



REGULAR PLANNING COMMISSION MINUTES

Tuesday, January 27, 2009

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

MEMBERS PRESENT AT ROLL CALL:

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

ABSENT: Bascom, Osier, and Bartels

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

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

OTHERS PRESENT:

Planning Director Matt Sturgeon, Planner Nathan Lindquist, Planner Robert Mansolillo, Planning Technician Charlotte Squires, Assistant City Attorney Jim Neu, City Television Station Jim Bell, Wayne Pollard, Stephen Isom, David Young.

APPROVAL OF NOVEMBER 25, 2008 REGULAR PLANNING COMMISSION MEETING MINUTES

Commissioner Plum moved to APPROVE November 25, 2008 Minutes Commissioner Mead seconded the motion.
The motion CARRIED with the following vote:

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

CONTINENTAL RIFLE MINOR SUBDIVISION (MINOR 2008-4)

The Chair called up the applicant (s) Wayne Pollard

The Chair verified public notice requirements had been met.

Purpose:

The applicant requests a minor subdivision of Parcel A of the Billingsley Subdivision. Parcel A currently consists of approx. 78 acres and is the location south of Airport Rd. and east of Buckhorn Dr. The subject subdivision will create two (2) separate lots, the larger Lot 1 being approx. 75.78 acres and the smaller Lot 2 being approx. 2.02 acres. Lot 2 will then be combined with Lot 5 of the Buckhorn Business Park, creating Lot 5A. There is no specified use for Lot 5A, however, it appears it will serve the same function as Lot 5 which is an outdoor storage facility.

Staff Report:

Staff recommends the Commission approve the application for the Continental Rifle Minor Subdivision.

Commissioners Questions and Comments: No Comments

Public Comments: No Comments

Closing Comments: No Comments

Motion Made:

Commissioner Mead moved to APPROVE Continental Rifle Minor Subdivision with all Staff's recommendations
Commissioner Plum seconded the motion. The motion CARRIED with the following vote:

ROLL CALL: Yes- Plum, Mead, Giard, Gallagher, Rogers and Burgess **No-**

QUEENS CROWN ANNEXATION, ZONING AND SKETCH PLAN (ANNEX 2007-6 / ZON 2007-3 / SKETCH 2007-1)

The Chair called up the applicant (s) Stephen Isom

The Chair verified public notice requirements had been met.

Purpose:

The applicants seek annexation, zoning and subdivision of 57 acres located northwest of the Highway 13 Bypass, between the Fravert Reservoir and King's Crown mobile home park. Queen's Crown is proposed to be composed of predominantly light industrial uses, with a potential retail component along the Highway 13 Bypass. A two acre parcel in the northeast corner of the property on the future Fairway Avenue extension and adjacent to the Fairway Heights subdivision is proposed for multi-family residential.

Staff Report:

Staff requests that the Planning Commission recommend that City Council approve Annexation 2007-6 with the following conditions:

1. The CDOT access control plan is reviewing several options for the location of the access point from Highway 13 to the proposed subdivision. The location of this access shall be determined before the applicant proceeds with the preliminary plan. The annexation agreement shall state that the property shall comply with the preferred alternative identified by CDOT's Access Control Plan for Highway 13.
2. The recommendations made in the traffic study prepared by Delich Associates shall be required to be completed, including on Highway 13 a north-bound left-turn deceleration lane, a southbound right-turn deceleration lane, and a southbound right-turn acceleration lane.
3. The applicant shall provide the right-of-way required for the extension of Fairway Avenue, as determined by the CDOT Access Control Plan.
4. The City shall vacate the original Right-of-Way for Fairway Avenue where it does not conform with the new alignment as decided by the Access Control Plan. The City shall retain a utility easement at the old Right-of-way where needed. The land between the multi-family parcels and the Fairway Avenue ROW shall be discussed during preliminary plan review.
5. The preliminary plan shall designate two (2) points of access from Fairway Avenue into King's Crown to the east.
6. Future Access to Parcel A must be 60' ROW. During preliminary plan review it will be evaluated whether that is best location to cross Hubbard Gulch. Parcel A shall be zoned Developing Resources to prevent development until access is designed and approved.
7. The proposed 40' access drive to Lots 16 and 17 shall be discussed during preliminary plan review. Privately owned and maintained roads shall meet City standards.
8. The applicant shall include information on proposed street widths at preliminary plan. The applicant should be aware that the city standard is 36' in light industrial districts.
9. The annexation agreement shall state that lots that are situated so that their shorter sides are along the internal road (such as Lots 3-7, and 10-14), shared accesses shall be used to minimize access points onto internal road.
10. Sidewalks shall be required on Fairway Avenue and connecting any retail and residential uses located in the subdivision.
11. The covenants of the HOA/BOA shall contain development standards that clearly call out the requirements for project architecture, landscaping, lighting, signage, etc. These standards shall be included in the preliminary plan, as well as referenced on the final plat.
12. A landscaped berm shall be required at the northern edge of the property to mitigate noise from the shooting range.
13. The preliminary plan shall include xeriscaping standards for the project.
14. No outdoor storage shall be permitted on lots 17-18, 1 and 2 due to the visibility from the highway. This requirement shall be placed in the annexation agreement.

15. The annexation agreement shall state that no buildings with metal exteriors shall be permitted in the subdivision due to the visibility from the highway.
16. Open space in the subdivision shall be discussed during preliminary plan review, though staff is leaning towards it being deeded to and maintained by the HOA/BOA. The reasoning behind the division of Queen's Crown Ridge into Parcel C and D shall be discussed.
17. Include a copy of the oil and gas lease with the submittals for the preliminary plan. The applicant shall confirm that Antero's lease expires on 2009 and verify that drill pad impacts do not need to be mitigated.
18. The applicant shall comply with all requirements and requests in comments made by all City agencies, including the Fire District, the Public Works department and the City's consulting engineers (SGM) (see attached).

ZONING

Staff requests that the Planning Commission approve Zoning 2007-3 as follows:

1. Parcels A, C, and D shall be zoned Developing Resources;
2. Parcels B shall be zoned Developing Resources with a prohibition against any development or disturbance in annexation agreement, excepting agreement for mineral extraction that already exist;
3. The Queen's Crown Subdivision (Lots 1-18) shall be zoned Light Industrial.

SKETCH PLAN

Staff requests that the Planning Commission approve Sketch Plan 2007-1.

Commissioners Questions and Comments:

The Commissioners had concerns on the following:

- The radius of the cul-de-sac
- Well pad site, how long is the permit for?
- Is residential development going to be in the Flood Plain area?

Public Comments: No Comments

Closing Comments:

Mr. Isom explained that they are working with the Fire Department on the radius of the cul-de-sac, and working with the engineers on the comments from City's Consulting Engineers. The flood plain is located above the irrigation ditch. For the well site, their right to drill expired.

Motion Made:

Commissioner Giard moved to **APPROVE** Queens Crown Sketch Plan with all Staff's recommendations *Commissioner Mead* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Plum, Mead, Giard, Gallagher, Rogers and Burgess No-

Commissioner Giard moved to **RECOMMEND** to City Council to **APPROVE** Queens Crown Annexation and Zoning with all Staff's recommendations *Commissioner Plum* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Plum, Mead, Giard, Gallagher, Rogers and Burgess No-

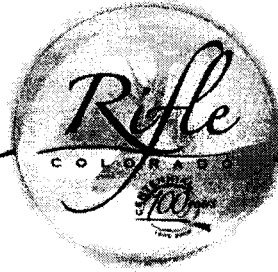
SUNSET MINOR SUBDIVISION PUD (ANNEX 2009-1 / PUD 2009-1 / SK/PRELIM 2009-1)

The Chair verified public notice requirements had been met.

Staff Report:

The applicants met the public notice requirements and would like to have the public hearing opened and continued to the February Meeting.

Public Comments: No Comments



Queen's Crown Annexation/Sketch Plan
January 22, 2009

Note on applicant's packet: The original submittal by the applicant for the Queen's Crown annexation was in July of 2008. Also included here are letters from the applicant dated October 13, 2008 and December 29, 2008. Although much of the information may be redundant, staff has included each letter to ensure that, as the project has evolved over time, all information is included in the public record.

Exhibit A
Queen's Crown
Annex 2007-6
ZON 2007-3
Sketch 2007-1



ISOM & ASSOCIATES

Architecture Land Planning Project Management

January 27, 2009

Nathan Lindquist
City of Rifle
202 Railroad Avenue
Rifle, Colorado 81650

RE: Queen's Crown

Dear Nathan:

I am in receipt of your Memorandum to Matt Sturgeon of January 21, 2009, concerning Queen's Crown Annexation and Sketch Plan. I would like to discuss with you and the Planning Commission a few items listed in your recommendation for approval.

1. The applicant would like to proceed with a Preliminary Plan before the Final Approval on the access road, Fairway Avenue. It is our experience that CDOT and their approvals can take months or years to finalize. The one way to have a final determination on a road access is to submit an Access Permit and chase it through CDOT's approval. For preliminary engineering, the applicant would like to resolve many of the issues at this stage and a slight modification of the access road will make little difference in the application. The Public Hearing on the Access Control Plan is February 10, 2009.
9. The applicant is against shared access between lots. One lot might be a dentist office, the adjoining lot may be pipe supply or down-hole drilling equipment. Where shared access makes sense, it will be accommodated.
12. A 6 to 8 foot berm using extra topsoil or waste material from the site will be placed along the northern border where appropriate. This will do little to affect the noise from the gun club to the north since the noise is a recoil or echo off of the cliffs to the north.
15. The applicant would agree to no metal sided buildings for lots 1 through 4 and 14 through 18. Lots 5 through 13 should be allowed attractive metal siding with stucco or stone wainscoting accents. The architectural guidelines will guarantee that the project is attractive.

Under zoning, only Parcel A should be Developing Resources. Parcels C and D are open space under the zoning regulations. Parcel B will be zoned Developing Resources.

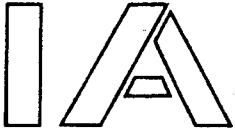
Since the applicant is not exactly sure of the proposed uses on each lot, they would like flexibility in the location of adjoining lot lines. In other words, if the buyer of Lot 5 would like a 10 foot or so adjustment on the adjoining line to Lot 6 for additional area, less area, or remove the lot line to create a bigger lot, the regulation for Single Lot Line Adjustment or Dissolution, Section 16-4-60 will be used unless there is a simpler way to handle this. The applicant may file Final Plats in phases to simplify this process.

Sincerely yours,



Stephen Isom

CC: Hubbard Gulch Development, LLC.



ISOM & ASSOCIATES

Architecture

Land Planning

Project Management

December 29, 2008

Nathan Lindquist
Planner for the City of Rifle
2020 Railroad Avenue
Rifle, CO 81650

RE: Queen's Crown Subdivision

Dear Nathan:

Accompanying are 15 11" x 17" copies of the revised Site Plan and Zoning Plan of 12/18/08 and 2 copies 24" x 36". Please note that the location of Fairway Avenue has been moved approximately 250 feet west of the southeast corner of Queen's Crown to accommodate recommendations by Stolfus Engineering. This location for Fairway Avenue gives good visibility from the north and south intersection with Highway 13. Yancy Nichol of Sopris Engineering and I measured this location on site. The drawing has also been sent to Stolfus Engineering for them to incorporate this location for Fairway Avenue into their Access Control Plan.

All other comments have been incorporated into the Site Plan per our letter of October 13, 2008. The only other change is the designation of Developing Resource Zoning for the area west of Hubbard Creek.

Based on your letter of November 1, 2008, your comments are addressed as follows:

Site Plan:

1. An easement has been shown to the drill pad site.
2. An easement has been provided for the irrigation ditch.
3. The wetlands have been shown at the north property line.
4. The property lines have been taken out from the Future Drill Site.
5. The property is identified Vicinity Map.

Land Use and Zoning:

1. Noted appropriate use.
2. We are working with CDOT and Stolfus Engineering on the location of Fairway Avenue.
3. Sidewalks have been shown on Queen's Court and Fairway Avenue.
4. The open space will be deeded to the Owner's Association and the Homeowner's Association.
5. A trail corridor along Hubbard Gulch will be investigated at Preliminary Plan.

6. Development Standards for the Light Industrial and Multi-Family will be developed at Preliminary Plan.
7. A detailed landscaping plan will be submitted as part of the Preliminary Plan. At a minimum, 2 trees and 5 bushes with xeriscape landscaping will be required on all sites. The Architectural Standards shall be fairly restrictive with no mental buildings on site and requirements for a mixture of stucco, wood siding, stone, and timber accents for all structures.
8. Outdoor storage shall be restricted from the lots along Highway 13 but will be permitted on the back lots.
9. No buildings with metal exteriors will be permitted. Roofs may be metal but non reflective.
10. Shared access points will be used where practical.
11. The area west of Hubbard Gulch has been designated Developing Resource.
12. The acreage of Parcel A has been shown on the Site Plan.

Other:

1. A copy of the gas lease will be submitted at Preliminary Plan.
2. A final Annexation Agreement is being worked out with the City.
3. SGM's comments were addressed in the October 13, 2008, letter.

If you have any additional comments concerning this application, please contact this office.

Sincerely yours,


Stephen Isom

CC: Hubbard Gulch Development, LLC.



ISOM & ASSOCIATES

Architecture Land Planning Project Management

October 13, 2008

Nathan Lindquist
Planner for the City of Rifle
2020 Railroad Avenue
Rifle, CO 81650

RE: Queen's Crown Subdivision

Dear Nathan:

The following is a response to the meeting that was held with the Rifle Staff on Queen's Crown Subdivision on Tuesday, September 16, 2008. This letter also addresses the comments made by Adan Racette and Jefferey Simonson from SGM on September 22, 2008, and the letter from Dick Deussen, City Engineer, of August 5, 2008.

The letter of September 22, 2008, from SGM refers:

1.1. General

- 1.1.1. The revised map has a clear definition between the Light Industrial and the Medium Density Residential zoning. The parcel has been marked clearly on the zoning map as Light Industrial for 49.61 acres and Medium Density Residential for 7.42 acres. The Light Industrial does include Parcel A for future development.
- 1.1.2. With the change in use from Residential to Light Industrial, the mitigation and noise abatement for the firing range to the north will be reduced to berming along the northern edge of the property and landscaping along that berm.
- 1.1.3. A formal wetland delineation will be completed by the Wetland Consultants at Preliminary Plan stage.

- 1.1.4. The applicant has been investigating the lining or piping of the irrigation ditch that passes through the property to avoid irrigation leakage. There will also be a catchment ditch located below the existing wetlands to catch any leakage from the pond to the north and divert it into the drainage system for the project. The detailed drainage report will be prepared at Preliminary Plan.
- 1.1.5. The Grand Tunnel Ditch will be piped or lined through the property to avoid damage to the subdivision from the ditch. There are minor irrigation rights with the site from the Grand Tunnel Ditch but they will not be used for non-potable watering on site. It is the intent of the development to maintain a xeriscape type of landscaping with drip systems and natural vegetation on the site when developed. These will be incorporated into the Design Review Guidelines for the site.
- 1.1.6. The Medium Density Residential lots are shown with open space. The actual area for development will be on slopes of less than 30% and will be further detailed at Preliminary Plan once the road alignment has been determined and final elevations for the road shown on cross sections.
- 1.1.7. The Preliminary Plan will have a more detailed geotechnical analysis of the site and the Grand Tunnel Ditch.
- 1.1.8. The site for the Future Drill Site at the northern center of the property as shown on the site plan will be retained for that use only. All lot lines have been taken away from the site. The applicant is seeking a letter from Antero Resources II Corporation that they are not interested in drilling this site. Their lease expires in 2009.

1.2 Grading/Drainage/Stormwater Management

- 1.2.1. A detailed drainage report will be submitted at Preliminary Plan that will address all of the off site and on site drainage problems, historical flow rates, swale design, detention pond design, etc.
- 1.2.2. A detailed geotechnical report will be submitted at Preliminary Plan.

1.3. Sanitary Sewer

- 1.3.1. There is a 8" sewer across the southern boundary of the property that provides service to the Forest Service buildings. There is an agreement with the Forest Service on a cost sharing of this line that will be addressed at Preliminary Plan stage. The sewer line will be further investigated and tested at Preliminary Plan stage.

1.4. Water

- 1.4.1. The waterline on Fairway Avenue has been changed to a 14" PVC C900 waterline.
- 1.4.2. The applicant will work with the City to either develop a booster pump station to develop adequate pressure in the subdivision or an additional pump to fill the water tank. The developer is also interested in working with any other subdivisions to arrive at a satisfactory water system for the project and the area.
- 1.4.3. An alternate to specific solutions for the water system would be to join a Special Improvement District for future development of a water system in the area.

1.5. Road

- 1.5.1 The Site Plan shows a 75 foot radius for the cul de sac.
- 1.5.2. Kevin Wayland, of the Rifle Fire Department, has been contacted about the length of the cul de sacs. He will request that the buildings be fire sprinkled with the longer roads proposed.
- 1.5.3 The applicant has agreed to not seek approval of a Preliminary Plan from the city until CDOT has approved an Access Control Plan (ACP) which would address the extension of Fairway Avenue to Highway 13. The applicant would still like to submit the Preliminary Plan for review prior to final approval of the ACP.
- 1.5.4 The full design of Fairway Avenue to Highway 13 will be submitted at Preliminary Plan as prepared by SGM. Schmueser Gordon Meyer to provide their traffic report for the amount of traffic entering Fairway Avenue from Palomino Park/Knollridge areas.
- 1.5.5 The road design will meet the criteria set forth in the Public Works Manual. The geotechnical report for the site at Preliminary Plan will cover the required road structure based on traffic volume and type.
- 1.5.6 A future road connection over Hubbard Creek will be evaluated at Preliminary Plan.
- 1.5.7. Any crossing of Hubbard Creek will meet all floodplain requirements.

- 1.5.8. Fairway Avenue will be constructed in conjunction with the City of Rifle. There are existing plans from Schmueser Gordon Meyer that show the configuration of Fairway Avenue.
- 1.5.9 The applicant will be talking to the owners of King's Crowns area on additional right-of-way and benefits for the construction of this road.

Most of the items listed in Dick Duessen's letter of August 5, 2008, will be addressed at Preliminary Plan as Preliminary Plan requirements. It was agreed at the meeting that the existing sewer easement will show on the Final Plat and not on the Annexation Map. The limits of the wetland area have been shown on the site plan.

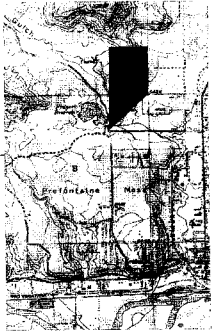
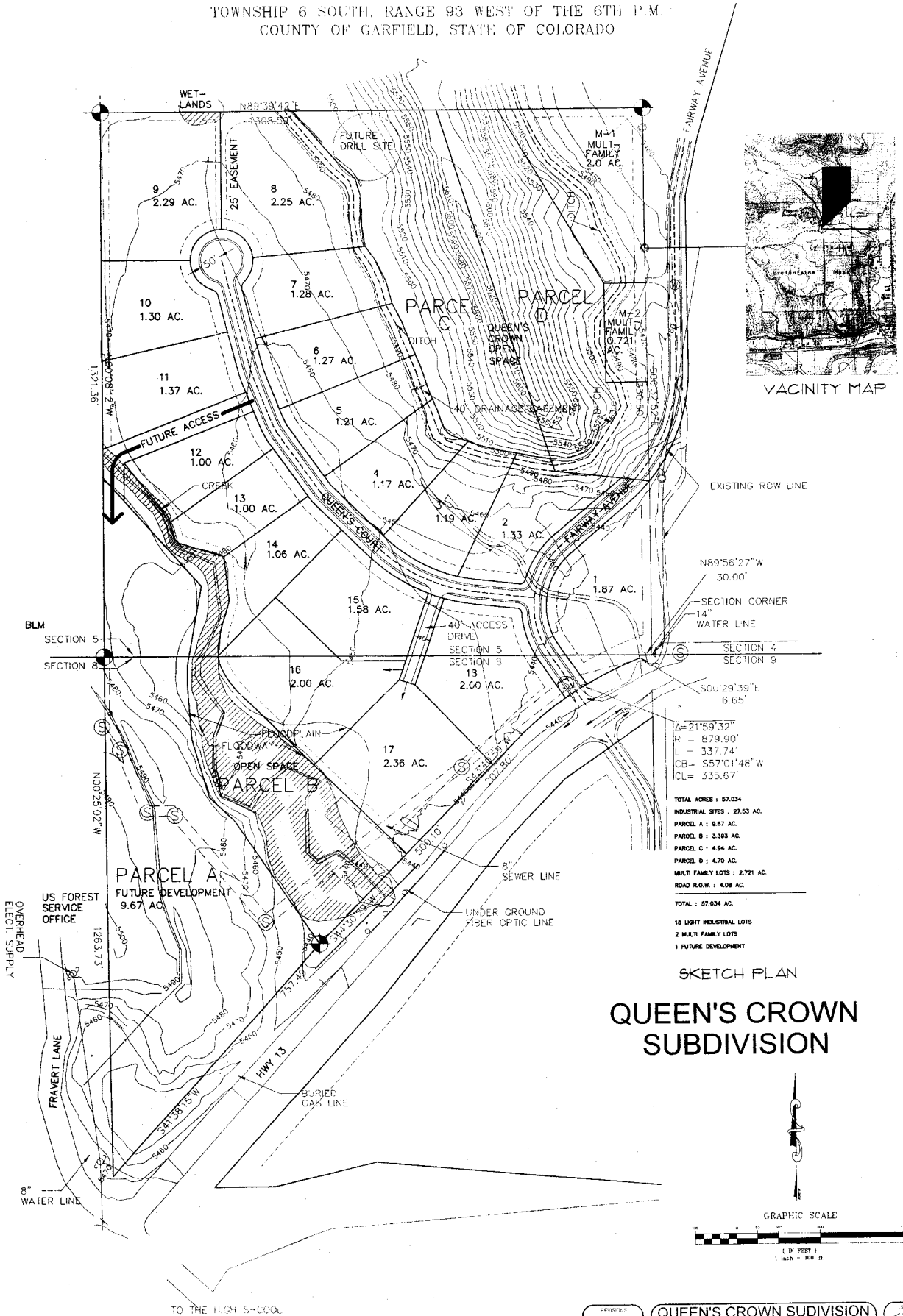
A revised Annexation Map is being prepared by Bookcliff Survey Services, Inc. per the changes by SGM and will be forwarded on when finished.

If there are any other questions concerning the application, please contact this office.

Sincerely yours,


Stephen Isom

A PARCEL OF LAND SITUATED IN THE NE1/4NE1/4 SECTION 8 AND THE SE1/4SE1/4 SECTION 5
 TOWNSHIP 6 SOUTH, RANGE 93 WEST OF THE 6TH P.M.
 COUNTY OF GARFIELD, STATE OF COLORADO



VACINITY MAP

N89°56'27"W
30.00'

SECTION CORNER
14"
WATER LINE

S04°29'39"E
6.65'

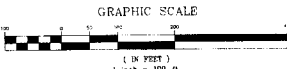
Δ = 21°59'32"
R = 879.90'
L = 337.74'
CB = S57°01'48"W
ICL = 335.67'

TOTAL ACRES : 57.034
INDUSTRIAL SITES : 27.53 AC.
PARCEL A : 9.67 AC.
PARCEL B : 3.383 AC.
PARCEL C : 4.94 AC.
PARCEL D : 4.70 AC.
MULTI FAMILY LOTS : 2.721 AC.
ROAD R.O.W. : 4.08 AC.

TOTAL : 57.034 AC.
18 LIGHT INDUSTRIAL LOTS
2 MULTI FAMILY LOTS
1 FUTURE DEVELOPMENT

SKETCH PLAN

QUEEN'S CROWN
SUBDIVISION



REVISIONS
 Δ 1: P.C.B.
 Δ 2: P.C.B.
 Δ 3: P.C.B.
 Δ 4: P.C.B.
 Δ 5: P.C.B.
 DATE: 10/1/03

QUEEN'S CROWN SUBDIVISION
 RIFLE, COLORADO
 SKETCH PLAN

ISOM & ASSOCIATES
 P.O. Box 9 Eagle, Colorado 81021 (970) 325-0300 FAX 325-4200

SP. NO.
 <105
 DATE:
 10/1/03

A1

TO THE HIGH SCHOOL