy’s), as well as filling them in on the status of the new City Manager search. He also let them know about a Planning Commission Training Course being held in Grand Junction, and said that he would email them the information.

Administrative Assistant Charlotte Squires mentioned the open spots for 1st and 2nd Alternate Commissioner on the Planning and Zoning Board.

REGULAR MEETING ADJOURNMENT

The meeting was adjourned at 7:23 p.m.

Steven Fuller, Acting Chairman

Date

Charlotte Squires, Planning 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: OCTOBER 25, 2017
SUBJECT: MINOR SUBDIVISION OF PARK HILL LOT 9A
ADDRESS: 404-410 LIND AVENUE
CASE #: MINOR SUB 2017-1
APPLICANT: DUANE STEWART

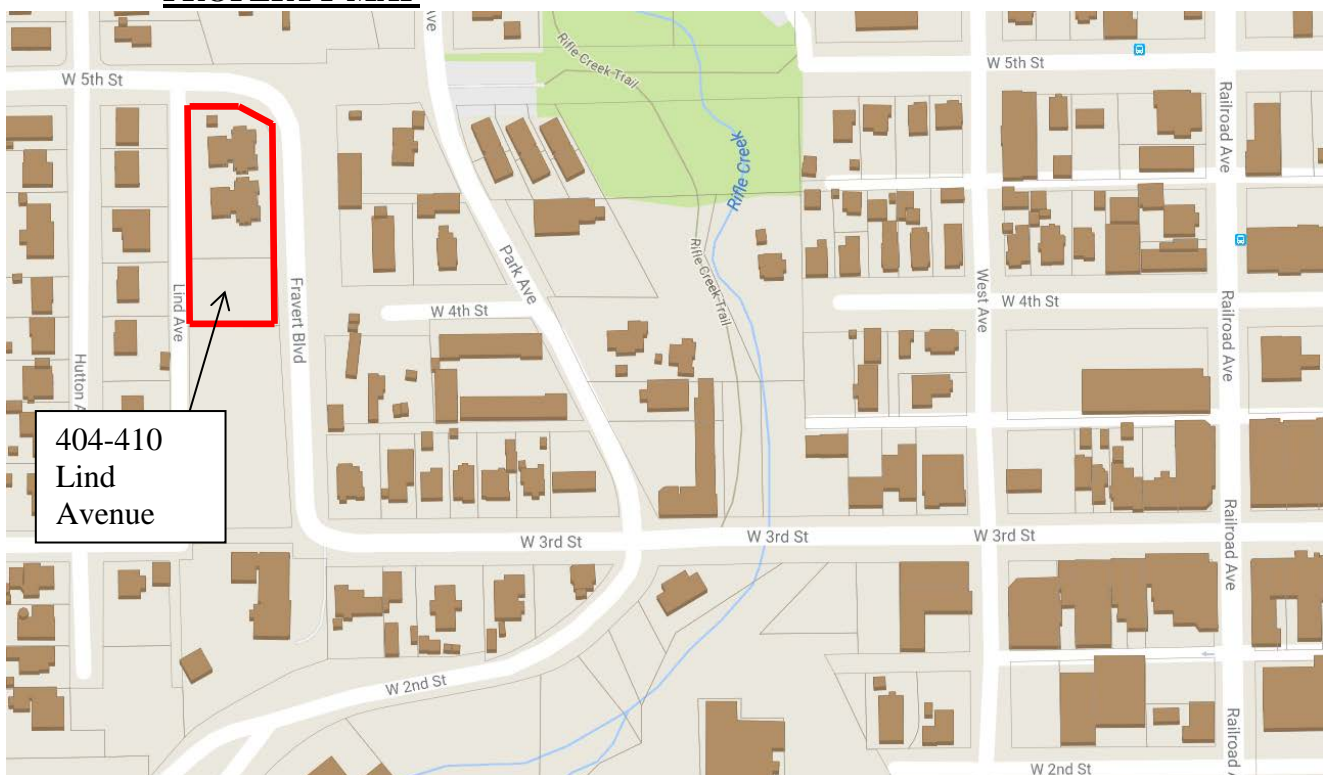
I. REQUEST

The applicant requests approval of a Minor Subdivision to split one lot into two lots. The location is 404-410 Lind Avenue. The “Coyote Condos” are on the northern half of the property. The applicant wishes to split off the southern half of the property into its own lot so that it may be sold. This would return the property to its state prior to 2006, when a Lot Line Dissolution turned the two properties into one property.

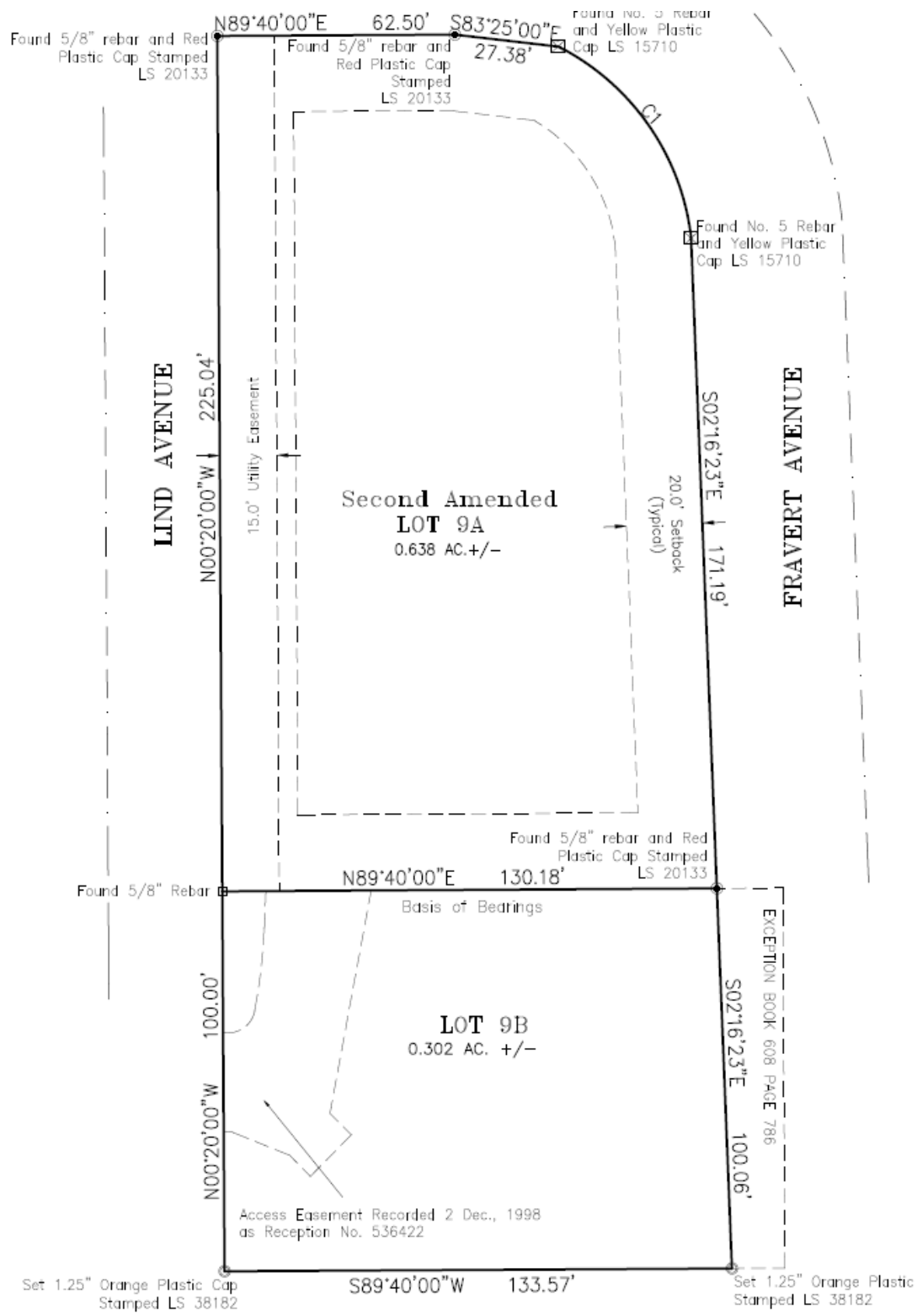
ZONING

The property is zoned *Medium Density Residential – Redeveloping (MDR-X)*.

PROPERTY MAP



PROPOSED LOT CONFIGURATION



II. STAFF COMMENTS AND RECOMMENDATION

Staff has no concerns with subdividing this property into two lots. It existed in that configuration prior to 2006, when the owner decided to submit a Lot Line Dissolution and go from two properties to one. It may have suited the development proposal that worked at that moment. The proposal to subdivide back into two lots does not affect the development potential of Lot 9B. An access easement will be retained for the existing driveway to Coyote Condos.

Staff recommends Planning Commission APPROVE Minor Subdivision 2017-1.

III. FINDINGS

Pursuant to Section 16-5-280, the Commission shall consider the following criteria before approving a rezoning (*staff comments shown in bold italics*):

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

The proposal is following the process as described in the 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 will not have an effect on the character of the neighborhood.

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

The proposal will not change the residential uses anticipated by the zoning for the site.

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 proposal follows the Comprehensive Plan, which envisions residential development at the site.

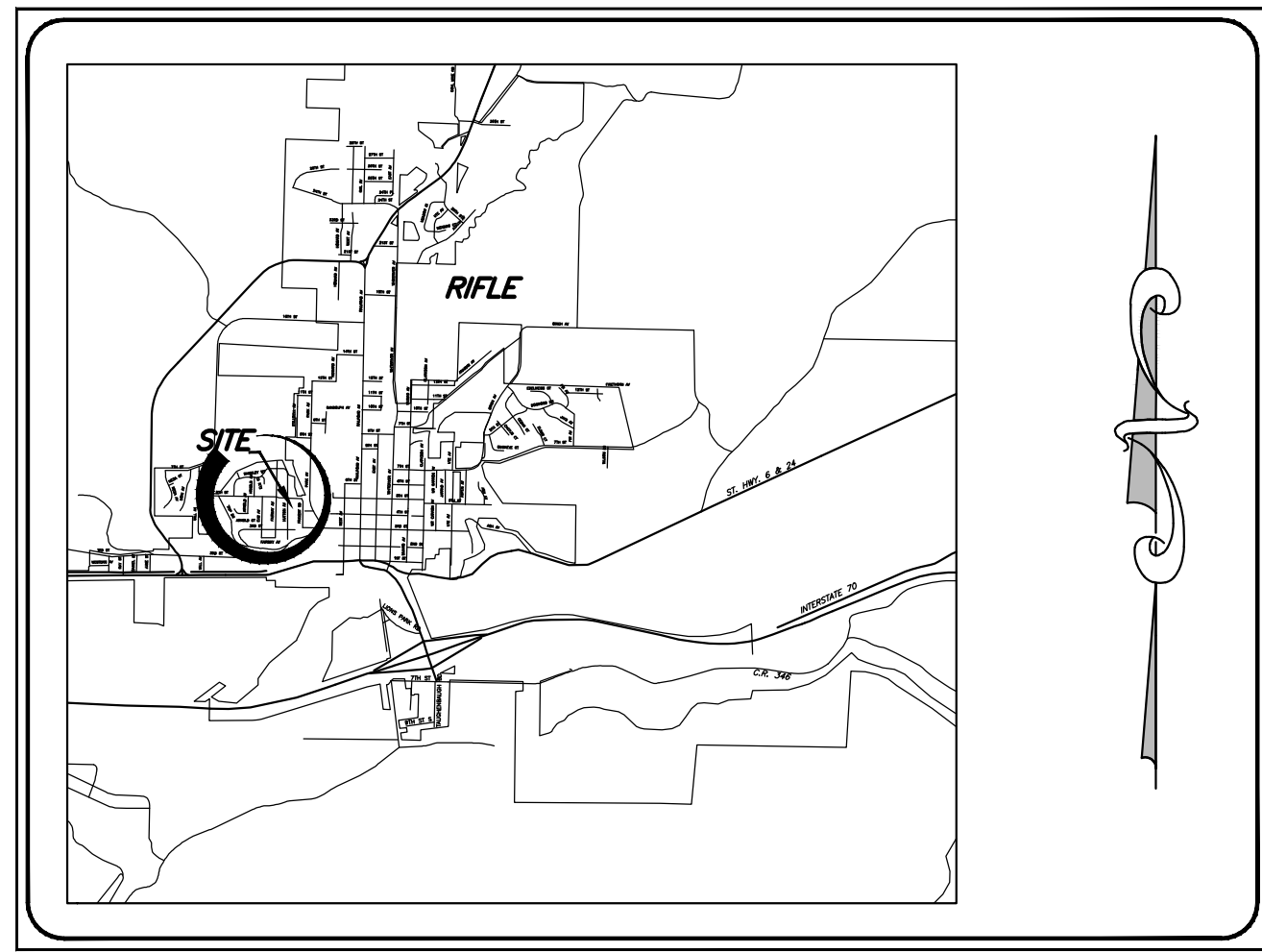
6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area;

Impacts on property values are not anticipated.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to §10.10.110 of these regulations, if applicable.

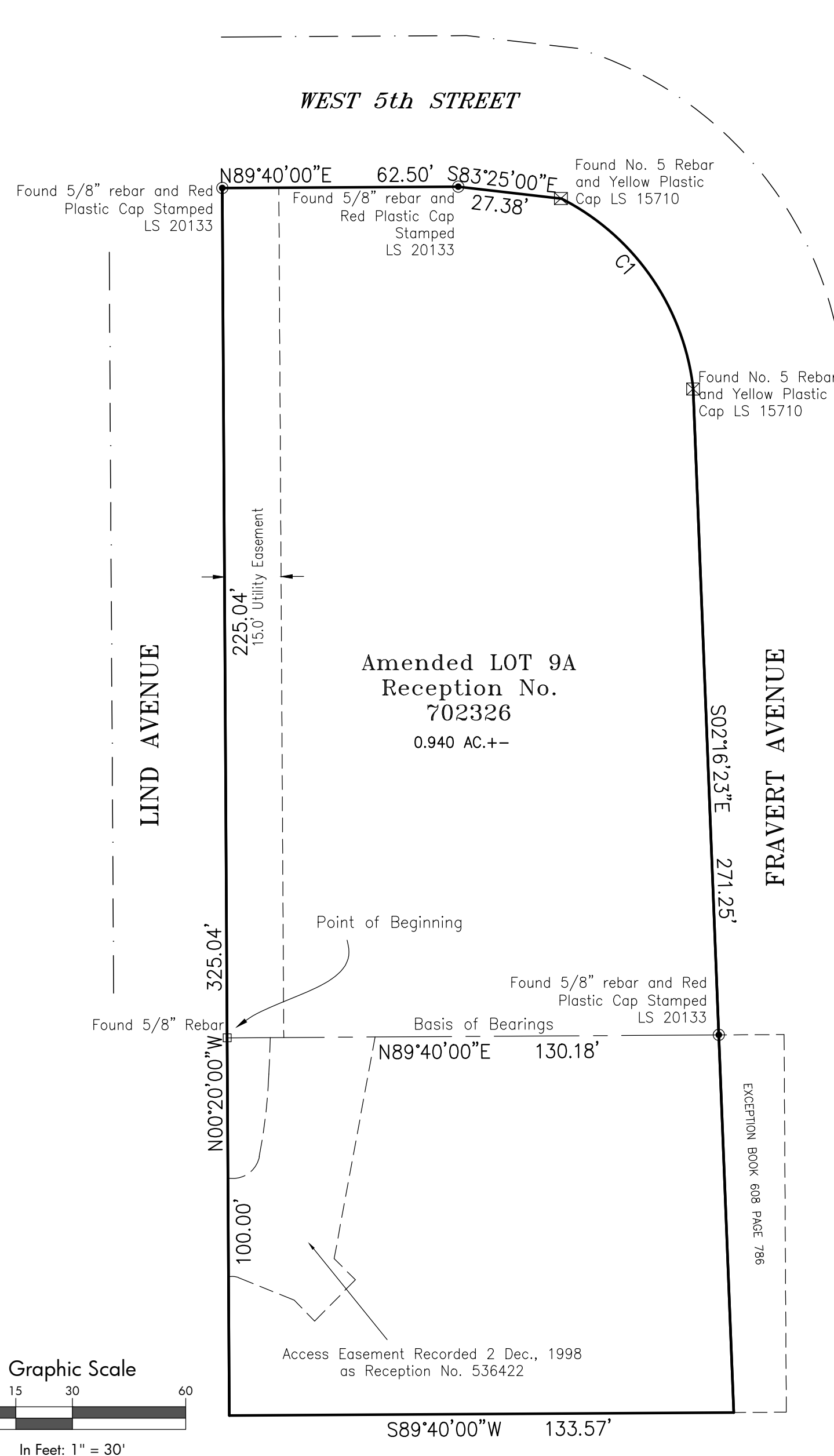
Not applicable.

Second Amended Plat Second Amended Lot 9A and LOT 9B, Block E Park Hill Addition to the City of Rifle Garfield County, Colorado

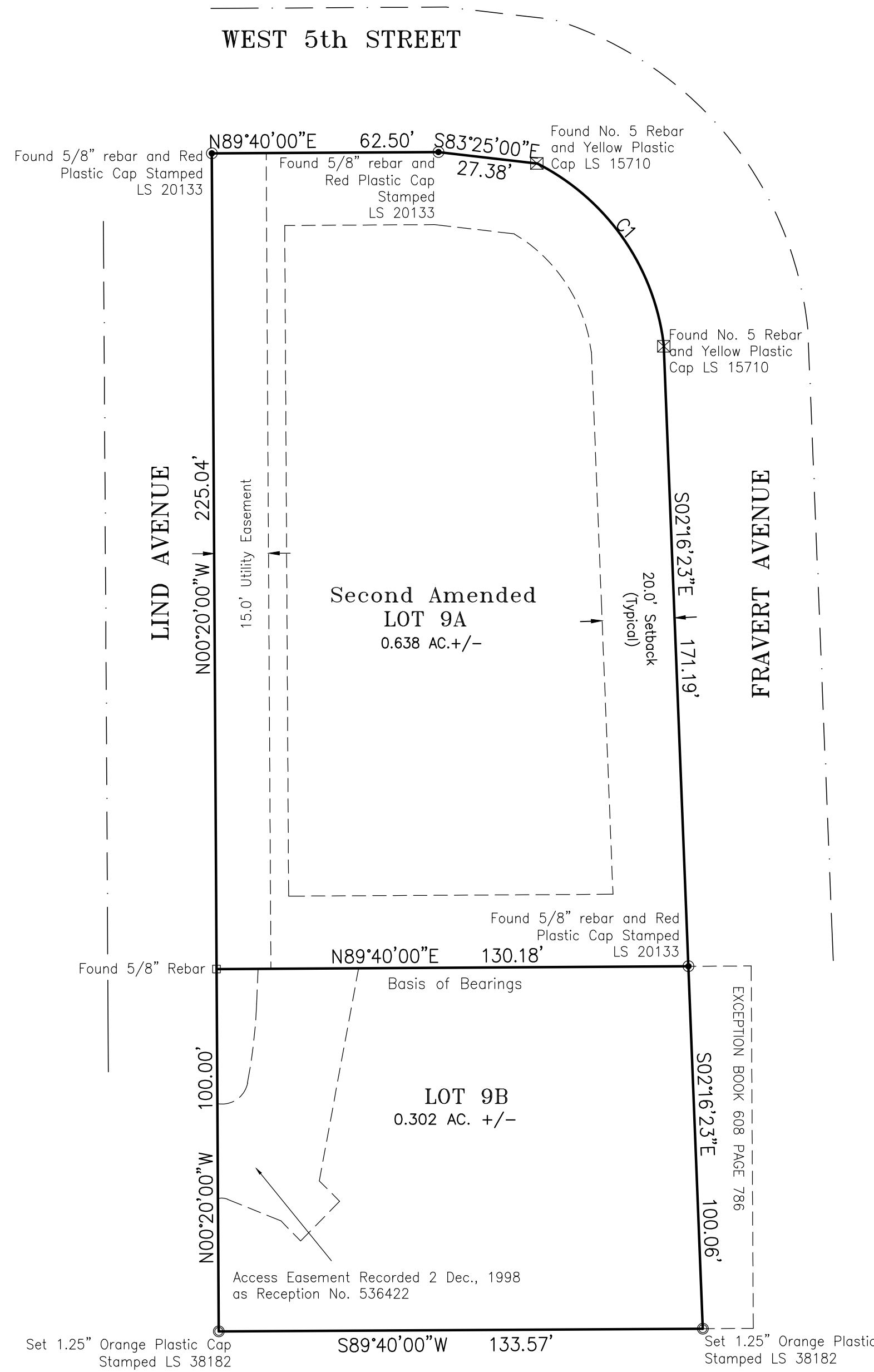


- VICINITY MAP -
Not to Scale

As Platted
Reception No. 702326



As Amended by this Plat



The purpose of this second plat amendment is to re-configure Amended Lot 9A into two parcels; Second Amended Lot 9A and Lot 9B as shown hereon.

Certificate of Ownership:
Know all men by these presents that the undersigned being owners in fee simple of all that real property described as follows:

Amended Lot 9A, Block E, Park Hill Addition to the City of Rifle, County of Garfield, State of Colorado, according to the plat thereof recorded as Reception No. 702326 in the records of the Clerk and Recorder of said Garfield County, containing 0.940 acres more or less, have by these presents laid out and platted the same into two lots as shown hereon and designate the same as Second Amended Plat, Second Amended Lot 9A and Lot 9B, Block E, Park Hill Addition to the City of Rifle, County of Garfield State of Colorado.

OWNERS CONSENT TO PLAT AMENDMENT

Brenner and Randal LLP as owner of Amended Lot 9A, Block E, Park Hill Addition to the City of Rifle, County of Garfield, State of Colorado do hereby consent to the Plat Amendment shown hereon.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this ____ day of _____ A.D., 2017.

State of Colorado)
County of Garfield) ss

The foregoing was acknowledged before me this ____ day of _____ A.D., 2017,

by _____

as _____ of Brenner and Randal LLP.

WITNESS MY HAND AND SEAL My commission expires: _____

Notary _____

Address: _____

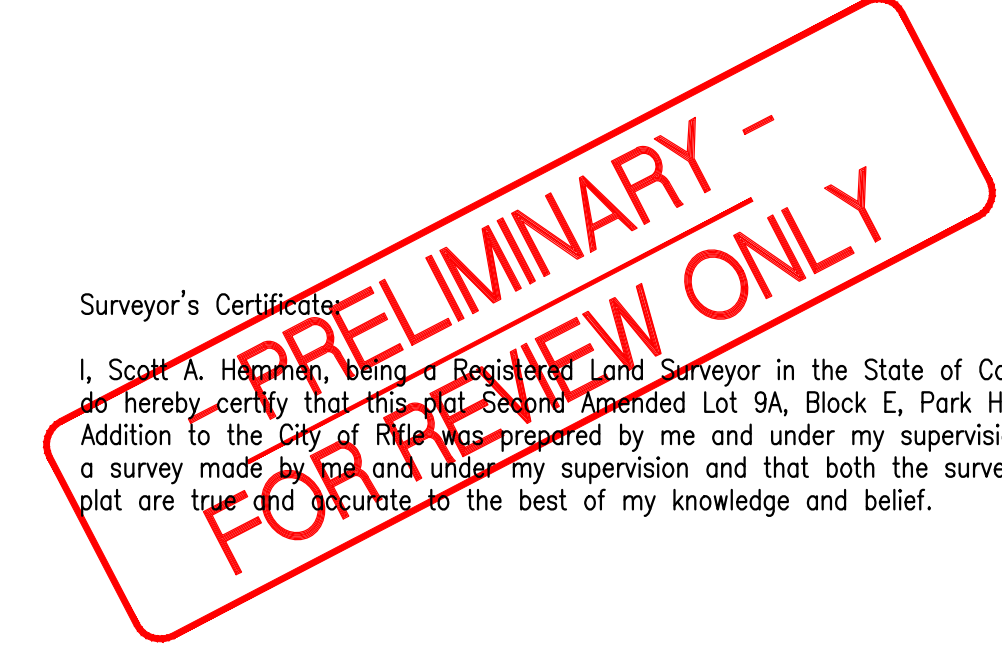
Legend and Notes:

- □ indicates found monument 5/8" Rebar
- □ indicates found monument 5/8" Rebar and 1.25" Yellow Plastic Cap Stamped LS 15710
- ● indicates found monument 5/8" Rebar and 1.25" Red Plastic Cap Stamped LS 20133
- ○ indicates set monument, 5/8" rebar and Orange Plastic Cap, L.S. 38182 (to be set).

- Bearings are based on a bearing of N 89°40'00" E as shown hereon.
- This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record.

All information pertaining to ownership, easements or other encumbrances of record has been taken from plat Amended Lot 9A, Block E, Park Hill Addition to the City of Rifle as recorded at Reception Number 702326.

- This property is subject to apparent easements for existing utilities and irrigation ditches.



Surveyor's Certificate:

I, Scott A. Hermmen, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat was prepared by me and under my supervision from a survey made by me and under my supervision and that both the survey and plat are true and accurate to the best of my knowledge and belief.

Scott A. Hermmen L.S.38182 DATE _____

Clerk and Recorder's Certificate:

This plat was filed for record in the Office of the Clerk and Recorder of Garfield County, Colorado, at ____ o'clock ____ M., this ____ day of _____, 2017, in Book _____, at Page _____, Reception No. _____.

Clerk & Recorder

By: _____
Deputy

Planning Director Certificate of Approval

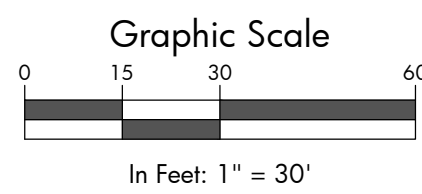
This plat is approved by the Rifle City Planning Director pursuant to Rifle Municipal Code Section 16-5-130-(3) this ____ day of _____ A.D. 2017.

By: Nathan Lindquist
City of Rifle Planning Director

Title Insurance Company _____ does hereby certify that they have examined the title to all lands dedicated and shown on this plat, and title to such lands is in the dedicatory free and clear of any liens, taxes, and encumbrances except as follows:

By: _____ Date: _____

Title: _____



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
CI	63.97'	64.74'	56°36'49"	N34°45'24"W	61.40'

Notice:
According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Amended Lot 9A
Park Hill Addition
City of Rifle

#	Revision	Date	By
1			
2			
3			
4			
5			

Second Amended Plat

Job No.	96136	1
Drawn by:	sah	
Date:	08/25/2017	
Approved:	XXX	
AMENDMENT LOT9A BIKE PARKHILL ADD		1