



RIFLE CITY COUNCIL

REGULAR MEETING

May 18, 2022

7:00 p.m.

202 Railroad Avenue, Rifle, CO

CALL TO ORDER & ROLL CALL

A regular meeting of the Rifle City Council was called to order at 7:00 p.m. by Mayor Ed Green.

Present at Roll Call:

Mayor Ed Green, Councilor Alicia Gresley, Councilor Joe Carpenter, Councilor Chris Bornholdt and Councilor Sean Strode.

Councilor Sean Strode motioned to excuse Councilor Clint Hostettler and Councilor Brian Condie; seconded by Councilor Alicia Gresley.

Roll Call: Yes - Joe Carpenter, Alicia Gresley, Ed Green, Chris Bornholdt and Sean Strode.

No - None.

Others Present:

City Manager Tommy Klein, City Clerk Misty Williams, City Attorney Jim Neu, Rifle Community Television (RCTV) Salvador Tovar-Guzman, Parks and Recreation Director Tom Whitmore, Planning Director Patrick Waller, Court Administrator/PIO Kathy Pototsky, Chief of Police Debra Funston, Police Department Office Manager Robin Steffen, Police Department Officers, John Kuersten, Brian Stowell, Fernando Argiro, Terry Davis and Harold Martinez.

SWEARING-IN of NEW POLICE OFFICERS

A. Swearing-In of New Officers David Adkins, Nathan Roos and Ethan Turner

B. Present Proclamation Recognizing National Police Week

Chief of Police Debra Funston introduced new officers David Adkins, Nathan Roos and Ethan Turner. City Clerk Misty Williams administered Oath of Office to new police officers Adkins, Roos and Turner.

Councilor Alicia Gresley moved to approve Proclamation for National Police Week; seconded by Councilor Sean Strode.

Roll Call: Yes - Ed Green, Alicia Gresley, Joe Carpenter, Chris Bornholdt and Sean Strode.

No – None.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER APPROVING THE FOLLOWING ITEMS:

A. Consider Minutes of the May 4, 2022, Regular Meeting

B. Consider Buy Back of Cemetery Space

Councilor Sean Strode moved to approve Consent Agenda Items A and B; seconded by Councilor Joe Carpenter.

Roll Call: Yes - Sean Strode, Joe Carpenter, Chris Bornholdt, Alicia Gresley and Ed Green.

No – None.

PRESENTATION

Receive Presentation from Eco Dwelling LLC. Regarding Rifle Area Development Proposals

Planning Director Patrick Waller, John Kuersten and Eco Dwelling LLC. Owner Fernando Argiro presented the Rifle Area Development Proposal. 14th Street Marketplace and 301 West 16th Street have been purchased by a developer that is looking to subdivide both properties and install, small locally manufactured housing units built by Eco Dwelling LLC. The applicant plans to construct the approximately 900 square foot units in the factory and then install the units on 3,000 square foot lots in the proposed parcels. Construction of the unit can also be done out in the lot location, as an option. Eco Dwelling LLC is implementing a combination of green and modern technology, creating building materials to provide a more eco-friendly housing option to the community. The developer's preliminary plan includes the sale of the unit along with the lot. The applicant has not submitted an official development application.

Council addressed potential concerns and provided feedback.

PUBLIC HEARING

Consider Final Plan and PUD Request for Last Chance Commons

Planning Director Patrick Waller and Applicant Brian Stowell presented Final Plan and PUD Request for Last Chance Commons. Applicant Stowell requests approval of Final Plan and PUD zoning for a development of twelve units on 1.911 acres, currently zoned Community Service (CS). The property consists of Lots 15 and 16 of the Grand River Plaza Subdivision located south of Airport Road, west of Grand River Hospital and east of Colorado River Fire Rescue Station #43 on the south side of Last Chance Drive. The proposal includes a request for a PUD that allows smaller setbacks for certain lots and a decrease in the minimum lot size. Applicant met notification requirements. Planning Commission approved the Preliminary Plan for the project and recommended approval of the PUD Application to City Council. The conditions of the preliminary plan have been met.

Staff suggests the following conditions for Final Plan/PUD approval:

1. All representations made by the Applicant in the application and during public hearings shall be conditions of approval, unless specifically altered by City Council.
2. The applicant shall resolve any outstanding referral comments as part of the submittal of final construction plans to the satisfaction of the City of Rifle.
3. Building elevations shall vary for the lots fronting Last Chance Drive. The same building elevation shall not be repeated for four consecutive lots.
4. The applicant shall provide required GIS information before the Final Plat is recorded.
5. The applicant shall update the final plat as required by Planning Department and the Rifle Municipal Code, prior to the recording of the Final Plat.
6. The applicant shall provide a finalized set of Covenants for the property that demonstrates the homeowners association will maintain the access driveways, prior to recording the Final Plat.

Consider Request for Community Service PUD Zoning for the Last Chance Commons Subdivision – Ordinance No. 9, Series of 2022 – 1st Reading

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING LOTS 15 AND 16, GRAND RIVER PLAZA, FROM COMMUNITY SERVICE BUSINESS DISTRICT (CS) ZONE DISTRICT TO COMMUNITY SERVICE BUSINESS DISTRICT PLANNED UNIT DEVELOPMENT (CS-PUD).

Councilor Alicia Gresley moved to approve Ordinance No. 9 Series of 2022, on first reading as presented, and order it to be published as required by Charter; seconded by Councilor Sean Strode.

Roll Call: Yes - Ed Green, Sean Strode, Alicia Gresley, Chris Bornholdt and Joe Carpenter.

No - None.

Consider Request for Final Plan Approval for Last Chance Commons – Ordinance No. 10, Series of 2022 – 1st Reading and Subdivision Improvements Agreement

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING A FINAL SUBDIVISION PLAN AND FINAL SUBDIVISION PLAT FOR LAST CHANCE COMMONS

Councilor Alicia Gresley moved to approve Ordinance No. 10 Series of 2022, on first reading as presented, and order it to be published as required by Charter; seconded by Council Sean Strode.

Roll Call: Yes - Chris Bornholdt, Ed Green, Alicia Gresley, Joe Carpenter, and Sean Strode.

No – None.

REGULAR AGENDA

Consider Amending Section 10-3-50 of the City of Rifle Municipal Code Setting Forth the Definition of the Municipal Offense of Harassment – Ordinance No. 11, Series of 2022 – 1st Reading

Court Administrator/PIO Kathy Pototsky presented the request to consider amending Section 10-3-50 of the Rifle Municipal Code. The amendment is to clarify language in the harassment code as well as update the term “telephone” to “phone” to assure that our definitions are keeping up with technological developments.

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO AMENDING SECTION 10-3-50 OF THE CITY OF RIFLE MUNICIPAL CODE SETTING FORTH THE DEFINITION OF THE MUNICIPAL OFFENSE OF HARASSMENT

Councilor Sean Strode moved to approve Ordinance No. 11 Series of 2022, on first reading as presented, and order it to be published as required by Charter; seconded by Council Chris Bornholdt.

Roll Call: Yes - Alicia Gresley, Sean Strode, Chris Bornholdt, Ed Green and Joe Carpenter.

No – None.

Consider Increasing Rose Hill Cemetery Fees

Parks and Recreation Director Tom Whitmore presented updated fee schedule for Rose Hill Cemetery, based on the April 20th, 2022 council meeting discussion. Increasing cemetery fees will help offset increasing operational and future expansion expenses. Legal staff will draft the related ordinance with guidelines to clarify qualifications for local and non-local status. Staff recommends cemetery fees to be increased as presented and authorize City Attorney to draft changes to the related ordinance.

Council provided direction to City Staff to move forward on creating ordinance with presented Rose Hill Cemetery fee schedule to update the Rifle Municipal Code. Legislative action will take place.

Report to City Manager

Reports were heard from City Manager Tommy Klein.

Comments from Mayor and Council

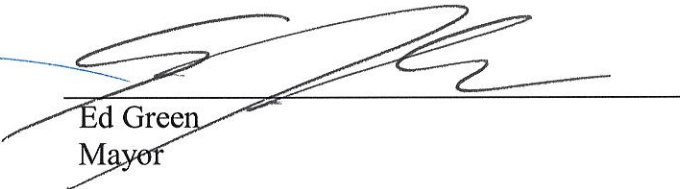
Comments were heard from Councilor Chris Bornholdt, Council Alicia Gresley, Councilor Sean Strobe and Mayor Ed Green.

Adjournment

Meeting adjourned at 8:49 p.m.


Misty Williams
City Clerk




Ed Green
Mayor