



**REGULAR PLANNING COMMISSION MINUTES**  
**Tuesday, February 26, 2008**

*Chairman Helen Rogers* called the Regular Planning Meeting to order at 7:01 p.m.

**MEMBERS PRESENT AT ROLL CALL:**

ROLL CALL: Plum, Bascom, Mead, Bartels, Giard, Gallagher and Rogers

ABSENT: Osier and Burgess

Commissioner Mead moved to EXCUSSE Commissioner Osier and Commissioner Burgess from the meeting  
Commissioner Gallagher seconded the motion. The motion CARRIED with the following vote:

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

**OTHERS PRESENT:**

Planning Director Matt Sturgeon, Planner Nathan Lindquist, Planning Technician Charlotte Squires, Assistant City Attorney Jim Neu, Consultant Engineer Jeff Simonson, City Television Station Michael Churchill, Steve Bigelow, David Watkins, David Ingleby Questar Pipeline Rep, Karen Rhodes, Dale and Gail Coombs, Glen Ault, Eric Brynildson, Jim Stodeman, Drain Heim, Chase Muller, Sally Brands, Steve Wagner, Chris Manera, John Savage, Ron Liston

**APPROVAL OF JANUARY 29, 2008 REGULAR PLANNING COMMISSION MEETING MINUTES**

Commissioner Plum moved to APPROVE January 29, 2008 Minutes Commissioner Bartels seconded the motion. The motion CARRIED with the following vote:

**ROLL CALL: Yes- Plum, Mead, Giard, Gallagher, Rogers and Bartels**                      **Abstained- Bascom**

**PARK HOLLOW PUD PRELIMINARY PLAN 2008-1**

*The Chair* called up the applicant (s) Steve Bigelow, David Watkins

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

**Purpose:**

The applicant seeks approval for a Planned Unit Development application in conjunction with a combined Preliminary Subdivision application. The subject project is located on Park Avenue. There are two existing houses on the site and the applicant proposes to construct seven more homes on the 0.84 acre site for a total of nine.

**Staff Report:**

This application came before the Commission in September 2007. The sketch application was approved with conditions. The applicant has made efforts to meet the recommendations from the relevant agencies, the Commission and the Council. Included in your package are the revised plans.

If the Planning Commission decides to approve the requested Planned Unit Development and the Sketch Subdivision Application, staff recommends that it only do so with the following conditions:

  
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1. The applicant provides a land use summary that includes accurate landscaped area numbers. An approved landscaping plan, including an irrigation plan is provided at the Final Plat Stage. This landscape plan must include the program for maintenance of the open space areas and a fencing plan.
2. The Final Plat application shall include an approved Storm Water Management Plan.
3. Color Architectural Elevation drawings that include perspectives as viewed from Park Avenue must be provided at the Final Plat Stage.
4. Street Cut Permits are required for each right-of-way cut.
5. The applicant shall conform to all review agency recommendations, including comments from Public Works and Engineering and the Fire Department (see attached comments).
6. All representations of the applicant made in the application and in statements during the public hearing before the Commission and the Council are considered conditions of approval with which the applicant shall comply

Added additions to Staff Report

1. The garage that sits almost on the south property line shall be moved so that it is at least 3 feet from the property line.
2. The applicant will ensure that the site of the dumpster is amenable to trash pickup, and that the dumpster is adequately screened.
3. The sidewalk along the northern edge of the parking lot shall be extended to meet the sidewalk on Park Avenue.
4. The final plat shall state that the Site Plan of the PUD is binding to all development on the site.

**Commissioners Questions and Comments:**

*Commissioners* asked if there were any problems with any of the recommendations.

*Applicant* replied none at all.

*Commissioners* asked about a rear exit, and what about all the recommendations listed in the staff report.

*Applicant* replied after visiting with the fire marshal, which with the sprinkling of each home and egress windows, there did not need to be a back door.

*Staff* replied this is typical, and worked out before building permit being issued. Staff would only bring this back if something major would change the project.

**Public Comments:** No Comments.

**Closing Comments:** No Comments.

**Motion Made:**

*Commissioner Bascom* moved to **APPROVE** Park Hollow PUD Preliminary 2008-1 with all Staff's recommendations including additional conditions reading as 7) The garage that sits almost on the south property line shall be moved so that it is at least 3 feet from the property line 8) The applicant will ensure that the site of the dumpster is amenable to trash pickup, and that the dumpster is adequately screened 9) The sidewalk along the northern edge of the parking lot shall be extended to meet the sidewalk on Park Avenue. 10) The final plat shall state that the Site Plan of the PUD is binding to all development on the site. *Commissioner Plum* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Plum, Bascom, Mead, Bartels, Giard, Gallagher, and Rogers**

**No-**

  
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## THE FARM @ RIFLE PUD PRELIMINARY PLAN 2007-2

*The Chair* called up the applicant (s) John Savage, Steve Wagner, Ron Liston, Sally Brands, Chris Manera,

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

### Purpose:

The Farm is a proposed Master Planned Community consisting of 150 acres. The application anticipates 569 residential units at build out. The project provides an elementary school site and thirty six (36) acres of open space including 10.70 acres of parkland.

The applicant anticipates building the project in seven phases, with a build out period of approximately 12 years (50 units per year).

*Applicants* presented a power point presentation and walked through the project. Shared they have no problems with any of Staff's recommendations and have and will continue to work with Staff.

### Staff Report:

#### SUMMARY OF RECOMMENDED CONDITIONS

1. Acquire right-of-way from Bookcliff Art's Council and build 16<sup>th</sup> Street to a City standard from Birch Ave east to Road A as part of Phase 1 – this can exclude sidewalk on the north side in front of Bookcliff Art's Council, because park plans anticipate a pedestrian walkway going through the park.
2. Development agreements and plat notes shall clearly state the availability of wastewater service to the multi-family and commercial properties requires the approval of plans and a State Site Application for a lift-station. The location of the lift-station and the costs associated with its construction will remain unknown until development plans are prepared for these two areas of the Farm. Additionally, property owners will likely be charged an additional wastewater fee to cover added costs associated with maintenance and operations of a lift station.
3. Create a clear PUD map and PUD standards that:
  - o Identifies single-family lots that won't transition and callout as LDR-PUD. These should allow only single-family units and accessory dwellings (ADUs);
  - o Call out lots 74 – 85 and 100 – 113 as MDR1-PUD and allow to develop as single-family, patio, or duplex with the requirement that blocks of lots will be developed with similar unit types (Lots 74 – 79, 80 – 85, 100 – 105, and 106 – 113);
  - o Call out lots Mf1 – Mf7 and D1 – D25 as MDR2-PUD and allow to develop with duplex units and townhouses;
  - o Allow staff to discuss additional options for Lots 1 – 21 (along alley B-R) that may include additional patio units with common greens; and
  - o Refine scope of allowable land uses for the CS-PUD District – See EXHBIT A.
4. Reduce minimum square footage requirements proposed by the applicant on p. 9 Exhibit 1 for attached residential units to 1,000 square feet. Additionally, the applicant shall investigate with staff the idea of establishing a maximum square footage for 15 percent of all attached units.
5. Require the applicant introduce a specific site design for Lots 68, 74, and 107 as part of the Final PUD application, if said lots can't be tied to the alley system.
6. Provide a street signage plan with the Final PUD that shows the placement and sign details for no-parking signs, and provide no-parking enforcement provisions within the HOA governing documents that include option for levying fines.

  
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7. The HOA maintained landscaped areas along the streets, within the islands, and throughout the open space areas should be installed as a "public improvement" with the utilities and streets.
8. Alleys will be owned and maintained by the Home Owners' Association. Each property shall have its address posted clearly in the alley. Alleys shall be signed as one-way and red street signs shall call out each alley as named by each final plat. The plat or some other document shall allow common trash collection from the alley; half of the homeowners fronting each alley will be located on the opposite side of the City's side load trash truck.
9. Construct the 8-foot concrete regional trail and landscape the associated open space corridor at the same time the developer relocates the Questar pipeline.
10. Require the developer construct 16<sup>th</sup> Street from Road A east to Future Road following the build out 50 percent of Phase Four OR 75 percent of all units in Phases 1 – 4, whichever occurs first.
11. Require the developer improve the intersection of 16<sup>th</sup> and Railroad with Phase 1 Filing 3 and grant off-site street impact fee credit for said improvement OR by October 31, 2011, whichever occurs first.
12. Require applicant fund 50% of the study and design of a street connection from E. 7<sup>th</sup> to Hwy 6 up to a maximum of \$75,000 as part of Phase Two, Filing Two OR anytime after Dec. 31, 2010, if requested by the City. Off-site street impact credit shall be granted.
  - o The applicant must secure an agreement with Questar prior to recording the first final plat, and the gas line shall be relocated per the terms of this agreement OR as part of Phase 3 Filing 3, whichever occurs first.
  - o The applicant shall work with the City Attorney, Utility Director, and Park's Superintendent to create a comprehensive plan for instillation, operations, and maintenance of the raw water irrigation system. This shall be reviewed and considered with the Final PUD application; approval of the Preliminary Plan is will not constitute approval of the raw water irrigation system.
13. Paragraph C under Other Building Issues, Accessory Uses (p. 21) shall be revised to require similar house footprints with in six houses of each other significantly vary the front elevation (color, materials, form, window placement, etc.). The intent being that it shall not be obvious said units are the same house plan.
14. Expand the standards of the commercial area in the Final PUD standards.
15. Modify Phasing Plan to show filings associated with each phase.
16. Create blocks to easier identify subsets of lots. One can't refer to Lot 1, as an example, because Lot 1 is used several times throughout the project.
17. For the Final PUD, attempt to create a zoning map that allows for the general standards (setbacks, building height, uses, etc.)

**Commissioners Questions and Comments:**

*Commissioners* shared concerns on the drill pad and the aesthetics of the site if drilling happens. How the site looks during the process and the pipes that remain after the process.

*Staff* replied that what is put in place is how the pad will need to be restored back too, example if there is a soccer field put on the pad site and they tear it up for drilling then once the site is complete, the company will have to restore the soccer field.

*Staff* replied that the green utility boxes being put in front yards need to go at the back of the homes; Staff will be working with Applicant on that.

**Public Comments:**

Mr. Ingleby explained he is the Questar Pipeline Representative; the gas line will be under the protection of the pipeline easements. Concerns of encroachments on the right of way as trees have been known for their roots to grow into the pipeline.

Mr. Coombs explained he owns the property east of this development, and has two (2) questions 1- road system what order will the streets be constructed, and what would be the schedules for the construction. 2- He is a Canyon Ditch share holder and has concerns with the divider box,

Applicant replied the streets will be built as the phases develop, 16<sup>th</sup> Street to the school site will be done first as well as the streets needed for phase one. The shares in the Canyon Ditch will not change. The ditch water will be piped through the project in a right of way (dedicated easements) to the connecting property.

**Closing Comments:** No Comments

**Motion Made:**

Commissioner Bascom moved to **APPROVE** The Farm @ Rifle PUD Preliminary 2007-2 with all Staff's recommendations Commissioner Mead seconded the motion. The motion **CARRIED** with the following vote:

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

**MEMBER COMMENT AND ADJOURNMENT**

Staff asked if starting at 6:00 p.m. would work for everyone to do a workshop regarding Rimrock Subdivision.

Chairman Rogers adjourned the meeting at 9:25 p.m.

4/8/08  
Date Helen Rogers -Chairman



4-8-08  
Date Charlotte Squires, Planning Technician



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Exhibit 1  
Westside model Home  
Court

Alimony 2003-2  
P.D. 2003-3

### Westside Park Pre-HUD Units

Unit #	Park Owned	
	year	Size
2	1971	12 X 64
5	1974	12 X 64
11	1973	14 X 60
20	1972	12 X 60
21	1970	12 X 70

Unit #	Tenant Owned	
	year	Size
23	1972	12 X 56
1	1975	14 X 70
16	1972	14 X 60

Note: Units 15 and 19 will be replaced as part of the development project.