



CITY COUNCIL

WORKSHOP AND REGULAR MEETING AGENDA

March 20, 2024
7:00 PM
202 Railroad Avenue, Rifle, CO

6:00 PM - Workshop Meeting

Discussion and Review

- a. Discuss Producing City Council Meeting Summaries for Viewing by the General Public
- b. Receive Briefing from City Manager
- c. Discuss Senior Water Rates

7:00 PM - Regular Meeting

- 1. **Call to Order**
- 2. **Pledge of Allegiance**
- 3. **Roll Call**
- 4. **Public Comment** *(maximum time permitted for Public Comment is 3 minutes per person)
- 5. **Consent Agenda**
 - 5.a. Consider Minutes of the March 6, 2024 Regular Meeting
 - 5.b. Consider Liquor License Renewal for Thai Chili Bistro, Inc dba Thai Chili Bistro
 - 5.c. Consider Planning Commission Board Appointments
 - 5.d. Consider Reappointment of Senior Center Advisory Board Members
 - 5.e. Consider Authorizing the Mayor to Sign Memorandum of Understanding with Colorado Department of Local Affairs for Continuation of Main Street Program
 - 5.f. Consider Ordinance No. 4, Series of 2024, and Subdivision Improvements Agreement (SIA) for Fritzlan Final Plat - 2nd Reading
 - 5.g. Consider Ordinance No. 5, Series of 2024, to Amend the Rifle Municipal Code Regarding Setbacks for Accessory Structures - 2nd Reading

- 5.h. Consider Ordinance No. 6, Series of 2024, to Rezone a Portion of Stillwell Avenue from Low Density Residential to Medium Density Residential Redeveloping - 2nd Reading
- 5.i. Consider Ordinance No. 7, Series of 2024 - Food Truck Code Update - 2nd Reading
- 5.j. Consider Ordinance No. 8, Series of 2024 - Rezoning of Rifle Business Park - 2nd Reading

6. Action, if any, on Workshop Items

7. Presentation

- 7.a. Present Appreciation Plaque to Taylor Walters for Senior Exercise Program
- 7.b. Present Antique Ballot Box to the Rifle Heritage Center

8. Regular Agenda

- 8.a. Consider Increase to Purchase Order for Construction of Grand Hogback Trail System
- 8.b. Consider Approval of the Purchase of Three Ford Interceptor Patrol Cars
- 8.c. Consider Approval of the Purchase of Three Upfit Packages for New Police Interceptor Patrol Cars
- 8.d. Consider the Purchase of a Bobcat MT100 Mini Track Loader
- 8.e. Consider Signing a Letter of Support for CDS to Purchase TruNarc Drug Scanners
- 8.f. Consider Approval of a Purchase Order to Fund Parachute Area Transit System (PATs)
- 8.g. Consider Resolution No. 9, Series of 2024, to Apply for Grant Funding the More Housing Now Program

9. Administrative Reports

- 9.a. Report to City Manager

10. Comments from Mayor and Council

11. Adjournment



Agenda Item #a.

Agenda Item Name:

Discuss Producing City Council Meeting Summaries for Viewing by the General Public

Presenter:

Tommy Klein, City Manager

Item Description:

Discuss Producing City Council Meeting Summaries for Viewing by the General Public

Recommended Action:

None

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

This topic was discussed last year. Mayor Strode would like to discuss the topic further.

Executive Summary:

Mayor Strode proposes the Council allow members to produce summaries of Council meetings. Staff would promulgate the videos on official social media.

Staff would like the Council to consider appointing/approving members that could participate in producing the summaries. Approval could be given to all members of the board.

Notification Requirements:

None

Prepared By:

Tommy Klein, City Manager

Attachments:

None



Agenda Item #b.

Agenda Item Name:

Receive Briefing from City Manager

Presenter:

Tommy Klein, City Manager

Item Description:

Receive Briefing from City Manager

Recommended Action:

None

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

The City Manager will brief Council on important matters and seek direction on an item.

Executive Summary:

The City Manager will brief Council on important matters and seek direction on an item.

The City Manager wishes to discuss the Penwell project, senior water rates, and a resignation date.

Notification Requirements:

None

Prepared By:

Tommy Klein, City Manager

Attachments:

None



City of Rifle
SENIOR CITIZEN'S UTILITY RATE REDUCTION
ELIGIBILITY APPLICATION

Customer Number: _____ Date: _____ Phone #: _____

Name: _____

Address: _____

Criteria to Establish Eligibility for Reduced Utility Rate

This Application is valid for one year. Prior to the end of each year, applicants are required to renew their application.

1. Must be over sixty-two (62) years of age.
2. Must be head of household.
3. Must occupy the residence within City limits.
4. Must meet the financial eligibility requirements of the program.

Financial Eligibility (Check Either A or B) all other eligibility requirements must be met.

___ The income level from all sources for a single individual shall not exceed 125% of the Federal Poverty Level per year.

___ The joint income level from all sources for a married couple shall not exceed the 125% of the Federal Poverty Level per year

Upon completion and verification of the application, applicants will receive a 20% discount off the base rate for both water and sewer services.

**Note: This document is double-sided. Please see page 2 for
Program Eligibility Requirements**



Supporting Documents Verifying Program Eligibility

Proof of Age

- Birth Certificate
- Current State of Colorado Driver's License or ID listing Date of Birth
- Medicare Card
- Social Security Administration Document

Proof of Income

- Federal Income Tax Return
- Evidence of qualifying for the Low-Income Energy Assistance Program (LEAP) of the Colorado Department of Human Services

Proof of Residence/Utility Payment Responsibility

- Property Owner (County Tax Bill)
- Copy of rental agreement indicating that payment is the responsibility of the tenant.
- A letter from property owner stating that payment of the utilities is the responsibility of the tenant (applicant).

If all eligibility requirements are met, applicants will receive 20% off the current base rate for both water and sewer services.

Water Base Rate is Based on 0000 – 2000 gallons per unit

Sewer Base Rate is Based on 0000 – 4000 gallons per unit

If an applicant goes above the allowed gallons per unit, they will be subject to the standard rate thereafter.

Applicant's Signature

Date

City of Rifle Finance Director Signature

Date



City of Rifle
SENIOR CITIZEN'S UTILITY RATE REDUCTION
ELIGIBILITY APPLICATION

Customer Number: _____ Date: _____ Phone #: _____

Name: _____

Address: _____

Criteria to Establish Eligibility for Reduced Utility Rate

This Application is valid for one year. Prior to the end of each year, applicants are required to renew their application.

1. Must be over ~~sixty-two (62)~~ sixty-five (65) years of age.
2. Must be head of household.
3. Must occupy the residence within City limits.
4. ~~Must meet the financial eligibility requirements of the program.~~

~~Financial Eligibility (Check Either A or B) all other eligibility requirements must be met.~~

~~___ The income level from all sources for a single individual shall not exceed 125% of the Federal Poverty Level per year.~~

~~___ The joint income level from all sources for a married couple shall not exceed the 125% of the Federal Poverty Level per year.~~

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Supporting Documents Verifying Program Eligibility

Proof of Age

- Birth Certificate or
- Current State of Colorado Driver's License or ID listing Date of Birth or
- Medicare Card or
- Social Security Administration Document

~~Proof of Income~~

- ~~Federal Income Tax Return~~
- ~~Evidence of qualifying for the Low Income Energy Assistance Program (LEAP) of the Colorado Department of Human Services~~

Proof of Residence/Utility Payment Responsibility

- Property Owner (County Tax Bill) or
- Copy of rental agreement indicating that payment is the responsibility of the tenant or
- A letter from property owner stating that payment of the utilities is the responsibility of the tenant (applicant).

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If an applicant goes above the allowed gallons per unit, they will be subject to the standard rate thereafter.

Applicant's Signature

Date

City of Rifle Finance Director Signature

Date

Billing Rates 2024

Residential & Commercial In-City

WATER – all classes

Usage by Tier		
Tier 1 (2000 gal) 0000 – 2,000 gal	\$32.99*	* Base Charge
Tier 2 (2000 gal) 2,001 – 4,000 gal	\$4.40	Per thousand gallons
Tier 3 (4000 gal) 4,001 – 8,000 gal	\$4.67	Per thousand gallons
Tier 4 (12000 gal) 8,001 – 20,000 gal	\$5.49	Per thousand gallons
Tier 5 21,000 gal & Above	\$6.59	Per thousand gallons

Out-of-City: 150% the In-City rate

Water Tank Surcharge	12% of water charges. Minimum charge \$3.96.
Meter Calibration	Actual cost of calibration
Airport Pressure Zone Surchg	\$0.79/thousand
Bulk Water, Including Fire Hydrants	\$15.00/thousand

SEWER – all classes

0000 – 4,000 gal	\$67.91*	*Base Charge
4,001 gal & Above	\$15.20	Per thousand gallons

Note: Sewer is not metered. November through March, sewer chargers are based on household water usage. In April, those 5 months of water usage are used to calculate an average monthly sewer discharge. This average becomes a cap if over 4,000 gallons (included in base charge) April through October.

Senior Discount	20% off Base Charge on Water & Sewer. Applications available in the Finance office or online.
Out of City Rates	150% of In-City rates for all classes. City does not provide trash service outside City limits.

*Base Charges will occur regardless of whether the services are being used or not.

TRASH SERVICES – residential only

	1 st Can	2 nd Can	Includes Curb Side Recycling Additional Pickup
64 Gallon	\$23.77	\$18.00	\$35.00 each time
96 Gallon	\$25.53	\$20.00	\$35.00 each time
64 Gallon X2	\$41.77		
96 Gallon X2	\$45.53		
96/64 Gallon	\$43.53		
2-Cubic Yard Dumpster	\$70.00		\$60.00 each time

ADDITIONAL TRASH SERVICES

Can size exchange	\$25.00	
64 gallon replacement	\$50.00	Lost or Stolen
96 gallon replacement	\$60.00	Lost or Stolen
18 gallon recycle tub	\$10.00 each	Lost or Stolen

*If a customer has a 64 gallon can and wishes to add a 96 gallon the 96 gallon container will be considered the first can.

*City of Rifle will no longer service Commercial trash, effective March 1, 2017. Colorado State Law (CRS 30-15-401)

MISC CHARGES

Requested Meter read	\$20.00		
Duplicate bill	\$1.39		
Notice Charges	1 st : \$5.00	2 nd : \$15.00	Service Interruption: \$50.00 *Please note that the interruption charge will apply regardless of the water being physically turn off or not. If Personnel arrive to the property, charge applies.

2024 RATE INCREASE 5% Trash services rounded up to the nearest five cents; 2.5% Water service; and 4.2% Sewer service. Increases are effective January 1.



Agenda Item #5.a.

Agenda Item Name:

Consider Minutes of the March 6, 2024 Regular Meeting

Presenter:

Misty Williams, City Clerk

Item Description:

Consider Minutes of the March 6, 2024, Regular Meeting

Recommended Action:

Move to approve the minutes of the March 6, 2024, City Council Regular Meeting

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Minutes of the March 6, 2024, Regular Meeting

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, Deputy City Clerk

Attachments:

1. 03.06.2024 DRAFT Minutes



RIFLE CITY COUNCIL

REGULAR MEETING

March 6, 2024

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 Sean Strode.

Present at Roll Call:

Councilor Clint Hostettler, Councilor Karen Roberts, Councilor Joe Carpenter and Mayor Sean Strode.

Councilor Clint Hostettler moved to excuse Councilor Alicia Gresley, Councilor Chris Bornholdt and Councilor Brian Condie from the council meeting; seconded by Councilor Karen Roberts.

Roll Call: Yes - Karen Roberts, Clint Hostettler, Joe Carpenter, and Sean Strode.

No – None.

Others Present:

City Manager Tommy Klein, City Clerk Misty Williams, City Attorney Jim Neu, Rifle Cable 10 Manager (RCTV) Michael Churchill, Chief of Police Debra Funston, Planning Director Patrick Waller, Senior Planner Geir Sverdrup, Main Street Manager Kim Burner, Utilities Director Jared Emmert, Finance Director Scott Rust, Brenden Rifle 7 Theatres Senior Vice President Walter Eichenger, Colorado River District Strategic Partnerships Director Amy Moyer and Colorado River District Public Relations Deputy Director Lindsay DeFrates.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the February 21, 2024 Regular Meeting
- B. Consider Approval of the Correction of Scrivener's Errors on Resolution Numbers from February 21, 2024 Meeting
- C. Consider Liquor License Renewal for Jalisco Grill, LLC dba Jalisco Grill
- D. Consider Liquor License Renewal for Ruedi Creek Enterprises, Inc. dba Sammy's
- E. Consider Roaring Fork Transit Authority (RFTA) Invoice for the 2024 Hogback Service
- F. Consider Resolution No. 8, Series of 2024 – Designating Persons Authorized to Sign Checks for the City of Rifle

Councilor Clint Hostettler moved to approve Consent Agenda Item A, B, C, D, E, and F; seconded by Councilor Joe Carpenter.

Roll Call: Yes - Sean Strode, Clint Hostettler, Karen Roberts and Joe Carpenter.

No – None.

PUBLIC HEARING

Consider Lodging and Entertainment Liquor License for Brenden Theatre Corporation dba Brenden Rifle 7 Theatres

Mayor Sean Strode opened the public hearing.

Applicant Walter Eichenger was sworn in and presented the Lodging and Entertainment liquor license application for Brenden Theatre Corporation dba Brenden Rifle 7 Theatres located at 250 West 2nd Street Rifle, CO 81650.

City Clerk Misty Williams provided an overview of the Lodging and Entertainment liquor license application received on November 27, 2023 for Brenden Theatre Corporation dba Brenden Rifle 7 Theatres. The public hearing for this application was properly noticed, the application is complete, the appropriate fees have been paid and a petition that reflected the neighborhood's needs and desires was also submitted. Brenden Theatre Corporation dba Brenden Rifle 7 Theatres currently has a state and city approved beer and wine license. Staff recommends approval of the Lodging and Entertainment liquor license application for Brenden Theatre Corporation dba Brenden Rifle 7 Theatres.

No public comments were heard.

Mayor Sean Strode closed the public hearing.

Councilor Clint Hostettler moved to approve Brenden Theatre Corporation dba Brenden Rifle 7 Theatres Lodging and Entertainment Liquor License; seconded by Councilor Joe Carpenter.

Roll Call: Yes - Sean Strode, Joe Carpenter, Clint Hostettler and Karen Roberts.

No – None.

Consider Ordinance No. 4, Series of 2024, and Subdivision Improvements Agreement (SIA) for Fritzlan Final Plat

Mayor Sean Strode opened the public hearing.

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING A FINAL SUBDIVISION PLAN AND FINAL SUBDIVISION PLAT FOR FRITZLAN RANCH SUBDIVISION

Senior Planner Geir Sverdrup presented a request to consider Ordinance No. 4, Series of 2024 and Subdivision Improvements Agreement (SIA) for the Fritzlan Final Plan. Eco Dwelling, LLC the applicant is seeking Final Plat approval for a 7.9-acre parcel located north of Last Chance Drive and west of Megan Avenue. The parcel was annexed last year, and the applicant has submitted a Final Plat that generally matches the annexation compliant with the previously reviewed PUD for the property. The applicant's Final Plat contains 51 single-family lots that will be developed with approximately 900 square-foot, two-bedroom and 1220 square foot three-bedroom units that are built by the applicant. The proposal also includes one (1) 0.81-acre park parcel and two smaller open space parcels. Notice requirements by the State Statute and Rifle Municipal Code were met. Staff recommends approval of the Subdivision Improvements Agreement application for Fritzlan Final plan subject to the conditions presented.

No public comments were heard.

Mayor Sean Strode closed the public hearing.

Councilor Clint Hostettler moved to Ordinance No. 4, Series of 2024 on its first reading as presented and order it to be published as required by Charter, as well as the Subdivision Improvements Agreement for the Fritzlan Final Plat; seconded by Councilor Karen Roberts.

Roll Call: Yes - Karen Roberts, Sean Strode, Clint Hostettler, and Joe Carpenter.

No – None.

Consider Ordinance No. 5, Series of 2024, to Amend the Rifle Municipal Code Regarding Setbacks for Accessory Structures

Mayor Sean Strode opened the public hearing.

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
ARTICLE III OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE
REGARDING SETBACKS FOR ACCESSORY STRUCTURES

Senior Planner Geir Sverdrup presented a request to consider Ordinance No. 5, Series of 2024 to amend the Rifle Municipal Code Regarding Setbacks for Accessory Structures. Staff has found an inconsistency within the Medium Density Residential regulations regarding setbacks for accessory structures. Accessory structures are required to maintain a twenty (20) foot rear yard setback on double frontage lots no matter what the zone district. In MDR zone districts the primary structure can have as little as a ten (10) foot rear yard setback. Notice requirements by the State Statute and Rifle Municipal Code were met. The revisions presented are staff's recommended amendments to the Rifle Municipal Code by the Planning Commission as text amendments.

No public comments were heard.

Mayor Sean Strode closed the public hearing.

Councilor Karen Roberts moved to approve Ordinance No. 5, Series of 2024 on its first as presented and order it to be published as required by Charter; seconded by Councilor Clint Hostettler.

Roll Call: Yes - Joe Carpenter, Karen Roberts, Clint Hostettler, and Sean Strode.

No – None.

Consider Ordinance No. 6, Series of 2024, to Rezone a Portion of Stillwell Avenue from Low Density Residential to Medium Density Residential Redeveloping

Mayor Sean Strode opened the public hearing.

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO,
REZONING A PORTION OF STILLWELL AVENUE FROM LOW
DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY
RESIDENTIAL REDEVELOPING (MDR-X)

Senior Planner Geir Sverdrup presented a request to consider Ordinance No. 6, Series of 2024 to rezone a portion of Stillwell Avenue from Low Density Residential to Medium Density Residential Redeveloping. Properties owners of these parcels are restricted to single family homes while surrounding properties can build multi-family homes with greater density and smaller setbacks. Notice requirements by the State Statute and Rifle Municipal Code were met. Staff recommends the rezone request to resolve the inconsistency of the zone district and address the need to encourage in-fill development with a fee reduction provision. The proposed rezone will encourage properties that are developing in the area make improvements needed.

No public comments were heard.

Mayor Sean Strode closed the public hearing.

Councilor Clint Hostettler moved to approve Ordinance No. 6, Series of 2024 on its first as presented and order it to be published as required by Charter; seconded by Councilor Joe Carpenter. Roll Call: Yes – Sean Strode, Clint Hostettler, Karen Roberts and Joe Carpenter.
No – None.

Consider Ordinance No. 7 and Ordinance No. 8, Series of 2024, to Amend the Rifle Municipal Code Regarding the Location and Use of Food Trucks in the City of Rifle and Rifle Business Park

Mayor Sean Strode opened the public hearing.

Senior Planner Geir Sverdrup presented a request to consider Ordinance No. 7, Series of 2024 and Ordinance No. 8, Series of 204 to amend the Rifle Municipal Code regarding the location and use of Food Trucks in the City of Rifle and Rifle Business Park. Staff recommends the rezoning of new locations and parking spaces to be available for food trucks to operate in City limits.

Senior Planner Geir Sverdrup explained food truck permit process and answered questions for Council.

No public comments were heard.

Mayor Sean Strode closed the public hearing.

Ordinance No. 7, Series of 2024
AN ORDINANCE OF THE CITY OF RIFLE, COLORADO,
AMENDING ARTICLE III OF CHAPTER 16 OF THE RIFLE
MUNICIPAL CODE REGARDING THE USE AND TYPES OF
TEMPORARY PREPARED FOOD WITHIN THE CITY

Councilor Clint Hostetter moved to approve Ordinance No. 7, Series of 2024 on its first as presented and order it to be published as required by Charter; seconded by Councilor Karen Roberts. Roll Call: Yes - Joe Carpenter, Karen Roberts, Clint Hostettler, and Sean Strode.
No – None.

Ordinance No. 8, Series of 2024
AN ORDINANCE OF THE CITY OF RIFLE, COLORADO,
REZONING THE RIFLE BUSINESS PARK PLANNED UNIT
DEVELOPMENT BY AMENDING THE RIFLE BUSINESS PARK
PLANNED UNIT DEVELOPMENT GUIDE

Councilor Alicia Gresley moved approve Ordinance No. 8, Series of 2024 on its first as presented and order it to be published as required by Charter; seconded by Councilor Karen Roberts.

Roll Call: Yes - Joe Carpenter, Karen Roberts, Clint Hostettler, and Sean Strode.

No – None.

REGULAR AGENDA

Consider Funding Request from the Colorado River District for the Purchase of Shoshone Water Rights

Colorado River District Strategic Partnerships Director Amy Moyer and Colorado River District Public Relations Deputy Director Lindsay DeFrates provided a presentation regarding the funding request in support of the Colorado River District for the purchase of the Shoshone water rights. Presentation included the location of the Shoshone River power plant stream, history of the Shoshone River, project summary, funding strategy, the benefits of the purchase and the importance of the requested support for water right preservation. Director Amy Moyer expressed the critical need for securing local funding commitments as a necessary requirement for the River District to close on the final \$98.5 million deal to acquire the Shoshone Water Rights. Staff has had previous discussion and is in support of moving forward to support the Colorado River District to acquire the Shoshone Water Rights.

Colorado River District Strategic Partnerships Director Amy Moyer and City Attorney Jim Neu answered questions for Council.

Councilor Clint Hostettler moved to authorize staff to sign a letter committing \$100,000.00 for the purchase of Shoshone Water Rights; seconded by Councilor Karen Roberts.

Roll Call: Yes - Karen Roberts, Clint Hostettler, Joe Carpenter and Sean Strode.

No – None.

Consider Approving and Signing a Wagner Service Agreement for Water Plant Backup Generator

Utilities Director Jared Emmert presented a request to consider approving and signing a Wagner Service Agreement for Water Plant Backup Generator. The water treatment facility has a Wagner/Cat backup generator to meet the facility's electrical demand during power outages. The generator requires regular preventive maintenance to ensure it is always available during outages. Wagner is the manufacturer and authorized service provider for their generators. The plant's backup generator has been serviced each year by Wagner Equipment since the facility opened. A standard service agreement with Wagner is for 24 months. Staff recommends approval of request as this agreement would cover 2024 and 2025 maintenance services.

Councilor Clint Hostettler moved to approve the 2-year service agreement for a total of \$25,801.00; seconded by Councilor Joe Carpenter.

Roll Call: Yes - Sean Strode, Joe Carpenter, Clint Hostettler, and Karen Roberts.

No – None.

Consider Pre-Annexation Agreement to Allow Columbine Gymnastics to Connect to City of Rifle Sewer System

Senior Planner Geir Sverdrup presented a request to consider the pre-annexation agreement to allow Columbine Gymnastics to connect to the City of Rifle sewer system. The Columbine Gymnastics property is located north of Hwy 6 & 24 – 24207 Access Road. Columbine Gymnastics currently has water service with the City of Rifle but would like to be able to connect to the City of Rifle sewer and discontinue the use of their failing septic system. The property will remain in the Garfield County jurisdiction. Staff recommends approval of services and a pre-annexation agreement to allow the property to connect directly into an existing sewer main that already serves the west Rifle area with no new mains or additional responsibilities to the City's system.

Councilor Karen Roberts moved to approve Pre-Annexation Agreement to allow Columbine Gymnastics property to connect to the City of Rifle Sewer System; seconded by Councilor Clint Hostettler.

Roll Call: Yes - Karen Roberts, Sean Strode, Joe Carpenter and Clint Hostettler.

No – None.

Consider Approving Resolution No. 7, Series of 2024, Adopting Vision and Mission Statements

A RESOLUTION OF THE CITY OF RIFLE, COLORADO ADOPTING A VISION STATEMENT AND MISSION STATEMENT FROM THE 2024 STRATEGIC PLANNING SESSION

City Manager Tommy Klein presented a request adopting the Vision and Mission Statements for the City of Rifle with Resolution No. 7, Series of 2024. City Council and Staff attended the annual strategic planning meeting on February 23 and 24, 2023 where the mission and vision statements were drafted. Per Section 3.12 of the City of Rifle Charter the City Council is to hold and attend an annual strategic planning session with department heads and key employees to review, confirm and modify the vision, mission and goal statements of the City. Staff recommends approval of Resolution No. 7, Series of 2024 to formally adopt the vision and mission statements from the 2024 Strategic Planning session.

Vision Statement:

The vision of the City of Rifle is to cultivate a resilient community, preserving our hometown values while fostering economic diversity and responsible growth.

Mission Statement:

The mission of the City of Rifle is to maintain a strong community by providing quality services with integrity.

Councilor Clint Hostettler moved to approve Resolution No. 7, Series of 2024 adopting the vision and mission statements for the City of Rifle; seconded by Councilor Karen Roberts.

Roll Call: Yes - Karen Roberts, Sean Strode, Clint Hostettler, and Joe Carpenter.

No – None.

Report to City Manager

Reports were heard from City Manager Tommy Klein and Planning Director Patrick Waller.

Comments from Mayor and Council

Comments were heard from Councilor Clint Hostettler.

Adjournment

Meeting adjourned at 8:05 p.m.

Misty Williams
City Clerk

Sean Strode
Mayor



Agenda Item #5.b.

Agenda Item Name:

Consider Liquor License Renewal for Thai Chili Bistro, Inc dba Thai Chili Bistro

Presenter:

Misty Williams, City Clerk

Item Description:

Consider Liquor License Renewal for Thai Chili Bistro, Inc dba Thai Chili Bistro

Recommended Action:

Move to approve the Liquor License Renewal for Thai Chili Bistro, Inc dba Thai Chili Bistro.

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

Thai Chili Bistro, Inc dba Thai Chili Bistro located at 115 East 3rd Street, Rifle, CO has submitted a Hotel & Restaurant Liquor License Renewal Application.

The application is complete and the appropriate fees have been paid.

Executive Summary:

None

Notification Requirements:

None

Prepared By:

Alexis Ramirez, Deputy City Clerk

Attachments:

1. REDACTED Renewal - Thai Chili

APPLICANT ID: 223417

Submit to Local Licensing Authority

THAI CHILI BISTRO
6082 SOUTH PARIS STREET
Englewood CO 80111

Fees Due	
Renewal Fee	625.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ <u>625.00</u>

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name THAI CHILI BISTRO INC		Doing Business As Name (DBA) THAI CHILI BISTRO	
Liquor License #	License Type Hotel & Restaurant (city)		
Sales Tax License Number	Expiration Date 05/21/2024	Due Date 04/06/2024	
Business Address 115 EAST 3RD STREET Rifle CO 81650-2317		Phone Number 9706258888	
Mailing Address		Email	
Operating Manager <u>Shi Zhong Wang</u>	Date of Birth	Home Address	Phone Number
1. Do you have legal possession of the premises at the street address above? ☒ Yes ☐ No Are the premises owned or rented? ☐ Owned ☒ Rented* *If rented, expiration date of lease <u>10/1/2027</u>			
2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. ☐ Yes ☒ No			
3a. Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) ☒ Yes ☐ No			
3b. If so, which are you renewing? ☐ Delivery ☐ Takeout ☒ Both Takeout and Delivery			
4a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No			
4b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No			
5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. ☐ Yes ☒ No			
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. ☐ Yes ☒ No			

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. ☐ Yes ☒ No
8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. ☐ Yes ☐ No

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Title

SHI ZHONG WANG

President

Signature

Date

Shi Zhong Wang

3/7/2024

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Date

Signature

Title

Attest

Tax Check Authorization, Waiver, and Request to Release Information

I, SHI ZHONG WANG am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Thai Chili Bistro, INC. (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business) <u>Thai Chili Bistro, INC</u>		Social Security Number/Tax Identification Number	
Address <u>115 E 3rd St</u>			
City <u>Rifle</u>		State <u>CO</u>	Zip <u>81650</u>
Home Phone Number		Business/Work Phone Number <u>970-625-8888</u>	
Printed name of person signing on behalf of the Applicant/Licensee <u>SHI ZHONG WANG</u>			
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) <u>Shi Zhong Wang</u>			Date signed <u>3/7/2024</u>

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).



Agenda Item #5.c.

Agenda Item Name:

Consider Planning Commission Board Appointments

Presenter:

Patrick Waller, Planning Director

Item Description:

Consider Planning Commission Board Appointments

Recommended Action:

Move to appoint Melissa Carter to a Regular Planning Commission Member, Re-Appoint Rick Steffen as a Regular Member, and Re-Appoint Milton Rodas as an Alternate Member.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

All three Planning Commission members were previously appointed by City Council.

Background Information:

Planning Commission members serve for four year terms. The Commission includes 5 Regular Members and 2 Alternate Members (who are responsible for voting when a regular member is absent). With the election of Karen Roberts to City Council, there was an opening for a regular Planning Commission member.

Executive Summary:

Planning Commission has recommended that Melissa Carter be appointed as a regular Planning Commission member. Her term would run through April 1, 2027.

Commissioners Rodas and Steffen need to be re-appointed. Their terms will run through April 1, 2027.

Notification Requirements:

No additional notice required.

Prepared By:

Patrick Waller, Planning Director

Attachments:

None



Agenda Item #5.d.

Agenda Item Name:

Consider Reappointment of Senior Center Advisory Board Members

Presenter:

Tami Sours, Senior Center Director

Item Description:

The Senior Advisory Board has appointed Mildred Meeker, Nola Haynes, and Shirley Parks to a three-year term on the Senior Center Advisory Board. All three will be serving their second term on our board. This appointment needs council approval.

Recommended Action:

Recommend approval of Mildred Meeker, Nola Haynes, and Shirley Parks for a three-year term to the Senior Advisory Board.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

The council has approved appointed board members as recommended by the board.

Background Information:

Mildred Meeker, Nola Haynes, and Shirley Parks are all board members looking to be appointed for a second term on the Senior Advisory Board. All three members live in the City of Rifle and are very active at our Senior Center with meals, activities, and educational programs. They have a strong voice for what is needed and communicate what the seniors would like to see available. The Senior Advisory Board has appointed all three for a second three-year term and needs approval of the council. There are no issues or concerns about the re-appointment.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Tami Sours, Senior Center Director

Attachments:

None



Agenda Item #5.e.

Agenda Item Name:

Consider Authorizing the Mayor to Sign Memorandum of Understanding with Colorado Department of Local Affairs for Continuation of Main Street Program

Presenter:

Patrick Waller, Planning Director

Item Description:

Consider Authorizing the Mayor to Sign Memorandum of Understanding with Colorado Department of Local Affairs for Continuation of Main Street Program

Recommended Action:

Move to authorize the Mayor to sign MOU with Colorado Department of Local Affairs for Continuation of the Main Street Program.

Fiscal Impact:

As a member of the program, the City receives grants and consultant support. Most recently, this was used to purchase the selfie-stands and to send Staff to the National Main Street Conference.

Operational Impact:

The updated MOU will require slightly more administrative work from Staff.

Prior Board Motions:

The City has been a member of the Mainstreet program since 2012-15.

Background Information:

In approximately 2012-15 City of Rifle joined the Colorado Main Street Program. At its core the Main Street Program is a community focused downtown revitalization program focusing on 4 main pillars: Organization, Beautification, Economic Vitality and Promotion. The Greater Rifle Improvement Team (GRIT) serves as the City of Rifle Main Street Organization.

Executive Summary:

A new Memorandum of Understanding (MOU) is signed when either the National or State Main Street Organization change or update their standards and requirements for the local organization to be an accredited program. In the case of the attached MOU, national accreditation standards were changed to more accurately reflect downtown needs in a post-COVID era.

The new standards will require a few more administrative duties from the program manager but in no way impact how GRIT functions or the mission of GRIT. The Greater Rifle Improvement Team currently meets the

new standards and will remain an accredited program should City Council choose to authorize the Mayor to sign the Memorandum of Understanding.

Notification Requirements:

No additional notice required.

Prepared By:

Patrick Waller, Planning Director

Attachments:

1. Staff Memo
2. Main Street MOU

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: City Council

FROM: Kim Burner, GRIT Manager; Patrick Waller, Planning Director

DATE: March 13, 2023

SUBJECT: City of Rifle and Colorado Department of Local Affairs
Memorandum of Understanding

In approximately 2012-15 City of Rifle joined the Colorado Main Street Program. At its core the Main Street Program is a community focused downtown revitalization program focusing on 4 main pillars: Organization, Beautification, Economic Vitality and Promotion. The Greater Rifle Improvement Team (GRIT) serves as the City of Rifle Main Street Organization.

A new Memorandum of Understanding (MOU) is signed when either the National or State Main Street Organization change or update their standards and requirements for the local organization to be an accredited program. In the case of the attached MOU, national accreditation standards were changed to more accurately reflect downtown needs in a post COVID era.

The new standards will require a few more administrative duties from the program manager but in no way impact how GRIT functions or the mission of GRIT. The Greater Rifle Improvement Team currently meets the new standards and will remain an accreted program should City Council choose to authorize the Mayor to sign the Memorandum of Understanding.

MEMORANDUM OF UNDERSTANDING

Colorado Department of Local Affairs and City/Town of Rifle

This memorandum of understanding ("Agreement") is entered into and executed by the Colorado Department of Local Affairs ("DOLA"), and the City-Town of Rifle (the "City/Town").

I. RECITALS

WHEREAS, the National Main Street Program strives to revitalize older and historical commercial districts to build vibrant neighborhoods and thriving economies; and

WHEREAS, the Colorado Main Street Program is the State's coordinating program to help Colorado's local Main Street Programs with proven revitalization strategies and needed organization to help identify and leverage opportunities and resources to further the National Main Street Center's Program goals; and

WHEREAS, the City/Town is committed to enhancing downtown; and

WHEREAS, the City/Town wishes to create a vibrant and historic small town where the entire community gathers and connects; and

WHEREAS, the City/Town wants to retain, attract, and improve access for businesses to promote the local economy; and

WHEREAS, the City/Town helps support these goals by providing support to local businesses, hosting/supporting local events to create a vibrant community, funding/supporting beautification projects, connecting businesses to resources; and

WHEREAS, the City/Town benefits greatly by having access to additional grant funding only offered to official Main Streets Programs; and

WHEREAS, enhance the City/Town's economic development efforts, which will benefit the entire community.

II. AGREEMENT

THEREFORE, in consideration of the foregoing and of the mutual promises set forth herein, the parties hereto agree to the following regarding the City/Town:

A. The Colorado Main Street Program agrees to:

Assist the City/Town and local program manager in understanding and following the National Main Street Approach.

Provide the City/Town and the local program manager with the necessary information to promote the Colorado Main Street program.

Provide the City/Town and the local program manager with training opportunities and technical assistance regularly and upon request, including periodic professional development training and the annual Main Street Summit.

Advise the City/Town and the local program manager of additional training and grant opportunities.

Conduct an annual visit to the City/Town to discuss the current community work plan, future work plan, this Agreement, and the requirements and prerequisites of the tiered program.

Review the local program self-assessment annually per Main Street America™ Program accreditation criteria.

Offer and administer scholarship grants subject to available funding. DOLA will advise the City/Town and the local program manager on procedures and policies for applying for funding.

Offer and administer non-competitive mini-grants subject to available funding. In order to be eligible for mini-grants, the project or item must be listed on the local program's Annual work plan that is submitted to DOLA/ Colorado Main Street annually. DOLA will advise the City/Town and the local program manager on procedures and policies for mini-grant eligibility and opportunities.

Offer and administer funding to hire consultants to aid the City/Town and the local program manager in completing community-identified work plan projects subject to available funding.

Act as liaison and facilitate communications between City/Town and other Main Street communities, state agencies, partners, and the Main Street America™ Program, as they relate to the local program.

Provide technical assistance and assistance with the organizational development of the program to the City/Town and the local program manager as requested and as resources are available. Requested services must be related to Main Street's Strategic Plan initiatives.

Offer preservation architectural services as available to the City/Town businesses.

B. City/Town and local program agree to the following requirements as described in the Program Prerequisites and Requirements section of the Colorado Main Street Program Manual:

Follow the National Main Street Approach™ as recommended by the Main Street America™ Program and the Colorado Main Street Program.

Maintain an active board of directors with a diverse representation of community stakeholders.

Maintain a single point of contact for communications with the local program manager to coordinate activities.

Develop and support the implementation of a multi-year strategic plan incorporating the community's vision and the Main Street Four Points.

Identify and work toward 1-3 Transformation Strategies annually.

Develop an Annual Work Plan in coordination with the City/Town on or before the deadline listed in the Colorado Main Street Program Manual.

Maintain an adequate budget for local program sustainability.

Maintain a Main Street district boundary map.

Maintain and continually improve community awareness of the local program and garner support from the private and public sectors.

Positively promote the City/Town and local program community as an official Colorado Main Street Community. Use the Colorado Main Street logo on all DOLA-sponsored Main Street trainings, websites, reports, and other materials.

Attend at least two Main Street trainings annually, provided by DOLA, Main Street America™, or other agencies, for continuing professional development. Training may be attended by the Local Program Manager, staff, board members, or volunteers.

Attend the Main Street Summit annually as provided by DOLA. In the event that the Local Program Manager cannot attend, the Local Program Manager shall coordinate with the Local Program Board of Directors for representation and attendance.

Host a DOLA on-site visit to the City/Town and assist with local arrangements.

Host an annual board of directors retreat to develop the local program's annual work plan, discuss priorities, and recognize achievements and volunteers. Annually, present the work plan to the City/Town for alignment of priorities and objectives.

Submit quarterly reports and reinvestment statistics as required by the Colorado Main Street Program. As needed, support the Local Program Manager in reinvestment statistics reporting.

Apply for DOLA mini-grant funding to Colorado Main Street. The project must be listed on the annual work plan.

Present at least once annually a "State of Main Street" report to the City/Town and submit a copy of the report to DOLA.

Present an annual financial report to the City/Town and DOLA.

Support the local program manager in applying for eligible grant opportunities.

The City/Town agrees to act as the fiscal agent for all contracts and grant agreements for the local program.

Maintain compliance with all program requirements as outlined in the Colorado Main Street Program Manual, listed under prerequisites and requirements. If the local program is at the **Excelling** or the **Exceptional** level, this includes:

- Complete an annual review to evaluate the performance of the local program manager.
- Maintain a volunteer management program.
- Maintain a website or webpage for the local program.
- Attend at least one Certified Local Government training.
- Maintain a succession/transition plan for local program staff and board members.
- Maintain a building and property inventory.
- Maintain a business inventory of the Main Street district.
- Maintain a historic building inventory and list of historic assets of the Main Street district.
- Demonstrate a strong adherence to the Main Street program's historic preservation goals and policies.

Maintain compliance with this Agreement and state and local laws. If the City/Town is unable to comply with any state and/or local laws, they must reach out immediately to the DOLA PM for review.

III. TERM AND OTHER CONDITIONS

A. This Agreement will align with the DOLA mini-grant program.

B. The term of this Agreement shall begin on February 2024 and remain in place until and unless terminated by any party. In the event that the City/Town changes tiers according to the requirements of the Colorado Main Street Program or the Colorado Main Street Program changes program requirements to be inconsistent with the terms of this Agreement, the parties agree to work toward amending this Agreement in compliance with those requirements.

C. This Agreement may be amended only in writing with the approval of the DOLA Main Street Coordinator, the President of the Board for the local program, and the City/Town elected officials.

D. Notwithstanding any other provisions of this Agreement, if funds anticipated for continued fulfillment at the time of the Agreement are, at any time, not forthcoming or insufficient, then DOLA shall have the right to amend or terminate this Agreement..

E. If any party fails to fulfill its obligations under this Agreement in a timely and proper manner or violates any terms of this Agreement, DOLA shall have the right to terminate this Agreement and withhold further services...

F. Colorado Main Street Program Manual is a reference document for this Agreement. In the event of a conflict between this Agreement and the Colorado Main Street Program Manual, the Agreement will be controlling.

IV. REPRESENTATIONS AND WARRANTIES

The City/Town represents and warrants (i) that it has no obligations, legal or otherwise, inconsistent with the terms of this Agreement, (ii) that the performance of the services called for by this Agreement does not and will not violate any applicable law, rule or regulation or any proprietary or other right of any third party, (iii) that it will not use in the performance of responsibilities under this Agreement any confidential information or trade secrets of any other person or entity and (iv) that it has not entered into nor will enter into any agreement (whether oral or written) in conflict with this Agreement.

V. ENTIRE AGREEMENT AND NOTICE

This Agreement contains the entire understanding of the parties and may not be amended. Any notice given under this Agreement will be sufficient if it is in writing and 1) if sent by certified or registered mail or 2) by electronic mail with receipt confirmed by the receiving party, to:

Colorado Department of Local Affairs
Director, Division of Local Government
1313 Sherman Street, Rm 521
Denver, CO 80203

City/Town Representative

Name, Title, address, XYZ

VI. COMPLIANCE WITH LAW

In connection with his/her services rendered hereunder, all parties agree to abide by all applicable federal, state, and local laws, ordinances, and regulations.

CITY/TOWN

Mayor's signature

Date

Print name

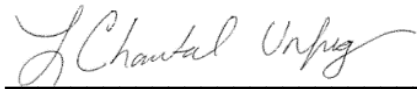
LOCAL PROGRAM

President/Chair's signature

Date

Print name

COLORADO DEPARTMENT OF LOCAL AFFAIRS

_____

Representative's signature

February 09, 2024

Date

Chantal Unfug

Print name



Agenda Item #5.f.

Agenda Item Name:

Consider Ordinance No. 4, Series of 2024, and Subdivision Improvements Agreement (SIA) for Fritzlan Final Plat - 2nd Reading

Presenter:

Patrick Waller, Planning Director

Item Description:

Final Plat Application

Recommended Action:

Move to approve Ordinance No. 4, Series of 2024, on 2nd reading, as well as the Subdivision Improvements Agreement for the Fritzlan Final Plat.

Fiscal Impact:

The roads for the project will be privately maintained by the HOA as will the proposed park space. The City will receive impact fees from the project.

Operational Impact:

With the private maintenance of the streets and park there are limited operations impacts to the City from the project.

Prior Board Motions:

The Preliminary Plan and PUD Development Plan was approved by City Council on December 6, 2024.

Background Information:

The Comprehensive Plan designates this area as both Neighborhood Commercial and High Density Residential. The density for this area is suggested to be 12-30 dwelling units/acre and the applicants' proposal is for approximately 6.33 dwelling units/acre.

Executive Summary:

The applicant is seeking Final Plat approval for a 7.9-acre parcel. The parcel was annexed last year, and the applicant has submitted a Final Plat that generally matches the Annexation and is compliant with the previously reviewed PUD for the property. The applicant's Final Plat contains 51 single-family lots that will be developed with approximately 900 square-foot, two-bedroom and 1220 square foot three-bedroom units that are built by the applicant. The proposal also includes one (1) 0.81-acre park parcel and two smaller open space parcels.

Notification Requirements:

Notice was completed as required by Rifle Municipal Code

Prepared By:

Misty Williams, City Clerk

Attachments:

1. March 6-2024 CC Deliverable Fritzlan Ranch Final Plat
2. Ordinance No. 4-Fritzlan Ranch Subdivision
3. 20240306-Fritzlan Ranch SIA

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



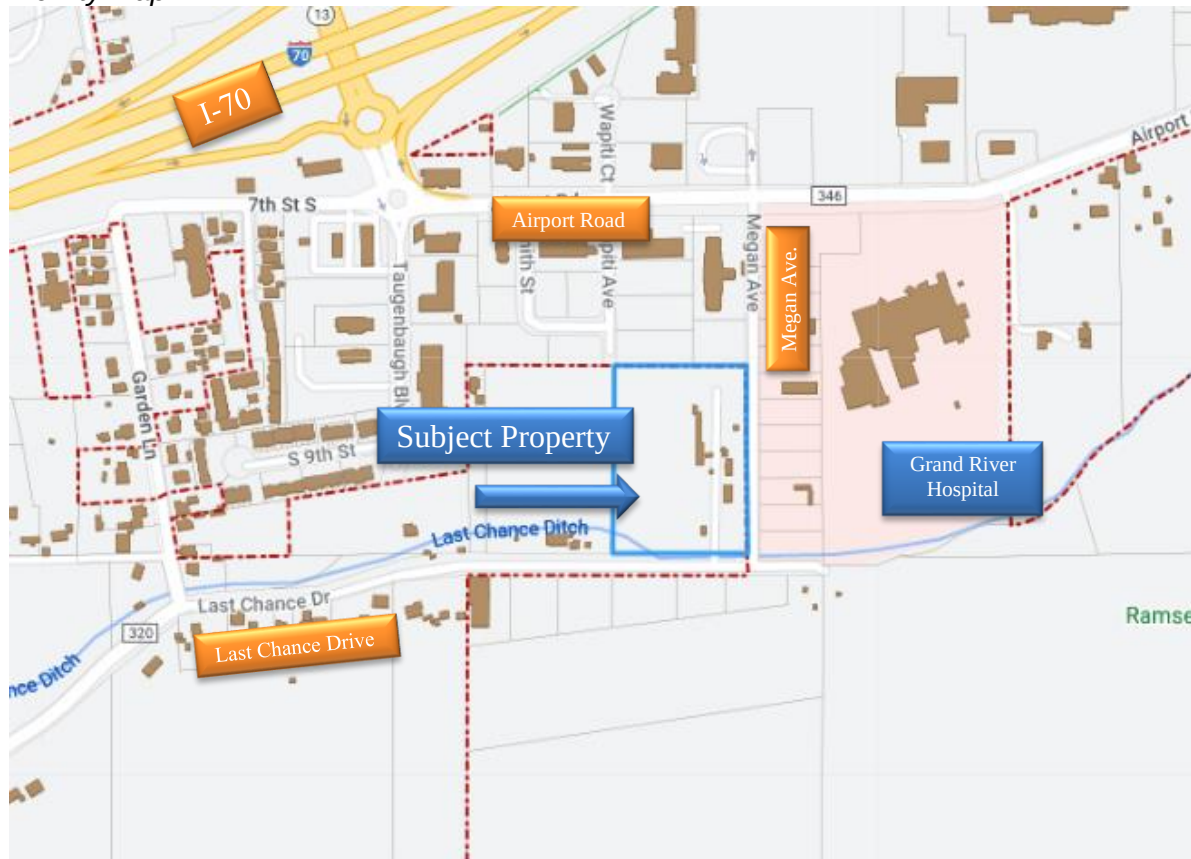
MEMORANDUM

TO: Rifle City Council
FROM: Geir Sverdrup – Senior Planner
DATE: March 6, 2024
SUBJECT: Fritzlan Ranch Final Plat & PUD
LOCATION: Northwest of the intersection of Megan Avenue and Last Chance Drive
CASE #: 2023-039
APPLICANT: Eco Dwelling LLC

REQUEST

The applicant is seeking Final Plat & PUD approval for a 7.9-acre parcel. The parcel was annexed last year, and the applicant has submitted a Final Plat that generally matches the Annexation and is compliant with the previously reviewed PUD for the property. The applicant's Final Plat contains 51 single-family lots that will be developed with approximately 900 square-foot, two-bedroom and 1220 square foot three-bedroom units that are built by the applicant. The proposal also includes one (1) 0.81-acre park parcel and two smaller open space parcels.

Vicinity Map





Pond Area Plant Materials Schedule

Quantities	Plant Name	Notes
Quantity 1	1' x 1'	Small tree/shrub
Quantity 2	2' x 2'	Medium tree/shrub
Quantity 3	3' x 3'	Large tree/shrub
Quantity 4	4' x 4'	Very large tree/shrub
Quantity 5	5' x 5'	Extra large tree/shrub

Eco Dwelling Neighborhood Plant Materials Schedule

Quantities	Plant Name	Notes
Quantity 1	1' x 1'	Small tree/shrub
Quantity 2	2' x 2'	Medium tree/shrub
Quantity 3	3' x 3'	Large tree/shrub
Quantity 4	4' x 4'	Very large tree/shrub
Quantity 5	5' x 5'	Extra large tree/shrub

Open Spaces Areas

- seeded grass
- deciduous trees
- coniferous trees
- small evergreen trees
- bark mulch bed
- ornamental grass shrubs
- 3/4" crushed rock typ.

Notes:

- Covered granite, ten in color. Provide a one-pound sample of ten color material for review and approval.
- Warranty plants and trees for one year after final acceptance. Replace dead or dying materials not in vigorous, thriving condition as soon as weather permits.
- Determine locations of underground utilities and perform work in a manner which will avoid possible damage.
- Plants shall be specimen quality, typical of their species or variety.
- Plant trees in pits 12" larger than tree ball and soil shall be turned 30% the dimension of the root ball. Backfill with a sandy loam to a depth of 36" containing 1-3 percent organic matter by volume.
- Install "Vivied WeatherCrack" between soil and crushed granite.
- All plant materials in crushed granite to be irrigated with an underground drip zone system, all seeded areas to be irrigated with an underground sprinkler system utilizing rotating sprinkler nozzles.
- Weather based irrigation controls shall include functioning soil moisture sensors and a rain sensor as components of the system.
- Prior to bringing any topsoil to the site, a letter shall be provided by topsoil provider certifying that soil is not from landfill.

Staff referred the application to City of Rifle Departments, Xcel Energy, Colorado River Fire Rescue, Garfield County Planning and the City's Consulting Engineer. Relevant comments have been incorporated into Staff Comments and Conditions of Approval. Staff feels that the comments from CRFR, can be addressed a condition of approval and addressed prior to recording of a final plat.



STAFF COMMENTS

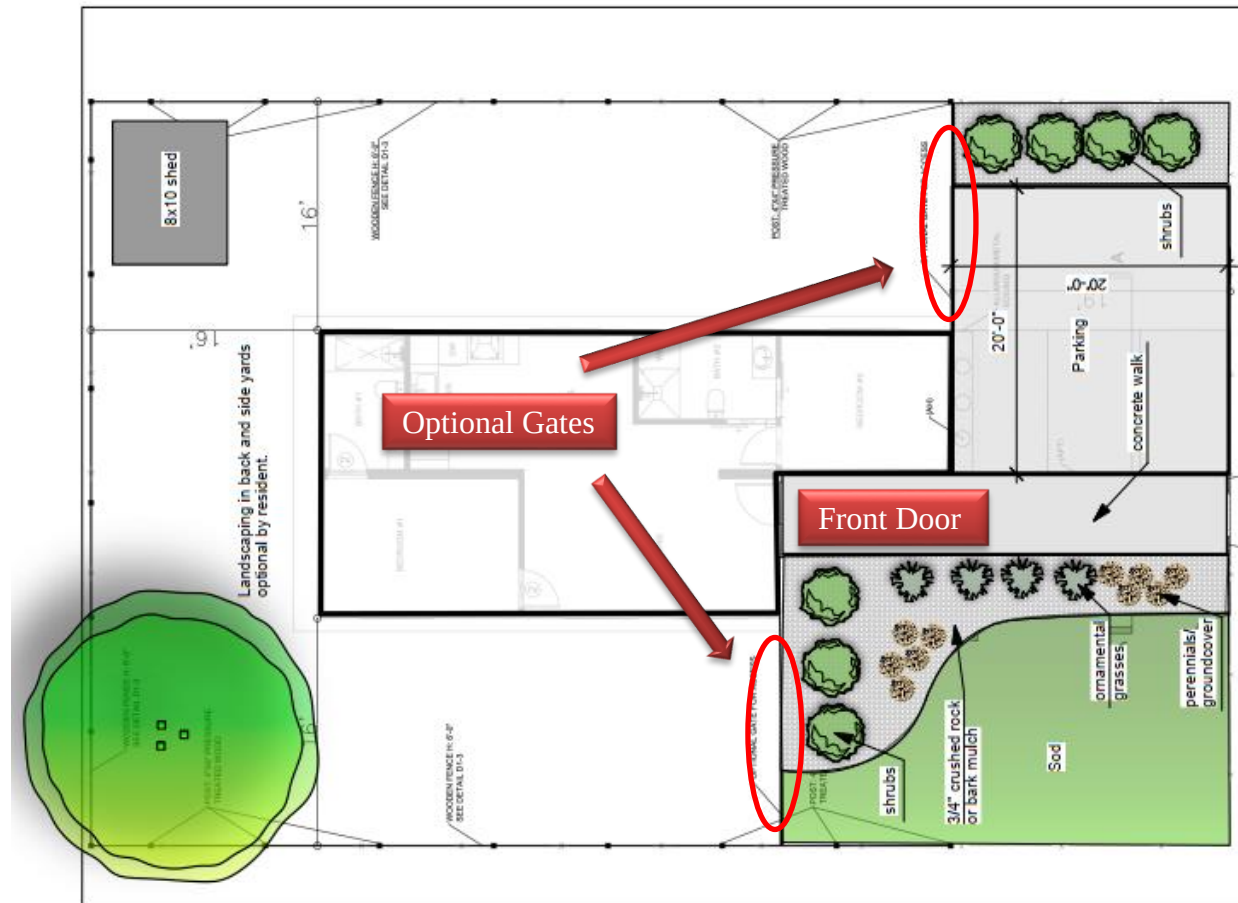
Pedestrian Connection

As the area develops out, there is the potential for the extension of Wapiti on the west side of this project through to Last Chance. There should be a pedestrian connection from this development to the Wapiti Commons subdivision, for quicker access to the west end of Airport Road. To accommodate the future connection, the applicant has included the pedestrian easement on the submitted plans.

Landscape Plan

The applicant has submitted a Landscape plan that meets the requirements of the City's recommended plant palette. The rear and side yards behind the fence are to be gravel with a weed barrier as shown on the landscaping plan. Any additional landscaping will be per the owners desire/design.

There are 2 optional gates notated on the individual site plan, staff feels that at least one must be required for access into the side and rear yard as there is no access in and out of the unit other than the front door and the resident will need access to the storage shed located in the rear yard. The gate should be wide enough to accommodate a standard trailer.



DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



Improvement of Megan Avenue and Last Chance Drive Sidewalk

As required by the City of Rifle Public Works Manual, the developer will be installing sidewalks to complete Megan and Last Chance. Additionally, this includes providing parking on Last Chance Drive as shown on the submitted engineering plans.

Wapiti Avenue Extension – Property Dedication with License Agreement

The western portion of the property aligns with the future extension of Wapiti Avenue. The Plat shows the six (6) foot strip required for Wapiti. This strip of property will be maintained by the HOA as indicated in the Annexation Agreement.

Private Roads

The internal roads do not meet City standards and can only allow for parking on one side of the street. Per CRFR comments, one side of the roads will be required to post “No Parking” signs, this requirement will extend to both cul-de-sacs as well. These roads are permitted via the PUD request, and further supports the requirement that the roads be privately maintained by the HOA. Wapiti Avenue may extend to the south and it will likely be a public right-of-way, however, with no known use of the western parcel it is difficult to predict what the ultimate street layout will look like in this area. This project as designed does not connect to Wapiti. The only connections are to Megan Ave.

Park Fee Credits for Development of Open Space Area

Staff and the applicant discussed the possibility of credit of parkland fees in exchange for the applicant developing the open space area with a sports court that will be maintained by the HOA, but open to the public. The applicant has submitted a cost estimate and the SIA for the project will include an analysis of the parkland credits.

Planned Unit Development Information

The Rifle Municipal Code allows for Planned Unit Developments to permit greater flexibility in the development of a parcel provided that benefits are provided to the City including but not limited to affordable housing and high quality design. The applicant is proposing to zone the property with MDR PUD zoning. The PUD guide includes the following:

1. 3200sf minimum lot size
2. Setbacks/building envelope shown on final plat with a minimum 5’ side yard and and 10’ front and rear yard setbacks
3. Allow carports and storage sheds to encroach setbacks.
 - a. 2’ side and rear setbacks, no front setback for carports setbacks.
 - b. Limited to one story and/or 16’ tall for carports and 12’ tall for storage sheds.
 - c. Storage sheds not to exceed 100sf.
4. Common areas/open space managed by HOA.
5. Use of Manufactured Housing, factory-built housing, pre-fabricated housing or pre-fabricated components to construct houses.
6. No garages allowed.
7. Uses shall be limited to residential use only.
8. Parking will include 2 spaces for each lot as well as parking allowed on one side of each street.
9. Raw water from Loesch & Crann Ditch required for all open space, park areas and individual lots.

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



10. All properties shall be developed with a minimum an 8x10 storage shed located in the rear side yard of the lot.
11. Siding options shall not be replicated on adjoining lots.
12. Internal sidewalks shall be minimum five feet in width.

Staff's analysis of the application shows that the main benefit that the project provides to the city is additional free market, more affordable housing units. The type of construction, small units, and small lot types ensure that the units will be less expensive than larger lot and housing construction. The applicant has described the project as entry level housing with homeowners being able to purchase homes and build equity.

FINDINGS

This project provides benefits to the City of Rifle regarding attainable housing. Rifle has recently been experiencing significant price increases for residential units. The applicant has indicated that these units will sell for much less than the average single-family housing unit within the City, mostly due to the technology that goes into construction, the small square footage of the units, the smaller lots, and the production of just two model types.

Pursuant to RMC Section 16-5-280, the Planning Commission shall consider the following criteria before recommending approval to Council:

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

With proposed conditions of approval, the proposal is in conformance with the Rifle Municipal 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 proposed use is somewhat unique for the area. While there are older residential units to the west, accessed off of Taugenbaugh Boulevard, those units are townhomes and multi-family. To the north is the Habitat for Humanity project, which will be developed with townhomes and multi-family units. On the south side of Last Chance the newly approved Last Chance Commons includes single-family homes.

The residential use does appear to be compatible with the surrounding neighborhood based on this other residential development. The architectural character of the proposed development is different than what exists in South Rifle currently.

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

The application is in substantial compliance with the Preliminary Plat & PUD Plan.

4. The potential for adverse environmental effects that might result from the proposed use;

No major adverse environmental effects are anticipated from the proposal.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

No Comprehensive Plan issues were noted as part of the review. The Comprehensive Plan does allow for manufactured homes in this area.

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



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

No adverse impacts are anticipated on property values.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to 13-4-120 of the Code, if applicable.

Not applicable.

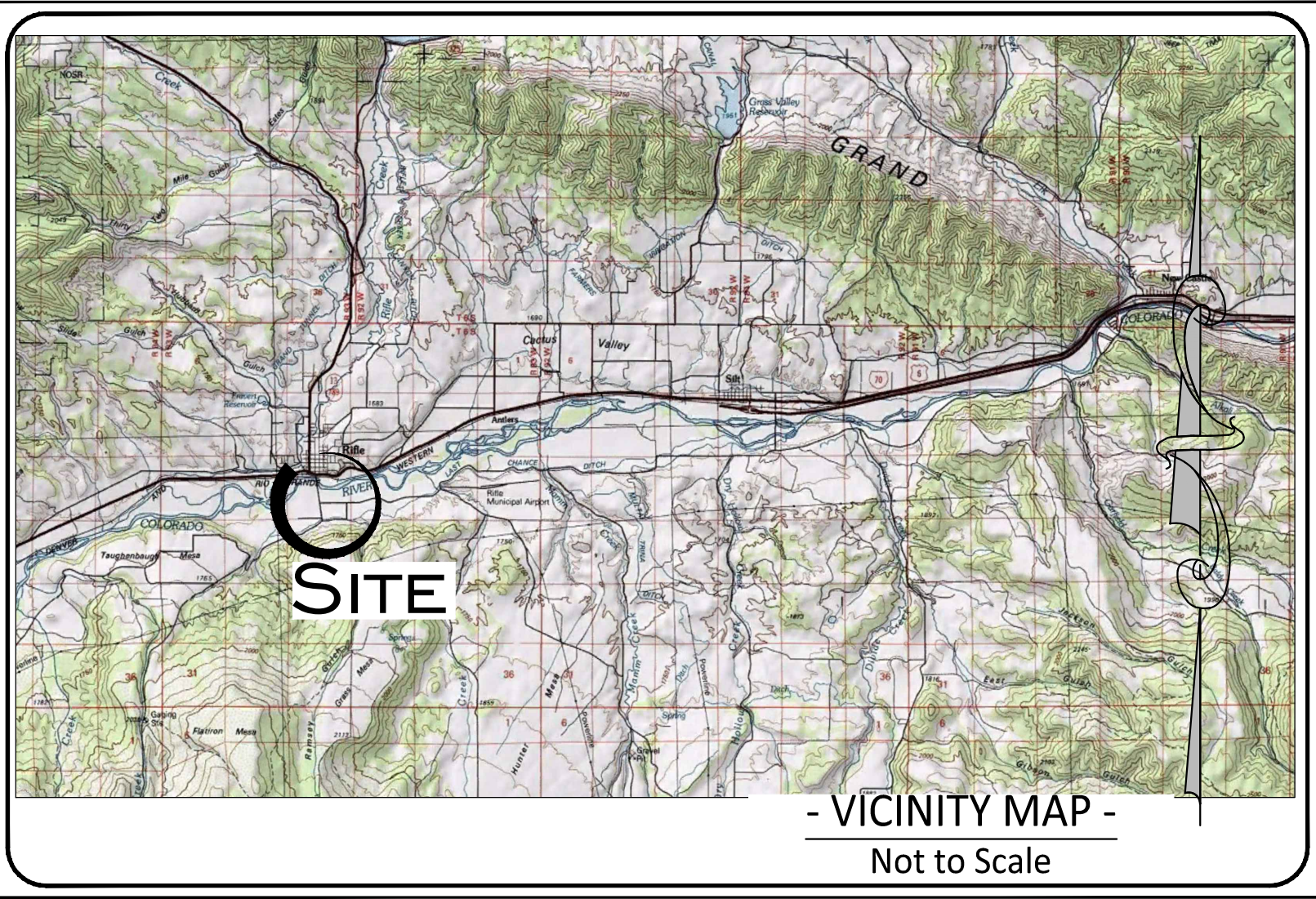
RECOMMENDATION

Staff finds that the applicant's submittal is in substantial compliance with the approved Sketch Plan provided during the Annexation Process. Staff recommends a recommendation of approval of the application to City Council subject to the following conditions of approval.

Conditions of Approval

1. All representations made by the Applicant in the application and during the public hearing shall be conditions of approval, unless specifically altered by the City Council.
2. Per Colorado River Fire Rescue memo of February 27, 2024, an additional fire hydrant shall be designed and installed at the eastern entrance of Thomas Jefferson Road off Megan Ave.
3. The applicant shall be required to meet all items identified in the Annexation Agreement including, but not limited to dedication of water rights, raw water irrigation, fees, lot landscaping, Wapiti Avenue dedication, and park requirements.
4. Megan Avenue and Last Chance Drive shall be developed with sidewalks that meet City requirements and parking shall be installed on Last Chance Drive as shown on the submitted plans.
5. The park shall be maintained by the HOA and open to the public.
6. The internal roads shall be maintained by the HOA.
7. Applicant shall provide a minimum of two (2) shade structures within the 0.81 acre park area along Megan Ave. per the landscape plan.
8. One gate shall be required for access to rear yards for the individual properties.
9. The developer shall be required to landscape lots as required in the annexation agreement. Landscaping shall be installed as shown on the submitted landscaping plan submitted February 2, 2024, or as amended and approved by Staff. Changes to the plan shall include:
 - a. At a minimum the rear lot shall be graveled as shown on the landscaping plan with a minimum of 2-3 inches of gravel and a weed barrier.
 - b. At least one tree shall be required per lot as shown on the landscaping plan. In the front yard there shall be a minimum of one tree every other lot as shown on the landscaping plan.
10. The applicant shall update the plans to show a pedestrian access the Wapiti Commons area to the northwest of the project.

L:\2022-2025-EcoWelling\001-FritzlandSubdiv\Drawings\FritzlandSubDivRec.dwg Plotter: 1/23/2024 12:16 PM By: Jack Ehlers



- VICINITY MAP -
Not to Scale

TITLE INSURANCE COMPANY:

Commonwealth Title Company of Garfield County, Inc. does hereby certify that they have examined the title to all lands dedicated and shown upon this plot, and title to such lands is in the dedicatior free and clear of any liens, taxes, and encumbrances except as follows:

BY: _____ Date: _____
Title Examiner

CITY ENGINEER CERTIFICATE OF APPROVAL:

This Plot approved by Rifle City Engineer this ____ Day of _____, 2024

Rifle City Engineer

PLANNING DIRECTOR CERTIFICATE OF APPROVAL:

This Plot approved by Rifle City Planning Director pursuant to Rifle Municipal Code Section 16-5-140-(D)

this ____ day of _____, 2024.

Patrick Waller

CITY COUNCIL CERTIFICATE

This plot approved by city council of the City of Rifle, Garfield County, Colorado this _____ day of _____ A.D. 2024, for filing with the Clerk and Recorder of Garfield County and for conveyance to the City of Rifle of the public dedication shown hereon; subject to the provisions that approval in no way obligates the City of Rifle for financing or construction of improvements on land, streets or easements dedicated to the public except as specifically agreed to by the city council.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°35'35"E	99.41'
L2	S89°25'00"W	29.97'
L3	N89°04'11"W	32.52'
L4	N90°00'00"W	25.04'
L5	N00°00'00"E	77.95'
L6	S89°00'58"E	29.26'
L7	N89°00'58"W	11.74'
L8	N00°00'00"E	77.37'
L9	N90°00'00"W	41.00'
L10	N90°00'00"W	41.00'
L11	N00°00'00"E	78.65'
L12	S89°00'58"E	41.01'
L13	N90°00'00"W	41.00'
L14	N00°00'00"E	79.36'
L15	S89°00'58"E	41.01'
L16	N90°00'00"W	41.00'
L17	N00°00'00"E	80.06'
L18	S89°00'58"E	41.01'
L19	N90°00'00"W	35.51'
L20	N00°00'00"E	80.77'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S89°00'58"E	41.01'
L22	N00°00'00"E	75.85'
L23	S89°00'58"E	62.01'
L24	N00°00'00"E	56.22'
L25	S89°00'58"E	68.06'
L26	N00°33'11"E	76.39'
L27	N90°00'00"W	48.69'
L28	N00°33'11"E	75.00'
L29	S00°00'00"E	5.20'
L30	N90°00'00"W	74.51'
L31	N00°33'11"E	50.00'
L32	S00°00'00"E	50.00'
L33	N90°00'00"W	74.99'
L34	N00°33'11"E	50.00'
L35	N90°00'00"W	75.47'
L36	S00°00'00"E	50.00'
L37	N00°33'11"E	50.00'
L38	N90°00'00"W	75.96'
L39	S00°00'00"E	50.00'
L40	N00°33'11"E	50.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N90°00'00"W	76.44'
L42	S00°00'00"E	50.00'
L43	N00°33'11"E	50.00'
L44	N90°00'00"W	76.92'
L45	S00°00'00"E	50.00'
L46	N00°33'11"E	50.00'
L47	N90°00'00"W	77.40'
L48	S00°00'00"E	50.00'
L49	N00°33'11"E	50.00'
L50	S00°00'00"E	50.00'
L51	S00°00'00"E	50.00'
L52	S00°00'00"E	7.51'
L53	N90°00'00"W	77.89'
L54	N00°33'11"E	70.00'
L55	N90°00'00"W	50.15'
L56	N00°33'11"E	75.00'
L57	N90°00'00"W	84.57'
L58	S00°00'00"E	45.07'
L59	N90°00'00"W	48.41'
L60	S89°42'35"W	85.04'
L61	S00°00'00"E	47.98'

LINE TABLE		
LINE #	BEARING	DISTANCE
L62	S89°42'35"W	68.00'
L63	S00°00'00"E	122.63'
L64	N90°00'00"E	10.80'
L65	N90°00'00"E	42.00'
L66	S00°00'00"E	122.42'
L67	S89°42'35"W	42.00'
L68	S89°42'35"W	42.00'
L69	S00°00'00"E	122.21'
L70	N90°00'00"E	42.00'
L71	N90°00'00"E	42.00'
L72	S00°00'00"E	121.99'
L73	S89°42'35"W	42.00'
L74	S89°42'35"W	42.00'
L75	S00°00'00"E	121.78'
L76	N90°00'00"E	42.00'
L77	N90°00'00"E	35.99'
L78	S00°00'00"E	121.55'
L79	S89°42'35"W	42.00'
L80	S87°57'03"E	12.82'
L81	S00°00'00"E	120.27'

LINE TABLE		
LINE #	BEARING	DISTANCE
L82	S89°42'35"W	42.00'
L83	S89°42'35"W	42.00'
L84	S00°00'00"E	118.89'
L85	S87°57'03"E	15.75'
L86	N89°25'00"E	9.24'
L87	S00°35'35"E	110.94'
L88	S89°42'35"W	48.96'
L89	S00°00'00"E	17.50'
L90	N90°00'00"E	86.66'
L91	N00°00'00"E	30.50'
L92	N90°00'00"W	77.37'
L93	S00°00'00"E	42.00'
L94	N90°00'00"W	90.66'
L95	S00°00'00"E	35.92'
L96	N90°00'00"E	48.00'
L97	S00°00'00"E	6.00'
L98	N90°00'00"W	80.00'
L99	N00°00'00"E	48.00'
L100	N90°00'00"W	80.00'
L101	S00°00'00"E	36.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L102	S00°00'00"E	12.00'
L103	N90°00'00"E	88.25'
L104	S06°05'09"W	34.95'
L105	N90°00'00"E	83.85'
L106	S00°00'00"E	30.00'
L107	N90°00'00"W	80.00'
L108	N00°00'00"E	48.00'
L109	S00°00'00"E	18.00'
L110	S00°00'00"E	24.00'
L111	N90°00'00"E	81.91'
L112	S00°00'00"E	24.00'
L113	S00°00'00"E	18.00'
L114	N90°00'00"W	80.00'
L115	N00°00'00"E	48.00'
L116	N00°00'00"E	48.00'
L117	N90°00'00"E	83.39'
L118	S00°00'00"E	30.00'
L119	N90°00'00"E	12.00'
L120	N90°00'00"W	80.00'
L121	N00°00'00"E	48.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L122	N90°00'00"E	87.65'
L123	S06°05'09"E	32.22'
L124	S06°05'09"E	2.73'
L125	N90°00'00"E	90.51'
L126	S00°00'00"E	6.00'
L127	S00°00'00"E	36.00'
L128	N90°00'00"W	80.00'
L129	N00°00'00"E	36.18'
L130	N90°00'00"W	78.81'
L131	S00°00'00"E	42.00'
L132	N90°00'00"E	90.66'
L133	S00°00'00"E	30.24'
L134	S00°00'00"E	23.18'
L135	N90°00'00"W	86.66'
L136	N89°25'00"E	29.84'
L137	S89°04'11"E	32.52'
L138	N90°00'00"E	23.88'
L139	N90°00'00"E	79.67'
L140	S00°00'00"E	47.00'
L141	N00°00'00"E	41.68'

LINE TABLE		
LINE #	BEARING	DISTANCE
L142	N90°00'00"W	80.25'
L143	S00°00'00"E	42.00'
L144	N00°00'00"E	11.74'
L145	N90°00'00"W	81.14'
L146	N06°05'09"E	17.39'
L147	S00°00'00"E	42.00'
L148	N90°00'00"W	85.02'
L149	S00°00'00"E	42.00'
L150	N06°05'09"E	17.35'
L151	N90°00'00"W	88.56'
L152	S00°00'00"E	42.00'
L153	N90°00'00"W	88.53'
L154	N06°05'09"W	18.03'
L155	S00°00'00"E	42.00'
L156	N90°00'00"W	84.95'
L157	S00°00'00"E	42.00'
L158	N90°00'00"W	81.10'
L159	N90°00'00"E	12.42'
L160	S00°00'00"E	42.00'
L161	N90°00'00"W	80.25'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.12'	24.50'	4°03'11"	S65°53'25"W	19.56'
C2	26.01'	984.50'	1°30'49"	N89°49'35"W	26.01'
C3	0.53'	1015.50'	0°01'47"	N89°05'04"W	0.53'
C4	15.96'	1015.50'	0°54'02"	N89°32'59"W	15.96'
C5	5.26'	4.50'	66°56'34"	N56°31'43"W	4.96'
C6	3.18'	46.57'	3°55'03"	N25°00'57"W	3.18'
C7	72.45'	46.57'	89°08'40"	N71°32'48"W	65.36'
C8	28.07'	46.57'	34°32'30"	S46°36'37"W	27.65'
C9	78.25'	46.57'	96°16'56"	S18°48'06"E	69.36'
C10	5.26'	4.50'	66°56'34"	S33°28'17"E	4.96'
C11	5.26'	4.50'	66°56'34"	S33°28'17"W	4.96'
C12	70.21'	46.57'	86°23'07"	S23°45'01"W	63.74'
C13	47.05'	46.57'	57°53'15"	S48°23'10"E	45.07'
C14	64.70'	46.57'	79°36'46"	N62°51'49"E	59.62'
C15	5.26'	4.50'	66°56'34"	N56°31'43"E	4.96'
C16	6.01'	984.50'	0°21'00"	S89°49'30"E	6.01'
C17	29.20'	984.50'	1°41'57"	S88°48'01"E	29.20'
C18	26.27'	1015.50'	1°28'55"	S88°41'30"E	26.27'
C19	20.39'	1015.50'	1°09'02"	N89°59'31"E	20.39'
C20	20.37'	24.50'	47°37'50"	S66°46'05"E	19.79'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C21	38.48'	24.50'	90°00'00"	S45°00'00"E	34.65'
C22	75.70'	59.50'	72°53'43"	N53°33'08"E	70.70'
C23	17.76'	59.50'	17°06'17"	N06°33'08"E	17.70'
C24	6.08'	481.50'	0°43'24"	S00°21'42"W	6.08'
C25	42.08'	481.50'	5°00'26"	S03°13'37"W	42.07'
C26	2.98'	481.50'	0°21'18"	S05°54'30"W	2.98'
C27	4.30'	518.50'	0°28'30"	S05°11'56"W	4.30'
C28	42.06'	518.50'	4°38'50"	S02°38'16"W	42.04'
C29	42.04'	518.50'	4°38'43"	S02°00'31"E	42.03'
C30	10.00'	518.50'	1°06'18"	S04°53'02"E	10.00'
C31	39.38'	481.50'	4°41'09"	S03°44'34"E	39.37'
C32	11.90'	59.50'	11°27'18"	N05°43'39"W	11.88'
C33	11.76'	481.50'	1°23'59"	S00°42'00"E	11.76'
C34	38.48'	24.50'	90°00'00"	S45°00'00"W	34.65'
C35	81.57'	59.50'	78°32'42"	N50°43'39"W	75.33'
C36	20.33'	24.50'	47°32'22"	S66°48'49"E	19.75'
C37	26.83'	1015.50'	1°30'49"	S89°49'35"E	26.83'
C38	15.99'	984.50'	0°55'49"	S89°32'05"E	15.99'
C39	33.12'	24.50'	77°27'19"	N51°16'20"E	30.66'
C40	5.36'	24.50'	12°32'41"	N06°16'20"E	5.35'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C41	30.27'	518.50'	3°20'44"	N01°40'22"E	30.27'
C42	24.80'	518.50'	2°44'25"	N04°42'56"E	24.80'
C43	24.61'	481.50'	2°57'08"	N03°56'08"E	24.81'
C44	42.01'	481.50'	4°59'58"	N00°02'24"W	42.00'
C45	24.14'	481.50'	2°52'19"	N03°58'33"W	24.13'
C46	25.47'	518.50'	2°48'53"	N04°40'42"W	25.47'
C47	29.60'	518.50'	3°16'15"	N01°38'08"W	29.60'
C48	6.06'	24.50'	14°09'50"	N07°04'55"W	6.04'
C49	32.43'	24.50'	75°50'10"	N52°04'55"W	30.11'
C50	36.32'	1015.50'	2°02'57"	N88°58'31"W	36.32'
C51	45.24'	984.50'	2°37'58"	N89°16'01"W	45.23'
C52	20.50'	24.50'	47°55'50"	S65°27'05"W	19.90'

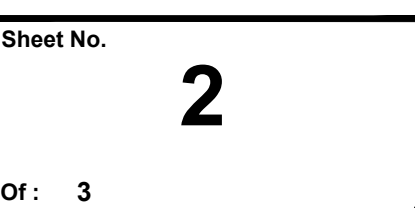
LINE TABLE		
LINE #	BEARING	DISTANCE
L162	N00°00'00"E	41.00'
L163	N90°00'00"W	79.51'
L164	S00°00'00"E	47.00'
L165	N90°00'00"W	14.11'
L166	N87°57'03"W	28.57'
L167	S89°25'00"W	9.15'
L180	S89°00'58"E	41.01'
L326	N06°05'09"W	16.71'
L333	S00°35'35"E	411.38'

EASEMENT & ENVELOPE LINE TABLE		
LINE #	BEARING	DISTANCE
BE-L169	S00°00'00"E	98.75'
BE-L172	S00°00'00"E	93.49'
BE-L173	N82°16'26"E	32.29'
BE-L174	S00°00'00"E	92.04'
BE-L175	N82°16'26"E	39.14'
BE-L176	N00°37'23"W	78.75'
E-L168	S82°16'26"W	96.61'

PROPERTY DESCRIPTION:

A tract of land being a portion of those properties described in Reception Nos. 271009 and 194149 of the Garfield County Records. Said tract of land also being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 6 South, Range 93 West of the 6th Principal Meridian, described as follows:

COMMENCING at the Southeast corner of said Section 16; thence N89°52'53"W along the South line of said Section 16, a distance of 284.27 feet to the POINT OF BEGINNING;
Thence N89°52'53"W continuing along said Section line, a distance of 501.



● = Found Monument as described
 ● = Set 1.25" Blue Plastic Cap LS 38388 on 5/8" Rebar
 --- = Property Line
 --- = Easement Line
 --- = Building Envelope Line
 --- = Adjoining Parcel
 SF = Square Feet
 AC = Acres
 ROW = Right of Way
 No. = Number
 TYP = Typical

Graphic Scale

0 15 30

In U.S. Feet : 1" = 30'



#	Revision	Date	By:
1			
2			
3			
4			
5			
6			
7			
8			
9			

**Subdivision
Plat
Easements**

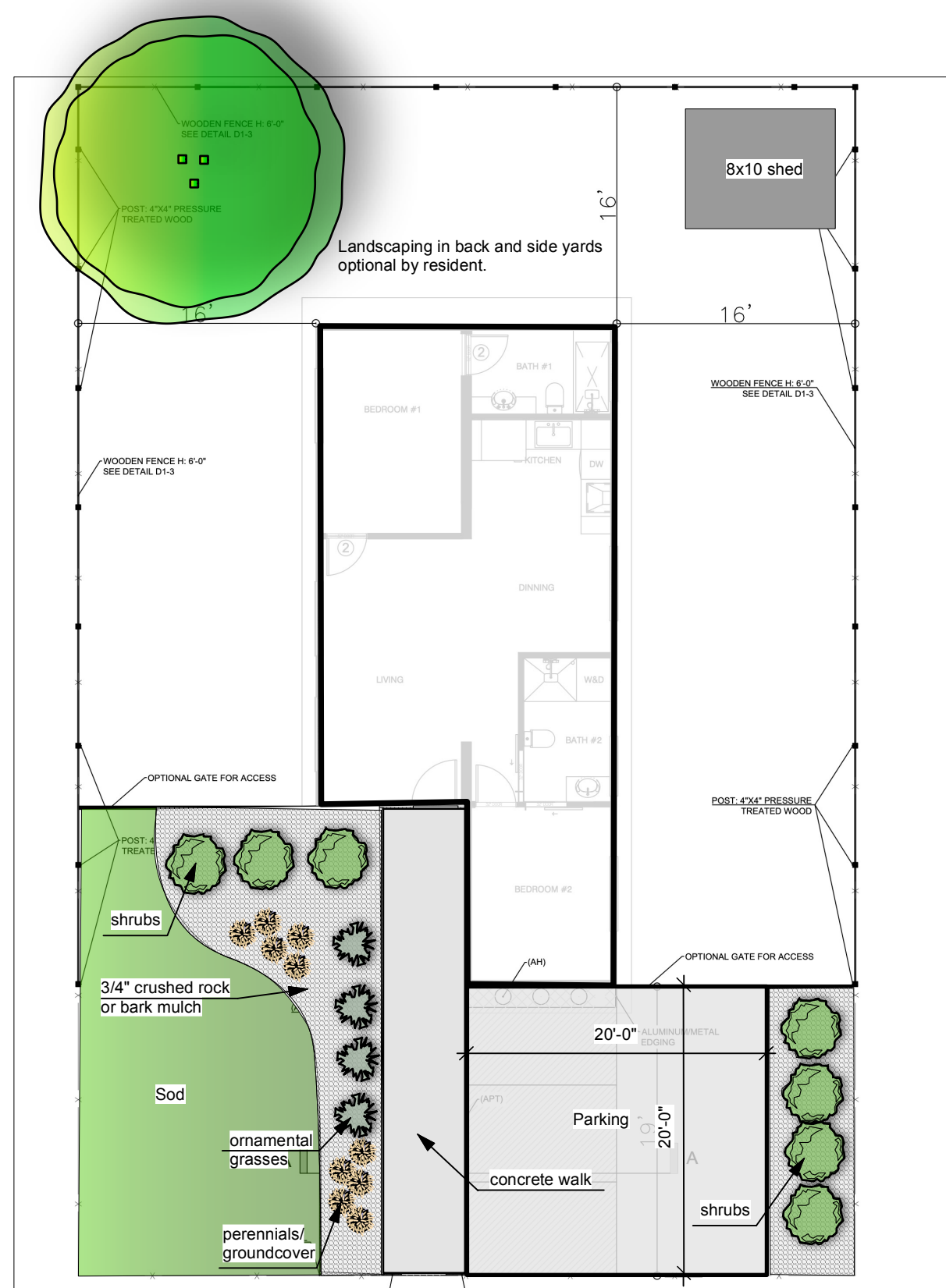
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Of: 3

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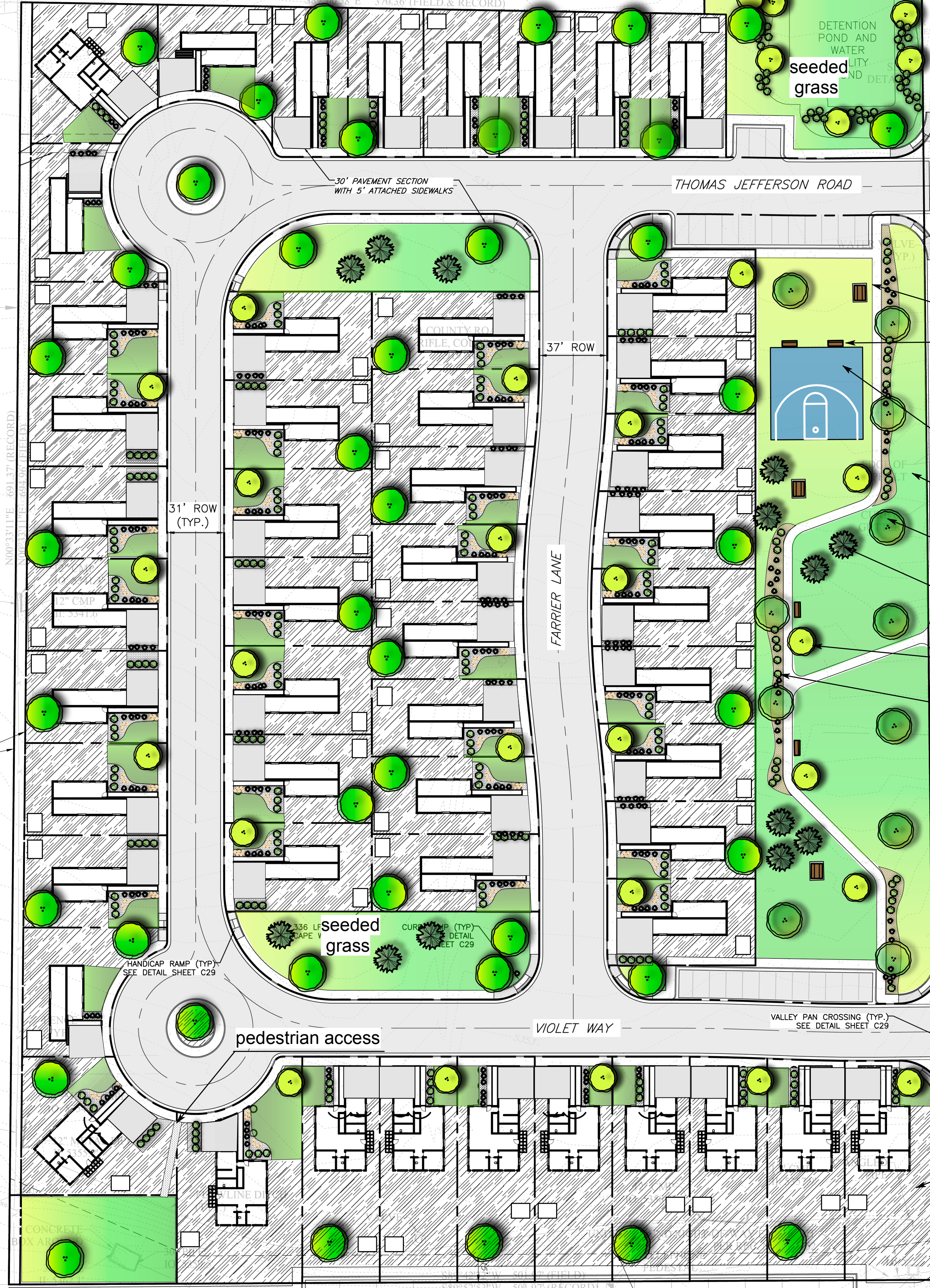
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**-PRELIMINARY-
FOR REVIEW ONLY**



Scale 1" = 10'-0"
Typical Homesite

6' R.O.W. FOR FUTURE
WAPITI AVE EXTENSION



Pond Area Plant Materials Schedule

	COMMON NAME	BOTANICAL NAME
Deciduous Trees Quantity 2	1.5" Narrowleaf Cottonwood	Populus angustifolia
Dediduous Shrubs & Small Trees Quantity 60	#5 Thinleaf Alder River Birch Serviceberry Rocky Mountain Maple Redtwig Dogwood Willow Species Chokecherry	Alnus tenuifolia Betula occidentalis Amelanchier alnifolia Acer glabrum Cornus sericea Salix sp. Prunus virginiana

Eco Dwelling Neighborhood Plant Materials Schedule

	SIZE	COMMON NAME	BOTANICAL NAME
Deciduous Trees Quantity 53	2.5" 2.5" 2.5" 2.5" 2.5"	Greenspire Linden Shademaster Honeylocust Norway Maple Sienna Glen Maple Sensation Boxelder Maple Bur Oak	Tilia cordata greenspire Gleditsia triacanthos 'Shademaster' Acer platanoides 'Emerald Queen' Acer x freemanii 'Sienna' Acer negundo Quercus macrocarpa
Small Trees Quantity 24	2" 2" 2"	Canada Red Chokecherry Springs Snow Crabapple Hot Wings Maple	Prunus virginiana Malus 'Spring Snow' Acer tataricum
Evergreen Trees Quantity 13	5'-6' ht.	Autumn Brilliance Serviceberry	Amelanchier grandiflora 'Autumn Brilliance'
Shrubs Quantity 218	10' ht. 10'	Colorado Blue Spruce Ponderosa Pine	Picea pungens glauca Pinus ponderosa
Grasses/Perennials Quantity 650	#5 #5 #5 #5 #5 #5 #5 #1 #1 #1 #1 #1 #1 #1 #1	Rose, 'Nearly Wild' Blue Mist Spirea Russian Sage Anthony Waterer Spirea Miss Kim Dwarf Lilac Potentilla Gold Drop Heavy Metal Switch Grass Blonde Ambition Blue Grama Karl Foerster Grass Blue Oats Grass Black Eyed Susan May Night Salvia Snow-in-summer Dwarf Blue Fall Aster Yellow Yarrow Walker's Low Catmint	Rosa x 'Nearly Wild' Caryopteris clandonensis 'Blue Mist' Perovskia atriplicifolia Spiraea japonica 'anthony waterer' Syringa patula 'Miss Kim' Potentilla fruticosa 'Gold Drop' Panicum Virgatum 'Heavy metal' Bouteloua gracilis 'Blonde Ambition' Calamagrostie acutiflora 'Karl Foerster' Helictotrichon sempervirens Rudbeckia Salvia nemorosa 'May Night' Ceratostium tomentosum Aster 'Professor Kippenburg' Achillea 'Moonshine' Nepeta x Faassenii 'Walker's Low'

park elements:
3 picnic tables, 2 with shade structure or sail
4 benches
2 bear proof trash enclosures
2 dog waste stations

50'x50' sport court

park to be seeded grass

deciduous tree

evergreen tree

small deciduous tree

bark mulch bed
ornamental grass
shrubs

Notes:

- Crushed Granite, tan in color. Provide a one-pound sample of tan color material for review and approval.
- Warranty plants and trees for one year after final acceptance. Replace dead or dying materials not in vigorous, thriving condition as soon as weather permits.
- Determine locations of underground utilities and perform work in a manner which will avoid possible damage.
- Plants shall be specimen quality, typical of their species or variety.
- Plant trees in pits 12" larger than tree ball and soil shall be tamped 3x the dimension of the root ball. Backfill with a sandy loam to a depth of 36" containing 1-3 percent organic matter by volume.
- Install "Weed Restrictor Fabric" between soil and crushed granite.
- All plant materials in crushed granite to be irrigated with an underground drip zone system, all seeded areas to be irrigated with an underground sprinkler system utilizing rotating sprinkler nozzles.
- Weather based irrigation controls shall include functioning soil moisture sensors and a rain sensor as components of the system.
- Prior to bringing any topsoil to the site, a letter shall be provided by topsoil provider certifying that soil is not from farmland.

3/4" crushed rock
typ.

Landscape Plan prepared by:

The LAND Studio
365 River Bend Way
Glenwood Springs, CO 81601
970.927.3690
landstudio2@comcast.net

Eco Dwelling

Conceptual Landscape Plan

Prepared October 18, 2023 by TLS

Eco Dwelling - Fritzian Property

Eco Dwelling LLC

Revision	Date	By
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Job No. 2022-235.001
Drawn by: JC
Print Date: 9/6/2023
QC: XX PE: JSS
File: Fritzian-SitePlan

Conceptual
Landscape Plan

Dwg No.

L1

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 4
SERIES OF 2024**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING A
FINAL SUBDIVISION PLAN AND FINAL SUBDIVISION PLAT FOR
FRITZLAN RANCH SUBDIVISION

WHEREAS, there was filed with the Rifle Planning Department an application for subdivision of property owned by Eco Dwelling, LLC (hereinafter “Developer”), which property is known as Fritzlan Ranch Planned Unit Development and legally described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter the “Property”); and

WHEREAS, on November 7, 2023, after a duly noticed public hearing, the City of Rifle Planning Commission approved a Preliminary Plan for the Property and the City Council approved the Preliminary Plan for the Property on December 6, 2023; and

WHEREAS, on March 6, 2024 and March 20, 2024, the Rifle City Council reviewed the Final Subdivision Plan and the Final Subdivision Plat application for the Property and found these documents to be consistent with the approved Preliminary Plan, and that all conditions of Preliminary Plan approval have been met; and

WHEREAS, the City Council desires to approve the Final Subdivision Plan and Final Subdivision Plat for the Property, subject to all terms and conditions set forth in the Site-Specific Development Plan and Subdivision Improvements Agreement for the Property (“SIA”) which SIA is available for inspection at the City Clerk’s Office during business hours.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF RIFLE, COLORADO, ORDAINS THAT:

1. The City Council incorporates the foregoing recitals as findings by the City Council.
2. That certain Final Subdivision Plan and Final Subdivision Plat for the Property, proposing development of 51 single family lots, is hereby approved subject to the conditions contained in the Rifle Planning Department staff report provided to the City Council and the SIA.
3. The Mayor of the City is hereby authorized to indicate the City Council’s approval of the Final Subdivision Plan and Final Subdivision Plat and SIA for the Property by signing the Final Plat and SIA. A true and correct copy of the Final Plat and SIA for the Property shall be deposited with the City Clerk and shall be available for public inspection at the Clerk’s office after being fully executed by the parties.
4. Developer shall comply with all of Developer’s representations made in any applications and in statements during the Public Hearings before the Planning Commission and City Council which shall be conditions of approval with which the Developer shall comply. The

Developer shall also comply in full with the Rifle Municipal Code, the City's staff report approved with the Application, and the Public Works Manual requirements.

5. The City Clerk is hereby directed to file one (1) copy of the Final Plat and the original of this Ordinance in the Office of the City Clerk.

6. The City Clerk is hereby further directed to record this Ordinance, the Final Plat, the SIA and any other associated documents in the Office of the Clerk and Recorder of Garfield County, and to file one (1) certified copy of the Final Plat and this Ordinance with the Garfield County Assessor.

7. The City Council's approval of this Final Subdivision Plan and the Final Subdivision Plat for Phase 1 of the Property creates a vested property right pursuant to the Rifle Municipal Code and Article 68 of Title 24, C.R.S., as amended, for a period of three (3) years from the effective date of this Ordinance. As a condition of the granting of such vested right, the Developer shall, at its expense, publish the vested rights notice required by C.R.S. §24-68-103(c) and the Rifle Municipal Code §16-11-10, *et. seq.*, and Developer shall comply with all other procedural requirements set forth therein.

INTRODUCED on March 6, 2024, read by title, passed on first reading, and ordered published as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on March 20, 2024, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this ____ day of _____, 2024.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk

EXHIBIT A

A tract of land being a portion of those properties described in Reception Nos. 271009 and 194149 of the Garfield County Records. Said tract of land also being a portion of the SE¼SE¼ of Section 16, Township 6 South, Range 93 West of the 6th Principal Meridian, described as follows:

Commencing at the southeast corner of said Section 16; thence North 89°52'53" West along the South line of said Section 16, a distance of 284.27 feet to the POINT OF BEGINNING; thence North 89°52'53" West continuing along said Section line, a distance of 501.97 feet to the southeast corner of that property described as Reception No. 243124 of the Garfield County Records; thence North 00°33'11" East along the east boundary of said property, a distance of 691.37 feet to a point on the south boundary of that property described as Reception No. 633950 of the Garfield County Records; thence along said southerly boundary South 89°00'58" East a distance of 370.36 feet to the southeast corner of said property; thence along the east boundary of said property North 00°25'42" West a distance of 30.12 feet; thence leaving said east boundary South 89°42'09" East a distance of 117.81 feet to a point on the west boundary of that property described as Reception No. 610069 of the Garfield County Records; thence South 00°35'35" East along said west boundary, a distance of 715.57 feet to the Point of Beginning.

**SITE SPECIFIC DEVELOPMENT PLAN AND
SUBDIVISION IMPROVEMENTS AGREEMENT**

FRITZLAN RANCH

THIS AGREEMENT made this ____ day of _____, 2024, by and between the CITY OF RIFLE, COLORADO, a home-rule municipality (hereinafter the "City") and ECO DWELLING, LLC, a Colorado limited liability company (hereinafter "Developer");

W I T N E S S E T H:

WHEREAS, Developer is the owner of certain real property located in the City of Rifle, Colorado, which property is to be known as Fritzlan Ranch Planned Unit Development and is further described in Exhibit A, attached hereto and incorporated herein by reference (hereinafter the "Property"); and

WHEREAS, Developer's and the City entered into an Annexation Agreement dated November 6, 2023, which is recorded in the Office of the Clerk and Recorder of Garfield County, as Reception No. 991173, which Agreement is incorporated herein by this reference.

WHEREAS, on November 7, 2023 after a duly-noticed public hearing and pursuant to Rifle Municipal Code §16-5-280, the City of Rifle Planning Commission approved a Preliminary Plan for the Property and the City Council approved a Preliminary Plan for the Property on December 6, 2023; and

WHEREAS, on March 6, 2024 and March 20, 2024, the City Council of the City of Rifle, after holding all necessary public hearings, approved by appropriate ordinance a Final Subdivision Plat and Final Subdivision Plan for the Property creating 51 lots, which Ordinance No. 4, Series of 2024 is recorded as Reception No. _____ with the Garfield County Clerk and Recorder; and

WHEREAS, the City's approval of the Final Subdivision Plat and Final Subdivision Plan for the Property cited above is contingent upon the express condition that all obligations and duties created by this Agreement are faithfully performed by the Developer.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are incorporated herein as material representations and acknowledgments of the parties.

2. Purposes. The purpose of this Agreement is to set forth the terms and conditions to be met by the Developer; to set forth the fees to be paid by the Developer upon subdivision of the Property, and to constitute the Subdivision Improvement Agreement provided for in Sections 16-4-170, 16-5-440(d) and 16-6-180(c)(2) of the Rifle Municipal Code. All terms and conditions contained herein are in addition to all requirements of the Rifle Municipal Code, the City of Rifle

Land Use Regulations (Title 16 of the Rifle Municipal Code), the City's staff report approved with this Application and state and federal statutes, and are not intended to supersede any requirements contained therein, except where specifically provided in this Agreement.

3. Definition of the Submittal. For purposes of this agreement, the "Submittal" or the "Application" consists of all the documents and information submitted to City staff for purposes of approval of the subdivision of the Property.

4. Fees. The following fees shall be paid to the City by the Developer:

- A. Reimbursement of Costs. The Developer hereby agrees to pay the City the actual costs to the City for engineering, surveying, and legal services rendered in connection with the review of the subdivision of the Property. In addition, the Developer shall reimburse the City for the cost of making corrections or additions to the master copy of the official City map, for the fee for recording the Final Plat and accompanying documents with the County Clerk and Recorder of Garfield County. Developer shall also pay any fee required pursuant to the Rifle Municipal Code. Interest shall be imposed at rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the City and in the event the City is forced to pursue collection of any amounts due and unpaid under this provision or under this Agreement, the City shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.
- B. Water and Sewer Taps. Developer, its successors and assigns, shall comply in full with Title 13 of the Rifle Municipal Code regarding tap fees for water and sewer service. The Final Plan includes a raw water irrigation system for the Property which will provide a 25% discount on water system improvement fees as provided for and so long as the Property is in compliance with RMC Section 13-7-10, et. seq.
- C. Water Rights Dedication/Lease back. Developer shall dedicate the following water rights as required under RMC Section 13-6-10, et. seq. associated with the development of the Property: 17 Shares of Loesch & Crann Ditch Company (the "Water Rights"). The City agrees to lease back a portion of the Water Rights to the homeowner's association created for the Property to irrigate individual lots, the park and open space utilizing the raw water irrigation system installed as part of the public improvements for the Property subject to this Agreement. Prior to the recording of the Final Plat, Developer and the City shall execute a Long-Term Water Rights Lease Agreement, which Lease shall be assigned to the homeowner's association and a dry up covenant benefitting the City for that portion of the Property that will be removed from irrigation.
- D. Parkland Dedication. The Annexation Agreement required the construction of a

park as a public improvement that the homeowner's association shall own and maintain and it shall be open to the public. The Declaration of Covenants for the Property shall mandate the operation, maintenance, repair, and replacement of the public park. The Property is subject to the City parkland dedication requirements set forth in Rifle Municipal Code §§16-1-90 and 16-4-110 and the City shall credit Developer the actual cost of the construction of the park approved by the City. To the extent any parkland dedication deficit remains, Developer shall pay such remaining parkland dedication fees to the City prior to it issuing a certificate of occupancy on the Property.

- E. Offsite Street Impact Fees. The City and Developer agree that the Property is subject to offsite street impact fees as set forth in the RMC Section 16-1-100.
- 5. Specific Conditions. Developer agrees to perform the following conditions:
 - A. Representations. All representations of the Developer made in its application and in statements during the public hearings before the Planning Commission and City Council shall be considered conditions of approval with which the Developer shall comply.
 - B. Noxious Weed Control/Maintenance. Developer agrees and acknowledges that it shall, pending and during development of the Property, control the growth of noxious weeds on all parcels within the Property as required by the Rifle Municipal Code, and maintain the Property.
 - C. Privately Maintained Roads and Sidewalks. The parties agree and acknowledge that the roads within the Property shall be open to the public with no gated access, but owned, maintained, repaired and replaced by the homeowner's association created for the Property. The City shall have no obligations for the roads. Pursuant to Colorado River Fire Rescue requirements, one side of the roads will be posted with "No Parking" signs, including both cul-de-sacs, which signs shall be maintained and replaced by the homeowner's association for the Property. Developer shall further construct sidewalks to complete Megan Avenue and Last Chance Drive to the Property in compliance with the City of Rifle Public Works Manual and improve Last Chance Drive with additional parking as shown in the Application.
 - D. Wapiti Avenue Right-of-Way. Developer shall convey to the City the western portion of the Property to align with the future extension of Wapiti Avenue. This strip of property shall be maintained by the homeowner's association if or until Wapiti Avenue is extended.
 - E. Landscaping. Developer shall install landscaping on each lot as a condition of

certificate of occupancy for each unit (or by May 1 if a dwelling is constructed after October 15 for which Developer shall provide the City a monetary deposit securing such obligation) pursuant to landscaping plans reviewed and approved by the City as part of the Preliminary PUD Development Plan and this Application. Individual maintenance requirements shall be stated in the declaration of covenants for the Property. As stated in the staff report for this Application, at least one gate accessing the side and backyard shall be installed on each lot.

6. Pre-Construction Meeting. Developer shall hold a pre-construction meeting between the City Engineer and Public Works Director and the Developer, its engineer and contractor for the purpose of discussing all construction issues that will be required for this project.

7. Public Improvements. All water lines, water facilities, sewer lines, sewer facilities, hydrants, landscaping, water or sewer distribution facilities, drainage structures, gas lines, electrical facilities, cable T.V., telephone lines, utility systems, streets (public and/or private), lighting, landscaping and signage required by this Agreement or shown on the final subdivision plat (the "public improvements") shall be installed and completed at the expense of the Developer.

A. General Responsibility. All public improvements required by this Agreement and shown on the Final Subdivision Plat submittal, and the estimated costs thereof, are identified on Exhibit B attached hereto. The public improvements shall be constructed in conformance with the plans and specifications submitted by the Developer as part of the Final Plat application and approved by the City Public Works Director or his/her designee, including all supplemental plans and specifications submitted, which plans and specifications are on file at City Hall, the City of Rifle Public Works Manual then in effect, and the utility plan (hereinafter collectively referred to as "Plans and Specifications").

8. Construction Observation and Inspection.

A. Construction Inspection by Developer. Developer shall be responsible for ensuring that its certified professional engineer provides construction inspection services as necessary to allow Developer's engineer to provide a stamped certification, when improvements are submitted to the City for acceptance, that the Public Improvements have been constructed in accordance with the Plans and Specifications approved by the City.

B. Construction Observation by the City. The City shall have the right to make engineering observations at reasonable intervals and at the Developer's expense during construction of the public improvements. Observation, acquiescence in or approval by any engineering inspector of the construction of any physical facilities, at any particular time, shall not constitute City approval of any phase of construction of the public improvements. City approvals shall be made only after

completion of construction and in the manner hereinafter set forth. To assist the City in monitoring the installation of the public improvements, a supervisor employed by the Developer's general contractor shall inspect the public improvements on at least a weekly basis, and shall provide the City Public Works Director or his/her designee with supervisor's field and inspection notes relating to the installation of the public improvements which have been reviewed and stamped by a professional engineer. The supervisor shall regularly apprise the City Public Works Director or his/her designee of the status of the work on the public improvements. Further, the Developer at its own expense shall have an approved geotechnical engineer monitor the methods of construction and backfill, to ensure such work is being completed in conformance with the approved plans and specifications, and accepted standards for such work. The geotechnical engineer shall conduct inspections and testing as directed by the City Public Works Director or his/her designee. The City agrees to respond to requests for interim inspections in a timely manner and to respond not later than ten (10) business days after a request for a final inspection. Nothing in this paragraph shall be construed to constitute an acceptance by the City of the Public Improvements, which approval and acceptance shall only occur pursuant to the specific provisions below.

9. Acceptance; Conveyance. Within thirty (30) days of the Acceptance Date, the Developer shall execute a quit-claim deed to the City conveying any interests it has in the public improvements. The Developer shall also execute a bill of sale conveying the public improvements to the City, free and clear of all liens and encumbrances. All public improvements conveyed to the City shall be warranted for a period of twelve (12) months from the Acceptance Date, as provided below.

10. Warranty. Developer shall warrant any and all public improvements and facilities which are conveyed to the City pursuant to this Agreement (i.e. water and sewer facilities and lines, public roads and facilities located on or under public lands and easements) for a period of 2 years from the Acceptance Date. Specifically, but not by way of limitation, Developer shall warrant that:

- A. The title conveyed shall be good and its transfer rightful;
- B. Any and all facilities conveyed shall be free from any security interest or other lien or encumbrance; and
- C. Any and all facilities so conveyed shall be free of any defects in materials or workmanship for a period of 2 years, as stated above.

11. Performance Guarantee. The total amount of required security for the public improvements are specified on Exhibit B.

- A. In order to secure the construction and installation of the public improvements above described for which Developer is responsible, and as a condition of recording the Final Plat for the Property, Developer shall furnish the City with a certificate or other evidence in good and sufficient form approved by the City Attorney of an irrevocable letter of credit issued or confirmed by a commercial banking institution authorized to do business and with offices located within the State of Colorado to secure the performance and completion of the public improvements required by this Agreement in an amount equal to the estimated costs of said facilities as set forth on Exhibit B. The City shall have the right to review and approve all terms and conditions of the letter of credit prior to recording of the Final Plat; or, in the alternative, delay recording the Final Plat until all public improvements are constructed and, if applicable, accepted by the City pursuant to this Agreement.

The original letter of credit shall be delivered to the City prior to the recordation of the Final Plat. This Letter of Credit shall comply in all respects with the Uniform Customs and Practice for Documentary Credits, 1993 Revision, issued by the International Chamber of Commerce, Paris, to the extent it does not conflict with Article 5 of the Colorado Uniform Commercial Code.

- B. In the event the public improvements are not constructed or completed within 12 months of the date of this Agreement, the letter of credit shall provide that the funds necessary to complete the public improvements shall be put directly into an escrow account under the control of the City Manager and shall be used to complete the public improvements called for herein.
- C. Within ten (10) days of timely completion of the public improvements, and performance of the conditions and requirements of this Agreement secured by the performance guarantee, and upon the approval of the City Manager, the performance guarantee shall be released to Developer. If the improvements are not completed within the required time, the performance guarantee may be called by the City and the monies may be used to complete the improvements; provided, however, that if such guarantee is not sufficient to pay the actual costs, the Developer shall be responsible for the balance.
- D. The required security for the public improvements is the amount mutually agreed upon by the Developer and the City Engineer as set forth above. The parties agree that this amount does not necessarily reflect the City Engineer's estimate of what the actual cost to the City would be if the City were required to fund construction of all of the public improvements. In the event the costs of the Public Improvements exceed the amount set forth above, Developer shall be solely responsible for the actual cost. The purpose of Exhibit B is solely to determine the amount of security and shall be revised as necessary to reflect the actual costs, and the performance guarantee required by this SIA shall be adjusted accordingly. No representations

are made as to the accuracy of these estimates, and the Developer agrees to pay the actual costs of all such public improvements.

- E. The parties expressly agree that the Developer's preparation and submission to the City of "as-built drawings" and a summary of actual construction costs for the Public Improvements to be dedicated to the City--and approval by the City of the as-built drawings and summary--are essential requirements of this Agreement. In the event the Developer fails to provide the as-built drawings and summary to the City thirty (30) days prior to the expiration of the performance guarantee or any extension thereof, such failure shall constitute a breach of this Agreement with regard to the completion of the Public Improvements, damages for which are impossible to ascertain, entitling the City to call upon the performance guarantee in an amount equal to ten (10%) percent of the total amount set forth on Exhibit B, which amount the City may retain as liquidated damages due to Developer's breach. No releases to the letter of credit shall be granted by the City until such as-built drawings are provided and the secured improvements are accepted by the City pursuant to the provisions of this Agreement.

12. Title Policy. Prior to the recordation of the Final Plat for the Property, the Developer shall provide the City a commitment for a title insurance policy, indicating that the Property is free and clear of all encumbrances whatsoever which would impair the use of the Property as proposed by the Final Subdivision Plat. Further, said title commitment, and/or an additional title commitment, shall show that all other property to be dedicated to the City is free and clear of all encumbrances which would make said dedications unacceptable as the City in its sole discretion determines. At the time of recording the Final Plat, the title insurance policy(s) shall be provided to the City, and the premium(s) for the title insurance shall be paid by the Developer. In the event the title commitment(s) reflect encumbrances which would impair the use of the Property as proposed or which would make the public dedications unacceptable, the City shall notify the Developer, who shall cure or otherwise remove or subordinate said encumbrances to the satisfaction of the City prior to the recordation of the Final Plat.

13. Vested Rights. Pursuant to Section 16-11-10, *et. seq.*, of the Rifle Municipal Code, the City and the Developer agree that the City Council's final subdivision plat approval for the Property constitutes the approval of a "Site Specific Development Plan", and no further hearings are required. Pursuant to the approval by the City Council of the Final Plat for the Property, the City will have granted vested property rights for the Property for a period of three (3) years from the effective date of the City ordinance approving this Agreement and the Final Plat upon the condition that the Developer comply with all of the terms and conditions of this Agreement, the Final Plat for the Property, and the development submittal. Such rights shall also be subject to the provisions of Rifle Municipal Code Section 16-11-10, *et. seq.* The Developer shall at its expense publish the vested rights notice required by C.R.S. §24-68-103(1) and Rifle Municipal Code Section 16-11-50.

14. Homeowner's Association; Covenants. The Property shall be subject to a homeowner's association created by the Developer under the laws of the State of Colorado at the time of recording the Final Plat that sets forth the ownership and maintenance obligations of the private roads and sidewalks serving the Property and all other common elements on the Property, including the park, open space and raw water irrigation system. The declaration of covenants shall further define landscaping and fencing maintenance requirements for individual lots.

15. Conditions of Building Permit / Certificate of Occupancy. In addition to all requirements of the Rifle Municipal Code and any requirements imposed by operation of state, federal, or local law, no building permits shall be issued for the Property until:

- A. This SIA has been recorded in the Office of the Garfield County Clerk and Recorder, and a recorded copy is on file in the Office of the City Clerk.
- B. The Final Plat has been recorded in the Office of the Garfield County Clerk and Recorder, and a recorded copy is on file in the Office of the City Clerk.
- C. All public improvements have been accepted, or a performance guarantee to secure all public improvements has been provided in accordance with this SIA.

16. Voluntary Action of Developer. Notwithstanding any provision of the Rifle Municipal Code, the Developer agrees that all terms and conditions of this Agreement, including specifically the payment of fees, the dedication of land, and the completion of off-site infrastructure improvements, are agreed to and constitute the voluntary actions of the Developer.

17. Breach by Developer; City's Remedies. In the event of any default or breach by the Developer of any term, condition, covenant or obligation under this Agreement, the City Council shall be notified immediately. The City may take such action as it deems necessary to protect the public health, safety, and welfare; to protect lot buyers and builders, and to protect the citizens of the City from hardship. The City's remedies include:

- A. The refusal to issue to the Developer any building permit or certificate of occupancy; provided, however, that this remedy shall not be available to the City until after the affidavit described below has been recorded;
- B. The recording with the Garfield County Clerk and Recorder of an affidavit, approved in writing by the City Attorney and signed by the City Manager or his designee, stating that the terms and conditions of this Agreement have been breached by the Developer. At the next regularly scheduled City Council meeting, the City Council shall either approve the filing of said affidavit or direct the City Manager to file an affidavit stating that the default has been cured. Upon the recording of such an affidavit, no further lots or parcels may be sold within the Property until the default has been cured. An affidavit signed by the City Manager

or his designee and approved by the City Council stating that the default has been cured shall remove this restriction;

- C. A demand that the security given for the completion of the public improvements be paid or honored;
- D. The refusal to consider further development plans within the Property; and/or
- E. Any other remedy available at law.

Unless necessary to protect the immediate health, safety, and welfare of the City or City residents, the City shall provide the Developer ten (10) days' written notice of its intent to take any action under this paragraph during which ten-day period the Developer may cure the breach described in said notice and prevent further action by the City. Furthermore, unless an affidavit as described in 17(B), above, has been recorded with the Garfield County Clerk and Recorder, any person dealing with the Developer shall be entitled to assume that no default by the Developer has occurred hereunder unless a notice of default has been served upon Developer as described above, in which event Developer shall be expressly responsible for informing any such third party of the claimed default by the City.

18. Assignment. This Agreement may not be assigned by the Developer without the prior written consent of the City, which consent shall not be unreasonably withheld. In the event Developer desires to assign its rights and obligations herein, it shall so notify the City in writing together with the proposed assignee's written agreement to be bound by the terms and conditions contained herein.

19. Indemnification. Developer agrees to indemnify and hold the City harmless from any and all claims or losses of any nature whatsoever incurred by the City resulting from the subdivision of the Property. This indemnification shall include actual attorneys' fees incurred in the event that any party brings an action against the City for any of the approvals described herein. The parties hereto intend not to duplicate any legal services or other costs associated with the defense of any claims against either party described in this section. Therefore, the parties hereto agree to cooperate in full to prevent duplicative expenses incurred as a result of the indemnification herein described.

20. Waiver of Defects. In executing this Agreement, Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the City to impose conditions on Developer as set forth herein, and concerning the procedure, substance, and form of the ordinances or resolutions adopting this Agreement.

21. Final Agreement. This Agreement supersedes and controls all prior written and oral agreements and representations of the parties and is the total integrated agreement between the parties.

22. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the parties.

23. Release of Liability. It is expressly understood that the City cannot be legally bound by the representations of any of its officers or agents or their designees except in accordance with the City of Rifle Code and Ordinances and the laws of the State of Colorado, and that Developer, when dealing with the City, acts at its own risk as to any representation or undertaking by the City officers or agents or their designees which is subsequently held unlawful by a court of law.

24. Captions. The captions in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit, or prescribe the scope or intent of this Agreement or any part thereof.

25. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

26. Invalid Provision. If any provisions of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the parties hereto that, if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

27. Governing Law. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Garfield County, Colorado.

28. Attorneys' Fees; Survival. Should this Agreement become the subject of litigation, the substantially prevailing party shall be entitled to, and the failing party shall pay, all reasonable attorneys' fees, expenses, and court costs. All rights concerning remedies and/or attorneys shall survive any termination of this Agreement.

29. Authority. Each person signing this Agreement represents and warrants that he is fully authorized to enter into and execute this Agreement, and to bind the party it represents to the terms and conditions hereof.

30. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed one and the same instrument.

31. Notice. All notices required under this Agreement shall be in writing and shall be hand-delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either party by notice so given may change the address to which future notices shall be sent.

Notice to City:

City of Rifle
P. O. Box 1908
Rifle, CO 81650

With copy to:

Karp Neu Hanlon, P.C.
P. O. Drawer 2030
Glenwood Springs, CO 81602

Notice to Developer:

Eco Dwelling, LLC
5 Powerline Road
Rifle, Colorado 81650

33. Gender. Whenever the context shall require, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WHEREFORE, the parties hereto have executed duplicate originals of this Agreement on the day and year first written above.

CITY OF RIFLE, COLORADO

By: _____

Mayor

ATTEST:

Clerk

ECO DWELLING, LLC

By _____
Title _____

STATE OF _____)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____ 2024 by
_____ as _____ of Eco Dwelling, LLC.

WITNESS my hand and official seal. My Commission expires: _____.

Notary Public

EXHIBIT A

A tract of land being a portion of those properties described in Reception Nos. 271009 and 194149 of the Garfield County Records. Said tract of land also being a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 6 South, Range 93 West of the 6th Principal Meridian, described as follows:

Commencing at the southeast corner of said Section 16; thence North 89°52'53" West along the South line of said Section 16, a distance of 284.27 feet to the POINT OF BEGINNING; thence North 89°52'53" West continuing along said Section line, a distance of 501.97 feet to the southeast corner of that property described as Reception No. 243124 of the Garfield County Records; thence North 00°33'11" East along the east boundary of said property, a distance of 691.37 feet to a point on the south boundary of that property described as Reception No. 633950 of the Garfield County Records; thence along said southerly boundary South 89°00'58" East a distance of 370.36 feet to the southeast corner of said property; thence along the east boundary of said property North 00°25'42" West a distance of 30.12 feet; thence leaving said east boundary South 89°42'09" East a distance of 117.81 feet to a point on the west boundary of that property described as Reception No. 610069 of the Garfield County Records; thence South 00°35'35" East along said west boundary, a distance of 715.57 feet to the Point of Beginning.

EXHIBIT B

Public Improvement Cost Estimates



Agenda Item #5.g.

Agenda Item Name:

Consider Ordinance No. 5, Series of 2024, to Amend the Rifle Municipal Code Regarding Setbacks for Accessory Structures - 2nd Reading

Presenter:

Patrick Waller, Planning Director

Item Description:

Amendment to Rifle Municipal Code

Recommended Action:

Move to approve Ordinance No. 5, Series of 2024, on 2nd reading.

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

In 2016, Council approved updated regulations for accessory storage structures.

Background Information:

During a recent zoning enforcement procedure, staff found an inconsistency within the MDR regulations regarding setbacks for accessory structures. This amendment addresses the issue relating to double frontage lots.

Executive Summary:

Accessory structures are required to maintain a twenty (20) foot rear yard setback on double frontage lots, no matter what the zone district. In MDR zone districts, the primary structure can have as little as a ten (10) foot rear yard setback. Planning Commission proposed changing the code for lots with double frontages.

Notification Requirements:

Notice was completed via publishing in the paper as required by the Rifle Municipal Code.

Prepared By:

Misty Williams, City Clerk

Attachments:

1. March 6-2024 CC Deliverable Rear Yard Setback Text Amendment

2. Ordinance No. 5-Setbacks on double frontage Lots in MDR zone districts



EMORANDUM

TO: Rifle City Council
FROM: Geir Sverdrup, Senior Planner
DATE: March 6, 2024
SUBJECT: Text Amendment Application 2024-009

Background

During a recent zoning enforcement procedure, staff found an inconsistency within the MDR regulations regarding setbacks for accessory structures. Accessory structures are required to maintain a twenty (20) foot rear yard setback on double frontage lots no matter what the zone district. In MDR zone districts the primary structure can have as little as a ten (10) foot rear yard setback. The following revisions are Staff's recommended amendments to the Rifle Municipal Code for consideration by the Planning Commission as Text Amendments.

Current R.M.C. Requirements

Sec. 16-3-230. - Yard requirements.

- (a) On double frontage lots or lots extending from one (1) street to another paralleling street, both streets shall be considered front streets for purposes of calculating front yard setbacks.

Sec. 16-3-340. - Additional requirements for residential districts.

- (2) Structures less than two hundred (200) square feet:
 - a. No building permit required.
 - b. Any facade is permitted.
 - c. Maximum height — ten (10) feet.
 - d. Front yard setback — twenty (20) feet.
 - e. Side and rear yard setback — none.

As written, the current language of the code has created an unintended consequence requiring a smaller accessory structure to meet a greater setback from the primary home. It is staffs belief that the language was intended to ensure that accessory structures did not encroach into the front yard/streetscape of the neighborhood.

The intent of keeping rear yards open from the street views on double frontage lots is evident with the requirement of four (4) foot maximum height fences along these street frontages.

Proposed Amendment

Sec. 16-3-340. - Additional requirements for residential districts.

- (2) Structures less than two hundred (200) square feet:
 - a. No building permit required.
 - b. Any facade is permitted.



c. Maximum height — ten (10) feet.

d. Front yard setback — twenty (20) feet.

e. Side and rear yard setback — none.

f. Rear Yard setback on double frontage lots – Same as required front yard setback of the zoning district in which the structure is located.

The proposed text addition will allow a more reasonable rear yard setback on double frontage lots. Interior lots will not be affected and will be able to maintain a zero rear yard setback.

Findings

Pursuant to RMC Section 16-5-280, the Planning and Zoning Commission shall consider the following criteria when determining whether or not to recommend approval of the setback amendment to City Council:

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

The proposal is in conformance with the Rifle Municipal 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 be compatible with the character of Rifle. Staff feels that this amendment to the Code allow for a more uniform approach to permitting accessory structures within their respective districts.

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

The zoning code is enforced Citywide by appropriate zone district.

4. The potential for adverse environmental effects that might result from the proposed use;

No major adverse environmental effects are anticipated from the proposal.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

No Comprehensive Plan issues were noted as part of the review.

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

No negative impacts to property values are anticipated.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to 13-4-120 of the Code, if applicable.

Not applicable.

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



Planning and Zoning Commission

The Planning and Zoning Commission heard this application at their January 30, 2024 meeting. No one from the public was in attendance to speak about the requested text amendment.

Recommendation

The Planning and Zoning Commission recommends that the Rifle City Council approve the proposed text amendment 2024-009 as presented.

CITY OF RIFLE, COLORADO
ORDINANCE NO. 5
SERIES OF 2024

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
ARTICLE III OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE
REGARDING SETBACKS FOR ACCESSORY STRUCTURES.

WHEREAS, Article III of Chapter 16 of the Rifle Municipal Code (the “Code”) regulates Setback requirements for residential lots within the City; and

WHEREAS, City staff recommended updates to the Code to prevent accessory structures on double frontage lots from having a different setback for their rear yard setback; and

WHEREAS, the City Council finds and determines that it is in the best interests of the citizens of Rifle to amend Article III of Chapter 16 of the Code accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 16-3-340 of the Rifle Municipal Code, “Additional Requirements for Residential Districts”, is hereby amended as follows, with underlined text added:

Sec. 16-3-340. Additional Requirements for Residential Districts.

(d) Accessory buildings, including garages, sheds, carports, and pole barns and similar structures shall be allowed only as provided in this Section.

(2) Structures less than two hundred (200) square feet:

- a. No building permit required.
- b. Any facade is permitted.
- c. Maximum height — ten (10) feet.
- d. Front yard setback — twenty (20) feet.
- e. Side and rear yard setback — none.
- f. Rear Yard setback on double frontage lots – Same as required front yard setback of the zoning district in which the structure is located.

INTRODUCED, on March 6, 2024, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on March 20, 2024, approved without amendments, and ordered published in full as required by the Charter.

Dated this ____ day of _____, 2024.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk



Agenda Item #5.h.

Agenda Item Name:

Consider Ordinance No. 6, Series of 2024, to Rezone a Portion of Stillwell Avenue from Low Density Residential to Medium Density Residential Redeveloping - 2nd Reading

Presenter:

Patrick Waller, Planning Director

Item Description:

Rezoning Request

Recommended Action:

Move to approve Ordinance No. 6, Series of 2024, to rezone a portion of Stillwell Avenue from Low Density Residential to Medium Density Residential Redeveloping on 2nd reading.

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

During the processing of a Conditional Use Permit application for a modular home installation for the property located at 988 Stillwell Ave., the inconsistency of the Low Density Residential (LDR) zone district amid Medium Density Residential Redeveloping (MDR-X) was made evident. Property owners of these parcels are restricted to single family homes, while surrounding properties can build multifamily homes with greater density and smaller setbacks.

Executive Summary:

Staff has sponsored this application for several reasons: 1) to resolve the inconsistency of the zone districts, 2) address the need to encourage in-fill development (Tier-1) in this area and 3) to further take advantage of the Infill Fee Reduction provisions to further encourage development in the area. One of the benefits of this proposed rezone will be the increased ability to have the properties that are developing the area make the improvements needed for the area, most importantly the completion of a City of Rifle waterline and improvement of Stillwell Ave. to City standards.

Notification Requirements:

Notice was completed as required by the Rifle Municipal Code by publishing in the Rifle Citizen Telegram. Staff also notified all of the individual property owners who would be affected by the rezoning via Certified Mail.

Prepared By:

Misty Williams, City Clerk

Attachments:

1. March 6-2024 CC Deliverable Stillwell rezone
2. Ordinance No. 6-Rezone of Stillwell Avenue

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: Rifle City Council
FROM: Geir Sverdrup, Senior Planner
DATE: March 6, 2024
SUBJECT: Rezone Application 2024-007 Stillwell Ave

Background

During the processing of a Conditional Use Permit application for a modular home installation, for the property located at 988 Stillwell Ave., the inconsistency of the Low Density Residential (LDR) zone district amid Medium Density Residential Redeveloping (MDR-X) was made evident. Property owners of these parcels are restricted to single family homes while surrounding properties can build multi-family homes with greater density and smaller setbacks. Staff has sponsored this application for several reasons: 1) to resolve the inconsistency of the zone districts, 2) address the need to encourage in-fill development (Tier-1) in this area and 3) to further take advantage of the Infill Fee Reduction provisions to further encourage development in the area. One of the benefits of this proposed rezone will be the increased ability to have the properties that are developing the area make the improvements needed for the area, most importantly the completion of a City of Rifle waterline and improvement of Stillwell Ave. to City standards.

Current Zoning Map





As currently zoned (LDR), property owners find it difficult to be able to afford the necessary improvements required to develop their properties. The proposed rezone will allow property owners to spread out the financial impacts of the improvements over multiple dwellings. The area, as previously noted, is in a Tier 1 development area and is also located in the Infill Fee Reduction area. MDR-X zoning is more conducive to encouraging the property owners to develop their properties, complete improvements and build on in-fill properties that are already within our existing service areas.

Comprehensive Plan

Tier 1: Priority Growth Area

Tier 1 growth areas are sufficient to accept expected growth within the twenty-year timeframe of this Comprehensive Plan. This includes 1,500 - 2,000 residential units, over 100 acres of commercial property, and 700 - 900 acres of industrial property.

The Tier 1 boundary was created by considering the following criteria:

1. The area is either annexed or eligible for annexation.
2. The area is directly adjacent to existing neighborhoods and has adequate pedestrian and vehicular access.
3. The area is served by existing infrastructure (water, sewer, streets). Additional infrastructure can realistically be obtained and funded, including utilities and multiple vehicular access routes.
4. The area has proximity to schools, parks, civic destinations, and businesses (1/4 mile walkshed).
5. The development is of a size, shape, and pattern conducive to high quality neighborhood development.

Within Tier 1, the City of Rifle policy is that impact fees on development will be assessed. Developers are responsible for constructing infrastructure to be owned and maintained by the City. However the City also recognizes that in some cases assistance with infrastructure within Tier 1 can prevent the longterm impacts of development within Tier 2, where land has the advantage of being less expensive.

The Comprehensive Plan specifically addresses this area.

A. Stillwell Avenue area. The City allowed the area to be subdivided in the 1950s without construction of streets and water mains. The lots are now under separate ownership and likely undevelopable unless the City completes the infrastructure. Creating new housing in this area would revitalize the Park Avenue neighborhood. Garfield County owns the largest parcel in the area and does not intend to use all of the property. A partnership could be contemplated where the City completes the infrastructure in exchange for affordable housing requirements on both Garfield County property and private property.



The plan calls for Moderate Density residential in the Stillwell area.

Moderate Density Residential Density:

7-15 du/acre

Housing Types: Townhomes (in some cases); duplexes; small homes/patio homes on small lots; average single-family lots (approximately 8,000 square feet).

Location Criteria: Areas with at least moderate access to services; areas that need major infrastructure improvements that require enough density to fund the infrastructure; areas where streets and infrastructure can accommodate medium densities.

Zoning: Medium Density Residential Redeveloping (MDR-X); Medium Density Residential (MDR); Low-Density Residential (LDR)

Not only does the proposed rezone meets the intent and requirements of Tier-1 development, the proposed MDR-X zoning is the best match for the intent of the Stillwell Area and the Comprehensive Plans vision for this area.

Notification

Staff mailed first class letters to all property owners affected by this application, and as of the writing of this memorandum, there have been a few of inquiries from affected property owner. Each of these property owners are in support of the requested rezone.

Findings

Pursuant to RMC Section 16-5-280, City Council shall consider the following criteria when determining whether or not to approve the rezoning request:

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

The proposal is in conformance with the Rifle Municipal 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 proposed rezone will bring the affected properties into higher compatibility with the surrounding character of this area. Staff believes that this rezoning will allow and encourage more uniform development within this area and zone district.

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

The proposed rezoning will be more in-line with the Tier-1 development anticipated for this area and zone district.

4. The potential for adverse environmental effects that might result from the proposed use;

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



No major adverse environmental effects are anticipated from the proposal.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

There are no Comprehensive Plan issues, proposal is in-line the intent of the Comprehensive Plan.

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

No negative impacts to property values are anticipated.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to 13-4-120 of the Code, if applicable.

Not applicable.

Planning and Zoning Commission

The Planning and Zoning Commission heard this application at their January 30, 2024 meeting. One property owner provided comment and was not opposed to the rezoning.

Recommendation

The Planning and Zoning Commission recommends that the Rifle City Council approve the proposed rezone application 2024-007 as presented.

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 6
SERIES OF 2024**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING A
PORTION OF STILLWELL AVENUE FROM LOW DENSITY RESIDENTIAL
(LDR) TO MEDIUM DENSITY RESIDENTIAL REDEVELOPING (MDR-X)

WHEREAS, City staff have recommended to rezone the area located on Stillwell Avenue in the City of Rifle, Colorado shown on Exhibit A, attached hereto and incorporated herein by this reference (the “Property”), from Low Density Residential (LDR) to Medium Density Residential Redeveloping (MDR-X); and

WHEREAS, on January 30, 2024, the City of Rifle Planning and Zoning Commission considered the rezoning application for the Property and, based upon the need to resolve the inconsistency of the zone districts, to encourage in-fill development (Tier-1) in this area, and to further take advantage of the Infill Fee Reduction provisions to further encourage development in the area, recommended that the Property be rezoned Medium Density Residential Redeveloping (MDR-X); and

WHEREAS, the City of Rifle Planning Commission and the Rifle City Council have held duly noticed public hearings as required by the Rifle Municipal Code, and the City Council now wishes to rezone the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Property shown on Exhibit A is hereby zoned Medium Density Residential Redeveloping (MDR-X) Zone District.

Section 3. Within thirty (30) days after the effective date of this Ordinance, the City Clerk shall incorporate the terms of this Ordinance into the Geographical Information System described in RMC §16-3-20 and shall cause a printed copy of the amendment to the City Zone District Map to be made, which shall be dated and signed by the Mayor and attested to by the City Clerk and which shall bear the seal of the City. The amended Map shall include the number of this Ordinance. The signed original printed copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Garfield County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Rifle Land Use Regulations, RMC §16-1-10, *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED, on March 6, 2024, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on March 20, 2024, approved without amendments, approved, and ordered published in full as required by the Charter.

Dated this ____ day of _____, 2024.

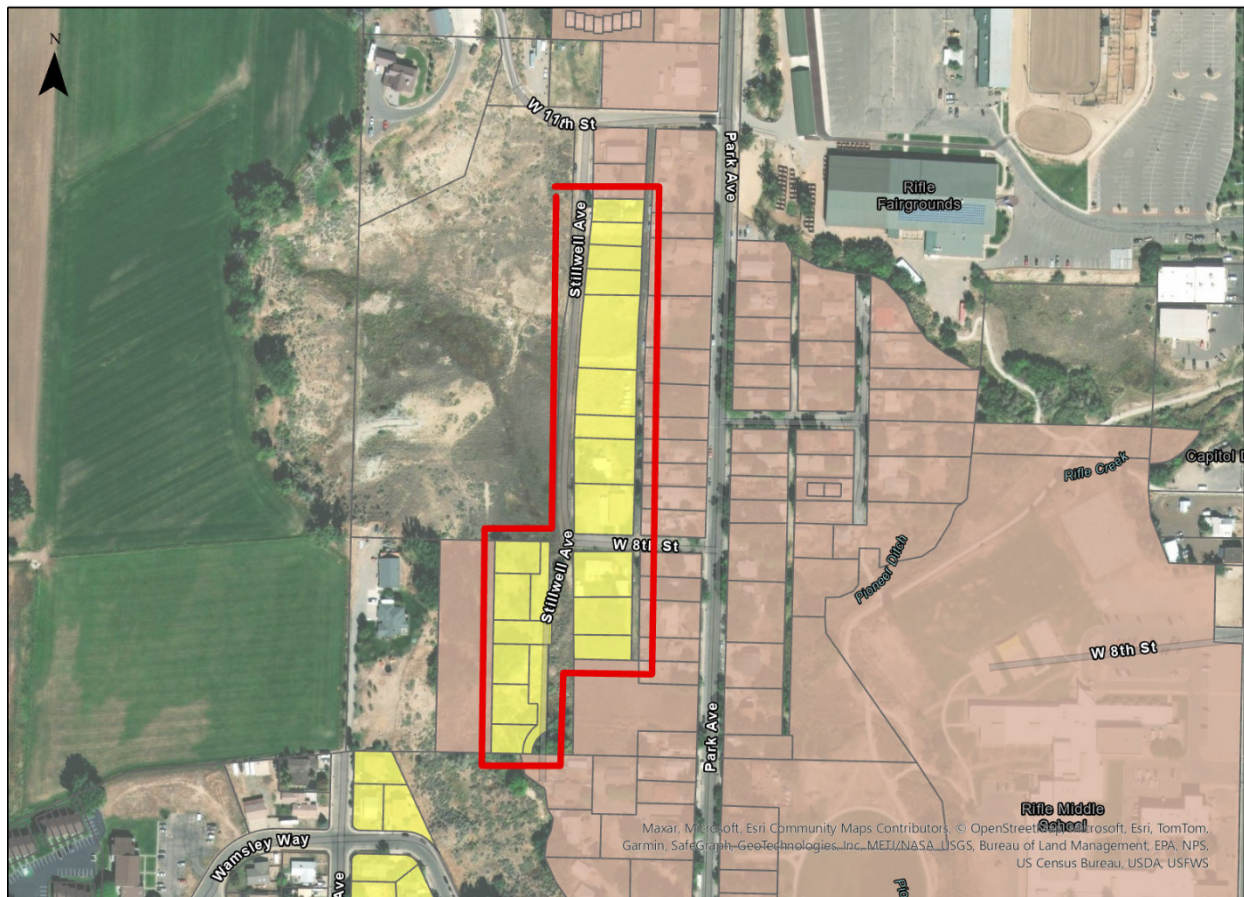
CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk

EXHIBIT A



Properties Currently Zoned LDR to be Rezoned to MDRX



Agenda Item #5.i.

Agenda Item Name:

Consider Ordinance No. 7, Series of 2024 - Food Truck Code Update - 2nd Reading

Presenter:

Patrick Waller, Planning Director

Item Description:

Amendments to Food Truck Regulations

Recommended Action:

Move to approve Ordinance No. 7, Series of 2024, to Amend the Rifle Municipal Code Regarding the location and use of food trucks in the City of Rifle on second reading.

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

Rifle recently expanded the overall number of food trucks allowed.

Background Information:

In 2022, Council approved an expansion in overall food truck numbers to allow for eight food trucks and two temporary food truck uses (10-days or less within a calendar year). Currently, there is one available space for a full-time food truck and one available space for a temporary food truck.

Executive Summary:

Planning Commission recommended that City Council approve the following changes to food truck regulations:

1. Allow for food trucks in Light Industrial zoned areas.
2. Limit the total amount of food truck permits to two for each property. Any additional application would require a Conditional Use Permit review.
3. Allow for food trucks in Rifle Business Park.

Notification Requirements:

Notice was completed as required by the Rifle Municipal Code. In addition, the Rifle Business Park requires the approval of 50% of the lot owners. Certified mailing was sent to allow Rifle Business Park property owners to notify them of the change.

Prepared By:

Misty Williams, City Clerk

Attachments:

1. March 6-2024 CC Deliverable Food Truck in LI & RBP
2. Ordinance No. 7-Food Truck Code Update



MEMORANDUM

TO: Rifle City Council
FROM: Geir Sverdrup, Senior Planner
DATE: March 6, 2024
SUBJECT: Text Amendment Applications 2024-006 & 2024-008

Background

During a recent pre-application meeting with a potential Food Truck owner, staff found an opportunity to expand the area(s) available for food truck operations. The owner of Two Forks Catering had expressed a desire to operate her catering truck as a Temporary Use permit within the Rifle Business Park PUD during the winter months. As RBP PUD and Light Industrial (LI) zone district do not have a provision for the operation of a food truck, Staff sponsored the following proposed amendments. These proposed revisions are Staff's recommended amendments to the Rifle Municipal Code for consideration by the Planning Commission as Text Amendments within the Light Industrial zone district and the Rifle Business Park PUD.

Staff is not proposing additional permits to be issued, merely permitting additional location opportunities within the City.

Over the last year staff has had the opportunity to evaluate how these temporary Uses are functioning within the City. When too many operations are allowed on a single property, the function of the principal property has been shown to be impacted greater than anticipated. There have been inquiries over the last year regarding allowing food truck in the industrial zone districts. It is the opinion of staff that permitting food trucks in Light Industrial zone districts is a reasonable request. Staff has built in a provision to allow additional food trucks above that which staff feels is appropriate for a property through the Conditional Use Permit process.

Current R.M.C. Requirements (proposed amendments in RED)

Sec. 16-3-90. Temporary uses.

(g) Prepared food temporary uses.

- (1) A limited number of prepared food temporary uses shall be permitted in the Community Service (CS), Tourist Commercial (TC), **Light Industrial (LI)** and Central Business District (CBD) zone districts. For purposes of prepared food temporary use permits, the City is divided into the following two (2) geographic districts, with the applicable permit criteria:
 - a. General Commercial **and Light Industrial Districts**. Eight (8) prepared food vendors shall be permitted in areas of the City zoned Tourist Commercial (TC) and Community Service (CS). Two (2) additional temporary use permits may be issued in accordance with this Chapter, provided that the use does not operate for longer than twelve (12) days in a calendar year.

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



- b. Central Business District. Three (3) prepared food vendors shall be permitted in the Central Business District at any one (1) time on private property or on public plazas.
- (2) The following restrictions apply to prepared food temporary use permits in each district:
 - a. General Commercial and Light Industrial Districts. Applicants that meet all of the temporary use permit criteria shall receive permits on a first-come, first-served basis until the limit on the number of permits is reached. Each permit shall be valid for one (1) year. If an applicant holding a valid temporary use permit wishes to renew the permit, the applicant may submit a new application before the one-year time limit expires and receive first review and approval priority regardless of other submitted applications for that district. If the applicant allows the permit to expire before submitting a new application, that permit shall be open to new applicants on a first-come, first-served basis.
 - b. Central Business District.
 - 1. Prepared food temporary use applications are due to the Planning Department by March 1 of each year. By April 1, a maximum of three (3) Central Business District permits will be issued to vendors that meet all application criteria for the following year (April 1 through March 31). If more than three (3) valid applications are submitted by March 1, the Planning Director or his or her designee will choose three (3) vendors that receive the highest scores based on application criteria established by the Planning Director by January 1 of each year and set forth in the Mobile Vending Application. If fewer than three (3) vendors apply before March 1, qualified vendors shall be accepted throughout the year until the maximum number permitted is reached. Each permit shall be valid from April 1 to March 31 of a given year, regardless of when issued.
 - 2. Prepared food vendors shall not be permitted on streets, parking spaces, or sidewalks.
 - 3. The maximum cart size for prepared food vending carts in the Central Business District shall be eight (8) feet long by six (6) feet wide by eight (8) feet tall. Vehicle-based vendors shall not be permitted. Vending carts and equipment must be removed when not in operation.
 - 4. Temporary use permits for the Library/City Hall Civic Plaza shall be issued via the Rifle Parks Vending Permit application process, but shall still count towards the three (3) vendors permitted in the Central Business District.
- (h) Temporary use standards. The following standards shall apply to temporary uses in all permitted districts:

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202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



- (1) Temporary uses shall operate in the approved location through the length of the permit.
- (2) The use meets all setbacks, buffers from incompatible adjacent uses and other requirements of its specific zoning district.
- (3) The applicant has all licenses required by this Code and state law, including a sales tax license.
- (4) For food sales, the applicant has evidence of Colorado Department of Public Health and Environment approval.
- (5) The use occurs on a paved surface with marked parking spaces.
- (6) The hours of operation of the temporary use shall be reviewed and approved based upon the nature of the use and the location. During hours in which the operation is to be closed, the site will be vacated except for any structures approved as part of the application.
- (7) Adequate off-street parking is provided to serve the use, and the use shall not displace the required off-street parking spaces or loading areas of the principal permitted uses on the site or interfere with the flow of vehicle or pedestrian traffic. **A maximum of two (2) temporary use permits may be approved by staff for any one (1) property. If a property owner feels that their property can support additional temporary uses above that which staff will approve, additional temporary use permits for any single property may be reviewed by the Planning and Zoning Commission through a Conditional Use Permit.**
- (8) The use is compatible in intensity, characteristics and appearance with existing land uses in the immediate vicinity of the proposed location. Factors such as location, access, traffic generation, noise, light, dust control and hours of operation will be considered.
- (9) The proposed use and structure have a neat and clean appearance and properly disposes of any trash within fifty (50) feet of the use with evidence of the location of legal trash disposal.
- (10) Proposed lighting shall not glare onto adjoining properties or onto public streets.
- (11) No merchandise shall be displayed within thirty (30) feet of an intersection of the curb line of any two (2) streets; within the required setback area of the parcel on which the use is to be located; within ten (10) feet of any curb cut; or within one hundred fifty (150) feet of any structure primarily used as a residence.
- (12) Signs shall be limited to twenty-four (24) square feet of signage affixed to the temporary use structure. No flags, banners or other signage shall be permitted. Temporary uses in the downtown may have an A-frame sign that conforms with the requirements of the sign code.
- (13) Noisemakers of any kind, including amplifiers, shall be prohibited.



Additionally Staff is proposing an amendment to the permitted list of uses allowed in the Rifle Business Park PUD, as follows

RIFLE BUSINESS PARK PLANNED UNIT DEVELOPMENT GUIDELINES

1. SCHEDULE OF USES ALLOWED

- ✓ Assembly (fabrication, manufacturing, and assembly of components – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height)
- ✓ Bakery
- ✓ Biomedical and biotechnology laboratories, processing and manufacture.
- ✓ Bottling / breweries, retail sales associated with brewery production and operation, restaurants and lounges with liquor license, after appropriate City liquor hearings.
- ✓ Business services (copying, printing, delivery, packaging, mailing, secretarial, clerical, etc.)
- ✓ Cabinet making
- ✓ Carpentry, plumbing and electrical shops
- ✓ Ceramics (design, fabrication and production)
- ✓ Cold storage
- ✓ Commercial laundry or dry cleaning plan
- ✓ Crop production, orchards, flower production (retail sales a secondary use e.g. nursery)
- ✓ Day Care (Conditional Use)
- ✓ Educational facility (business, industrial and technical only – conditional use if over thirty students)
- ✓ Electronic technology including research and development, assembly, testing, etc. (EMF emissions regulated by FAA and aviation easement due to the proximity of the Garfield County Airport).
- ✓ Equipment leasing of all types (outside storage of equipment is regulated in Section 10)
- ✓ Fire station
- ✓ Food service / caterers (not restaurant)
- ✓ Furniture repair / refinishing and upholstery
- ✓ General retail sales
- ✓ Instrumentation

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



- ✓ Manufacturing and processing, assembly, fabrication, service, repair, packaging or preparation of articles or merchandise – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height
- ✓ Motor freight shipping center
- ✓ Offices for the conduct of a business or profession
- ✓ Printing
- ✓ Prepared Food Mobile Vendor
- ✓ Professional Offices
- ✓ Recreational facility
- ✓ Research facilities, testing laboratories
- ✓ Residential housing units associated and attached to a Permitted Use, subject to the following:
 - Only on second or higher floor of the building containing the Permitted Use;
 - No more than 50% of the total square footage of the building or 4 units, whichever is less;
 - Each unit may not exceed 800 square feet; and
 - No more than 2 persons per unit;
- ✓ Service and repair of appliances, computers, electronic equipment, etc.
- ✓ Showrooms (secondary to manufacture or service only)
- ✓ Software development
- ✓ Studio for creation or manufacture of arts and crafts
- ✓ Telecommunications facilities (EMF emission regulated by FAA and aviation easement due to proximity of Garfield County Airport).
- ✓ Warehouses limited in size to 15,000 sq. ft. (permitted only if accompanied by on-premises employees in conjunction with handling, packaging, or transfer of goods – no self-storage)
- ✓ Wholesale establishments

The owner of Two Forks catering has petitioned the property owners of the Rifle Business Park and has secured more than 51% of the signatures required for the City to consider an amendment to the PUD (per Section 23. AMENDMENT, of the RBP PUD). The full PUD is attached to this memorandum.

DEPARTMENT OF PLANNING & DEVELOPMENT

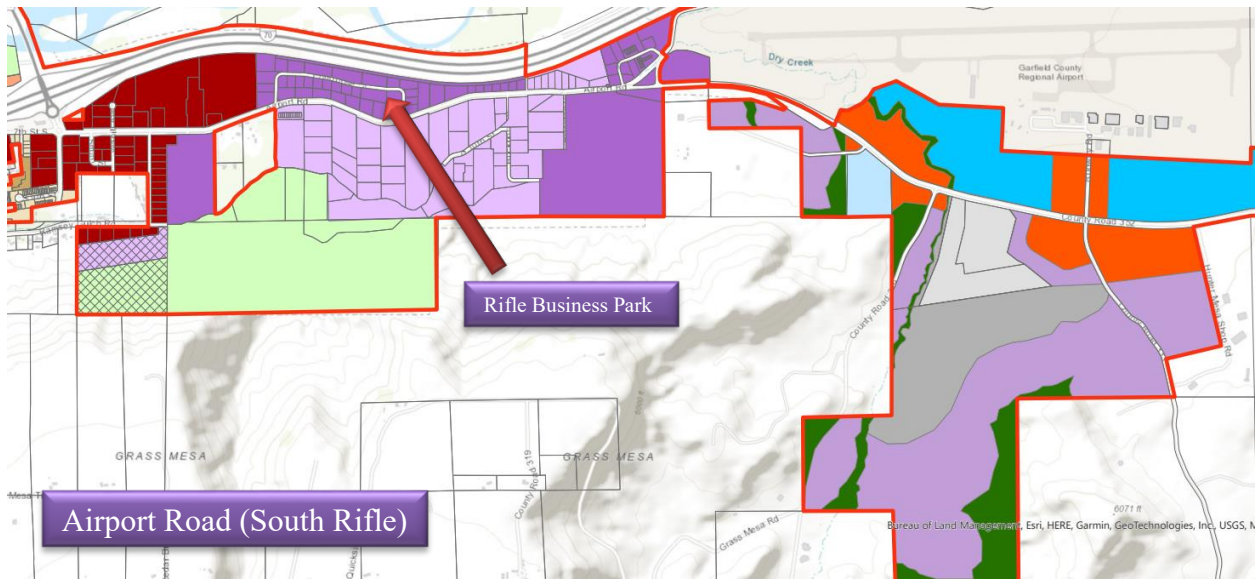
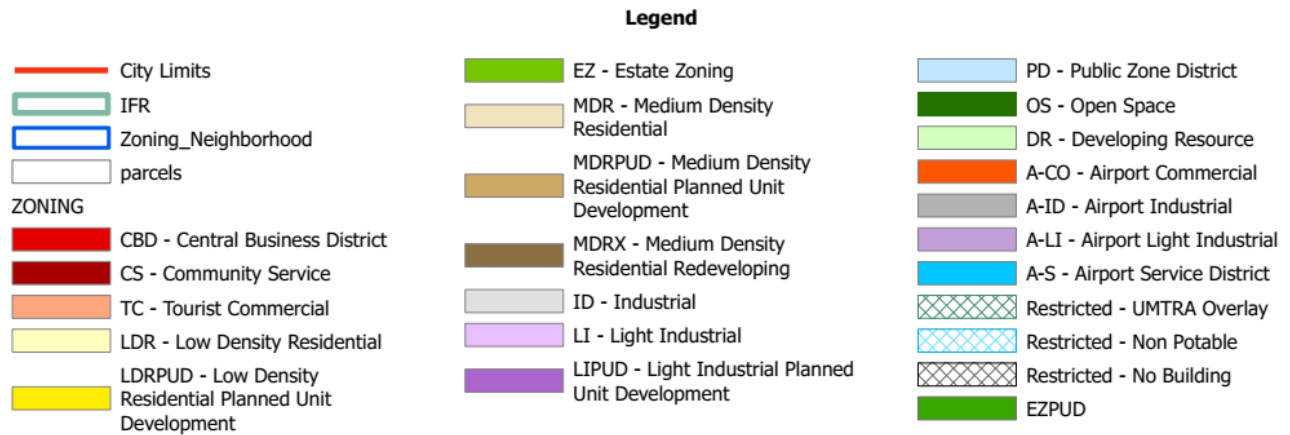
202 Railroad Avenue, Rifle, CO 81650

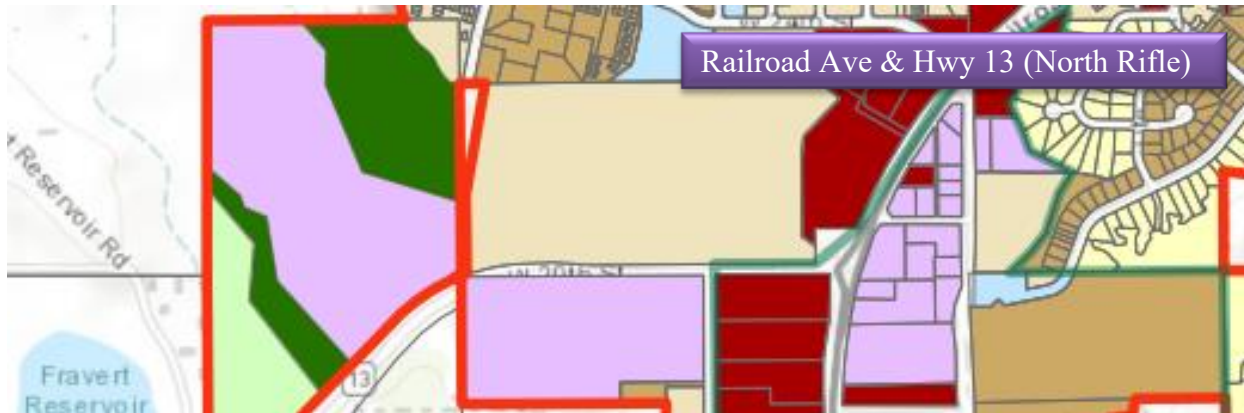
Phone: 970-665-6490



The proposed amendments will allow food trucks to be located in the Light Industrial (LI) and Rifle Business Park PUD as additional zone districts within the City of Rifle.

The following sections of the Zoning Map show the Light Industrial (LI) and Rifle Business Park PUD zone districts in the city. (Full Map Attached)





Findings

Pursuant to RMC Section 16-5-280, the Planning and Zoning Commission shall consider the following criteria when determining whether or not to recommend approval of the amendment to City Council:

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

The proposal is in conformance with the Rifle Municipal 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 be compatible with the character of Rifle. Staff feels that this amendment to the Code allow for greater opportunities for food trucks to be located within the City of Rifle.

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



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

The zoning code is enforced Citywide by appropriate zone district.

4. The potential for adverse environmental effects that might result from the proposed use;

No major adverse environmental effects are anticipated from the proposal.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

No Comprehensive Plan issues were noted as part of the review.

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

No negative impacts to property values are anticipated.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to 13-4-120 of the Code, if applicable.

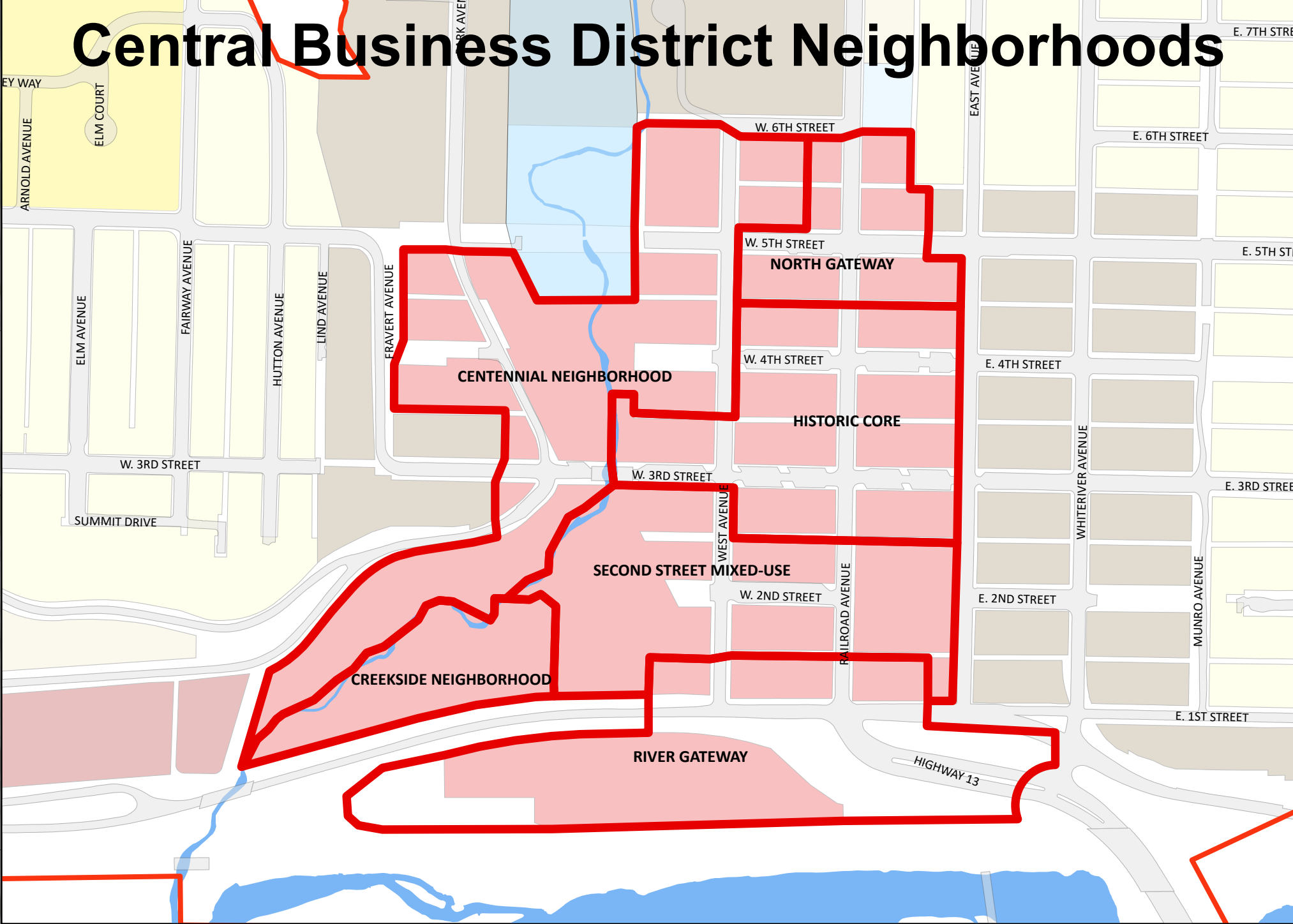
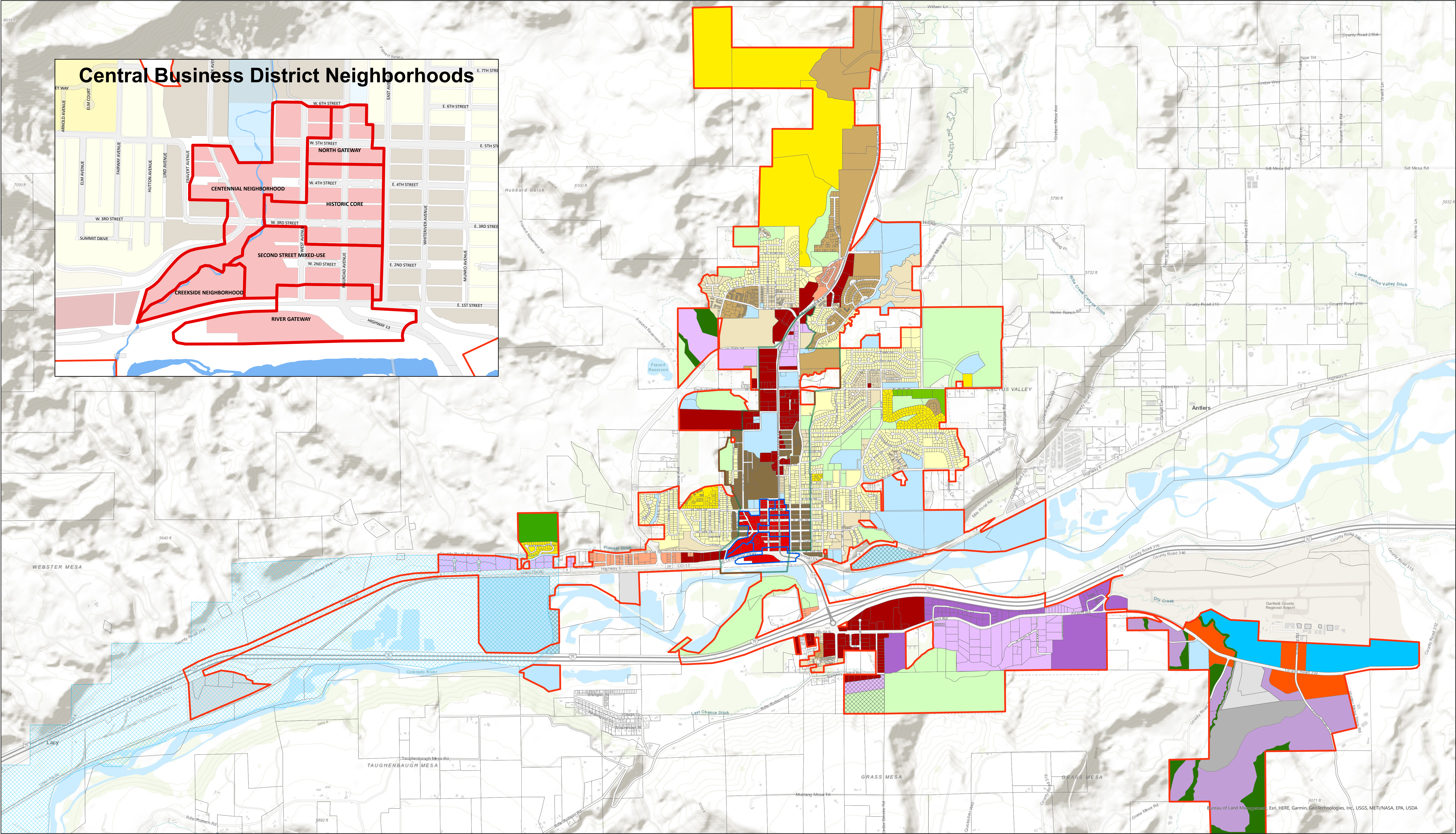
Not applicable.

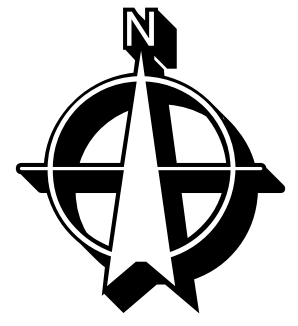
Planning and Zoning Commission

The Planning and Zoning Commission heard these applications at their January 30, 2024, meeting. Carly Webb spoke in favor of the proposed amendment to the Rifle Business Park Planned Unit Development. Staff has since received an inquiry from the mailed notices, once the property owner was informed of the details, he had no concerns with the request.

Recommendation

The Planning and Zoning Commission recommends that the Rifle City Council approve of the proposed text amendments 2024-006 and 2024-008 as presented.





City Limits	IFR	Zoning_Neighborhood	parcels
ZONING	CBD - Central Business District	CS - Community Service	TC - Tourist Commercial
LDR - Low Density Residential	LDRPUD - Low Density Residential Planned Unit Development	EZ - Estate Zoning	MDR - Medium Density Residential
MDRPUD - Medium Density Residential Planned Unit Development	MDRX - Medium Density Residential Redeveloping	ID - Industrial	LI - Light Industrial
LIPUD - Light Industrial Planned Unit Development	PD - Public Zone District	OS - Open Space	DR - Developing Resource
A-CO - Airport Commercial	A-ID - Airport Industrial	A-LI - Airport Light Industrial	A-S - Airport Service District
Restricted - UMTRA Overlay	Restricted - Non Potable	Restricted - No Building	EZPUD

ZONE DISTRICT MAP

OF THE

CITY OF RIFLE

City of Rifle 202 Railroad Avenue Rifle, CO 81650

Projection: UTM Zone 13 N, NAD 83



Zone District Map

Spring 2004 Revised: 10/1/2022

G://ArcPro/Zoning/

Prepared for: The City of Rifle's Planning Department

by: GIS Division ESG

www.riflco.org

This map, created by the GIS Division for the City of Rifle's Planning Department, utilizes a number of component GIS software and data sources. It is a graphical representation intended to aid in thematic analysis within various City Departments. This map does not guarantee dimensional accuracy and is not to be substituted for legal surveys or City records. Always refer to professionals and/or official cited documents for concerns of a legal interest. This map is continually being updated and/or edited, and is presented to reflect the most current information available. This map is not to be edited or changed without the expressed consent of City of Rifle authorities. The City of Rifle assumes no responsibility for the use of this map outside the outlined intended application.

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RIFLE BUSINESS PARK PLANNED UNIT DEVELOPMENT GUIDELINES

INTENT AND PURPOSE The intent of this development is to create a business park to accommodate a variety of office and light industrial uses in an attractively planned environment. The Planned Unit Development provides for landscaping and screening requirements, building design requirements, a distribution of uses and a master landscape and storm drainage system. A major open space area is located at the northwest corner of the park which will be a major feature of an overall open space and pedestrian system when the property to the west is developed.

The purpose of this Planned Unit Development Guide to the Rifle Business Park is to outline the City of Rifle's zoning and land use restrictions that are applicable to lots within the Rifle Business Park.

1. SCHEDULE OF USES ALLOWED

- ✓ Assembly (fabrication, manufacturing, and assembly of components – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height)
- ✓ Bakery
- ✓ Biomedical and biotechnology laboratories, processing and manufacture.
- ✓ Bottling / breweries, retail sales associated with brewery production and operation, restaurants and lounges with liquor license, after appropriate City liquor hearings.
- ✓ Business services (copying, printing, delivery, packaging, mailing, secretarial, clerical, etc.)
- ✓ Cabinet making
- ✓ Carpentry, plumbing and electrical shops
- ✓ Ceramics (design, fabrication and production)
- ✓ Cold storage
- ✓ Commercial laundry or dry cleaning plan

- ✓ Crop production, orchards, flower production (retail sales a secondary use e.g. nursery)
- ✓ Day Care (Conditional Use)
- ✓ Educational facility (business, industrial and technical only – conditional use if over thirty students)
- ✓ Electronic technology including research and development, assembly, testing, etc. (EMF emissions regulated by FAA and aviation easement due to the proximity of the Garfield County Airport).
- ✓ Equipment leasing of all types (outside storage of equipment is regulated in Section 10)
- ✓ Fire station
- ✓ Food service / caterers (not restaurant)
- ✓ Furniture repair / refinishing and upholstery
- ✓ General retail sales
- ✓ Instrumentation
- ✓ Manufacturing and processing, assembly, fabrication, service, repair, packaging or preparation of articles or merchandise – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height
- ✓ Motor freight shipping center
- ✓ Offices for the conduct of a business or profession
- ✓ Printing
- ✓ Professional Offices
- ✓ Recreational facility
- ✓ Research facilities, testing laboratories

- ✓ Residential housing units associated and attached to a Permitted Use, subject to the following:
 - Only on second or higher floor of the building containing the Permitted Use;
 - No more than 50% of the total square footage of the building or 4 units, whichever is less;
 - Each unit may not exceed 800 square feet; and
 - No more than 2 persons per unit;
- ✓ Service and repair of appliances, computers, electronic equipment, etc.
- ✓ Showrooms (secondary to manufacture or service only)
- ✓ Software development
- ✓ Studio for creation or manufacture of arts and crafts
- ✓ Telecommunications facilities (EMF emission regulated by FAA and aviation easement due to proximity of Garfield County Airport).
- ✓ Warehouses limited in size to 15,000 sq. ft. (permitted only if accompanied by on-premises employees in conjunction with handling, packaging, or transfer of goods – no self storage)
- ✓ Wholesale establishments

The City Planning Commission may allow a similar use not included in the above listed uses as a conditional use, or a building height increase pursuant to Section 4, upon conformance with the following:

- A. The proposed use is in compliance with the review criteria in section 17.05.360 of the Rifle Municipal Code.
- B. The proposed use is consistent and compatible with existing uses and the general character of the Business Park, and similar in general nature to the uses listed herein.
- C. The proposed use does not create unduly burdensome and substantially offensive noise, vibration, dust, heat, smoke, traffic, visual, or other significantly objectionable influences as determined by the City Planning Commission; however, the City Planning Commission may approve a conditional use permit where potential noise, vibration, dust, heat, smoke, traffic, and visual impacts or

other negative influences are appropriately mitigated as determined in the sole discretion of the Planning Commission.

2. FLOOR AREA RATIO 2:1

3. LOT COVERAGE Not more than 80% of the lot may be covered by buildings, driveways and parking lots.

4. BUILDING HEIGHT Not more than 40 feet, up to 48 feet as a conditional use.

5. BUILDING SETBACKS

Front yard – minimum of twenty feet from property line

Side yard – minimum of ten feet from property line

Rear yard – minimum of fifteen feet from property line except that lots along Interstate 70 landscaped strip (lots 4,5,6,7,8,9,10,33,35,36,37,38,39,40,41 and 42) have no rear yard setback requirement

Buildings must be contained within the envelopes as shown on the plat except with permission of the City Manager or her/his designee, and only in conformance with the above setback requirements.

6. REVIEW Except for conditional uses requiring approval by the City of Rifle Planning Commission, the City Manager or her/his designee shall review all proposed construction for conformance to this PUD Guide, and the issuance of a building permit and certificate of occupancy is conditional on compliance with these provisions.

7. LANDSCAPING 20% of each lot must be landscaped. All trees must be a minimum of 6 feet high or 2.5 inch caliper. All bushes must be 5 gallon minimum. For those lots bordering the Interstate 70 Right of Way, this requirement is in addition to the required common area landscape treatment (covered later). Trees shall be planted at the rate of one tree per 300 square feet of green landscaped area. Evergreens shall compose no less than 25% of the trees and shrubs included in the landscaping.

There shall be a minimum 15 foot green landscaped border along Enterprise Court and 20 foot green landscape border along County Road 346.

Ten percent of any parking area shall be devoted to landscaping which reduces the visual impact of the parking area and assists in defining the parking area and traffic movement. Landscape edge with pavement shall be curbed. Such

landscaping shall be in addition to the landscape buffer along the roadway and credited towards the 20% overall landscape requirements.

All required green landscape area must be served by an underground sprinkler system that provides full coverage for landscaped areas. If the landscaping is designed by a landscape professional, up to 50% of the total landscape requirement may be provided in “dry” or xeriscape landscape materials , otherwise, no more than 25% may be xeriscape.

A landscaping plan in conformance with these requirements must be submitted for each lot, and approved by the City Manager or his/her designee prior to the issuance of a building permit. This plan shall effectively buffer the proposed use from the adjacent roadway and integrate green space with the internal use of the property. The plan shall encompass the entire parcel and specify number, size, species, and location of plan materials. Landscaping must be installed in accordance with the approved plan prior to the issuance of a certificate of occupancy. An extension for weather of up to six months to install the landscaping may be approved by the City, although such extension is conditional on the City receiving an acceptable performance guarantee in the form of a letter of credit or other acceptable guarantee. An extension for weather will permit the issuance of a temporary certificate of occupancy.

The landscaping approved by the City shall be maintained throughout the life of the structure.

Tract A and C will be in common ownership and will be devoted to landscaping, drainage improvements, storm water retention, raw water irrigation ditch, and public pedestrian access. Tract D and E will be in common ownership and devoted to landscaping and common signs.

These improvements will be installed and paid for by the City under the phasing schedule outlined in Section 31 of this guide. The maintenance responsibility shall be assumed by the Property Owners Association when specified in Section 30. Maintenance shall consist of the mowing, irrigation, soil condition, erosion control, replanting, tree and plant repair, and replacement required to maintain the landscaped environment in good and healthy condition equal or better than that contemplated in the Landscape Plan and in accordance with the City of Rifle Landscape Standards. Article V, 7., of the Declaration of Covenants of the Rifle Business Park provides for enforcement of this maintenance requirement.

8. PARKING Off-street parking adequate to accommodate the parking needs of the occupant employees and visitors shall be provided on all lots. Parking area shall be paved with asphalt or concrete to provide dust-free all-weather surface. An extension for weather of up to six months to install the parking pavement may be approved by the City, although such extension is conditional on the City receiving an acceptable performance guarantee in the

form of a letter of credit or other acceptable guarantee. An extension for weather will permit the issuance of a temporary certificate of occupancy.

Light Industry:	2.5 spaces per 1,000 square feet of building
Warehouse:	1 space per 1,000 square feet of building
Service Commercial:	1 space per 300 square feet of building
Offices:	1 space per 300 square feet of building

20% of the spaces can be for compact cars.

Owners of adjacent property are encouraged to enter into arrangements to share parking and the connection of parking lots across lot lines is permitted. Where the connection of adjacent parking lots is proposed, a portion of the landscaping shall be used as a screening buffer between parking areas.

Review from the City of Rifle is required at each change in occupancy to ensure that the appropriate amount of parking has been provided.

9. LOADING REQUIREMENTS Buildings or structures which receive and distribute materials and merchandise by truck shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use.

10. OUTSIDE STORAGE Outside storage is limited to 50% of the total lot. Any such outside storage must be behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height.

11. ACCESS All driveways shall be designed with intersections approximately 90° (at right angle) to the street. Where a shared access for a lot is shown on the plat, that shall be the location for the access, and a shared access easement has been recorded for that purpose. For all other lots, the location of the access for each lot shall be as approved by the City Engineer and with the following additional restrictions applying to some lots:

- Lot 1 From Enterprise Court, not less than 100 feet from the south property line
- Lot 13 From Enterprise Court, not less than 90 feet from the south property line
- Lot 25 From Enterprise Court, not less than 120 feet from the south property line
- Lot 32 From Enterprise Court, not less than 120 feet from the south property line

Secondary accesses may be permitted by the City Engineer on some lots, although they will generally not be permitted along Airport Road. Where possible, such secondary access points should be shared with adjacent property.

12. DRAINAGE A Master storm water drainage plan has been prepared for this business park. All storm water drainage from individual lots shall comply with this plan.

All drainage easements shall be seeded or sodded with grass or other ground cover approved by the City in the building permit review process. Such drainage easements shall be maintained by the property owner in a manner that promotes proper drainage.

13. ENTRANCES major building pedestrian entrances must be architecturally treated and clearly visible from the street.

14. EXTERIOR WALL FAÇADE Building exterior materials shall consist of at least two of the following with the secondary material covering at least 20% of the exterior of each wall:

- ✓ Masonry – concrete unit masonry, stone, or brick
- ✓ Concrete – pre-cast, tilt-up, or cast-in-place
- ✓ Stucco – synthetic or cement
- ✓ Metal – non-reflective steel or aluminum
- ✓ Plastic – non-reflective manufactured siding
- ✓ Wood – wood or wood products as trims only
- ✓ Glass – except non-visual curtain wall

Colors shall be light to medium hues of earthtones. Accents can be bright or dark. The overall color scheme should complement the mountain setting and not dramatically contrast in an industrial or urban manner.

Variations in wall plane require that wall in excess of 80 lineal feet shall be broken in plan as well as material. Recesses or projections shall be a minimum of 12 inches. Roof overhangs and shading of glass is encouraged.

Prior to final design and application for a building permit, the developer shall submit to the City an architectural concept plan. This plan shall include a rough site plan and be accompanied with sketches, list of exterior building materials, and proposed exterior colors. This concept plan shall be reviewed by the City Manager or designee for conformance to the intent of this Section 14 as well as the following Section 15.

15. ROOF TREATMENT Visually-blending, low profile roofs are encouraged. All visible roofing materials shall be earthtone colors and non-reflective. Roofs in excess of 80 linear shall have a break in the plane to complement the break in the exterior wall façade. Permitted roof materials include:

- A. Flat membrane; rubber, PVC, or hypolon
- B. Metal; non-reflective
- C. Composition shingle; fiberglass or asphalt

D. Built-up tar and gravel

All roof-mounted mechanical equipment shall be screened from view by parapet walls or screening. Screening shall reflect or complement the architecture of the building.

16. SIGNAGE All free standing signs shall be “monument signs” integrated with landscape plan. Roof signs shall be permitted so long as they comply with the provisions of the Rifle Sign Code and do not project more than five feet (5') above the height of the roof; provided, however, that the maximum height of the sign and/or building (except as provided in Paragraph 4) shall not exceed forty feet (40'). The height of the roof shall be determined pursuant to §17.03.195(E) of the City Code. Signage is encouraged to be integrated with the architectural façade of the building. In addition, all signs must comply with City of Rifle Signage Regulations.

All wall signs must comply with the following additional requirements:

- A. All sign letters shall be internally illuminated.
- B. The sign shall not project above the wall.
- C. All conductors, transformers and other equipment shall be concealed. No exposed lamps, tubing, crossovers or conduits shall be permitted.
- D. No audible, flashing or animated signs shall be permitted.
- E. No projections above or below the sign limits shall be permitted.
- F. No signs perpendicular to the face of the building shall be permitted.

No balloons, banners, portable signs, temporary signs, mortar board, truck signs shall be permitted except for grand openings lasting no more than one week. “For sale” and “For lease” signs shall be permitted providing they conform to City of Rifle regulations.

17. REFUSE COLLECTION AREA Trash receptacles shall be enclosed by a wall and designed as much as possible so the refuse containers are not visible from the street frontage or Interstate 70. These enclosures shall be designed of durable materials with finishes and colors which are unified with the overall architectural theme. Concrete floors shall be provided.

18. LIGHTING Lighting design is encouraged to contribute to safe and efficient use of development site, to complement site security and reinforce the architecture and site design character, to prevent casting glare onto adjacent streets, and to prevent casting glare onto adjacent lots.

All driveway entrances along roadway shall be lighted by property owner as part of building construction.

Concealed source lighting is required. Use directional heads, shields and fixture cut-offs to prevent glare and impacts on adjacent property and to aircraft using the Garfield County Airport. All outdoor lighting shall be directed below the horizontal a minimum of fifteen degrees.

20. UTILITY CONNECTION Underground electric and telephone connections must be provided from the street to the building.

21. COMBINING LOTS Any two or more adjacent lots may be combined with City Staff approval pursuant to the City Code.

22. INDUSTRIAL AND COMMERCIAL PERFORMANCE STANDARDS All industrial and commercial businesses in the Rifle Business Park shall comply with the following standards:

A. Vibration Generated:

Every use shall be so operated that the ground vibration inherently and recurrently is no perceptible, without instruments, at any point of any boundary line of the property on which the use is located.

B. Smoke Emission:

Every use shall be so operated that it does not emit smoke exceeding a density of No. 1 on the Ringleman Chart.

C. Emission of Particulate Matter:

Every use shall be so operated that it does not emit particulate matter exceeding 0.2 grains per cubic foot of the flue gas at a stack temperature of 500 degree F.

D. Emission of Heat, Glare, Radiation and Fumes:

Every use shall be so operated that it does not emit an obnoxious or dangerous degree of heat, glare, radiation, or fumes beyond any boundary line of the property on which the use is located.

E. Storage Area

1. No highly flammable or explosive liquids, solids, or gases shall be stored in bulk above ground. Tanks or drums of fuel directly connecting with heat devices or appliances located on the same property as the tanks or drums of fuel are excluded from this provision.

2. No materials or wastes shall be deposited upon a property in such form or manner that they may be transferred off the property by natural causes or forces.
3. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.

F. Water Pollution

No water pollutant shall be emitted by manufacturing or other processing. In a case in which potential hazards exist, it shall be necessary to install safeguards acceptable to the County Health Officer and in compliance with the laws of the Environmental Protection Agency before operation of the facility may begin.

- G. All fabrication, service and repair operations shall be conducted within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height.
- H. Weeds and native vegetation on vacant property shall be maintained to a height not more than eight inches.
- I. Disturbed soil not covered by landscaping, building, or parking shall be re-vegetated within 60 days or as soon thereafter as weather permits.
- J. All City of Rifle ordinances, State of Colorado and Federal regulations, statutes and laws with enforcement by the appropriate authority.

23. AMENDMENT Substantial modification, removal or release to the provisions of this Planned Unit Development shall be permitted only upon a finding by the City of Rifle following a public hearing that the modification removal or release is consistent with the efficient development and preservation of the entire Planned Unit Development. Such modification must also have the written consent of owners of 51% of the Rifle Business Park based on the percentages outlined in Section 29.

Minor modification in the location, setting, landscaping or character of the buildings may be authorized by the Rifle City Manager if required by circumstances not foreseen at the time of approval of the Planned Unit Development.

Such minor changes include, but are not limited to:

1. Landscape plans
2. Parking plans
3. Driveway entrance locations.

24. NUISANCES No nuisance shall be permitted to exist or operate upon any lot so as to be offensive or detrimental to any adjacent lot or property or to its occupants. A “nuisance” shall include, but not be limited to, any of the following conditions:

Any use of the lot, excluding reasonable construction activity, which emits dust, sweepings, dirt, or cinders into the atmosphere, or discharges liquid, solid wastes or other matter into any water reclamation area or other waterway, and which, in the opinion of the City, may adversely affect the health, safety, comfort, or intended use of their property by persons within the area.

The escape or discharge of any fumes, odors, gases, vapors, steam, acids, or other substance into the atmosphere whose discharge, in the opinion of the City, may be detrimental to the health, safety, or welfare of any person or may interfere with the comfort of persons within the area or which may be harmful to property or vegetation.

The radiation or discharge of intense glare or heat, or atomic, electromagnetic, microwave, ultrasonic, laser, or other radiation. Any operation producing intense glare or heat or such other radiation shall be performed only within an enclosed or screened area and then only in such manner that the glare, heat, or radiation emitted will not be discernible from any point exterior to the site or lot upon which the operation is conducted.

Any vibration, noise, sound, or disturbance which, in the opinion of the City, is objectionable due to intermittence, beat, frequency, strength, shrillness, or volume.

25. RAW WATER The City owns water rights in the Loesch and Crann Ditch Company that are held in perpetuity for the benefit of this development as a whole. The first priority for the use of this water shall be to irrigate Tract A and C, and landscaping in rights-of-way, if any. The diversion of such water shall be in accordance with requirements and conditions established by the City, and the cost of diversion, measurement, pumping, piping, and distribution of water in the lateral ditch fees and assessments shall be born by the Property Owners Association.

Excess raw water is expected and shall be made available for irrigation of landscaped areas on individual lots. This water is available without cost to individual owners subject to availability. The diversion of such water shall be in

accordance with requirements and conditions established by the City, and the cost of diversion, measurement, pumping, piping, and distribution, as well as a pro-rata share of any ditch fees and assessments shall be born by the individual property owner. In no event shall any pressurized or pumped raw water distribution system be connected to any domestic water pipe or fixture, nor shall any of this water be used for non-irrigation purposes or removed from the property.

Any water remaining shall be available to the City of Rifle.

26. FLOOD PLAIN Lots 1-9 and 14-32 are in a one-hundred year flood plain and as such require that the elevation of the first floor be not less than one foot above the surrounding ground elevation as determined by the City Engineer.

27. BUILDING STANDARDS AND BUILDING PERMIT APPLICATION PROCEDURE The City of Rifle Building Codes and Public Works Manual shall apply. In addition, all foundation plans shall be approved by an engineer licensed in the State of Colorado. A water pressure reducing valve of a type approved by the City shall be required as part of the water service.

The first step in the approval process is the submission of an architectural concept plan as required in Section 14. Upon approval of the concept by the City, the building permit approval process will require submission of the following documents:

- A. A detailed statement of the proposed use or uses of the property.
- B. All plans and specifications required by the City's uniform building codes, and to allow for architectural review pursuant to Sections 14, 15, 17, 18 and 19.
- C. Detailed and accurate site plan including:
 - Building location
 - Parking
 - Loading
 - Outside storage (if applicable)
 - Drainage on the site, and showing how and where storm water will exit the site
 - Location of landscaping
- D. Detailed landscaping design plan
- E. Detailed sign design plan
- F. Raw water irrigation plan, if applicable
- G. A request, if applicable, for a modified building envelope
- H. A request, if applicable, for a modified primary access, or for a secondary access
- I. Evidence of payment, or payment, of any reimbursable private access roadway development costs required to be paid pursuant to the

“Declaration of Private Access/Roadway Easement and Maintenance Obligations”.

The City Engineer may authorize a sequential submittal, review and permitting process.

28. AVIGATION EASEMENT This property is in close proximity to the Garfield County Airport, and the City has recorded an avigation easement on the property.

29. AIRPORT ROAD SPECIAL IMPROVEMENT DISTRICT The Rifle Business Park is required by deed restriction and protective covenant to participate in the improvements to Airport Road. The total cost born by the Rifle Business Park shall not exceed one-half (1/2) the cost of construction of a thirty-six foot wide street meeting City of Rifle Standards, plus the costs of creating the district, and applicable interest charges. The Special Improvement District will provide for the obligation to be paid over ten years. Formation of the special improvement district shall be initiated no later than after building permits have been issued on 17 lots. The distribution of the costs to each lot in the Business Park shall be:

Lot 1	3.5%	Lot 22	1.7%
Lot 2	2.4%	Lot 23	3.8%
Lot 3	2.5%	Lot 24	2.5%
Lot 4	2.4%	Lot 25	3.3%
Lot 5	2.7%	Lot 26	2.9%
Lot 6	3.6%	Lot 27	2.7%
Lot 7	4.2%	Lot 28	2.5%
Lot 8	3.6%	Lot 29	2.2%
Lot 9	2.0%	Lot 30	2.4%
Lot 10	2.4%	Lot 31	2.6%
Lot 11	1.9%	Lot 32	2.8%
Lot 12	1.8%	Lot 33	6.6%
Lot 13	1.9%	Lot 34	2.4%
Lot 14	1.8%	Lot 35	1.9%
Lot 15	1.8%	Lot 36	1.4%
Lot 16	1.8%	Lot 37	1.4%
Lot 17	1.8%	Lot 38	1.4%
Lot 18	1.8%	Lot 39	1.4%
Lot 19	1.7%	Lot 40	1.5%
Lot 20	1.8%	Lot 41	1.5%
Lot 21	1.8%	Lot 42	1.9%

The percentages are based on approximately 33% of the cost being distributed equally among the lots, and the remainder of the cost distributed based on lot area.

30. PROPERTY OWNERS ASSOCIATION A Property Owners Association has been formed encompassing the property. Membership in the Association is mandatory. As provided in the protective covenants, the Association will maintain the common areas. The maintenance responsibility shall begin when more than 50% of the lots are no longer in City ownership, but sooner than April 1, 2003 and shall include the maintenance of:

- the landscaped area along Interstate 70 including Parcel A
- The drainage and irrigation ditch along Interstate 70
- The two common entrance signs and landscaping

The Association will levy and collect sufficient assessments to provide for the necessary maintenance. The assessment will be based on the same percentages listed in the section on the Airport Road Special Improvement District.

In the event that the landscaping is not maintained to City of Rifle standards, the City shall, after providing thirty days written notice, provide the needed maintenance for the remainder of that calendar year, and the Property Owners Association shall reimburse the City.

The Board of Directors of the Association also has certain responsibilities in resolving disputes between adjacent lot owners as outlined in the "Declaration of Private Access/Roadway Easement and Maintenance Obligations".

31. COUNTY ROAD NAME When County Road 346 is annexed by the City, it shall be renamed by the City. At this time, the City Clerk of the City of Rifle is authorized to record an amendment to this PUD guide changing the name of County Road 346 to name authorized by the City Council.

Two Forks, LLC
Petition to Allow Food Truck Operation within Rifle Business Park

BACKGROUND

My "Two Forks" food truck is currently located in the Business Park, at 1842 Enterprise Ct. I am a sole proprietor and have been successfully operating as a licensed caterer and retail mobile food vendor in Garfield County for the last 18 months.

I would like to expand operations and open my food truck to the public beginning December 1, 2023. My initial plan is to serve lunches through the winter months. I believe having this new option available would greatly benefit the Business Park owners, employees, and customers.

PROCESS

The Rifle Business Park has an established Schedule of Allowed Uses. This list includes "Food service / caterers (not mobile)".

The City of Rifle allows for similar uses not included in the established list as a 'conditional use', and the City has established a process for this. The main conditions that need to be met include:

- Use complies with Rifle Municipal Code
- Use is consistent and compatible with existing uses and general character of RBP
- Use does not create any unduly burdensome and substantially offensive influences

Prior to approval from the City, I must first collect signatures from at least 50 percent of RBP lot owners, expressing their support.

MY PLAN

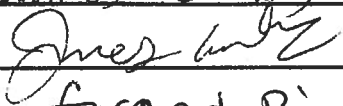
My operation will be temporary in its footprint, so no permanent development is planned.

Initially, my hours of operation will be during the week from 11 am to 2 pm. My guests will be able to park on the street and walk up to place and receive their orders. Alternatively, they will be able to call in their order for pick-up. Weather permitting, I plan to have a few tables on site but expect the majority of orders to be to-go.

I currently have electric service provided by Xcel Energy. Potable water, gray water, trash and waste is professionally managed and monitored by Garfield County Public Health.

Carly Webb, Owner
Two Forks, LLC
www.two-forks.com

I respectfully request your signature showing support of my plan and can be reached at (970) 379-4866 if you have any questions or concerns. I look forward to working with you!

Printed Name: James Combs
Signature: 
Business Park Lot(s): Grand River Health

10/24/2023

Two Forks, LLC

Petition to Allow Food Truck Operation within Rifle Business Park

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Carly Webb, Owner

Two Forks, LLC

www.two-forks.com

I respectfully request your signature showing support of my plan and can be reached at (970) 379-4666 if you have any questions or concerns. I look forward to working with you!

Printed Name: Richard C Grange, Manager 2136 Airport RD LLC

Signature: 

Business Park Lot(s): 2136 Airport Rd Rifle CO 81650

Two Forks, LLC

Petition to Allow Food Truck Operation within Rifle Business Park

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www.two-forks.com

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High Rose Creek Investments LLC

Printed Name: _____

Bryan Colorado

Signature: _____

Bryan Colorado

Business Park Lot(s): _____

1850 Enterprise Ct.

10/24/2023

Two Forks, LLC

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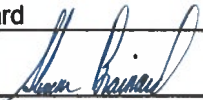
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Carly Webb, Owner
Two Forks, LLC
www.two-forks.com

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Printed Name: Shaun Brainard

Signature: 

Business Park Lot(s): 2310 Airport Road, Rifle, CO

10/24/2023

Two Forks, LLC
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Carly Webb, Owner
Two Forks, LLC
www.two-forks.com

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Printed Name: Matt Donovan

Signature: Matt Donovan

Business Park Lot(s): 1411 Enterprise Ct - True Brew

10/24/2023

Two Forks, LLC

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Carly Webb, Owner

Two Forks, LLC

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Printed Name: Robert Parsonson Rifle Commercial Investment

Signature: [Handwritten Signature]

Business Park Lot(s): 1842 Enterprise CT

Two Forks, LLC
Petition to Allow Food Truck Operation within Rifle Business Park

Printed Name Steve Sapp	Business Park Lot(s) Represented 1567 Enterprise Court
Signature Steve Sapp 970 462 5966	
Printed Name Gordon Chisone	Business Park Lot(s) Represented 2188 Airport Rd
Signature G. Chisone	
Printed Name Kristen Morobius	Business Park Lot(s) Represented 1657 Enterprise Ct
Signature	
Printed Name	Business Park Lot(s) Represented
Signature	
Printed Name	Business Park Lot(s) Represented
Signature	
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Signature	
Printed Name	Business Park Lot(s) Represented
Signature	

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6491



February 12, 2024

RE: Proposed Amendment to Rifle Business Park PUD
Rifle, Colorado 81650

To whom it may concern:

City staff has been in communication with the owner of Two Fork Catering. Ms. Carly Webb has submitted a petition to City staff proposing an amendment to the R.B.P. P.U.D. allowing food trucks as a use within Rifle Business Park. Said additional use would still require a Temporary Use Permit to be issued by staff.

The petition as submitted meets the requirements of Section 23. AMENDMENT of the Rifle Business Park Planned Unit Development requiring written consent of owners of 51% of the Rifle Business Park based on the percentages outlined in Section 29

On January 30, 2024 The City of Rifle Planning and Zoning Commission recommended approval of the amendment to the Rifle Business Park PUD Guideline to allow a Prepared Food Mobile Vendor "Food Truck" as an allowed use. The amendment will be heard at the City Council hearing on March 6, 2024.

Please let me know if you have any questions. I may be reached at telephone number (970) 665-6497, or feel free to email me @ gsverdrup@rifleco.org

Sincerely,

A handwritten signature in black ink, appearing to be "Geir Sverdrup", written over a light blue horizontal line.

GEIR SVERDRUP, AICP
**SENIOR PLANNER/
ZONING ENFORCEMENT OFFICIAL**
CITY OF RIFLE, CO

CITY OF RIFLE, COLORADO
ORDINANCE NO. 7
SERIES OF 2024

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
ARTICLE III OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE
REGARDING THE USE AND TYPES OF TEMPORARY PREPARED FOOD
WITHIN THE CITY.

WHEREAS, Article III of Chapter 16 of the Rifle Municipal Code (the “Code”) regulates Prepared Food Temporary Uses (i.e. Prepared Food Mobile Vendor) within the City; and

WHEREAS, City staff have recommended updates to the Code to expand the areas available for food truck operations in order to operate as a Temporary User Permit within Light Industrial (LI) zones; and

WHEREAS, City staff have recommended updates to the Code to only allow a maximum of two (2) temporary use permits for any single property; and

WHEREAS, the City Council finds and determines that it is in the best interests of the citizens of Rifle to amend Article III of Chapter 16 of the Code accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 16-3-90 of the Rifle Municipal Code, “Temporary Uses”, is hereby amended as follows, with underlined text added:

Sec. 16-3-90. Temporary uses.

(g) Prepared food temporary uses.

(1) A limited number of prepared food temporary uses shall be permitted in the Community Service (CS), Tourist Commercial (TC), Light Industrial (LI) and Central Business District (CBD) zone districts. For purposes of prepared food temporary use permits, the City is divided into the following two (2) geographic districts, with the applicable permit criteria:

a. General Commercial and Light Industrial Districts. Eight (8) prepared food vendors shall be permitted in areas of the City zoned Tourist Commercial (TC) and Community Service (CS). Two (2) additional temporary use permits may be issued in accordance with this Chapter, provided that the use does not operate for longer than twelve (12) days in a calendar year.

b. Central Business District. Three (3) prepared food vendors shall be permitted in the Central Business District at any one (1) time on private property or on public plazas.

(2) The following restrictions apply to prepared food temporary use permits in each district:

a. General Commercial and Light Industrial Districts. Applicants that meet all of the temporary use permit criteria shall receive permits on a first-come, first-served basis until the limit on the number of permits is reached. Each permit shall be valid for one (1) year. If an applicant holding a valid temporary use permit wishes to renew the permit, the applicant may submit a new application before the one-year time limit expires and receive first review and approval priority regardless of other submitted applications for that district. If the applicant allows the permit to expire before submitting a new application, that permit shall be open to new applicants on a first-come, first-served basis.

b. Central Business District.

1. Prepared food temporary use applications are due to the Planning Department by March 1 of each year. By April 1, a maximum of three (3) Central Business District permits will be issued to vendors that meet all application criteria for the following year (April 1 through March 31). If more than three (3) valid applications are submitted by March 1, the Planning Director or his or her designee will choose three (3) vendors that receive the highest scores based on application criteria established by the Planning Director by January 1 of each year and set forth in the Mobile Vending Application. If fewer than three (3) vendors apply before March 1, qualified vendors shall be accepted throughout the year until the maximum number permitted is reached. Each permit shall be valid from April 1 to March 31 of a given year, regardless of when issued.

2. Prepared food vendors shall not be permitted on streets, parking spaces, or sidewalks.

3. The maximum cart size for prepared food vending carts in the Central Business District shall be eight (8) feet long by six (6) feet wide by eight (8) feet tall. Vehicle-based vendors shall not be permitted. Vending carts and equipment must be removed when not in operation.

4. Temporary use permits for the Library/City Hall Civic Plaza shall be issued via the Rifle Parks Vending Permit application process, but shall still count towards the three (3) vendors permitted in the Central Business District.

(h) Temporary use standards. The following standards shall apply to temporary uses in all permitted districts:

(1) Temporary uses shall operate in the approved location through the length of the permit.

(2) The use meets all setbacks, buffers from incompatible adjacent uses and other requirements of its specific zoning district.

(3) The applicant has all licenses required by this Code and state law, including a sales tax license.

(4) For food sales, the applicant has evidence of Colorado Department of Public Health and Environment approval.

(5) The use occurs on a paved surface with marked parking spaces.

(6) The hours of operation of the temporary use shall be reviewed and approved based upon the nature of the use and the location. During hours in which the operation is to be closed, the site will be vacated except for any structures approved as part of the application.

(7) Adequate off-street parking is provided to serve the use, and the use shall not displace the required off-street parking spaces or loading areas of the principal permitted uses on the site or interfere with the flow of vehicle or pedestrian traffic. A maximum of two (2) temporary use permits may be approved by staff for any one (1) property. If a property owner feels that their property can support additional temporary uses above that which staff will approve, additional temporary use permits for any single property may be reviewed by the Planning and Zoning Commission through a Conditional Use Permit.

(8) The use is compatible in intensity, characteristics and appearance with existing land uses in the immediate vicinity of the proposed location. Factors such as location, access, traffic generation, noise, light, dust control and hours of operation will be considered.

(9) The proposed use and structure have a neat and clean appearance and properly disposes of any trash within fifty (50) feet of the use with evidence of the location of legal trash disposal.

(10) Proposed lighting shall not glare onto adjoining properties or onto public streets.

(11) No merchandise shall be displayed within thirty (30) feet of an intersection of the curb line of any two (2) streets; within the required setback area of the parcel on which the use is to be located; within ten (10) feet of any curb cut; or within one hundred fifty (150) feet of any structure primarily used as a residence.

(12) Signs shall be limited to twenty-four (24) square feet of signage affixed to the temporary use structure. No flags, banners or other signage shall be permitted. Temporary uses in the downtown may have an A-frame sign that conforms with the requirements of the sign code.

(13) Noisemakers of any kind, including amplifiers, shall be prohibited.

INTRODUCED, on March 6, 2024, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on March 20, 2024, approved without amendments, and ordered published in full as required by the Charter.

Dated this ____ day of _____, 2024.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk



Agenda Item #5.j.

Agenda Item Name:

Consider Ordinance No. 8, Series of 2024 - Rezoning of Rifle Business Park - 2nd Reading

Presenter:

Patrick Waller, Planning Director

Item Description:

Amendments to Food Truck Regulations

Recommended Action:

Move to approve Ordinance No. 8, Series of 2024, to Amend the Rifle Business Park PUD to allow for food trucks as an approved use on second reading.

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

Rifle recently expanded the overall number of food trucks allowed.

Background Information:

In 2022, Council approved an expansion in overall food truck numbers to allow for eight food trucks and two temporary food truck uses (10-days or less within a calendar year). Currently, there is one available space for a full-time food truck and one available space for a temporary food truck.

Executive Summary:

Planning Commission recommended that City Council approve the following changes to food truck regulations:

1. Allow for food trucks in Light Industrial zoned areas.
2. Limit the total amount of food truck permits to two for each property. Any additional application would require a Conditional Use Permit review.
3. Allow for food trucks in Rifle Business Park.

Notification Requirements:

Notice was completed as required by the Rifle Municipal Code. In addition, the Rifle Business Park requires the approval of 50% of the lot owners. Certified mailing was sent to allow Rifle Business Park property owners to notify them of the change.

Prepared By:

Misty Williams, City Clerk

Attachments:

1. March 6-2024 CC Deliverable Food Truck in LI & RBP
2. Ordinance No. 8-Rezoning Rifle Business Park PUD Guide



MEMORANDUM

TO: Rifle City Council
FROM: Geir Sverdrup, Senior Planner
DATE: March 6, 2024
SUBJECT: Text Amendment Applications 2024-006 & 2024-008

Background

During a recent pre-application meeting with a potential Food Truck owner, staff found an opportunity to expand the area(s) available for food truck operations. The owner of Two Forks Catering had expressed a desire to operate her catering truck as a Temporary Use permit within the Rifle Business Park PUD during the winter months. As RBP PUD and Light Industrial (LI) zone district do not have a provision for the operation of a food truck, Staff sponsored the following proposed amendments. These proposed revisions are Staff's recommended amendments to the Rifle Municipal Code for consideration by the Planning Commission as Text Amendments within the Light Industrial zone district and the Rifle Business Park PUD.

Staff is not proposing additional permits to be issued, merely permitting additional location opportunities within the City.

Over the last year staff has had the opportunity to evaluate how these temporary Uses are functioning within the City. When too many operations are allowed on a single property, the function of the principal property has been shown to be impacted greater than anticipated. There have been inquiries over the last year regarding allowing food truck in the industrial zone districts. It is the opinion of staff that permitting food trucks in Light Industrial zone districts is a reasonable request. Staff has built in a provision to allow additional food trucks above that which staff feels is appropriate for a property through the Conditional Use Permit process.

Current R.M.C. Requirements (proposed amendments in RED)

Sec. 16-3-90. Temporary uses.

(g) Prepared food temporary uses.

- (1) A limited number of prepared food temporary uses shall be permitted in the Community Service (CS), Tourist Commercial (TC), **Light Industrial (LI)** and Central Business District (CBD) zone districts. For purposes of prepared food temporary use permits, the City is divided into the following two (2) geographic districts, with the applicable permit criteria:
 - a. General Commercial **and Light Industrial Districts**. Eight (8) prepared food vendors shall be permitted in areas of the City zoned Tourist Commercial (TC) and Community Service (CS). Two (2) additional temporary use permits may be issued in accordance with this Chapter, provided that the use does not operate for longer than twelve (12) days in a calendar year.

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



- b. Central Business District. Three (3) prepared food vendors shall be permitted in the Central Business District at any one (1) time on private property or on public plazas.
- (2) The following restrictions apply to prepared food temporary use permits in each district:
- a. General Commercial and Light Industrial Districts. Applicants that meet all of the temporary use permit criteria shall receive permits on a first-come, first-served basis until the limit on the number of permits is reached. Each permit shall be valid for one (1) year. If an applicant holding a valid temporary use permit wishes to renew the permit, the applicant may submit a new application before the one-year time limit expires and receive first review and approval priority regardless of other submitted applications for that district. If the applicant allows the permit to expire before submitting a new application, that permit shall be open to new applicants on a first-come, first-served basis.
 - b. Central Business District.
 - 1. Prepared food temporary use applications are due to the Planning Department by March 1 of each year. By April 1, a maximum of three (3) Central Business District permits will be issued to vendors that meet all application criteria for the following year (April 1 through March 31). If more than three (3) valid applications are submitted by March 1, the Planning Director or his or her designee will choose three (3) vendors that receive the highest scores based on application criteria established by the Planning Director by January 1 of each year and set forth in the Mobile Vending Application. If fewer than three (3) vendors apply before March 1, qualified vendors shall be accepted throughout the year until the maximum number permitted is reached. Each permit shall be valid from April 1 to March 31 of a given year, regardless of when issued.
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- (h) Temporary use standards. The following standards shall apply to temporary uses in all permitted districts:

DEPARTMENT OF PLANNING & DEVELOPMENT

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- (1) Temporary uses shall operate in the approved location through the length of the permit.
- (2) The use meets all setbacks, buffers from incompatible adjacent uses and other requirements of its specific zoning district.
- (3) The applicant has all licenses required by this Code and state law, including a sales tax license.
- (4) For food sales, the applicant has evidence of Colorado Department of Public Health and Environment approval.
- (5) The use occurs on a paved surface with marked parking spaces.
- (6) The hours of operation of the temporary use shall be reviewed and approved based upon the nature of the use and the location. During hours in which the operation is to be closed, the site will be vacated except for any structures approved as part of the application.
- (7) Adequate off-street parking is provided to serve the use, and the use shall not displace the required off-street parking spaces or loading areas of the principal permitted uses on the site or interfere with the flow of vehicle or pedestrian traffic. **A maximum of two (2) temporary use permits may be approved by staff for any one (1) property. If a property owner feels that their property can support additional temporary uses above that which staff will approve, additional temporary use permits for any single property may be reviewed by the Planning and Zoning Commission through a Conditional Use Permit.**
- (8) The use is compatible in intensity, characteristics and appearance with existing land uses in the immediate vicinity of the proposed location. Factors such as location, access, traffic generation, noise, light, dust control and hours of operation will be considered.
- (9) The proposed use and structure have a neat and clean appearance and properly disposes of any trash within fifty (50) feet of the use with evidence of the location of legal trash disposal.
- (10) Proposed lighting shall not glare onto adjoining properties or onto public streets.
- (11) No merchandise shall be displayed within thirty (30) feet of an intersection of the curb line of any two (2) streets; within the required setback area of the parcel on which the use is to be located; within ten (10) feet of any curb cut; or within one hundred fifty (150) feet of any structure primarily used as a residence.
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- (13) Noisemakers of any kind, including amplifiers, shall be prohibited.



Additionally Staff is proposing an amendment to the permitted list of uses allowed in the Rifle Business Park PUD, as follows

RIFLE BUSINESS PARK PLANNED UNIT DEVELOPMENT GUIDELINES

1. SCHEDULE OF USES ALLOWED

- ✓ Assembly (fabrication, manufacturing, and assembly of components – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height)
- ✓ Bakery
- ✓ Biomedical and biotechnology laboratories, processing and manufacture.
- ✓ Bottling / breweries, retail sales associated with brewery production and operation, restaurants and lounges with liquor license, after appropriate City liquor hearings.
- ✓ Business services (copying, printing, delivery, packaging, mailing, secretarial, clerical, etc.)
- ✓ Cabinet making
- ✓ Carpentry, plumbing and electrical shops
- ✓ Ceramics (design, fabrication and production)
- ✓ Cold storage
- ✓ Commercial laundry or dry cleaning plan
- ✓ Crop production, orchards, flower production (retail sales a secondary use e.g. nursery)
- ✓ Day Care (Conditional Use)
- ✓ Educational facility (business, industrial and technical only – conditional use if over thirty students)
- ✓ Electronic technology including research and development, assembly, testing, etc. (EMF emissions regulated by FAA and aviation easement due to the proximity of the Garfield County Airport).
- ✓ Equipment leasing of all types (outside storage of equipment is regulated in Section 10)
- ✓ Fire station
- ✓ Food service / caterers (not restaurant)
- ✓ Furniture repair / refinishing and upholstery
- ✓ General retail sales
- ✓ Instrumentation

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- ✓ Manufacturing and processing, assembly, fabrication, service, repair, packaging or preparation of articles or merchandise – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height
- ✓ Motor freight shipping center
- ✓ Offices for the conduct of a business or profession
- ✓ Printing
- ✓ Prepared Food Mobile Vendor
- ✓ Professional Offices
- ✓ Recreational facility
- ✓ Research facilities, testing laboratories
- ✓ Residential housing units associated and attached to a Permitted Use, subject to the following:
 - Only on second or higher floor of the building containing the Permitted Use;
 - No more than 50% of the total square footage of the building or 4 units, whichever is less;
 - Each unit may not exceed 800 square feet; and
 - No more than 2 persons per unit;
- ✓ Service and repair of appliances, computers, electronic equipment, etc.
- ✓ Showrooms (secondary to manufacture or service only)
- ✓ Software development
- ✓ Studio for creation or manufacture of arts and crafts
- ✓ Telecommunications facilities (EMF emission regulated by FAA and aviation easement due to proximity of Garfield County Airport).
- ✓ Warehouses limited in size to 15,000 sq. ft. (permitted only if accompanied by on-premises employees in conjunction with handling, packaging, or transfer of goods – no self-storage)
- ✓ Wholesale establishments

The owner of Two Forks catering has petitioned the property owners of the Rifle Business Park and has secured more than 51% of the signatures required for the City to consider an amendment to the PUD (per Section 23. AMENDMENT, of the RBP PUD). The full PUD is attached to this memorandum.

DEPARTMENT OF PLANNING & DEVELOPMENT

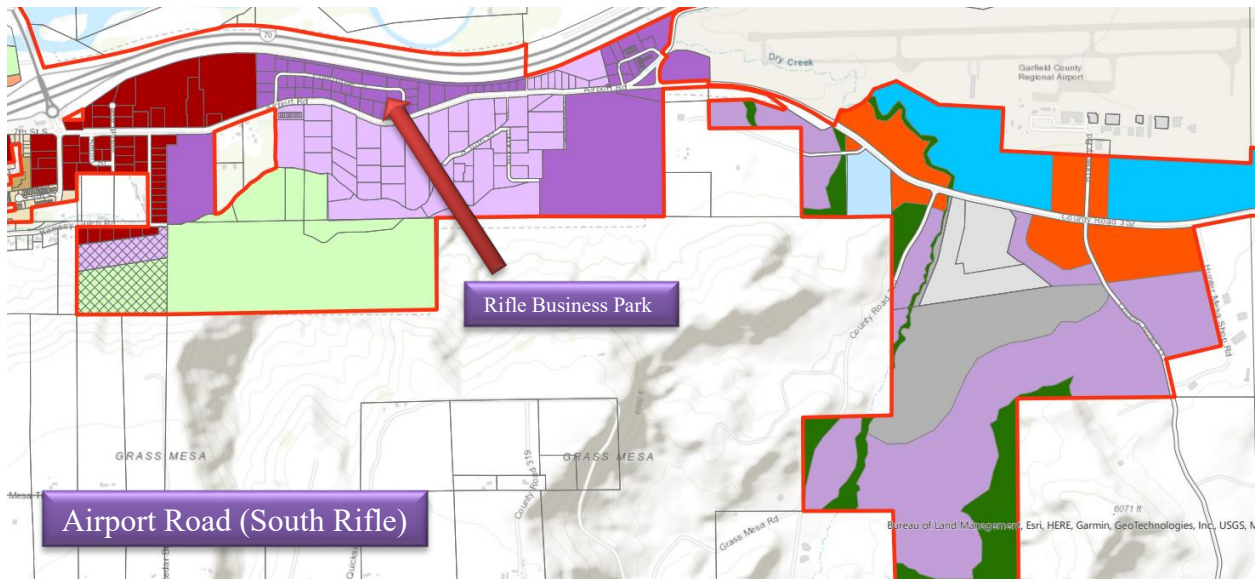
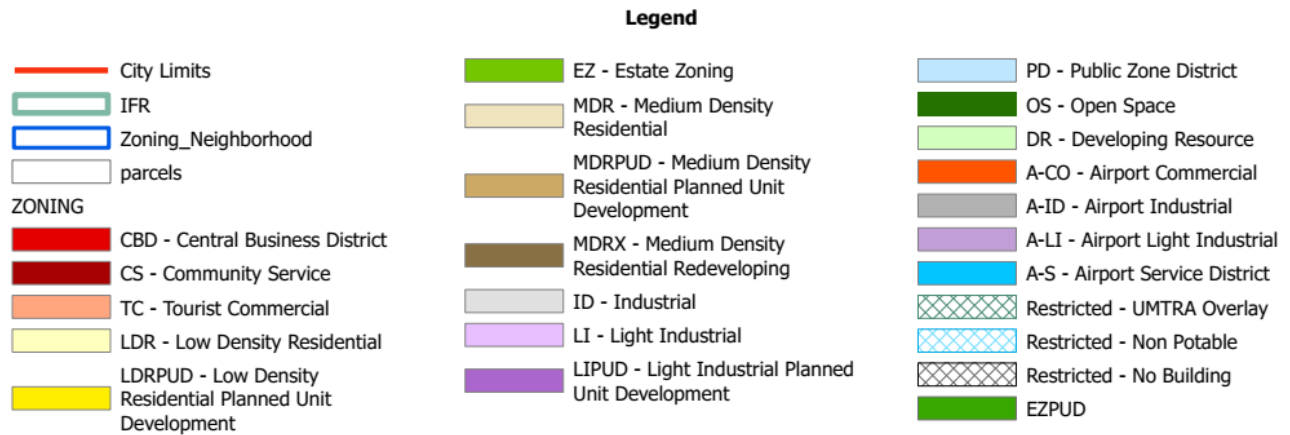
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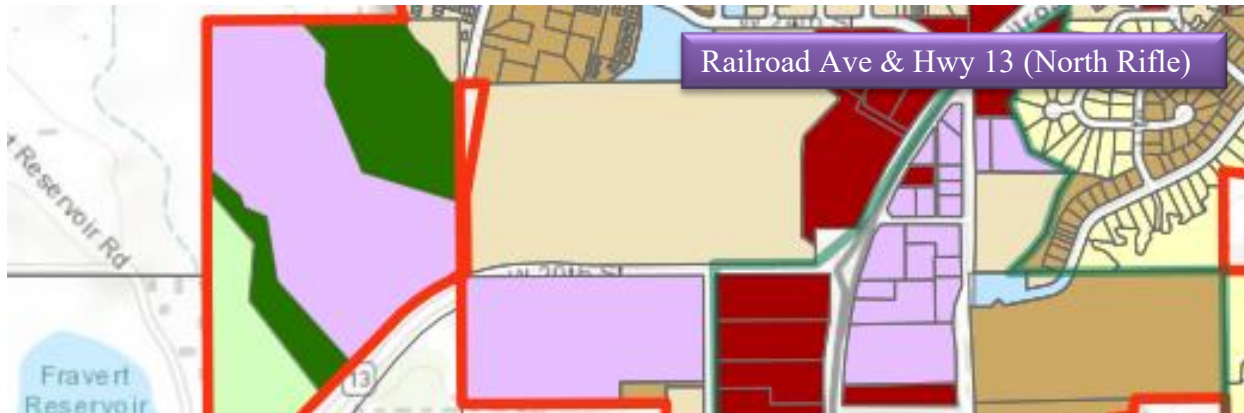
Phone: 970-665-6490



The proposed amendments will allow food trucks to be located in the Light Industrial (LI) and Rifle Business Park PUD as additional zone districts within the City of Rifle.

The following sections of the Zoning Map show the Light Industrial (LI) and Rifle Business Park PUD zone districts in the city. (Full Map Attached)





Findings

Pursuant to RMC Section 16-5-280, the Planning and Zoning Commission shall consider the following criteria when determining whether or not to recommend approval of the amendment to City Council:

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

The proposal is in conformance with the Rifle Municipal 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 be compatible with the character of Rifle. Staff feels that this amendment to the Code allow for greater opportunities for food trucks to be located within the City of Rifle.

DEPARTMENT OF PLANNING & DEVELOPMENT

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

The zoning code is enforced Citywide by appropriate zone district.

4. The potential for adverse environmental effects that might result from the proposed use;

No major adverse environmental effects are anticipated from the proposal.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

No Comprehensive Plan issues were noted as part of the review.

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

No negative impacts to property values are anticipated.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to 13-4-120 of the Code, if applicable.

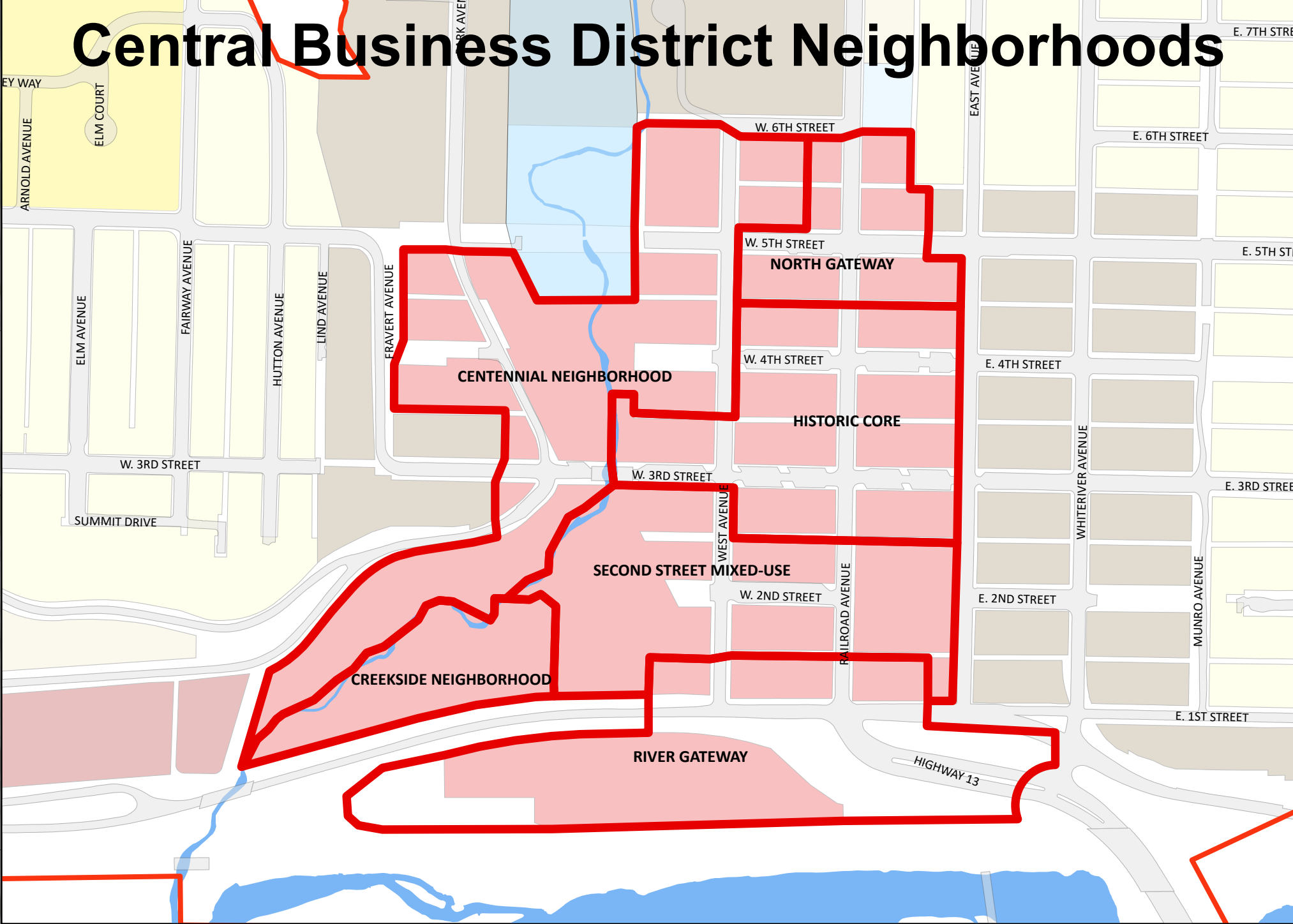
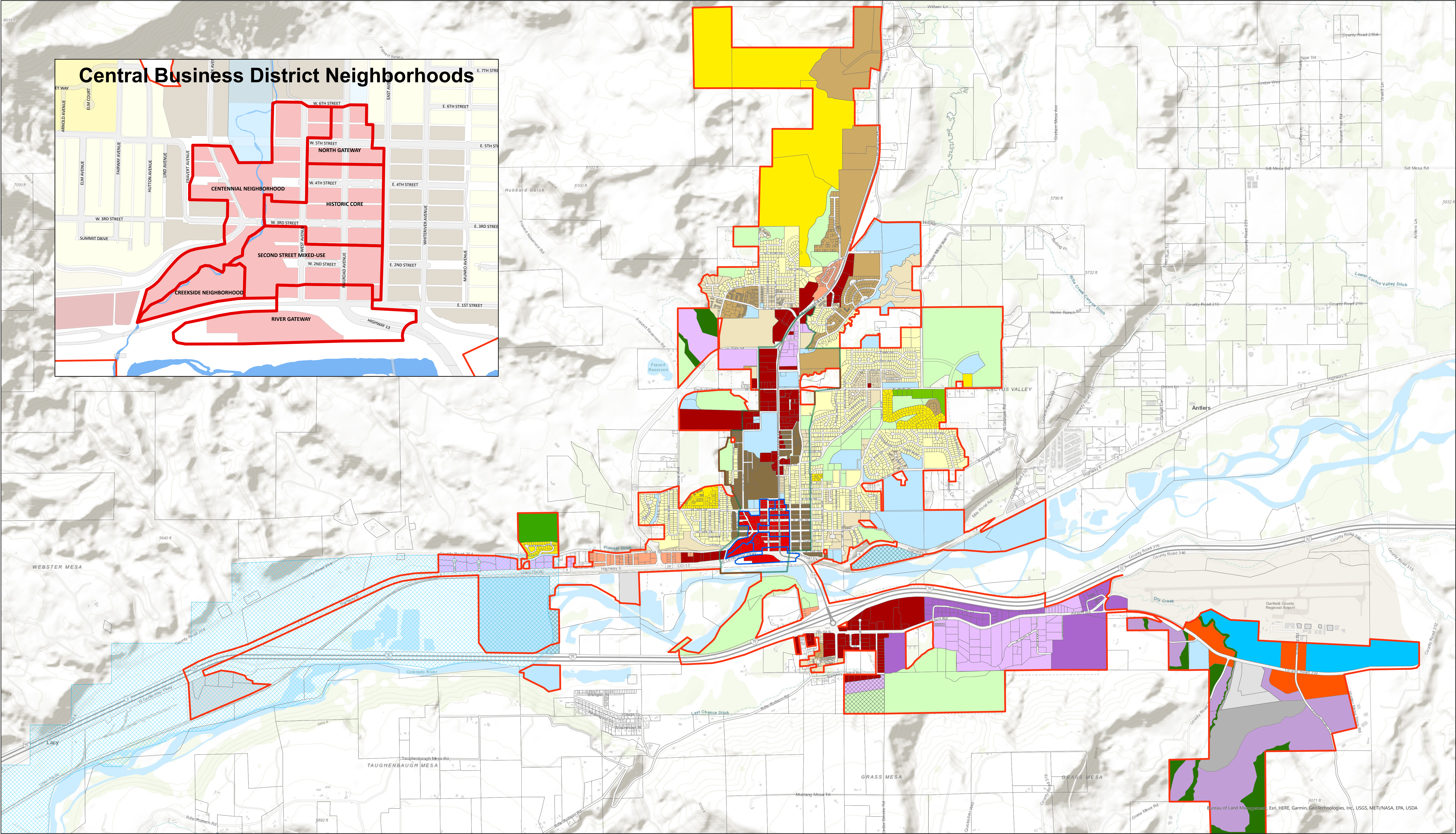
Not applicable.

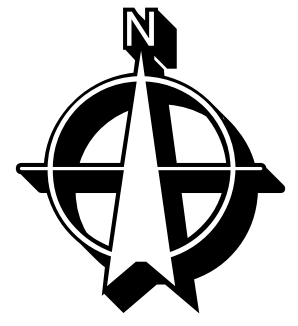
Planning and Zoning Commission

The Planning and Zoning Commission heard these applications at their January 30, 2024, meeting. Carly Webb spoke in favor of the proposed amendment to the Rifle Business Park Planned Unit Development. Staff has since received an inquiry from the mailed notices, once the property owner was informed of the details, he had no concerns with the request.

Recommendation

The Planning and Zoning Commission recommends that the Rifle City Council approve of the proposed text amendments 2024-006 and 2024-008 as presented.





City Limits	Legend	
IFR	EZ - Estate Zoning	PD - Public Zone District
Zoning_Neighborhood	MDR - Medium Density Residential	OS - Open Space
parcels	MDRPU - Medium Density Residential Planned Unit Development	DR - Developing Resource
ZONING	MDRX - Medium Density Residential Redeveloping	A-CO - Airport Commercial
CBD - Central Business District	ID - Industrial	A-ID - Airport Industrial
CS - Community Service	LI - Light Industrial	A-LI - Airport Light Industrial
TC - Tourist Commercial	LIPUD - Light Industrial Planned Unit Development	A-S - Airport Service District
LDR - Low Density Residential		Restricted - UMTRA Overlay
LDRPUD - Low Density Residential Planned Unit Development		Restricted - Non Potable
		Restricted - No Building
		EZPUD

ZONE DISTRICT MAP

OF THE

CITY OF RIFLE

City of Rifle 202 Railroad Avenue Rifle, CO 81650

Projection: UTM Zone 13 N, NAD 83



Zone District Map

Spring 2004 Revised: 10/1/2022

G://ArcPro/Zoning/

Prepared for: The City of Rifle's Planning Department

by: GIS Division ESG

www.rifleco.org

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This map, created by the GIS Division for the City of Rifle's Planning Department, utilizes a number of component GIS software and data sources. It is a graphical representation intended to aid in thematic analysis within various City Departments. This map does not guarantee dimensional accuracy and is not to be substituted for legal surveys or City records. Always refer to professionals and/or official cited documents for concerns of a legal interest. This map is continually being updated and/or edited, and is presented to reflect the most current information available. This map is not to be edited or changed without the expressed consent of City of Rifle authorities. The City of Rifle assumes no responsibility for the use of this map outside the outlined intended application.

RIFLE BUSINESS PARK PLANNED UNIT DEVELOPMENT GUIDELINES

INTENT AND PURPOSE The intent of this development is to create a business park to accommodate a variety of office and light industrial uses in an attractively planned environment. The Planned Unit Development provides for landscaping and screening requirements, building design requirements, a distribution of uses and a master landscape and storm drainage system. A major open space area is located at the northwest corner of the park which will be a major feature of an overall open space and pedestrian system when the property to the west is developed.

The purpose of this Planned Unit Development Guide to the Rifle Business Park is to outline the City of Rifle's zoning and land use restrictions that are applicable to lots within the Rifle Business Park.

1. SCHEDULE OF USES ALLOWED

- ✓ Assembly (fabrication, manufacturing, and assembly of components – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height)
- ✓ Bakery
- ✓ Biomedical and biotechnology laboratories, processing and manufacture.
- ✓ Bottling / breweries, retail sales associated with brewery production and operation, restaurants and lounges with liquor license, after appropriate City liquor hearings.
- ✓ Business services (copying, printing, delivery, packaging, mailing, secretarial, clerical, etc.)
- ✓ Cabinet making
- ✓ Carpentry, plumbing and electrical shops
- ✓ Ceramics (design, fabrication and production)
- ✓ Cold storage
- ✓ Commercial laundry or dry cleaning plan

- ✓ Crop production, orchards, flower production (retail sales a secondary use e.g. nursery)
- ✓ Day Care (Conditional Use)
- ✓ Educational facility (business, industrial and technical only – conditional use if over thirty students)
- ✓ Electronic technology including research and development, assembly, testing, etc. (EMF emissions regulated by FAA and aviation easement due to the proximity of the Garfield County Airport).
- ✓ Equipment leasing of all types (outside storage of equipment is regulated in Section 10)
- ✓ Fire station
- ✓ Food service / caterers (not restaurant)
- ✓ Furniture repair / refinishing and upholstery
- ✓ General retail sales
- ✓ Instrumentation
- ✓ Manufacturing and processing, assembly, fabrication, service, repair, packaging or preparation of articles or merchandise – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height
- ✓ Motor freight shipping center
- ✓ Offices for the conduct of a business or profession
- ✓ Printing
- ✓ Professional Offices
- ✓ Recreational facility
- ✓ Research facilities, testing laboratories

- ✓ Residential housing units associated and attached to a Permitted Use, subject to the following:
 - Only on second or higher floor of the building containing the Permitted Use;
 - No more than 50% of the total square footage of the building or 4 units, whichever is less;
 - Each unit may not exceed 800 square feet; and
 - No more than 2 persons per unit;
- ✓ Service and repair of appliances, computers, electronic equipment, etc.
- ✓ Showrooms (secondary to manufacture or service only)
- ✓ Software development
- ✓ Studio for creation or manufacture of arts and crafts
- ✓ Telecommunications facilities (EMF emission regulated by FAA and aviation easement due to proximity of Garfield County Airport).
- ✓ Warehouses limited in size to 15,000 sq. ft. (permitted only if accompanied by on-premises employees in conjunction with handling, packaging, or transfer of goods – no self storage)
- ✓ Wholesale establishments

The City Planning Commission may allow a similar use not included in the above listed uses as a conditional use, or a building height increase pursuant to Section 4, upon conformance with the following:

- A. The proposed use is in compliance with the review criteria in section 17.05.360 of the Rifle Municipal Code.
- B. The proposed use is consistent and compatible with existing uses and the general character of the Business Park, and similar in general nature to the uses listed herein.
- C. The proposed use does not create unduly burdensome and substantially offensive noise, vibration, dust, heat, smoke, traffic, visual, or other significantly objectionable influences as determined by the City Planning Commission; however, the City Planning Commission may approve a conditional use permit where potential noise, vibration, dust, heat, smoke, traffic, and visual impacts or

other negative influences are appropriately mitigated as determined in the sole discretion of the Planning Commission.

2. FLOOR AREA RATIO 2:1

3. LOT COVERAGE Not more than 80% of the lot may be covered by buildings, driveways and parking lots.

4. BUILDING HEIGHT Not more than 40 feet, up to 48 feet as a conditional use.

5. BUILDING SETBACKS

Front yard – minimum of twenty feet from property line

Side yard – minimum of ten feet from property line

Rear yard – minimum of fifteen feet from property line except that lots along Interstate 70 landscaped strip (lots 4,5,6,7,8,9,10,33,35,36,37,38,39,40,41 and 42) have no rear yard setback requirement

Buildings must be contained within the envelopes as shown on the plat except with permission of the City Manager or her/his designee, and only in conformance with the above setback requirements.

6. REVIEW Except for conditional uses requiring approval by the City of Rifle Planning Commission, the City Manager or her/his designee shall review all proposed construction for conformance to this PUD Guide, and the issuance of a building permit and certificate of occupancy is conditional on compliance with these provisions.

7. LANDSCAPING 20% of each lot must be landscaped. All trees must be a minimum of 6 feet high or 2.5 inch caliper. All bushes must be 5 gallon minimum. For those lots bordering the Interstate 70 Right of Way, this requirement is in addition to the required common area landscape treatment (covered later). Trees shall be planted at the rate of one tree per 300 square feet of green landscaped area. Evergreens shall compose no less than 25% of the trees and shrubs included in the landscaping.

There shall be a minimum 15 foot green landscaped border along Enterprise Court and 20 foot green landscape border along County Road 346.

Ten percent of any parking area shall be devoted to landscaping which reduces the visual impact of the parking area and assists in defining the parking area and traffic movement. Landscape edge with pavement shall be curbed. Such

landscaping shall be in addition to the landscape buffer along the roadway and credited towards the 20% overall landscape requirements.

All required green landscape area must be served by an underground sprinkler system that provides full coverage for landscaped areas. If the landscaping is designed by a landscape professional, up to 50% of the total landscape requirement may be provided in “dry” or xeriscape landscape materials , otherwise, no more than 25% may be xeriscape.

A landscaping plan in conformance with these requirements must be submitted for each lot, and approved by the City Manager or his/her designee prior to the issuance of a building permit. This plan shall effectively buffer the proposed use from the adjacent roadway and integrate green space with the internal use of the property. The plan shall encompass the entire parcel and specify number, size, species, and location of plan materials. Landscaping must be installed in accordance with the approved plan prior to the issuance of a certificate of occupancy. An extension for weather of up to six months to install the landscaping may be approved by the City, although such extension is conditional on the City receiving an acceptable performance guarantee in the form of a letter of credit or other acceptable guarantee. An extension for weather will permit the issuance of a temporary certificate of occupancy.

The landscaping approved by the City shall be maintained throughout the life of the structure.

Tract A and C will be in common ownership and will be devoted to landscaping, drainage improvements, storm water retention, raw water irrigation ditch, and public pedestrian access. Tract D and E will be in common ownership and devoted to landscaping and common signs.

These improvements will be installed and paid for by the City under the phasing schedule outlined in Section 31 of this guide. The maintenance responsibility shall be assumed by the Property Owners Association when specified in Section 30. Maintenance shall consist of the mowing, irrigation, soil condition, erosion control, replanting, tree and plant repair, and replacement required to maintain the landscaped environment in good and healthy condition equal or better than that contemplated in the Landscape Plan and in accordance with the City of Rifle Landscape Standards. Article V, 7., of the Declaration of Covenants of the Rifle Business Park provides for enforcement of this maintenance requirement.

8. PARKING Off-street parking adequate to accommodate the parking needs of the occupant employees and visitors shall be provided on all lots. Parking area shall be paved with asphalt or concrete to provide dust-free all-weather surface. An extension for weather of up to six months to install the parking pavement may be approved by the City, although such extension is conditional on the City receiving an acceptable performance guarantee in the

form of a letter of credit or other acceptable guarantee. An extension for weather will permit the issuance of a temporary certificate of occupancy.

Light Industry:	2.5 spaces per 1,000 square feet of building
Warehouse:	1 space per 1,000 square feet of building
Service Commercial:	1 space per 300 square feet of building
Offices:	1 space per 300 square feet of building

20% of the spaces can be for compact cars.

Owners of adjacent property are encouraged to enter into arrangements to share parking and the connection of parking lots across lot lines is permitted. Where the connection of adjacent parking lots is proposed, a portion of the landscaping shall be used as a screening buffer between parking areas.

Review from the City of Rifle is required at each change in occupancy to ensure that the appropriate amount of parking has been provided.

9. LOADING REQUIREMENTS Buildings or structures which receive and distribute materials and merchandise by truck shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use.

10. OUTSIDE STORAGE Outside storage is limited to 50% of the total lot. Any such outside storage must be behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height.

11. ACCESS All driveways shall be designed with intersections approximately 90° (at right angle) to the street. Where a shared access for a lot is shown on the plat, that shall be the location for the access, and a shared access easement has been recorded for that purpose. For all other lots, the location of the access for each lot shall be as approved by the City Engineer and with the following additional restrictions applying to some lots:

- Lot 1 From Enterprise Court, not less than 100 feet from the south property line
- Lot 13 From Enterprise Court, not less than 90 feet from the south property line
- Lot 25 From Enterprise Court, not less than 120 feet from the south property line
- Lot 32 From Enterprise Court, not less than 120 feet from the south property line

Secondary accesses may be permitted by the City Engineer on some lots, although they will generally not be permitted along Airport Road. Where possible, such secondary access points should be shared with adjacent property.

12. DRAINAGE A Master storm water drainage plan has been prepared for this business park. All storm water drainage from individual lots shall comply with this plan.

All drainage easements shall be seeded or sodded with grass or other ground cover approved by the City in the building permit review process. Such drainage easements shall be maintained by the property owner in a manner that promotes proper drainage.

13. ENTRANCES major building pedestrian entrances must be architecturally treated and clearly visible from the street.

14. EXTERIOR WALL FAÇADE Building exterior materials shall consist of at least two of the following with the secondary material covering at least 20% of the exterior of each wall:

- ✓ Masonry – concrete unit masonry, stone, or brick
- ✓ Concrete – pre-cast, tilt-up, or cast-in-place
- ✓ Stucco – synthetic or cement
- ✓ Metal – non-reflective steel or aluminum
- ✓ Plastic – non-reflective manufactured siding
- ✓ Wood – wood or wood products as trims only
- ✓ Glass – except non-visual curtain wall

Colors shall be light to medium hues of earthtones. Accents can be bright or dark. The overall color scheme should complement the mountain setting and not dramatically contrast in an industrial or urban manner.

Variations in wall plane require that wall in excess of 80 lineal feet shall be broken in plan as well as material. Recesses or projections shall be a minimum of 12 inches. Roof overhangs and shading of glass is encouraged.

Prior to final design and application for a building permit, the developer shall submit to the City an architectural concept plan. This plan shall include a rough site plan and be accompanied with sketches, list of exterior building materials, and proposed exterior colors. This concept plan shall be reviewed by the City Manager or designee for conformance to the intent of this Section 14 as well as the following Section 15.

15. ROOF TREATMENT Visually-blending, low profile roofs are encouraged. All visible roofing materials shall be earthtone colors and non-reflective. Roofs in excess of 80 linear shall have a break in the plane to complement the break in the exterior wall façade. Permitted roof materials include:

- A. Flat membrane; rubber, PVC, or hypolon
- B. Metal; non-reflective
- C. Composition shingle; fiberglass or asphalt

D. Built-up tar and gravel

All roof-mounted mechanical equipment shall be screened from view by parapet walls or screening. Screening shall reflect or complement the architecture of the building.

16. SIGNAGE All free standing signs shall be “monument signs” integrated with landscape plan. Roof signs shall be permitted so long as they comply with the provisions of the Rifle Sign Code and do not project more than five feet (5') above the height of the roof; provided, however, that the maximum height of the sign and/or building (except as provided in Paragraph 4) shall not exceed forty feet (40'). The height of the roof shall be determined pursuant to §17.03.195(E) of the City Code. Signage is encouraged to be integrated with the architectural façade of the building. In addition, all signs must comply with City of Rifle Signage Regulations.

All wall signs must comply with the following additional requirements:

- A. All sign letters shall be internally illuminated.
- B. The sign shall not project above the wall.
- C. All conductors, transformers and other equipment shall be concealed. No exposed lamps, tubing, crossovers or conduits shall be permitted.
- D. No audible, flashing or animated signs shall be permitted.
- E. No projections above or below the sign limits shall be permitted.
- F. No signs perpendicular to the face of the building shall be permitted.

No balloons, banners, portable signs, temporary signs, mortar board, truck signs shall be permitted except for grand openings lasting no more than one week. “For sale” and “For lease” signs shall be permitted providing they conform to City of Rifle regulations.

17. REFUSE COLLECTION AREA Trash receptacles shall be enclosed by a wall and designed as much as possible so the refuse containers are not visible from the street frontage or Interstate 70. These enclosures shall be designed of durable materials with finishes and colors which are unified with the overall architectural theme. Concrete floors shall be provided.

18. LIGHTING Lighting design is encouraged to contribute to safe and efficient use of development site, to complement site security and reinforce the architecture and site design character, to prevent casting glare onto adjacent streets, and to prevent casting glare onto adjacent lots.

All driveway entrances along roadway shall be lighted by property owner as part of building construction.

Concealed source lighting is required. Use directional heads, shields and fixture cut-offs to prevent glare and impacts on adjacent property and to aircraft using the Garfield County Airport. All outdoor lighting shall be directed below the horizontal a minimum of fifteen degrees.

20. UTILITY CONNECTION Underground electric and telephone connections must be provided from the street to the building.

21. COMBINING LOTS Any two or more adjacent lots may be combined with City Staff approval pursuant to the City Code.

22. INDUSTRIAL AND COMMERCIAL PERFORMANCE STANDARDS All industrial and commercial businesses in the Rifle Business Park shall comply with the following standards:

A. Vibration Generated:

Every use shall be so operated that the ground vibration inherently and recurrently is no perceptible, without instruments, at any point of any boundary line of the property on which the use is located.

B. Smoke Emission:

Every use shall be so operated that it does not emit smoke exceeding a density of No. 1 on the Ringleman Chart.

C. Emission of Particulate Matter:

Every use shall be so operated that it does not emit particulate matter exceeding 0.2 grains per cubic foot of the flue gas at a stack temperature of 500 degree F.

D. Emission of Heat, Glare, Radiation and Fumes:

Every use shall be so operated that it does not emit an obnoxious or dangerous degree of heat, glare, radiation, or fumes beyond any boundary line of the property on which the use is located.

E. Storage Area

1. No highly flammable or explosive liquids, solids, or gases shall be stored in bulk above ground. Tanks or drums of fuel directly connecting with heat devices or appliances located on the same property as the tanks or drums of fuel are excluded from this provision.

2. No materials or wastes shall be deposited upon a property in such form or manner that they may be transferred off the property by natural causes or forces.
3. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.

F. Water Pollution

No water pollutant shall be emitted by manufacturing or other processing. In a case in which potential hazards exist, it shall be necessary to install safeguards acceptable to the County Health Officer and in compliance with the laws of the Environmental Protection Agency before operation of the facility may begin.

- G. All fabrication, service and repair operations shall be conducted within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height.
- H. Weeds and native vegetation on vacant property shall be maintained to a height not more than eight inches.
- I. Disturbed soil not covered by landscaping, building, or parking shall be re-vegetated within 60 days or as soon thereafter as weather permits.
- J. All City of Rifle ordinances, State of Colorado and Federal regulations, statutes and laws with enforcement by the appropriate authority.

23. AMENDMENT Substantial modification, removal or release to the provisions of this Planned Unit Development shall be permitted only upon a finding by the City of Rifle following a public hearing that the modification removal or release is consistent with the efficient development and preservation of the entire Planned Unit Development. Such modification must also have the written consent of owners of 51% of the Rifle Business Park based on the percentages outlined in Section 29.

Minor modification in the location, setting, landscaping or character of the buildings may be authorized by the Rifle City Manager if required by circumstances not foreseen at the time of approval of the Planned Unit Development.

Such minor changes include, but are not limited to:

1. Landscape plans
2. Parking plans
3. Driveway entrance locations.

24. NUISANCES No nuisance shall be permitted to exist or operate upon any lot so as to be offensive or detrimental to any adjacent lot or property or to its occupants. A “nuisance” shall include, but not be limited to, any of the following conditions:

Any use of the lot, excluding reasonable construction activity, which emits dust, sweepings, dirt, or cinders into the atmosphere, or discharges liquid, solid wastes or other matter into any water reclamation area or other waterway, and which, in the opinion of the City, may adversely affect the health, safety, comfort, or intended use of their property by persons within the area.

The escape or discharge of any fumes, odors, gases, vapors, steam, acids, or other substance into the atmosphere whose discharge, in the opinion of the City, may be detrimental to the health, safety, or welfare of any person or may interfere with the comfort of persons within the area or which may be harmful to property or vegetation.

The radiation or discharge of intense glare or heat, or atomic, electromagnetic, microwave, ultrasonic, laser, or other radiation. Any operation producing intense glare or heat or such other radiation shall be performed only within an enclosed or screened area and then only in such manner that the glare, heat, or radiation emitted will not be discernible from any point exterior to the site or lot upon which the operation is conducted.

Any vibration, noise, sound, or disturbance which, in the opinion of the City, is objectionable due to intermittence, beat, frequency, strength, shrillness, or volume.

25. RAW WATER The City owns water rights in the Loesch and Crann Ditch Company that are held in perpetuity for the benefit of this development as a whole. The first priority for the use of this water shall be to irrigate Tract A and C, and landscaping in rights-of-way, if any. The diversion of such water shall be in accordance with requirements and conditions established by the City, and the cost of diversion, measurement, pumping, piping, and distribution of water in the lateral ditch fees and assessments shall be born by the Property Owners Association.

Excess raw water is expected and shall be made available for irrigation of landscaped areas on individual lots. This water is available without cost to individual owners subject to availability. The diversion of such water shall be in

accordance with requirements and conditions established by the City, and the cost of diversion, measurement, pumping, piping, and distribution, as well as a pro-rata share of any ditch fees and assessments shall be born by the individual property owner. In no event shall any pressurized or pumped raw water distribution system be connected to any domestic water pipe or fixture, nor shall any of this water be used for non-irrigation purposes or removed from the property.

Any water remaining shall be available to the City of Rifle.

26. FLOOD PLAIN Lots 1-9 and 14-32 are in a one-hundred year flood plain and as such require that the elevation of the first floor be not less than one foot above the surrounding ground elevation as determined by the City Engineer.

27. BUILDING STANDARDS AND BUILDING PERMIT APPLICATION PROCEDURE The City of Rifle Building Codes and Public Works Manual shall apply. In addition, all foundation plans shall be approved by an engineer licensed in the State of Colorado. A water pressure reducing valve of a type approved by the City shall be required as part of the water service.

The first step in the approval process is the submission of an architectural concept plan as required in Section 14. Upon approval of the concept by the City, the building permit approval process will require submission of the following documents:

- A. A detailed statement of the proposed use or uses of the property.
- B. All plans and specifications required by the City's uniform building codes, and to allow for architectural review pursuant to Sections 14, 15, 17, 18 and 19.
- C. Detailed and accurate site plan including:
 - Building location
 - Parking
 - Loading
 - Outside storage (if applicable)
 - Drainage on the site, and showing how and where storm water will exit the site
 - Location of landscaping
- D. Detailed landscaping design plan
- E. Detailed sign design plan
- F. Raw water irrigation plan, if applicable
- G. A request, if applicable, for a modified building envelope
- H. A request, if applicable, for a modified primary access, or for a secondary access
- I. Evidence of payment, or payment, of any reimbursable private access roadway development costs required to be paid pursuant to the

“Declaration of Private Access/Roadway Easement and Maintenance Obligations”.

The City Engineer may authorize a sequential submittal, review and permitting process.

28. AVIGATION EASEMENT This property is in close proximity to the Garfield County Airport, and the City has recorded an avigation easement on the property.

29. AIRPORT ROAD SPECIAL IMPROVEMENT DISTRICT The Rifle Business Park is required by deed restriction and protective covenant to participate in the improvements to Airport Road. The total cost born by the Rifle Business Park shall not exceed one-half (1/2) the cost of construction of a thirty-six foot wide street meeting City of Rifle Standards, plus the costs of creating the district, and applicable interest charges. The Special Improvement District will provide for the obligation to be paid over ten years. Formation of the special improvement district shall be initiated no later than after building permits have been issued on 17 lots. The distribution of the costs to each lot in the Business Park shall be:

Lot 1	3.5%	Lot 22	1.7%
Lot 2	2.4%	Lot 23	3.8%
Lot 3	2.5%	Lot 24	2.5%
Lot 4	2.4%	Lot 25	3.3%
Lot 5	2.7%	Lot 26	2.9%
Lot 6	3.6%	Lot 27	2.7%
Lot 7	4.2%	Lot 28	2.5%
Lot 8	3.6%	Lot 29	2.2%
Lot 9	2.0%	Lot 30	2.4%
Lot 10	2.4%	Lot 31	2.6%
Lot 11	1.9%	Lot 32	2.8%
Lot 12	1.8%	Lot 33	6.6%
Lot 13	1.9%	Lot 34	2.4%
Lot 14	1.8%	Lot 35	1.9%
Lot 15	1.8%	Lot 36	1.4%
Lot 16	1.8%	Lot 37	1.4%
Lot 17	1.8%	Lot 38	1.4%
Lot 18	1.8%	Lot 39	1.4%
Lot 19	1.7%	Lot 40	1.5%
Lot 20	1.8%	Lot 41	1.5%
Lot 21	1.8%	Lot 42	1.9%

The percentages are based on approximately 33% of the cost being distributed equally among the lots, and the remainder of the cost distributed based on lot area.

30. PROPERTY OWNERS ASSOCIATION A Property Owners Association has been formed encompassing the property. Membership in the Association is mandatory. As provided in the protective covenants, the Association will maintain the common areas. The maintenance responsibility shall begin when more than 50% of the lots are no longer in City ownership, but sooner than April 1, 2003 and shall include the maintenance of:

- the landscaped area along Interstate 70 including Parcel A
- The drainage and irrigation ditch along Interstate 70
- The two common entrance signs and landscaping

The Association will levy and collect sufficient assessments to provide for the necessary maintenance. The assessment will be based on the same percentages listed in the section on the Airport Road Special Improvement District.

In the event that the landscaping is not maintained to City of Rifle standards, the City shall, after providing thirty days written notice, provide the needed maintenance for the remainder of that calendar year, and the Property Owners Association shall reimburse the City.

The Board of Directors of the Association also has certain responsibilities in resolving disputes between adjacent lot owners as outlined in the "Declaration of Private Access/Roadway Easement and Maintenance Obligations".

31. COUNTY ROAD NAME When County Road 346 is annexed by the City, it shall be renamed by the City. At this time, the City Clerk of the City of Rifle is authorized to record an amendment to this PUD guide changing the name of County Road 346 to name authorized by the City Council.

Two Forks, LLC
Petition to Allow Food Truck Operation within Rifle Business Park

BACKGROUND

My "Two Forks" food truck is currently located in the Business Park, at 1842 Enterprise Ct. I am a sole proprietor and have been successfully operating as a licensed caterer and retail mobile food vendor in Garfield County for the last 18 months.

I would like to expand operations and open my food truck to the public beginning December 1, 2023. My initial plan is to serve lunches through the winter months. I believe having this new option available would greatly benefit the Business Park owners, employees, and customers.

PROCESS

The Rifle Business Park has an established Schedule of Allowed Uses. This list includes "Food service / caterers (not mobile)".

The City of Rifle allows for similar uses not included in the established list as a 'conditional use', and the City has established a process for this. The main conditions that need to be met include:

- Use complies with Rifle Municipal Code
- Use is consistent and compatible with existing uses and general character of RBP
- Use does not create any unduly burdensome and substantially offensive influences

Prior to approval from the City, I must first collect signatures from at least 50 percent of RBP lot owners, expressing their support.

MY PLAN

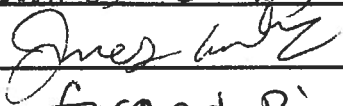
My operation will be temporary in its footprint, so no permanent development is planned.

Initially, my hours of operation will be during the week from 11 am to 2 pm. My guests will be able to park on the street and walk up to place and receive their orders. Alternatively, they will be able to call in their order for pick-up. Weather permitting, I plan to have a few tables on site but expect the majority of orders to be to-go.

I currently have electric service provided by Xcel Energy. Potable water, gray water, trash and waste is professionally managed and monitored by Garfield County Public Health.

Carly Webb, Owner
Two Forks, LLC
www.two-forks.com

I respectfully request your signature showing support of my plan and can be reached at (970) 379-4866 if you have any questions or concerns. I look forward to working with you!

Printed Name: James Combs
Signature: 
Business Park Lot(s): Grand River Health

10/24/2023

Two Forks, LLC

Petition to Allow Food Truck Operation within Rifle Business Park

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Carly Webb, Owner

Two Forks, LLC

www.two-forks.com

I respectfully request your signature showing support of my plan and can be reached at (970) 379-4666 if you have any questions or concerns. I look forward to working with you!

Printed Name: Richard C Grange, Manager 2136 Airport RD LLC

Signature: 

Business Park Lot(s): 2136 Airport Rd Rifle CO 81650

Two Forks, LLC

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Carly Webb, Owner
Two Forks, LLC
www.two-forks.com

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High Rose Creek Investments LLC

Printed Name: _____

Bryan Colorado

Signature: _____

Bryan Colorado

Business Park Lot(s): _____

1850 Enterprise Ct.

10/24/2023

Two Forks, LLC

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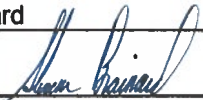
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Two Forks, LLC
www.two-forks.com

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Printed Name: Shaun Brainard

Signature: 

Business Park Lot(s): 2310 Airport Road, Rifle, CO

10/24/2023

Two Forks, LLC
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Carly Webb, Owner
Two Forks, LLC
www.two-forks.com

I respectfully request your signature showing support of my plan and can be reached at (970) 379-4666 if you have any questions or concerns. I look forward to working with you!

Printed Name: Matt Donovan

Signature: Matt Donovan

Business Park Lot(s): 1411 Enterprise Ct - True Brew

10/24/2023

Two Forks, LLC

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Carly Webb, Owner

Two Forks, LLC

www.two-forks.com

I respectfully request your signature showing support of my plan and can be reached at (970) 379-4666 if you have any questions or concerns. I look forward to working with you!

Printed Name: Robert Parsonson Rifle Commercial Investment

Signature: [Handwritten Signature]

Business Park Lot(s): 1842 Enterprise CT

Two Forks, LLC
Petition to Allow Food Truck Operation within Rifle Business Park

Printed Name Steve Sapp	Business Park Lot(s) Represented 1567 Enterprise Court
Signature Steve Sapp 970 462 5966	
Printed Name Gordon Chisone	Business Park Lot(s) Represented 2188 Airport Rd
Signature G. Chisone	
Printed Name Kristen Morobius	Business Park Lot(s) Represented 1657 Enterprise Ct
Signature	
Printed Name	Business Park Lot(s) Represented
Signature	
Printed Name	Business Park Lot(s) Represented
Signature	
Printed Name	Business Park Lot(s) Represented
Signature	
Printed Name	Business Park Lot(s) Represented
Signature	

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6491



February 12, 2024

RE: Proposed Amendment to Rifle Business Park PUD
Rifle, Colorado 81650

To whom it may concern:

City staff has been in communication with the owner of Two Fork Catering. Ms. Carly Webb has submitted a petition to City staff proposing an amendment to the R.B.P. P.U.D. allowing food trucks as a use within Rifle Business Park. Said additional use would still require a Temporary Use Permit to be issued by staff.

The petition as submitted meets the requirements of Section 23. AMENDMENT of the Rifle Business Park Planned Unit Development requiring written consent of owners of 51% of the Rifle Business Park based on the percentages outlined in Section 29

On January 30, 2024 The City of Rifle Planning and Zoning Commission recommended approval of the amendment to the Rifle Business Park PUD Guideline to allow a Prepared Food Mobile Vendor "Food Truck" as an allowed use. The amendment will be heard at the City Council hearing on March 6, 2024.

Please let me know if you have any questions. I may be reached at telephone number (970) 665-6497, or feel free to email me @ gsverdrup@rifleco.org

Sincerely,

A handwritten signature in black ink, appearing to be "Geir Sverdrup", written over a light blue horizontal line.

GEIR SVERDRUP, AICP
**SENIOR PLANNER/
ZONING ENFORCEMENT OFFICIAL**
CITY OF RIFLE, CO

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 8
SERIES OF 2024**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING THE
RIFLE BUSINESS PARK PLANNED UNIT DEVELOPMENT BY AMENDING
THE RIFLE BUSINESS PARK PLANNED UNIT DEVELOPMENT GUIDE.

WHEREAS, by Ordinance No. 24, Series of 1997, the City Council of the City of Rifle approved the Rifle Business Park Planned Unit Development Guide (“PUD Guide”) that outlined the City of Rifle’s zoning and land use restrictions that are applicable to lots within the Rifle Business Park; and

WHEREAS, Ordinance No. 24, Series of 1997 was recorded as Reception No. 516811 and the PUD Guide was recorded as Reception No. 516813 in the Office of the Garfield County Clerk and Recorder; and

WHEREAS, by Ordinance No. 14, Series of 2000, recorded as Reception No. 561777 in the Office of the Garfield County Clerk and Recorder, amended the PUD Guide to reflect changed circumstances; and

WHEREAS, the City Council finds and determines that it is in the best interests of the citizens of Rifle to amend the PUD Guide to include “Prepared Food Mobile Vendor” as an allowed use within the permitted list of uses; and

WHEREAS, over 51% of the Rifle Business Park owners approved an amendment to the PUD Guide to allow Prepared Food Mobile Vendor as an allowed use.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Rifle Business Park Planned Unit Development Guide, in Paragraph 1, “SCHEDULE OF USES ALLOWED”, is hereby amended as follows, with underlined text added:

1. SCHEDULE OF USES ALLOWED

- ✓ Assembly (fabrication, manufacturing, and assembly of components – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6’) in height)
- ✓ Bakery
- ✓ Biomedical and biotechnology laboratories, processing and manufacture.
- ✓ Bottling / breweries, retail sales associated with brewery production and operation, restaurants and lounges with liquor license, after appropriate City liquor hearings.
- ✓ Business services (copying, printing, delivery, packaging, mailing, secretarial, clerical,

etc.)

- ✓ Cabinet making
- ✓ Carpentry, plumbing and electrical shops
- ✓ Ceramics (design, fabrication and production)
- ✓ Cold storage
- ✓ Commercial laundry or dry cleaning plan
- ✓ Crop production, orchards, flower production (retail sales a secondary use e.g. nursery)
- ✓ Day Care (Conditional Use)
- ✓ Educational facility (business, industrial and technical only – conditional use if over thirty students)
- ✓ Electronic technology including research and development, assembly, testing, etc. (EMF emissions regulated by FAA and aviation easement due to the proximity of the Garfield County Airport).
- ✓ Equipment leasing of all types (outside storage of equipment is regulated in Section 10)
- ✓ Fire station
- ✓ Food service / caterers (not restaurant)
- ✓ Furniture repair / refinishing and upholstery
- ✓ General retail sales
- ✓ Instrumentation
- ✓ Manufacturing and processing, assembly, fabrication, service, repair, packaging or preparation of articles or merchandise – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height
- ✓ Motor freight shipping center
- ✓ Offices for the conduct of a business or profession
- ✓ Printing
- ✓ Prepared Food Mobile Vendor
- ✓ Professional Offices
- ✓ Recreational facility
- ✓ Research facilities, testing laboratories
- ✓ Residential housing units associated and attached to a Permitted Use, subject to the following:
 - Only on second or higher floor of the building containing the Permitted Use;
 - No more than 50% of the total square footage of the building or 4 units, whichever is less;
 - Each unit may not exceed 800 square feet; and

- No more than 2 persons per unit;
- ✓ Service and repair of appliances, computers, electronic equipment, etc.
- ✓ Showrooms (secondary to manufacture or service only)
- ✓ Software development
- ✓ Studio for creation or manufacture of arts and crafts
- ✓ Telecommunications facilities (EMF emission regulated by FAA and aviation easement due to proximity of Garfield County Airport).
- ✓ Warehouses limited in size to 15,000 sq. ft. (permitted only if accompanied by on-premises employees in conjunction with handling, packaging, or transfer of goods – no self storage)
- ✓ Wholesale establishments

INTRODUCED, on March 6, 2024, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on March 20, 2024, approved without amendments, and ordered published in full as required by the Charter.

Dated this ____ day of _____, 2024.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk



Agenda Item #7.a.

Agenda Item Name:

Present Appreciation Plaque to Taylor Walters for Senior Exercise Program

Presenter:

Tami Sours, Senior Center Director

Item Description:

Present Appreciation Plaque to Taylor Walters for Senior Exercise Program

Recommended Action:

N/A

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

The seniors would like to recognize Taylor Walters for her dedication and hard work she puts into the senior exercise program. This program is Tuesday and Thursday morning from 9:00-10:00 at the Senior Center. This is a free class for seniors of all abilities. Since Taylor has taken over this program, she has increased the attendance and participation. The seniors would like to recognize her for putting so much time into research and creativity, making this class not only fun, but a good workout for anyone that attends.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Tami Sours, Senior Center Director

Attachments:

None



Agenda Item #7.b.

Agenda Item Name:

Present Antique Ballot Box to the Rifle Heritage Center

Presenter:

Misty Williams, City Clerk

Item Description:

Present Antique Ballot Box to the Rifle Heritage Center

Recommended Action:

No action necessary.

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

Ballot box was declared surplus at the March 6, 2024, City Council meeting.

Background Information:

The City of Rifle is donating this antique ballot box (used by the City until approximately the late 1920s), to the Rifle Heritage Center, where it will be enjoyed by locals and visitors for years to come.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Misty Williams, City Clerk

Attachments:

None



Agenda Item #8.a.

Agenda Item Name:

Consider Increase to Purchase Order for Construction of Grand Hogback Trail System

Presenter:

Patrick Waller, Planning Director

Item Description:

Consider Increase to Purchase Order for Construction of Grand Hogback Trail System

Recommended Action:

Move to approve the increase in the Purchase Order for the Grand Hogback Trail System in the amount of \$60,000.

Fiscal Impact:

City Council allocated \$55,000 in the Greater Rifle Improvement Teams 2024 budget to the Grand Hogback Trail system. Alpine Bank has donated an additional \$5,000 to the project.

Operational Impact:

None

Prior Board Motions:

Council has authorized the initial expenditure of \$265,006 for the construction of the Grand Hogback Trail System. As part of that approval, the contractor agreed to hold their bid prices constant as Staff searched for additional funding.

Background Information:

The City of Rifle and various partners were awarded a CPW Non-motorized grant in the amount of \$160,000 for the buildout of the Grand Hogback Trail System. The grant application requested full build-out of the mountain bike trail system and the construction of a pit toilet at the trailhead.

Executive Summary:

Since the project began, the Staff has been able to secure an additional \$20,000 from Garfield County Conservation Trust Fund and \$20,000 through an FMLD mini-grant. As part of the approved 2024 budget, City Council allocated \$55,000 in funding for the project through the Greater Rifle Improvement Team's budget. The revenue for the GRIT budget is dedicated through lodging tax and no General Fund dollars will be expended on the project. The City has also received an additional \$5,000 donation from Alpine Bank to support the project.

Notification Requirements:

No additional notice required.

Prepared By:

Patrick Waller, Planning Director

Attachments:

1. Staff Memo - Grand Hogback Update - 3.13.24



MEMORANDUM

To: City of Rifle Mayor and City Council
From: Patrick Waller, AICP, Planning Director
Date: March 20, 2024
Subject: Grand Hogback Trail Construction Update

BACKGROUND

The City of Rifle and various partners were awarded a CPW Non-motorized grant in the amount of \$160,000 for the buildout of the Grand Hogback Trail System. The grant application requested full build-out of the mountain bike trail system and the construction of a pit toilet at the trailhead.

During the procurement phase of the project, the City received one bid for trail construction that was \$90,000 over the \$270,000 budget. In response City Council approved construction for up to the initial budgeted amount, with an understanding that Staff would attempt to obtain more funding to complete the project.

GRANT BUDGET

The budget identified in the grant request was developed in collaboration with Roaring Fork Mountain Bike Association (RFMBA) and estimated that full build-out of the trails could be completed for \$270,000. Installation of a permanent toilet at the trailhead was estimated to be \$30,000 and \$5,000 was reserved for Trail and Trailhead signage. Funding sources were identified as follows:

Funding Entity	Amount
City of Rifle	\$80,000 (Conservation Trust Fund)
Alpine Bank	\$10,000
Rifle Area Mountain Bike Organization	\$10,000
Private Foundation Funding	\$45,000
CPW Non-Motorized Grant	\$160,000
Total	\$305,000

Staff would like to note that the entirety of the City of Rifle funding is from the Conservation Trust Fund and that no General Fund money is being spent on the project. The total amount includes installation of the permanent toilet and Trail and Trailhead signage.

CONSTRUCTION UPDATE

In 2022 and 2023 the trail contractor has completed 6.16 miles of trail, with an additional 5.85 miles scheduled for 2024. A pit toilet has been installed at the trailhead. The trail contractor anticipates that the entirety of the project will be completed by the end of the year. In cooperation with RAMBO, it is also anticipated that two trails will be complete through a volunteer build.

FUNDING UPDATE

Since the project has begun, Staff has been able to secure an additional \$20,000 from Garfield County Conservation Trust Fund and \$20,000 through an FMLD mini-grant. As part of the approved 2024 budget, City Council allocated \$55,000 in funding for the project through the Greater Rifle Improvement Team's budget. The revenue for the GRIT budget is dedicated through lodging tax and no General Fund dollars will be expended on the project. The City has also received an additional \$5,000 donation from Alpine Bank to support the project.

REQUEST

Staff is requesting that Council approve increasing the Purchase Order amount for the Grand Hogback trail system project by \$60,000. \$55,000 of this amount has been budgeted by the City with Alpine Bank donating \$5,000. If approved the \$5,000 will be included as part of a future supplement request.

Pending the actual trail footage constructed as well as the completion of two volunteer-built trails, it is anticipated that this funding will be sufficient to complete the project.



Agenda Item #8.b.

Agenda Item Name:

Consider Approval of the Purchase of Three Ford Interceptor Patrol Cars

Presenter:

Debra Funston, Chief of Police

Item Description:

Consider approval of the purchase of three Ford Interceptor patrol cars from Columbine Ford in the amount of \$145,581.00.

Recommended Action:

Move to approve the purchase of three Ford Explorer Interceptors for the Rifle Police Department from Columbine Ford in the amount of \$145,581.00.

Fiscal Impact:

The Police Department budgeted for three patrol cars and one unmarked vehicle for replacement in 2024.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

The police department routinely rotates vehicles out of service who have either reached a limit to where it is not economical to continue servicing the vehicle or the vehicle is no longer functioning/disabled. We budgeted for 4 replacements in 2024. Three of those being patrol interceptors and one being an unmarked detective vehicle. Understanding it has been difficult to find interceptors due to other departments competing for the same resource, we ordered 2 of the 3 interceptors when government sales opened in November 2023. The third interceptor became available in February 2024. All three vehicles are specialized for law enforcement function and being purchased from a local vendor, Columbine Ford. Columbine Ford was able to provide government sole -source pricing for police interceptors. The upfit of each vehicle will be proposed on a separate request.

Notification Requirements:

N/A

Prepared By:

Debra Funston, Chief of Police

Attachments:

1. Columbine Ford Quote
2. Columbine Ford PO

CNGP530

VEHICLE ORDER CONFIRMATION

11/06/23 13:36:24

==>

Dealer: F56493

Page: 1 of 2

2024 EXPLORER 4-DOOR

Order No: 0001 Priority: A1 Ord FIN: QF467 Order Type: 5B Price Level: 415

Ord Code: 500A Cust/Flt Name: CITY OF RIFLE PO Number:

RETAIL

RETAIL

K8A	4DR AWD POLICE	\$47165	.RR MOUNT PLATE	
	.119" WHEELBASE		FLEET SPCL ADJ	NC
UM	AGATE BLACK		17T CARGO DOME LAMP	50
9	CLTH BKTS/VNL R		425 50 STATE EMISS	NC
6	EBONY		43D COURTESY DISABL	25
500A	EQUIP GRP		47A ENGINE IDLE	260
	.AM/FM STEREO		51V SPTLMP LED DUAL	665
99B	3.3L V6 TI-VCT (2830)		549 PWR MIRR HTD	60
44U	10SPD AUTO TRAN	NC		
	JOB #2 ORDER		TOTAL BASE AND OPTIONS	53845
67H	ROAD READY PKG	3595	TOTAL	53845
	.DR LOCK PLUNGER		*THIS IS NOT AN INVOICE*	
	.100 WATT SIREN			
	.TAIL LAMP PKG		* MORE ORDER INFO NEXT PAGE *	
	.REAR LIGHT PKG		F8=Next	

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

S006 - MORE DATA IS AVAILABLE.

QC02434

V1DP0411

2,6

CNGP530

VEHICLE ORDER CONFIRMATION

11/06/23 13:37:22

==>

Dealer: F56493

Page: 2 of 2

2024 EXPLORER 4-DOOR

Order No: 0001 Priority: A1 Ord FIN: QF467 Order Type: 5B Price Level: 415

Ord Code: 500A Cust/Flt Name: CITY OF RIFLE PO Number:

RETAIL

RETAIL

55F KEYLESS - 4 FOB \$340

153 FRT LICENSE BKT NC

59W LESS WIFI HSPOT (20)

SP DLR ACCT ADJ

63B SD MARKER LGHTS 290

SP FLT ACCT CR

63L QTR GLASS LIGHT 575

FUEL CHARGE

66A FRONT HDLMP PKG NC

B4A NET INV FLT OPT NC

.GRILL WIRING

DEST AND DELIV 1595

67V CONNECTOR KIT 185

.WIRING KIT-RR

TOTAL BASE AND OPTIONS 53845

.WIRING KIT-FRT

TOTAL 53845

68G RR DR/LK INOP NC

THIS IS NOT AN INVOICE

76R REVERSE SENSING 275

86T RR TAILLAMP HSG NC

92G E MARKED SOLAR 120

96T RR SPLR TRFC LT 1495

FLEX-FUEL

F7=Prev

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QC02434

V1DP0411

2,6

\$ 48,527

Good to Order X2

Sub H 4101

Ordered. 11-6-2023

Thank you.

Josh Bowen

Columbus Park.

920-625-1680



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	Columbine Ford	

2.	Vendor Address
	2728 Railroad Ave. Rifle, CO 81650

3.	For the Purchase of (description)
	3 Ford Explorer Interceptor Patrol Vehicles

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	145,581.00	145,581.00	

5.	Dept. Name	General Ledger Acct #
	Police	100-4210-400-860

6.	Type of Purchase
	☐ Capital Construction
	☐ Capital Construction – Change Order
	☒ Capital Equipment
	☐ Plant Equipment
	☐ Materials, supplies, non-profession/technical services (includes computer/software maint.)
	☐ Professional Services
	☐ Utilities (includes equipment installation and ongoing contracts)
	☐ Land, easements, ROW

7.	Purchasing Process Required (Rifle Municipal Code sections for guidance)		
	☐ Cooperative Purchasing:	Sec 4-3-90	
	☐ Open Market:	Sec. 4-3-40(c)	
	☐ Comparative Pricing:	Sec. 4-3-40(d)	
	☐ Request for Proposal:	Sec. 4-3-40(e)	(attach bid tab)
	☐ Competitive Sealed Bid:	Sec.4-3-40(f)	(attach bid tab & advertisement)
	☒ Sole Source:	Sec. 4-3-40(a)	(attach memo)

8.	Authorization Required	
	☒	City Manager
	☒	City Council

9.	Signatures		
	Position	Signature	Date
	Department Director		03-05-24
	City Manager		
	City Council Approval (meeting date)		
10.	Purchase Order # assigned by Finance		



TABLE 1 - IS A PURCHASE ORDER NECESSARY

<u>Amount of Purchase</u>	<u>Is Purchase Order Needed</u>	<u>Method of Source Selection</u>
\$0.01 - \$10,000	No – Dept Head Approval	No special sourcing
\$10,000.01 - \$25,000	Yes – City Manager Approval	Yes – see table 2 below
\$25,000.01 or Greater	Yes – Council Approval	Yes – see table 2 below

TABLE 2 - METHODS OF SOURCE SELECTION

<u>Methods of source selection</u>	<u>Contract limits</u>
Competitive sealed bidding	Greater than \$50,000.00
Competitive sealed proposals	Greater than \$10,000.00 and less than \$50,000.00.
**Greater than \$50,000 allowed for Construction Manager/General Contractor proposals, or similar type proposal.	
Small purchases	Less than \$10,000.00 - DEPARTMENT HEAD DISCRETION

TABLE 3 - LOCAL VENDOR PREFERENCE

Contract Amount	Primary Preference In City Limits	Secondary Preference In County Out of City
Less than \$1,000	10% discount	5% discount
\$1,001 to \$5,000	8% discount	4% discount
\$5,001 to \$25,000	6% discount	3% discount
\$25,001 to \$100,000	5% discount	2% discount
\$100,000 to \$200,000	4% discount	2.5% discount
\$200,001 to \$500,000	3% discount	1.5% discount
\$500,000 or greater	2% discount	1% discount



Agenda Item #8.c.

Agenda Item Name:

Consider Approval of the Purchase of Three Upfit Packages for New Police Interceptor Patrol Cars

Presenter:

Debra Funston, Chief of Police

Item Description:

Consider approval of the purchase of three upfit packages for three new police interceptor patrol cars from GreyCO Customs in the amount of \$65,139.87.
(\$21,713.29 per vehicle).

Recommended Action:

Move to approve the purchase of three upfit packages for new police interceptor patrol cars from GreyCO Customs in the amount of \$65,139.87.

Fiscal Impact:

\$65,139.87 was budgeted as a portion of the total police car funding.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

The police department routinely rotates vehicles out of service which have either reached a limit to where it is not economical to continue servicing the vehicle or the vehicle is no longer functioning/disabled. We budgeted for 4 replacements in 2024. We ordered 2 of the 3 interceptors when sales opened in November 2023. The third interceptor became available in February 2024. All three vehicles are specialized for law enforcement and the upfit is the lighting and equipment portion of the purchase. The upfit quote is \$21,713.29 per vehicle, totaling \$65,139.87. The price of these units was driven up, due to the need to purchase radar speed equipment for each vehicle (\$2700 ea.) and cargo storage vaults for each vehicle (\$1400 ea.) There are two additional vendors in the Denver area. We experienced delays in completion of vehicles in years past with one vendor and the other vendor has failed to provide quotes for these upfits. The upfit is being purchased from a local sole vendor.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Debra Funston, Chief of Police

Attachments:

1. Estimate_1060_from_GreyCo_Customs
2. New GreyCO Purchase Order

GreyCo Customs
 3136 Baron Ln Unit B
 Rifle, CO 81650 US
 +1 9709870097
 chris@greycocustoms.com

Estimate

ADDRESS
Edward Meza 1221 E. Centennial Pkwy Rifle, Co 81650

ESTIMATE #	DATE	
1060	03/08/2024	

UNIT NUMBER

PIU Explorer Patrol

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	54" NFuse PIU Light Bar	54"/137cm 9-32 VOLT NFUSE LED LIGHTBAR W/ 15' LIN DSC TECHNOLOGY /D12/D12 D12 D12 D12 D12 D12 D12\D12\ /R_W/ R_W R_W R_W B_W B_W B_W B_W \B_W\ D12 --CLR- --CLR--- CLR --CLR--- O-CLR-- D12 R_W --CLR- --CLR--- CLR --CLR--- O-CLR-- B_W \D12\ D12 D12 D12 D12 D12 D12 /D12/ \R_W\R_A R_A R_A B_A B_A B_A B_A/B_W/ Domes - No Hardcoat [12 6 12] Accessories - PNFLBSPLT1, AUTO-DIM Mount - Standard Fixed Height Mount (PNFLBK08) Hook - PNFLBF32 Vehicle - 2023 Ford Police Interceptor Utility w/o Roof Rack	1	1,980.00	1,980.00
	Misc	bluePRINT® 500 Series Remote Control System with Button Control, 10-16v - 100 watt single-tone	1	1,049.50	1,049.50
	2nd Gen Node	bluePRINT 2nd Gen Remote Node with Magnetic ID	1	273.00	273.00
	Ford 2020+ BP Headlight Harness	Wire kit to plug into 2020+ Ford SoundOff Mpower lights inside the headlights, for bluePRINT Node hookup. Includes the 3 pin connector with jumpers, and a Node harness with two 4 pin plugs pre pinned for the Mpower lights and a female 4 pin plug for the data fire wall pass through.	1	191.25	191.25
	2020+ PIU Link	bluePRINT Link® Micro Module and Vehicle Harness for Ford Transit 2020-2021,Ford Explorer / Police Interceptor Utility (PIU) 2016-2022, Ford F150	1	375.00	375.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		2017-2020 only, Ford F250-F550 2017-2021, Ford Escape 2020-2022			
	Troy 2020+ Ford PIU Console	Troy 2020+ Ford PIU 18" Sloped Console, 10" slope, 8" level. (no floor plate needed)	1	469.00	469.00
	Troy 3" face plate for Motorola	XTL2500/5000/APX6500 remote 05/07 (included with console)	1	0.00	0.00
	Troy 4" Siren Face Plate	Troy 4" Soundoff 500 siren remote head (included with console)	1	0.00	0.00
	Troy 2" USB - DC outlet face plate	Troy 2" face plate pre-punched w/ holes for (2) DC outlets & (1) dual-port USB module	1	79.00	79.00
	Troy 4" Dual Cup Holders	Troy 4" internal dual beverage holder. Includes rubber fingers to keep cup stabilized.	1	60.00	60.00
	Troy 4" Shallow Storage Tray	Troy 4" face plate shallow tray	1	45.00	45.00
	Troy 1" Blank Face Plate	Troy 1" Blank Face Plate (included with console)	1	0.00	0.00
	Troy height adjustable, swivel arm rest	Troy height adjustable, swivel arm rest with 5" x 8" pad	1	169.00	169.00
	Troy Computer Mount	Troy height adjustable side computer mount with slide arm and clevis for docking station	1	459.00	459.00
	Havis Dock For Dell	Havis Docking Station For Dell 5430, 7330, 5420, 5424 & 7424 Notebooks With Advanced Port Replication, Triple Pass-Thru Antenna Connections & LIND Power Suppl	1	1,191.00	1,191.00
	SoundOff R/W Dome light	Universal LED Dome Light - 6" Round, w/ Red Night Light, 12 Volt, Clear Lens / White LEDs	1	83.00	83.00
	Setina PIU 10-VS-XL-C2	Setina XL Partition w/Uncoated Slotted Clear Polycarbonate Sliding Window	1	865.00	865.00
	Setina PIU Poly Window Barrier	Setina 2020+ Poly Rear Window Barrier	1	302.00	302.00
	Troy 2020+ PIU door	Troy 2020+ Ford PIU driver and passenger side door handle cover set	1	42.00	42.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	handle covers				
	Setina PIU 12-VS	Setina Rear Compartment with Stationary Vinyl Coated Expanded Metal Screen Window	1	1,343.16	1,343.16
	Troy 2020+ PIU Tilt-up Cargo Mount	Troy 2020+ PIU tilt-up cargo mount with gas shocks	1	684.00	684.00
	Troy 2020+ PIU Electronics Tray	Troy 2020+ PIU electronics tray bolts to CP-UV20-CARGO	1	229.70	229.70
	Troy Steel Cargo Vault	Troy Steel cargo vault 40" W x 32" L x 12" H w/2 DL locking handles; 1" trim punched with bungee-cord holes. Carpet top	1	1,410.50	1,410.50
	Setina PB400 PIU Push Bumper	Setina High Strength Aluminum Push Bumper (SUV) Non Lighted	1	578.00	578.00
	Setina Dual Rifle Rack With Handcuff Locks	Setina Dual T-Rail Mount, 2 Universal XL Locks with Handcuff Key Override	1	559.00	559.00
	Mpower 4" Tri Color R/B/W	mpower™ 4" Fascia Light, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 18 LED, Tri Color - Red/Blue/White	2	164.00	328.00
	Mpower 3" Tri Color R/B/W	mpower® 3" Fascia Light, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 12 LED, Tri Color - Red/Blue/White	2	146.00	292.00
	SL Running Light 61.4" R/W	SL Running Lights 61.4" (5 Modules) Dual Color Red/Clear	1	375.00	375.00
	SL Runner 61.4" B/W	SL Running Lights 61.4" (5 Modules) Dual Color Blue/Clear	1	375.00	375.00
	SL Bracket PIU	Mounting Kit for Ford Explorer 2020-2021	2	31.20	62.40
	Stalker Dual SL Antenna	Stalker Dual Radar with Front and Rear Antenna	1	2,664.64	2,664.64
	Motorola Remote Cable	17' Remote Cable for APX 7500	1	133.00	133.00
	Motorola Head Power	Control Head Power Cable	1	81.00	81.00
	Motorola Power Cable with	Motorola Power Cable with Connector	1	28.00	28.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Connector				
	Emergency Equipment Package	Magnetic Mic Mount	1	48.00	48.00
	Phantom 800 Antenna	800 MHz Phantom Antenna - Black	1	39.14	39.14
	Misc shop supplies	Misc Shop supplies,wire,fuses, etc	1	250.00	250.00
	Emergency Vehicle Upfitting	Emergency Vehicle Upfitting	40	100.00	4,000.00
	Shipping	ESTIMATED Shipping	1	600.00	600.00
SUBTOTAL					21,713.29
TAX					0.00
TOTAL					\$21,713.29

Accepted By

Accepted Date



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	GreyCO Customs	

2.	Vendor Address
	3136 Baron Lane Unit B Rifle, CO 81650

3.	For the Purchase of (description)
	3 upfit equipment packages for 3 patrol cars

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	65,139.87	65,139.87	

5.	Dept. Name	General Ledger Acct #
	Police	100-4210-400-860

6.	Type of Purchase
☐	Capital Construction
☐	Capital Construction – Change Order
☒	Capital Equipment
☐	Plant Equipment
☐	Materials, supplies, non-profession/technical services (includes computer/software maint.)
☐	Professional Services
☐	Utilities (includes equipment installation and ongoing contracts)
☐	Land, easements, ROW

7.	Purchasing Process Required (Rifle Municipal Code sections for guidance)		
	☐ Cooperative Purchasing:	Sec 4-3-90	
	☐ Open Market:	Sec. 4-3-40(c)	
	☐ Comparative Pricing:	Sec. 4-3-40(d)	
	☐ Request for Proposal:	Sec. 4-3-40(e)	(attach bid tab)
	☐ Competitive Sealed Bid:	Sec.4-3-40(f)	(attach bid tab & advertisement)
	☒ Sole Source:	Sec. 4-3-40(a)	(attach memo)

8.	Authorization Required	
	☒	City Manager
	☒	City Council

9.	Signatures		
	Position	Signature	Date
	Department Director		03-05-24
	City Manager		
	City Council Approval (meeting date)		
10.	Purchase Order # assigned by Finance		



TABLE 1 - IS A PURCHASE ORDER NECESSARY

<u>Amount of Purchase</u>	<u>Is Purchase Order Needed</u>	<u>Method of Source Selection</u>
\$0.01 - \$10,000	No – Dept Head Approval	No special sourcing
\$10,000.01 - \$25,000	Yes – City Manager Approval	Yes – see table 2 below
\$25,000.01 or Greater	Yes – Council Approval	Yes – see table 2 below

TABLE 2 - METHODS OF SOURCE SELECTION

<u>Methods of source selection</u>	<u>Contract limits</u>
Competitive sealed bidding	Greater than \$50,000.00
Competitive sealed proposals	Greater than \$10,000.00 and less than \$50,000.00.
**Greater than \$50,000 allowed for Construction Manager/General Contractor proposals, or similar type proposal.	
Small purchases	Less than \$10,000.00 - DEPARTMENT HEAD DISCRETION

TABLE 3 - LOCAL VENDOR PREFERENCE

Contract Amount	Primary Preference In City Limits	Secondary Preference In County Out of City
Less than \$1,000	10% discount	5% discount
\$1,001 to \$5,000	8% discount	4% discount
\$5,001 to \$25,000	6% discount	3% discount
\$25,001 to \$100,000	5% discount	2% discount
\$100,000 to \$200,000	4% discount	2.5% discount
\$200,001 to \$500,000	3% discount	1.5% discount
\$500,000 or greater	2% discount	1% discount



Agenda Item #8.d.

Agenda Item Name:

Consider the Purchase of a Bobcat MT100 Mini Track Loader

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Purchase of a Bobcat MT100 Mini Track Loader

Recommended Action:

Move to approve the purchase of a new Bobcat MT100 Mini Track Loader and attachments from Bobcat of the Rockies for the amount of \$53,906.82

Fiscal Impact:

\$60,000 was budgeted in 2024 for this purchase.

Operational Impact:

The new mini-track loader will allow for more efficient uses and we will no longer have to rent this piece of equipment.

Prior Board Motions:

N/A

Background Information:

The Parks and Recreation staff have identified a mini track loader that would improve efficiencies within our department.

Executive Summary:

The Parks and Recreation staff solicited an RFP for a new Mini Track loader, and we received three responses. Our staff was pleased to receive three responses. After reviewing the responses, we reviewed each piece of equipment and its attachments. Based on the specifications and price listed in the RFP, the staff determined that all three bids met specifications. The team recommends purchasing a Bobcat MT100 Mini Track Loader and attachments from Bobcat of the Rockies.

Bid Information: www.RifleCO.org/PacketAddendums

Notification Requirements:

N/A

Prepared By:

Austin Rickstrew, Parks & Recreation Director

Attachments:

1. RFP - TORO DINGO 1000X
2. Bobcat of the Rockies RFP Response
3. PURCHASE REQUEST Bobcat of the Rockies



Request for Proposals
Toro Dingo TX 1000 or Approved Alternate
02/07/2024

1. Scope of Work

All proposals are due on 03/01/2024 12:00 p.m. RFP for one Toro Dingo TX 1000 or an approved alternate. All bids will be publicly opened and read at 12:15 p.m. in The City of Rifle Council Chambers, 202 Railroad Ave., Rifle, CO 81650.

The City of Rifle is accepting bids to purchase one (1) Toro Dingo TX 1000 or an approved alternate. The unit must be new with a full manufacturer's warranty on all components. All deliveries must be coordinated with the Parks and Recreation Director prior to delivery of the equipment. Delivery must take place between 9:00 a.m. to 3:00 p.m., Monday to Thursday.

Any catalog, brand name, or manufacturer's reference in this bid is meant to be descriptive and not restrictive; and is intended to indicate type and quality levels desired for comparison purposes unless otherwise stated herein but should not be deemed to preclude any vendor from bidding who can otherwise meet specifications. All products offered must be new and of current manufacture. No items of a demonstrator, leased, reconditioned, rebuilt, repossessed, or used nature will be considered. The City of Rifle reserves the right to make the final determination if a product is equivalent to the brand specified. Additionally, the City of Rifle reserves the right to wave minor irregularities as determined by the City. Minor irregularities will not affect the product/performance intended by the specifications.

Please provide any supporting documentation that will assist the City of Rifle in determining the quality levels of products offered.

2. Delivery of Bid

Bids must be submitted electronically by uploading documents to BidNet which will be sealed until the due date and time indicated in the solicitation. It is the sole responsibility of the respondent that the response is submitted and received before the due date and time as specified in this document. The City of Rifle is not responsible for delays in transmittal or delays caused by any other occurrence. Please allow sufficient time to complete the response and upload documents.

There will not be a pre-bid meeting for this solicitation.

3. Qualifications

If not currently a Vendor for The City of Rifle, the successful bidder must provide a W-9 to the City of Rifle. The City is exempt from Sales Tax. Our Colorado Sales Tax Identification Number is 98-04577.

City Of Rifle

Parks and Recreation Department

4. Inspection

All equipment shall be the subject of inspection by the Project Manager at time of delivery.

5. Proposals to be Retained

Proposals are to remain valid through 03/29/2024.

6. Questions

To ensure that all prospective respondents have accurately and completely understood the requirements of this solicitation, the City of Rifle will accept written questions up until 3:00 p.m. on Friday, February 16, 2024. Verbal inquiries will not be accepted and potential respondents are instructed to only seek additional information or clarification or to communicate in writing with the Parks and Recreation Director, Austin Rickstrew, at arickstrew@rifleco.org.

Delivered to City of Rifle, Parks Maintenance Facility, 3100 Doaks Lane, Rifle, CO 81650. No deliveries after 3:00 p.m.



Line#	Work Description	Qty	Unit of Measure	Cost
1	Toro Dingo TX 1000 Wide Track #22328 or Approved Equivalent	1	Each	
2	Loader Bucket Attachment 4 Cubic Feet #22340 or Approved Equivalent	1	Each	
3	Soil Cultivator Attachment #23102 or Approved Equivalent	1	Each	
4	Adjustable Forks Attachment #22586 or Approved Equivalent	1	Each	
5	High-Torque Trencher Head #22473 or Approved Equivalent	1	Each	
			<u>Total:</u>	

Basis of BID:

Bidder will complete the Work in accordance with the Request for Proposals for the following price(s):

TOTAL BID AMOUNT:\$ _____

ANTICIPATED DELIVERY DATE: _____

City Of Rifle

Parks and Recreation Department



Name of Corporation, Firm or Individual

Address

Telephone number and Fax number

By:

Signature

Type or print name

DATE

Title of Officer or Individual


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[Search Inventory](#)
[Find a Dealer](#)
[North America \(EN\)](#)

[EQUIPMENT](#)
[ATTACHMENTS & IMPLEMENTS](#)
[PARTS & SERVICE](#)
[SHOPPING TOOLS](#)
[COMPANY](#)

[Home](#)
[Attachments](#)
[Soil Conditioner](#)



Soil Conditioner Attachment

- A versatile, cost-effective attachment no landscaping crew should be without
- Prepare the soil while leveling and filling in fewer passes
- Rotating drum has carbide-tipped teeth that rip through clumps and penetrate the soil
- Level and grade a surface by locking the drum for a box blade effect

[Contact Local Dealer](#)

[Request a Demo](#)
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[Search for Parts](#)






Features & Benefits

[Expand all](#)

Carbide-Tipped Teeth

Easily rip through hardpan and pulverize clumps for maximum ground penetration. Individual teeth are replaceable for easy attachment maintenance.

Direct Drive Hydraulic Motor

The direct-drive motor eliminates the need for sprockets and chains, resulting in a more durable product that requires minimal maintenance. Discover the advantages in the quality and design comparison video.

Drum Positioning

Lock the drum for a box blade effect, or allow the drum to float for preparing soil without altering land features. Learn more about this feature in the performance challenge video.

Top Tasks

- Level ground
- Clear debris
- Till soil
- Tear out sod
- Smooth ruts
- Move material
- Grade topsoil
- Cut swales
- Prepare ground for seeding and sodding

How It Works

The drum’s carbide-tipped teeth rip through hardpan and pulverize clumps. Clumps are ground up, and rocks and other debris are windrowed to the edge of the jobsite. A rubber flap above the drum keeps larger material from going over the drum while allowing fine materials through for a smooth finish. The drum rotates in either direction for operating in forward or reverse. Box blade end wings help move large amounts of material and fill in low spots.

Oscillation keeps the drum parallel to the ground and helps minimize the effect of bumps and potholes, resulting in a smoother finish in fewer passes. The oscillating bolster (standard on larger models) combined with hydraulic depth and angle controls also make it easy to cut swales for drainage and to sculpt the land.

Specifications

Soil Conditioner - Manual, 48"	
General	
Operating Weight	636 lb
Length	57.9 in
Width	60.6 in
Height	28.9 in
Number of Teeth	81
Degree of Angle	25 degrees Left or Right
Width (Fully Angled)	46 in
Flow Range Min	10 gal/min
Flow Range Max	18 gal/min

City Of Rifle

Parks and Recreation Department



Line#	Work Description	Qty	Unit of Measure	Cost
1	Toro Dingo TX 1000 Wide Track #22328 or Approved Equivalent	1	Each	36,233.28
2	Loader Bucket Attachment 4 Cubic Feet #22340 or Approved Equivalent	1	Each	1,148.16
3	Soil Cultivator Attachment #23102 or Approved Equivalent <i>Soil Conditioner</i>	1	Each	8,760.75
4	Adjustable Forks Attachment #22586 or Approved Equivalent	1	Each	1,137.63
5	High-Torque Trencher Head #22473 or Approved Equivalent	1	Each	6,627.00
			Total:	53,906.82

Basis of BID:

Bidder will complete the Work in accordance with the Request for Proposals for the following price(s):

TOTAL BID AMOUNT:\$ 53,906.82

ANTICIPATED DELIVERY DATE: 3/14/24

City Of Rifle

Parks and Recreation Department



Bobcat of the Rockies

Name of Corporation, Firm or Individual

3184 HALL AVE

Address

(970) 434-0647

Telephone number and Fax number

By: [Signature]

Signature

MARK BUCHANAN

Type or print name

2/7/24

DATE

TERRITORY MANAGER

Title of Officer or Individual



Bobcat®

Mini Track Loader MT100



***One Tough
Animal®***





THE SMALL-SCALE LOADER FOR HIGH-SCALE PRODUCTION

It's not much wider than your average wheelbarrow, but don't let its small size give you the wrong idea. The Bobcat® mini track loader can do serious work. Put it to work tilling, trenching, moving material and much more.

Tough, versatile and agile, this compact and powerful machine delivers the rugged dependability and premium performance that you expect from the Bobcat brand. Simple controls make it a perfect fit for less-experienced employees and seasonal help. A smaller profile gives you more power and versatility in tight spaces.

For landscapers, contractors and rental stores, the Bobcat mini track loader makes a productive and profitable investment.

MODEL OVERVIEW

GET INTO THE TIGHTEST AREAS.

Your Bobcat mini track loader packs a lot of power in a small package. It's the perfect solution for tight-fitting indoor and outdoor jobs where wheelbarrows and shovels are the only other option.

EASE OF USE

Bobcat mini track loaders deliver numerous ways to increase productivity while reducing difficult hand labor: intuitive controls make the Bobcat mini track loader the easiest-to-operate model on the market. Its ease of use and smaller size make a great match for less-experienced equipment operators, renters and seasonal help – or for anyone who needs to do big jobs in small areas.

MINIMAL GROUND DISTURBANCE

The durable rubber tracks allow you to travel over established surfaces without worrying about damages, repair time and costs later.



TIER 4 COMPLIANT ENGINE

Powered by a dependable, durable Tier 4 diesel engine and utilizing efficient hydraulic systems, Bobcat mini track loaders deliver fast cycle times, strong breakout force and excellent pushing ability.

MORE VISIBILITY AND COMFORT

The integrated ride-on platform of the MT100 gives you a wider view to the sides of the machine as well as the bucket cutting edge or attachment.

ERGONOMIC JOYSTICK CONTROLS

The ISO joystick controls on the MT100 are ergonomically designed for comfortable operation and less fatigue.

INCREASED LIFTING CAPACITY

Counterweights come standard on the MT100 to increase lifting performance on tough jobs. Counterweights can be mounted in the undercarriage or at the rear of the machine on the uprights.

LESS MAINTENANCE

The MT100's rollers are sealed and constantly bathed in oil for continuous lubrication. There's no need for daily roller maintenance.

A woman with blonde hair tied back, wearing a dark blue t-shirt, is operating a white Bobcat MT100 skid steer loader. The machine is positioned in a field of dark brown soil, with its large front bucket raised and filled with dirt. The loader's tracks are visible on the left side. The background shows a clear blue sky with scattered white clouds and some green foliage on the right. The overall scene is brightly lit, suggesting a sunny day.

THE BOBCAT MT100

The MT100 offers significant rated operating capacity (1,000 pounds) and breakout force for peak productivity. Its tough undercarriage includes heat-treated rollers and idlers that extend the life of the track system and enhance durability – so you can spend more time working and less time servicing your machine.

MT100	1,000 lb.	80.9 in.	24.8 hp	36 in.	12 gpm
	Rated Operating Capacity	Lift Height	Liquid-Cooled Diesel Engine	Width (with bucket)	Auxiliary Hydraulic Flow

A close-up photograph of a Bobcat Bob-Tach attachment, which is a black metal frame with two large, curved orange blades. The attachment is shown clamping onto a large, weathered log. The Bobcat logo, featuring a stylized bobcat head and the word "Bobcat", is visible on the black frame. A yellow safety label with a warning symbol and a diagram of the attachment is also present. The background is a blurred outdoor setting with trees and grass.

VERSATILITY

BUILT FOR YOUR PREFERRED **ATTACHMENT STYLE**

Available with your choice of two attachment mounting systems, Bobcat provides the best attachment versatility in the industry to help you make quick work of grading, backfilling, digging and hauling.

BOB-TACH ATTACHMENT MOUNTING SYSTEM

The Bob-Tach® attachment mounting system provides a comprehensive selection of Bobcat-built attachments for mini track loaders. Its two robust, over-center latching pins provide the fastest attachment changes in the industry – and spring-loaded, wear-compensating wedges ensure a secure fit, time after time and year after year.

Attachments for Bob-Tach Attachment Mounting System:

- 36-inch bucket
- 44-inch bucket
- Angle broom
- Attachment adapter plate
- Auger
- Boring unit
- Digger
- Hydraulic breaker
- Industrial grapple
- Landplane
- Log grapple
- Nitrogen breaker
- Pallet fork
- Root grapple
- Snowblower
- Soil conditioner
- Stump grinder
- Sweeper
- Tiller
- Trencher
- Utility blade
- Utility fork
- Utility grapple
- Vibratory plow

COMMON INDUSTRY INTERFACE (CII)

Choose the CII system for a smaller, pin-on attachment style that's common on mini track loaders, but provides the same range of motion and usability as our industry-leading Bob-Tach system. The Bobcat CII system features exclusive dual over-center, 90-degree latches that make for secure and quick attachment hookup. The pin is greasable and serviceable to facilitate long product life and ease of use.

Attachments for the Common Industry Interface:

- 36-inch GP bucket CII
- 44-inch GP bucket CII
- Breaker CII frame
- Model 10 auger CII
- Pallet fork CII
- Trencher CII LT 113



COMMON INDUSTRY
INTERFACE

BOB-TACH ATTACHMENT
MOUNTING SYSTEM



CONCENTRATED POWER

With rated operating capacity of 1,000 pounds, the Bobcat MT100 mini track loader is the perfect complement to your fleet. At just 36 inches wide and under 85 inches long without an attachment, it goes where other machines can't. Squeeze through doorways and fence gates and work in close quarters indoors or outdoors. Rugged rubber tracks keep you going in soft, wet or muddy conditions, with minimal ground disturbance.

CHOOSE YOUR TRACKS.



Bobcat tracks offer superior traction, stability and strength to take on some of the toughest jobs. Their strong, rubber compounds help you achieve the full life of the track. Signature tread patterns give your machine excellent traction while moving through mud and over rocks. For sensitive worksites, choose non-marking treads for your loader.

Bobcat mini track loaders offer two different track sizes (35.6 inches and 41.1 inches) that provide your preferred combination of performance and surface protection.

NARROW TRACK: UNDER 36 INCHES WIDE

Narrow tracks keep your width to just 36 inches. Depending on the size of your attachment, you can easily slip through just about any doorway or fence gate with the narrow-track option. The narrow track ground pressure of 5.2 psi helps protect turf and finished surfaces.

WIDE TRACK: MINIMIZED GROUND PRESSURE, INCREASED STABILITY

The optional wide track improves stability and ride quality while reducing the MT100's ground pressure to just 3.9 psi – the lightest-possible footprint for sensitive surfaces – and it's still just 41.1 inches wide.

MODELS	ANGLED BAR LUG	C-PATTERN	MULTI-BAR LUG	MULTI-BAR LUG NON-MARKING TREAD PATTERN	HEX
MT100	7, 9 and 10 in.	7 and 9 in.	7 and 10 in.	7 and 9 in.	7 and 10 in.

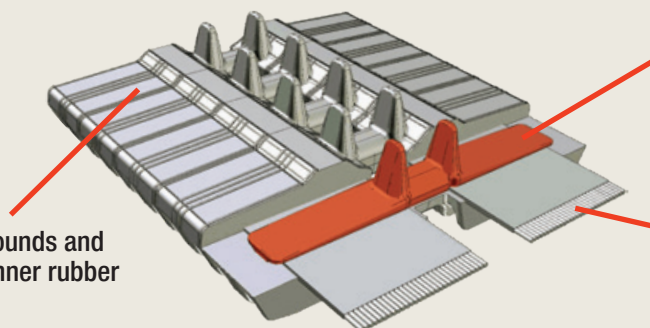


Optional non-marking multi-bar lug rubber tracks won't leave black rubber marks on hard surfaces like concrete.

TRACK STRUCTURE

Each track is structurally designed to match the needs of your Bobcat equipment.

Cut-resistant, anti-gouge rubber compounds and tough outer rubber resist wear. A soft inner rubber compound provides flexibility.



Steel imbeds (links) guide the sprocket while increasing track stability and strength.

Internal steel cables provide a strong base for the roller path while equalizing tension.

SPECIFICATIONS

Performance	MT100
Rated Operating Capacity	1000 lb. (453 kg) ¹ 1060 lb. (480 kg) ²
Carry Position ROC*	1339 lb. (607 kg)
Tipping Load	2898 lb. (1314 kg)
Hydraulic Pump Capacity	12.0 gpm (45.4 L/min.)
Travel Speed (forward)	4.1 mph (6.6 km/hr.)
Travel Speed (reverse)	2.9 mph (4.7 km/hr.)
Operating Weight (with bucket)	3390 lb. (1537 kg)
Ground Pressure	5.2 psi (35.8 kPa)
Ground Pressure (with wide tracks)	3.9 psi (27.3 kPa)
Dimensions	
Length (without bucket)	84.5 in. (2145 mm)
Width (with bucket)	36.0 in. (914 mm)
Height	54.6 in. (1387 mm)
Height to Bucket Pin	80.9 in. (2056 mm)
Engine	
Model/Emissions Tier (EPA)	D902 E4B/Tier 4
Fuel/Cooling	Diesel/Liquid
Cylinders	3
HP/Displacement	24.8 hp (18.5 kW)/55.0 cu. in. (0.9 L)
Fuel Tank Capacity	7.0 gal. (26.5 L)
Operation	
Steering and Drive	ISO joystick
Lift and Tilt	ISO joystick
Transmission	Hydrostatic track drive system
Attachment	Single lever with dual direction detent
Machine Features and Options	
Attachment Control Kit	Opt
Attachment Mounting System Conversion Kit (convert from CII to Bob-Tach System)	Opt
Auxiliary Hydraulics	Std
Case Drain Kit	Opt
Catalytic Exhaust Purifier	Opt
Choice of Attachment Mounting System	Bob-Tach mounting system or common industry interface (CII) system
Continuous Flow Shutoff Lever	Std
Engine Block Heater	Opt
Gauges/Warning Lights	Std
Hydrostatic Drive Train	Std
Lift Arm Lockout With Manual Bypass	Std
Lift Arm Support	Std
Lift Hook Locations	Std
Light Kit	Opt
Liquid-Cooled Diesel Engine	Std
Multi-Bar Lug Track	Opt
Neutral Start Interlocks	Std
Non-Marking Tracks	Opt
Parking Brake	Std
Removeable Counterweight	Std
Ride-On Platform	Std
Shutdown Kit	Opt
Spark Arrestor Muffler	Std
Tie-Down Locations	Std
Tilt Lockout	Std
Track (7 in. wide)	Std
Track (10 in. wide)	Opt

Perfect for Rental Fleets

With their job-proven technology, easy maintenance, simple controls and impressive performance, Bobcat mini track loaders are perfect for rental applications. Mini track loaders have a smaller, less-intimidating profile than some other compact equipment models. Additionally, they have easy-to-use controls and an impressive rated operating capacity of 1,000 pounds.

Incredible Versatility

Bobcat mini track loaders aren't just for lifting heavy loads. The hydraulic quick couplers make connecting and disconnecting from hydraulic attachments fast and easy. These machines are designed to run a variety of hydraulic attachments efficiently.

Attachment Flexibility

The MT100 is available with our industry-leading Bob-Tach attachment mounting system. You can also choose the common industry interface (CII) to utilize your existing mini track loader attachments.

Parts and Service Backup

With every Bobcat product, you get the support of a worldwide network of dealers offering industry-leading attachments, accessories and parts availability. Their factory-trained technicians are equipped to handle all your parts and service requirements, including engine and hydrostatic/hydraulic components.

Unbeatable Bobcat Warranty

The best equipment carries the best warranty! The MT100 mini track loader comes with a full one-year warranty with unlimited hours.

Operator Training

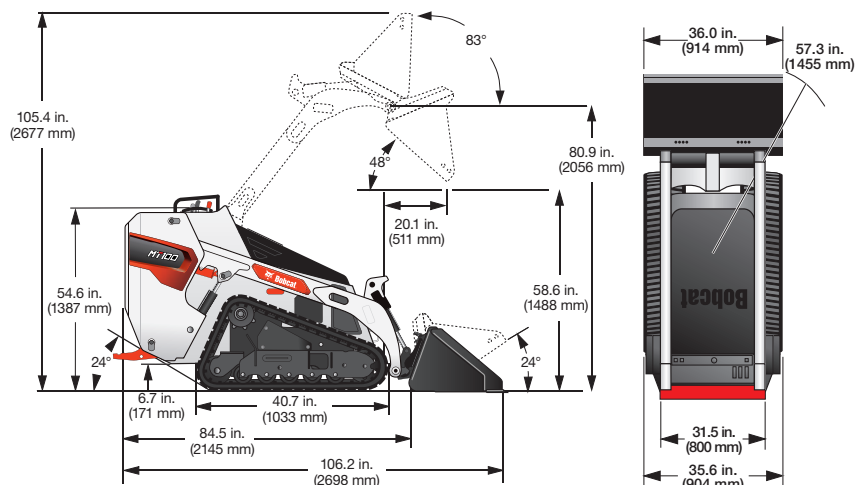
Ensure safe and effective operation techniques with owner and operator safety videos and training. Find them on the Bobcat Owner Portal (my.Bobcat.com).

¹Counterweights located in the undercarriage.

²Counterweights located in rear position.

*Carry Position ROC is measured as 35% of tipping load when the lift arm is raised 6" and bucket is fully rolled back.

MT100 Dimensions:



One Tough



B O B C A T T I M E L I N E



Compact
Wheel Loaders

1958



Skid-Steer
Loaders

1960



Bob-Tach
Mounting System

1970



Compact
Excavators

1986



Compact Track
Loaders

1999



Mini Track
Loaders

2001



Toolcat™ Utility
Work Machines

2003



First Utility Vehicle
with RapidLink

2006

50

Years

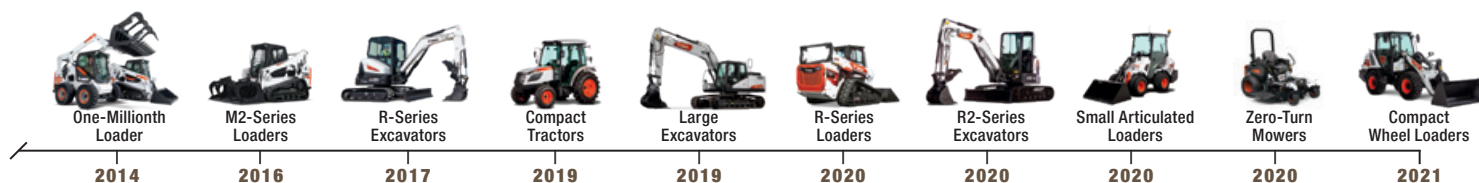
2008



M-Series Compact
Excavators & Loaders

2009

h Animal[®]





YOU ARE ONE TOUGH ANIMAL.®

Everything we put into Bobcat equipment is designed to make more of whatever you bring to the job. Whether it's strength, versatility, speed or agility, it's built around you.

Certain specification(s) are based on engineering calculations and are not actual measurements. Specification(s) are provided for comparison purposes only and are subject to change without notice. Specification(s) for your individual Bobcat equipment will vary based on normal variations in design, manufacturing, operating conditions, and other factors. Where applicable, dimensions are in accordance with ISO standards. Specifications and design are subject to change without notice. Pictures of Bobcat units may show other than standard equipment. All dimensions are given for mini track loaders. All dimensions are shown in inches. Respective metric dimensions are enclosed by parentheses. Bobcat Company complies with the requirements of ISO 9001 as registered with BSI.

DOOSAN

Bobcat Company is a member of the Doosan Group. Doosan is a global leader in construction, grounds maintenance and material handling equipment, power and water solutions, and engineering that has proudly served customers and communities for more than a century. Bobcat®, the Bobcat logo and the colors of the Bobcat machine are registered trademarks of Bobcat Company in the United States and various other countries. ©2023 Bobcat Company. All rights reserved.



B-1776 (03/23)
EP-9M-0323-88927-F

Bobcat Company
250 East Beaton Drive • West Fargo, ND 58078

Bobcat.com



Bobcat®

One Tough Animal.

Page 196 of 235



Product Quotation
Quotation Number: **MB334034**
Quote Sent Date: **Feb 07, 2024**
Expiration Date: **Feb 29, 2024**

Prepared By
Mark Buchanan
Phone: (970) 985-6260
Email: mbuchanan@bobcatoftherockies.com

Customer
CITY OF RIFLE
PO BOX 1908
RIFLE, CO, 81650-1908
Phone: +1 970 625 8808

Contact

Dealer
**Bobcat of the Rockies, Grand Junction,
CO**

Item Name	Item Number	Quantity	Price Each	Total
MT100 Mini Track Loader	M0115	1	37,666.28	37,666.28
Standard Equipment:				
25 HP Tier IV Diesel Engine		Lift Arm Support		
Auxiliary Hydraulics		Neutral Start Interlocks		
Attachment Interface Bob-Tach or CII (To accept approved attachments)		Parking Brake		
Built-In Tie Down & Crane/Lift Locations		ISO Pattern Joystick Travel Control		
Continuous Flow Shutoff Lever		Spark Arrestor Muffler		
Hydrostatic Drive Train		Tilt Lockout		
Counterweights - Includes (4) 30 pound weights		Tilt Steering		
Instrumentation:		Storage Cubby		
Hourmeter		Cup Holder		
Engine Temperature & Fuel Gauges		Tracks: Rubber, 7.1 inches Wide		
Voltmeter and Warning Lights		Machine Width 35.6 inches"		
Lift Arm Lockout With Manual Bypass				
Wide Track	M0115-R09-C02	1	967.00	967.00
44" General Purpose Bucket	7114581	1	972.76	972.76
Bolt-On Cutting Edge, 44"	6729043	1	175.40	175.40
Pallet Fork Frame	6809716	1	705.07	705.07
36" Pallet Fork Teeth	6540184	1	432.56	432.56
Soil Conditioner, Manual 48"	6958310	1	8,760.75	8,760.75
Trencher LT113	M7014	1	5,339.00	5,339.00
CHAIN 3FT DS CC/4IN	M7014-R01-C03	1	1,288.00	1,288.00
Sales Program				
Government Rebate: US Jan-Mar 2024 (Expires: Mar 31, 2024)		1	2,400.00	- 2,400.00
Total for MT100 Mini Track Loader				53,906.82
Quote Total - USD				53,906.82
Sales total before Taxes				53,906.82
Taxes				0.00
Quote Total - USD				53,906.82

Customer Acceptance:
Quotation Number: **MB334034**

Purchase Order: _____

Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____ Tax Exempt: Y ☐ / N ☐

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. BERRY COMPANIES, INC.	
2 Business name/disregarded entity name, if different from above BOBCAT OF THE ROCKIES	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
5 Address (number, street, and apt. or suite no.) See instructions. 10397 HAVANA ST	Requester's name and address (optional)
6 City, state, and ZIP code HENDERSON, CO 80640	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

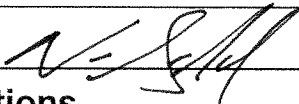
Social security number										
			-				-			
or										
Employer identification number										
4	8	-	0	7	9	7	9	4	1	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► 04/01/23
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends or capital gains)
- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



CITY OF RIFLE
PURCHASE REQUEST

1.	Vendor Name	NEW: W-9 attached ☐
	Bobcat of the Rockies	

2.	Vendor Address
	10397 Havana St., Henderson, CO 80640

3.	For the Purchase of (description)
	Purchase of MT100 Mini Track Loader and Attachments

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$53,906.82	\$60,000	

5.	Dept. Name	General Ledger Acct #
	Parks	210-4521-400-741

6.	Type of Purchase
☐	Capital Construction
☐	Capital Construction – Change Order
☒	Capital Equipment
☐	Plant Equipment
☐	Materials, supplies, non-profession/technical services (includes computer/software maint.)
☐	Professional Services
☐	Utilities (includes equipment installation and ongoing contracts)
☐	Land, easements, ROW

7.	Purchasing Process Required (Rifle Municipal Code sections for guidance)		
	☐ Cooperative Purchasing:	Sec 4-3-90	
	☐ Open Market:	Sec. 4-3-40(c)	
	☐ Comparative Pricing:	Sec. 4-3-40(d)	
	☒ Request for Proposal:	Sec. 4-3-40(e)	(attach bid tab)
	☐ Competitive Sealed Bid:	Sec.4-3-40(f)	(attach bid tab & advertisement)
	☐ Sole Source:	Sec. 4-3-40(a)	(attach memo)

8.	Authorization Required	
	☒	City Manager
	☒	City Council

9.	Signatures		
	Position	Signature	Date
	Department Director	<i>Austin Rickstrew</i> Signer ID: CL5TPBWV12...	03/13/2024
	City Manager		
	City Council Approval (meeting date)		
10.	Purchase Order # assigned by Finance		



TABLE 1 - IS A PURCHASE ORDER NECESSARY

<u>Amount of Purchase</u>	<u>Is Purchase Order Needed</u>	<u>Method of Source Selection</u>
\$0.01 - \$10,000	No – Dept Head Approval	No special sourcing
\$10,000.01 - \$25,000	Yes – City Manager Approval	Yes – see table 2 below
\$25,000.01 or Greater	Yes – Council Approval	Yes – see table 2 below

TABLE 2 - METHODS OF SOURCE SELECTION

<u>Methods of source selection</u>	<u>Contract limits</u>
Competitive sealed bidding	Greater than \$50,000.00
Competitive sealed proposals	Greater than \$10,000.00 and less than \$50,000.00.
**Greater than \$50,000 allowed for Construction Manager/General Contractor proposals, or similar type proposal.	
Small purchases	Less than \$10,000.00 - DEPARTMENT HEAD DISCRETION

TABLE 3 - LOCAL VENDOR PREFERENCE

Contract Amount	Primary Preference In City Limits	Secondary Preference In County Out of City
Less than \$1,000	10% discount	5% discount
\$1,001 to \$5,000	8% discount	4% discount
\$5,001 to \$25,000	6% discount	3% discount
\$25,001 to \$100,000	5% discount	2% discount
\$100,000 to \$200,000	4% discount	2.5% discount
\$200,001 to \$500,000	3% discount	1.5% discount
\$500,000 or greater	2% discount	1% discount



Agenda Item #8.e.

Agenda Item Name:

Consider Signing a Letter of Support for CDS to Purchase TruNarc Drug Scanners

Presenter:

Debra Funston, Chief of Police

Item Description:

Consider signing a letter of support for CDS to purchase TruNarc drug scanners

Recommended Action:

Move to approve signing a letter of support to purchase TruNarc drug scanners.

Fiscal Impact:

N/A - CDS is not a match funding source.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

We submitted an initial letter of interest to request TruNarc drug scanners for the Garfield County's Drug Testing Public Safety Initiative Project in the amount of \$400,000.00. The Rifle Police Department, in coordination with Glenwood PD, New Castle PD, Parachute PD and Carbondale PD would like to purchase seven (7) TruNarc drug scanners. Scanner(s) will be distributed among these regional law enforcement agencies to protect officers and citizens from potential harmful effects of physical contact with unknown narcotics. TruNarc scanners have the ability to scan through packaging to determine the substance within, protecting officers and civilians from unintentional exposures. Each TruNarc scanner costs about \$36,500 each, totaling \$255,500 for seven. Estimating the costs for cases and supporting external supplies is an additional \$94,500.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Tommy Klein, City Manager

Attachments:

1. TFS-Assets_CAD_brochures_trunarc-handheld-narcotics-analyzer-brochure
2. City Letter of Support



Thermo Scientific TruNarc Handheld Narcotics Analyzer

Field-based presumptive narcotics, precursor and cutting agent testing

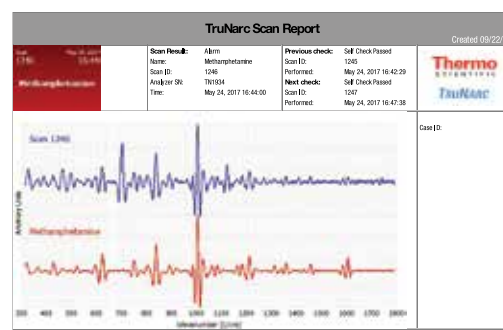


ThermoFisher
SCIENTIFIC

The TruNarc Handheld Narcotics Analyzer

- Tests for almost 500 substances, including narcotics, stimulants, depressants, hallucinogens and analgesics
- Library regularly updated to include emerging drug threats
- Requires no direct contact with most substances
- Delivers clear, real-time results for presumptive evidence
- Provides automated, tamper-proof records with scan results, including time-and-date stamps to help expedite prosecution

limits direct contact



Helping law enforcement



TruNarc: Efficient, Economical, Safe

Agencies across the United States who deploy TruNarc are seeing immediate benefits:

- Even little known substances can be identified almost instantly in the field
- The need for Law Enforcement Officers to handle potentially lethal narcotics is greatly reduced
- Valuable lab time is freed up for higher priority cases
- Reduced demand for lab testing delivers significant cost savings

benefits

stay ahead of the curve: safe, precise

TruNarc Success Stories

quickly identified fentanyl

Quincy PD, Massachusetts: Little-known Drugs Identified Quickly

- TruNarc immediately identified an unknown sample as Alpha-PVP (“Flakka”) a synthetic cathinone
- Official state-wide alert about new drug issued next day

Etowah County, Alabama: Reduced Court Wait Times

- *“We’re definitely seeing a benefit because of TruNarc. We’re able to take cases to the grand jury where before we didn’t have a toxicology report. Now, a defendant doesn’t have to wait for his day in court. It’s been a godsend.”*

– Etowah County

Charles County, Maryland: Improved Protection for Law Enforcement Officers

- Using TruNarc, officers quickly identified fentanyl (a potent opioid absorbed by touch, potentially causing overdose or death) in heroin seizure.
- *“The safety of our officers is one of our top priorities, and this technology will allow us to safely identify controlled dangerous substances quickly and accurately without having to wait on lab results.”*

– Charles County



se narcotics identification



TruNarc Helps Keep Officers Safe

The use of illicit narcotics and opioids continues to skyrocket. Emerging lethal drugs like fentanyl and carfentanil threaten public safety.

To save lives and protect law enforcement officers, banned substances need to be identified quickly, safely and accurately.

The Thermo Scientific™ TruNarc™ Analyzer rapidly identifies drugs and can reduce the backlog of cases at crime labs while decreasing costs. This leads to quicker case resolution and helps drug offenders access treatment faster.

saves time and money





TruNarc: A more accurate and reliable presumptive test

Specifications	Description
Weight	1.25 lb (.570 kg)
Size	6.4 x 4.1 x 2.0 in. (16.26 x 10.41 x 5.10 cm)
Library	Controlled substances, cutting agents and precursors
Configurations	Unlimited or Pay-Per-Scan
Data export formats	CSV, SPC, PDF, SCZ, SCN
Battery	Rechargeable internal 3.7V battery pack (10 hrs.); DC wall adapter, 5V DC, 1.5A; optional car charger
Operating temperature	14° F to 122° F (-10° C to +50° C)
Language configurations	English, Arabic, Chinese, Czech, Dutch, French, Japanese, Polish, Russian, Spanish
Computer administration	TruNarc Admin software connected via microUSB to USB
Reachback support	Spectral analysis by staff chemists available
Validation	Third party test results available on request

To learn more about the TruNarc or schedule a demo, please visit us on line at: thermofisher.com/trunarc

ThermoFisher
SCIENTIFIC



The Honorable Michael Bennet
United States Senator
261 Russell Senate Building
Washington, DC 20510

The Honorable John Hickenlooper
United States Senator
374 Russell Senate Building
Washington, DC 20510

The Honorable Lauren Boebert
United States Representative
2400 Rayburn House Building
Washington, DC 20515

March 20, 2024

RE: City of Rifle Supports Garfield County's Drug Testing Public Safety Initiative Project

Dear Senator Michael Bennet, Senator John Hickenlooper, and Representative Lauren Boebert,

I am writing to express my enthusiastic support for the City of Rifle's application for \$400,000.00 in the Department of Justice "COPS Tech" Account funding to protect the lives of police officers and residents throughout Garfield County. Partnering with the City of Glenwood Springs and the Towns of Parachute, New Castle, and Carbondale, Rifle will purchase and deploy hand-held spectroscopy devices for drug testing. The project will deploy two of these lifesaving devices in Rifle; two (2) to Glenwood Springs; one (1) to Carbondale; one (1) to Parachute; one (1) to Silt; one (1) to Garfield County's drug taskforce; and one (1) to New Castle.

Rifle, and the surrounding areas have long struggled with drug abuse and the 1-70 corridor is a major thoroughfare for drug trafficking. Our law enforcement officers currently rely on chemical drug tests to conduct presumptive field testing when determining the type of controlled substance in powdered drugs. This process involves significant risk to the officers and to the public, especially as fentanyl use increases. To use a chemical drug test, an officer must open the drug package, remove a small sample of the powdered substance, and then place the powder in a small plastic pouch. The officer then closes the pouch and uses chemicals in the drug test serially. Testing suspected substances frequently occurs on the scene of a traffic stop, rather than in a controlled environment.

The current chemicals field-test kits currently have significant shortcomings. Our law enforcement officers can suffer acid burns if the packaging fails and exposure to fentanyl when opening the bag. An officer and members of the public, can suffer burns if the drug sample reacts violently to the chemicals in the test kit.

A hand-held spectroscopy device will protect officers and the public from these risks. Officers can test for a controlled substance in clear bags or containers using point-and-shoot analysis, limiting their exposure to dangerous chemicals and drugs. The noninvasive sensor does not destroy or react chemically with a suspected controlled substance, reducing the



risk of burns. Importantly, the hand-held spectroscopy device is more accurate in the field, reducing the occurrences of false charging.

Rifle and surrounding municipalities are eager to partner together to protect the lives of officers and the public. The City of Rifle wholeheartedly supports this request for the safety of our law enforcement officers and the public. Please give the Garfield County's Drug Testing Public Safety Initiative Project your full consideration.

Sincerely,

Sean Strode

Date

Mayor

City of Rifle



Agenda Item #8.f.

Agenda Item Name:

Consider Approval of a Purchase Order to Fund Parachute Area Transit System (PATs)

Presenter:

Tommy Klein, City Manager

Item Description:

Consider approval of a purchase order to fund Parachute Area Transit System (PATs) for \$40,000.

Recommended Action:

Move to approve the purchase order to fund the Parachute Area Transit System (PATs), operated by the Town of Parachute, in the amount of \$40,000.

Fiscal Impact:

Our requested amount for the purchase order is \$40,000. This expenditure was accounted for in the 2024 budget.

Operational Impact:

None

Prior Board Motions:

None

Background Information:

In 2023, Council agreed to fund the Parachute Area Transit System for the year 2024 in the amount of \$40,000.

Executive Summary:

In 2023, Council agreed to fund the Parachute Area Transit System Authority for the year 2024 in the amount of \$40,000. This expenditure is included in the 2024 budget. Parachute will ask for funding annually. The service benefits the City of Rifle by providing transportation from Battlement Mesa and Parachute to Rifle retail areas. PATs has 5 bus stops in Rifle: Metro Park, the Park and Ride, Wapiti Ave, Grand River Hospital, and Walmart. The bus operates Monday through Friday with holiday exceptions.

The routes in Rifle occur in the morning and evening hours. For example, stops at the Rifle Park and Ride occur 7 times per day: 6:08am, 7:28am, 11:55am, 3:25pm, 5:02pm, 8:09pm, and 8:56pm. A full schedule is located at <https://ridepats.com/#Busroutes>.

Parachute staff estimate that 32% of all rides originate or end in Rifle. The report provided by the Town of Parachute states, "the costs of the system have been nearly entirely supported by Garfield County and the Town

of Parachute. Garfield County has contributed \$300,000-\$250,000 annually, and the Town of Parachute has contributed \$75,000-\$100,000 annually."

Notification Requirements:

None

Prepared By:

Tommy Klein, City Manager

Attachments:

1. City of Rifle PATS Info and Financial Request
2. Rates
3. PATS-Route-Map-Parachute-1024x791
4. PATS-Route-Map-Battlement-1024x791
5. Purchase Order PATS



TRAVIS ELLIOTT
TOWN MANAGER

Integrity • Respect • Teamwork • Pride • Innovation • Diversity

222 GRAND VALLEY WAY • PARACHUTE, CO 81635 • (970) 285-7630

TO: Tommy Klein, City of Rifle City Manager
FROM: Travis Elliott, Town Manager

MEMO DATE: August 16, 2023

RE: PATS TRANSIT SYSTEM OVERVIEW AND REQUEST FOR
SUPPORT FROM THE CITY OF RIFLE

SUMMARY:

The Parachute Area Transit System (PATS) was established in 2020 and has been an asset to the Town of Parachute, Battlement Mesa and the City of Rifle, facilitating reliable and efficient transportation for residents. We take pride in the positive impact PATS has had on our community by addressing transportation needs, reducing traffic congestion along the I70 corridor, providing a connection to regional services and the broader RFTA transit system for commuters, and fostering environmental sustainability. As a dedicated partner in promoting sustainable and inclusive transportation solutions, the Town of Parachute recognizes the significance of sustaining and expanding the services offered by PATS.

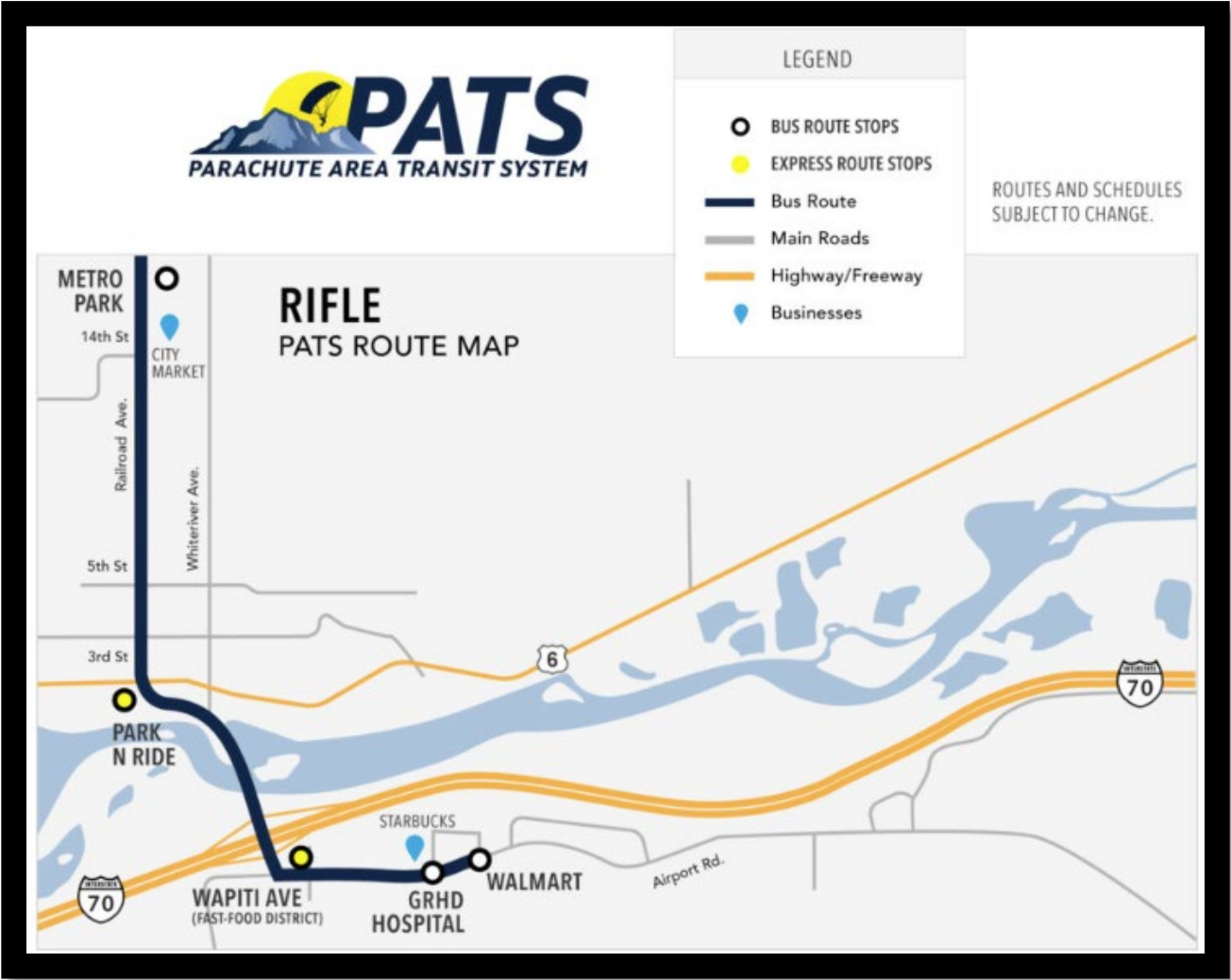
To date, the costs of the system have been nearly entirely supported by Garfield County and the Town of Parachute. Garfield County has contributed \$300,000-\$250,000 annually, and the Town of Parachute has contributed \$75,000-\$100,000 annually. In order to keep up with rising costs and keep the PATS system viable into the future, the Town is seeking additional partnerships and support from the City of Rifle to help sustain this essential public service. PATS is seeking a one-time contribution of \$40,000 in 2024 from the City of Rifle. An additional \$250,000 contribution will also be requested from Garfield County.

A complete copy of the PATS 2023 Budget and financial forecast for 2024 is attached to this memo for your review.

PATS SERVICE OVERVIEW:

PATS has been successfully operational since 2020, offering a range of transportation services that cater to the diverse needs of our residents. This system encompasses various stops

throughout Parachute, Battlement Mesa, and the City of Rifle through two fixed routes that are offered Monday through Friday. Five stops are in the City of Rifle: Metro Park, the Park N Ride, Wapiti Ave, GRHD Hospital, and at Walmart. Routes are scheduled throughout the day, morning and evening, and are intentionally aligned with the regional RFTA system for commuters that need transportation further up valley.

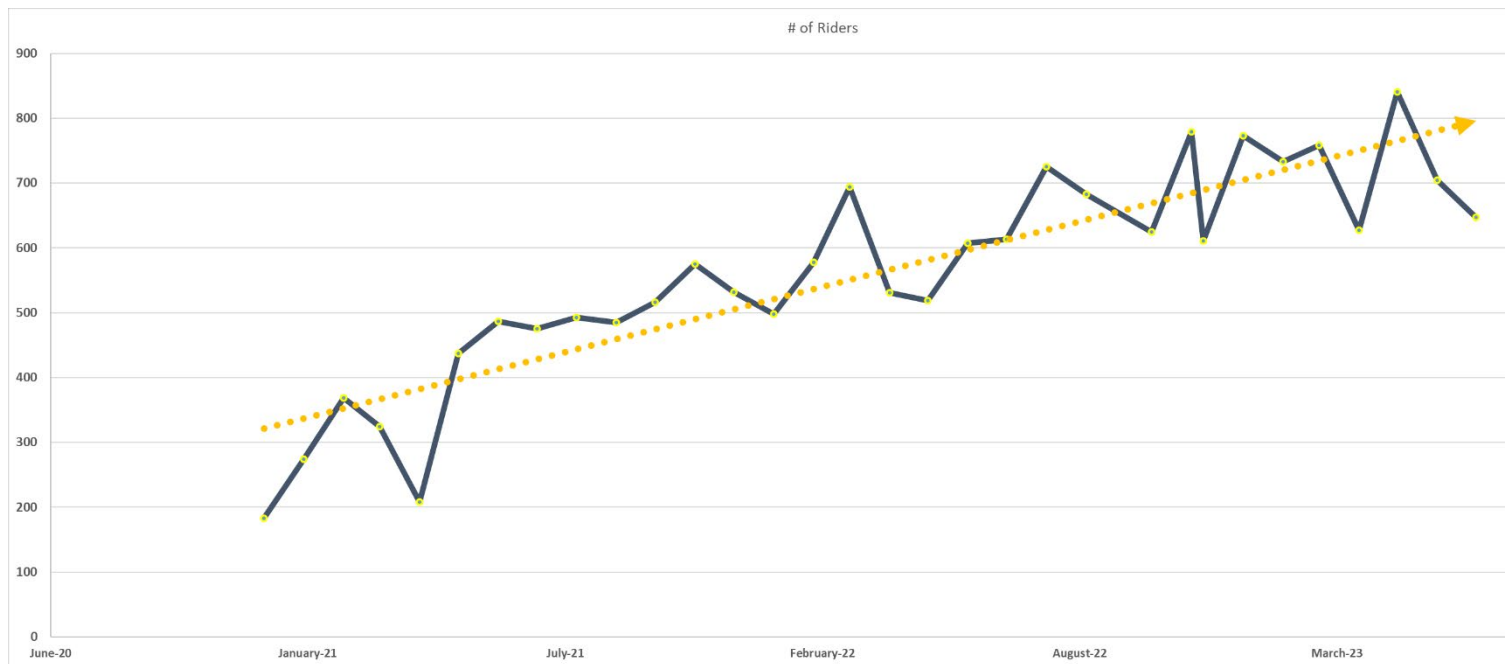


The fare costs for riders are kept to a minimum, and are shown in the table below:

	Battlement Mesa	TOP	Rifle
Battlement Mesa	\$1.00	\$2.00	\$4.00
TOP	\$2.00	\$1.00	\$3.00
Rifle	\$4.00	\$3.00	\$2.00

Discounted rates are available through monthly passes and are also offered to all veterans and seniors.

PATS ridership has been steadily increasing since its inception in 2020, which is shown in the graph below. A total of 5,175 rides were given in 2021, and a total of 7,463 rides were given in 2022. 2023 is on track to break previous records and will likely exceed 9,000 rides for the year.



This strong positive trend underscores the effectiveness and relevance of our public transportation offerings, demonstrating a growing need in our community for sustainable and convenient mobility options.

The increase in ridership can be attributed to several factors, including enhanced route coverage, improved frequency, and the introduction of innovative features such as real-time route information in mobile apps and seamless integration with regional transit networks – such as RFTA.

As more individuals choose our transit system as their preferred mode of transportation, we are not only reducing traffic congestion and minimizing our carbon footprint but also fostering a stronger sense of community connectivity in the Colorado River Valley.

Between the different regions and communities, **stops within the City of Rifle make up an average of approximately 32% of all rides given on PATS shuttles.**

FUNDING:

In order to continue delivering the essential services that PATS provides, we are seeking support from the City of Rifle.

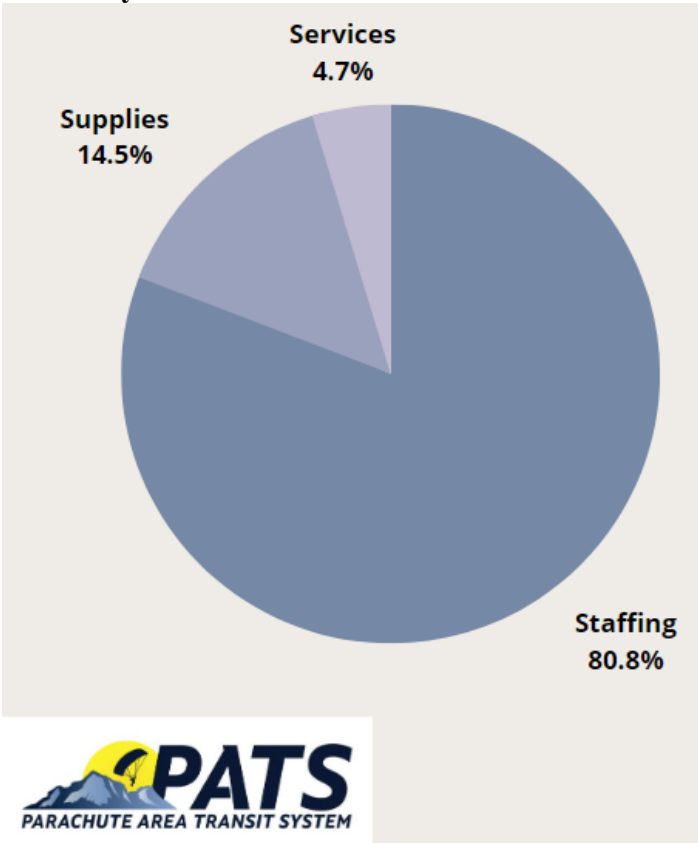
To date, the costs of the system have been nearly entirely supported by Garfield County and the Town of Parachute. Fare revenue only accounts for approximately 3.4% of the PATS budget.

In order to keep up with rising costs, the Town is seeking additional support from the City of Rifle to help sustain this essential public service. PATS is seeking a one-time contribution of \$40,000 in 2024 from the City of Rifle. An additional \$250,000 contribution will also be requested from Garfield County in 2024.

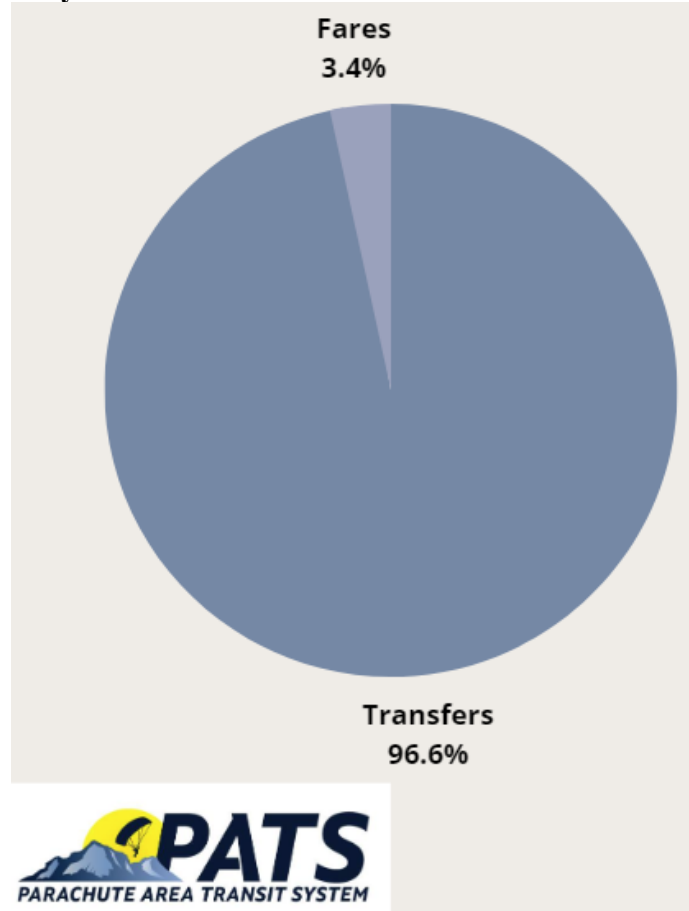
The requested funding will be allocated towards the following key areas:

- 1. **Operational Costs:** The funding will cover day-to-day expenses related to PATS operations, including vehicle maintenance, fuel, personnel salaries, and administrative overhead.
- 2. **Capital Equipment:** Entering their fourth year of service, the current fleet of PATS vehicles are aging and approaching the end of their useful life. With each passing mile, maintenance costs and the risk of unexpected breakdowns increase significantly, potentially leading to service disruptions and inconveniences for our riders.
- 3. **Accessibility and Outreach:** Ensuring that PATS remains accessible to all residents is a priority. The funding will contribute to enhancing accessibility features within the system and supporting community outreach efforts to promote awareness and ridership.

2023 Expenditures Summary:



2023 Revenue Summary:



BENEFITS TO THE CITY OF RIFLE:

Continued funding and support for PATS yields numerous advantages for the City of Rifle:

Enhanced Mobility: PATS provides residents with a dependable mode of transportation across the City, enabling them to access vital services, shopping centers and employment centers.

Environmental Responsibility: By encouraging the use of public transit, PATS helps reduce individual vehicle emissions and contributes to the city's commitment to environmental sustainability.

Economic Growth: A well-functioning transit system supports local businesses by facilitating customer and employee mobility, thus contributing to the city's economic prosperity.

Community Unity: PATS fosters a sense of community between the Town of Parachute, Battlement Mesa, and the City of Rifle. The City's contribution will be advertised and our partnership will be communicated through our communication channels.

CONCLUSION:

We kindly request the City's support and future partnership in PATS, and respectfully request the City of Rifle include \$40,000 in your 2024 budget preparation process to contribute towards PATS. We are available to discuss and provide further information regarding the benefits and significance of PATS. Should you require additional documentation or clarification, please do not hesitate to contact me.

Single Fare

	Battlement Mesa	TOP	Rifle
Battlement Mesa	\$1.00	\$2.00	\$4.00
TOP	\$2.00	\$1.00	\$3.00
Rifle	\$4.00	\$3.00	\$2.00

Monthly Pass

	Battlement Mesa	TOP	Rifle
Battlement Mesa	\$10.00	\$20.00	\$60.00
TOP	\$20.00	\$10.00	\$50.00
Rifle	\$60.00	\$50.00	\$35.00



LEGEND	
	BUS ROUTE STOPS
	EXPRESS ROUTE STOPS
	Bus Route
	Main Roads
	Highway/Freeway
	Businesses

ROUTES AND SCHEDULES
SUBJECT TO CHANGE.





- BUS ROUTE STOPS
- EXPRESS ROUTE STOPS
- Bus Route
- Main Roads
- Highway/Freeway
- Businesses

ROUTES AND SCHEDULES
SUBJECT TO CHANGE.

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**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	Roaring Fork Transpiration Authority	

2.	Vendor Address
	0766 Industry Way
	Carbondale, CO 81623

3.	For the Purchase of (description)
	Hogback Transit Funding for 2024

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$20,000	\$20,000	

5.	Dept. Name	General Ledger Acct #
	Gen/Non Dept	100-4800-400-876

6.	Type of Purchase
	Capital Construction
	Capital Construction – Change Order
	Capital Equipment
	Plant Equipment
	Materials, supplies, non-profession/technical services (includes computer/software maint.)
x	Professional Services
	Utilities (includes equipment installation)
	Land, easements, ROW

7.	Purchasing Process Required
	Cooperative Purchasing
	Open Market
	Comparative Pricing
	Request for Proposal (attach bid tab)
	Formal Bid (attach bid tab and advertisement)
X	Single Source (attach an explanation) RFTA

8.	Authorization Required
X	City Manager
X	City Council

9.	Signatures		
	Position	Signature	Date
	Department Director		
	City Manager		
	City Council Approval (meeting date)		

10.	Purchase Order # assigned by Finance		
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General summary of purchasing ordinance (Section 4, Art. III)

TYPE OF CONTRACT	ESTIMATED AMOUNT	Required Procedure	Purchase Order Required?	CITY COUNCIL APPROVAL REQUIRED?
Capital Construction	< \$5,000	Open Market ¹		Yes if >\$25,000 or any amount from Capital Fund
	\$5,000-\$25,000	Comparative Pricing ²	Yes > \$5,000	
	\$25,001-\$100,000	Competitive Bid ³		
	> \$100,000	Bonded Competitive Bid		
	Design/build Contract	Request for Proposals		
Capital Construction Change orders	< = 10% of approved contract	When total change orders to date are < 10% - Dept Head or City Manager Approval	Yes if > \$5,000	Yes if total change orders to date are greater than 10%
	> 10% of approved contract			
Capital Equipment	< \$5,000	Open Market ¹	Yes if > \$5,000	Yes if >\$25,000 or any amount from Capital Fund.
	\$5,000-\$25,000	Comparative Pricing ²		
	> \$25,000	Competitive Bid ³		
Plant Equipment Replacement (purchases necessary for replacement of existing equipment that is component part of any water, wastewater, or physical plant)	< \$7,500	Open Market ¹	Yes if > \$5,000	Yes if over \$25,000
	\$7,500-\$75,000	Comparative Pricing ²		
	> \$75,000	Competitive Bid ³		
Materials, Supplies, Non-Professional Services and Technical Services (including software/hardware maintenance technical services)	< \$10,000	Open Market ¹	Yes if > \$5,000	Yes if over \$20,000
	> \$10,000	Comparative Pricing ²		
Professional Services (note- process for appointed positions such as auditor, attorney, engineer, or municipal judge to be determined by Council)	< \$25,000	Open Market ¹	Yes if > \$5,000	Yes if anticipated to exceed \$25,000 per year to a single vendor
	> = \$25,000	Written requests for written proposals must be sent to at least 3 firms or individuals	purchasing agent can approve Professional Service contracts up to \$7,500	
Utilities including installation of equipment (purchases to secure utility services such as natural gas, electricity, local telephone, water, or sewer)	any amount	Single Source ⁴	Yes if > \$5,000	No
Real Property Interest (including easements and rights of way)	any amount	Single Source ⁴	Yes if > \$5,000	Yes if over \$5,000.

¹ Open Market - RMC Sec 4-3-40 (c) informal evaluation of price, quality, convenience and service – decision by purchasing agent

² Comparative Pricing - RMC Sec 4-3-40 (d) solicit quotes from no less than 3 vendors/suppliers

³ Competitive Bid - RMC Sec 4-3-40(f)

⁴ Sole Source - RMC Sec 4-3-40 (a)



Agenda Item #8.g.

Agenda Item Name:

Consider Resolution No. 9, Series of 2024, to Apply for Grant Funding the More Housing Now Program

Presenter:

Patrick Waller, Planning Director

Item Description:

Consider Resolution No. 9, Series of 2024, to apply for grant funding the More Housing Now program

Recommended Action:

Move to approve Resolution No. 9, Series of 2024 to apply for grant funding in the amount of \$2,000,000 through the More Housing Now program

Fiscal Impact:

The match requirements for the grant program are 25%. If awarded the full grant amount the City would be responsible for a \$500,000 match.

Operational Impact:

If the grant is awarded, City Staff would be responsible for project management for required public infrastructure associated with the Rifle Apartments project.

Prior Board Motions:

City Council has previously supported the application for Strong Community Infrastructure grant funding. This grant application is being used to support the same project in case the City is not awarded the full amount.

Background Information:

Evergreen Real Estate Group has been working to bring an affordable 60-unit development to the site west of the Brenden Theater property and north of Highway 6. In 2023, Evergreen was awarded the extremely competitive nine-percent tax credit from Colorado Housing and Finance Authority. The developer has submitted an application for Site Plan review with Planning Commission.

Executive Summary:

The City of Rifle has applied for the Strong Communities Grant to construct the public infrastructure associated with the project as well as the waiver of impact fees. The total grant budget is \$4,520,572 (with a required 20% match – approximately \$950,000) and includes the following items:

- Extension of Rifle Creek trail that runs behind the Brendan Theater through the site
- Extension of Park Avenue from Centennial Parkway to the north with a connection to the existing Park Avenue. This includes a bridge that crosses Rifle Creek and is included in both the City of Rifle's Transportation Master Plan as well as the Comprehensive Plan.

- Replacement of a water line in Centennial Parkway
- Waiver of \$775,000 in City impact fees that will be reimbursed by the State

The City has been moved into the final award stage and anticipates receiving some of the requested funding for the project. However, the City may not be awarded the full funding and at the suggestion of the local DOLA rep, Staff is applying for additional grant funding through this program.

Notification Requirements:

No additional notice required

Prepared By:

Patrick Waller, Planning Director

Attachments:

1. Resolution No. 9-DOLA-Rifle Apartments Affordable Housing Project

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 9
SERIES OF 2024**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, SUPPORTING THE APPLICATION FOR A GRANT FROM THE
DEPARTMENT OF LOCAL AFFAIRS MORE HOUSING NOW GRANT
PROGRAM AND THE COMPLETION OF THE RIFLE APARTMENTS
AFFORDABLE HOUSING PROJECT.

WHEREAS, the City of Rifle is a political subdivision of the State of Colorado, and therefore an eligible applicant for a grant awarded by the Department of Local Affairs (DOLA) More Housing Now Grant Program; and

WHEREAS, the City of Rifle is submitting a Grant Application for the Rifle Apartments Affordable Housing Project requesting a total award of \$2,000,000; and

WHEREAS, the City of Rifle supports the completion of the project if a grant is awarded by DOLA.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIFLE THAT:

1. The above recitals are hereby incorporated as findings by the City of Rifle.
2. The City Council of the City of Rifle strongly supports the Grant Application submitted by the City of Rifle and has appropriated matching funds for a grant with DOLA.
3. The City Council of the City of Rifle authorizes the expenditure of funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with DOLA.
4. If a grant is awarded, the City Council of the City of Rifle hereby authorizes the City Manager to sign a Grant Agreement with DOLA.

THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at a regular meeting held this 20th day of March 2024 and is effective immediately.

CITY OF RIFLE, COLORADO

By _____

Mayor

City of Rifle, Colorado
Resolution No. 9, Series of 2024
Page 2 of 2

ATTEST:

City Clerk



Agenda Item #9.a.

Agenda Item Name:

Report to City Manager

Presenter:

Tommy Klein, City Manager

Item Description:

Staff report on notable tasks completed within the individual departments.

Recommended Action:

No action necessary

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

None

Executive Summary:

Work Report to City Manager
03/15/2024

Notification Requirements:

None

Prepared By:

Alexis Ramirez, Deputy City Clerk

Attachments:

1. 03.15.2024 Report to City Manager

WORK REPORT TO CITY MANAGER

03.15.2024

PIO

- Continuing updates on website and social media on local issues and citizen concerns.
- Attended State of Community Luncheon on March 11th.
- We are collecting information to disseminate to the public regarding the switch from the recycling bins to the one container.
- Attended GRIT meeting.

COURT

- Handled 77 adult cases and 10 juvenile cases on March 6 court day. We hosted the PD intern Zuzana Lyonns who got to see the courtroom process on a very busy day. She will be tailing the county court judge later in the month to get a well- rounded picture of the legal system here in Rifle.
- Held 02 telephone hearings with inmates in custody.
- Deputy Court Clerk attended BATT Community Training Day in Glenwood. The Battlement to Belles Task Force is an organization focused on the issue of human trafficking.

PUBLIC WORKS

- Veteran's Memorial, Phase I Beautification: construction plans in progress: 30%
- CAD renderings and development of specifications of the City of Rifle Specifications Manual, in progress 10% on drawings; 95% on specifications
- Grand Mesa Water Treatment Plant Demolition - Demolition progress: 85%; restoring the site and grade: 0%
- GIS: ongoing work with Utilities to map lead water service; working to correct an addressing error; mapping utility information.
- Asset Management with Limble: currently still adding assets, working mainly on the O&M facility, but soon (mid-April) to start on City Hall.

Fleet

- Normal fleet maintenance operations.
- Awaiting a PECO Tech to diagnose power issues with Volvo wheel loader – PECO is absorbing the cost of diagnosis.
- Brake service for Unit 1401 (Heavy Snowplow truck)
- Preparing vehicles for Winter/Spring Auction
- Repair of Med-Duty snowplow (1145): hydraulic issue

Operations & Maintenance

- Repair of damaged curb/gutter in 300 Block of E. 10th St.: 90%
- Started drainage culvert fix on Ute Ave near senior housing. Completion: 95%; remaining work will be completed when hot asphalt is available

Two-week work forecast

- Snow removal, as necessary
- Concrete valley-pan removal and replacement, weather permitting
- CAD work on PW Manual drawings and Veteran's Memorial Beautification Plans
- Shop for heavy haul truck for Wastewater Facility
- Start process for acquisition of new Vacuum Truck for C&D/O& M

POLICE

- RPD officers issued a total of 175 citations in February. Of those citations, officers initiated 185 traffic stops yielding 82 traffic citations.
- Officers responded to 1206 calls for service in February, yielding 62 cases requiring follow-up and additional investigation.
- Officers made 45 arrests in February.

Comparison

Activity	Feb - '24	Jan - '24	Diff.	Feb - '23	Diff.
Cases	62	57	5	44	18
Incidents	1206	1304	-98	1012	194
Tickets	175	258	-83	172	3
Traffic Stops	183	244	-61	138	45
Traffic Violations	82	127	-45	89	-7
Arrests	45	44	1	36	9

Records handled 69 records requests in January.
Where do our records go? Who is requesting records?

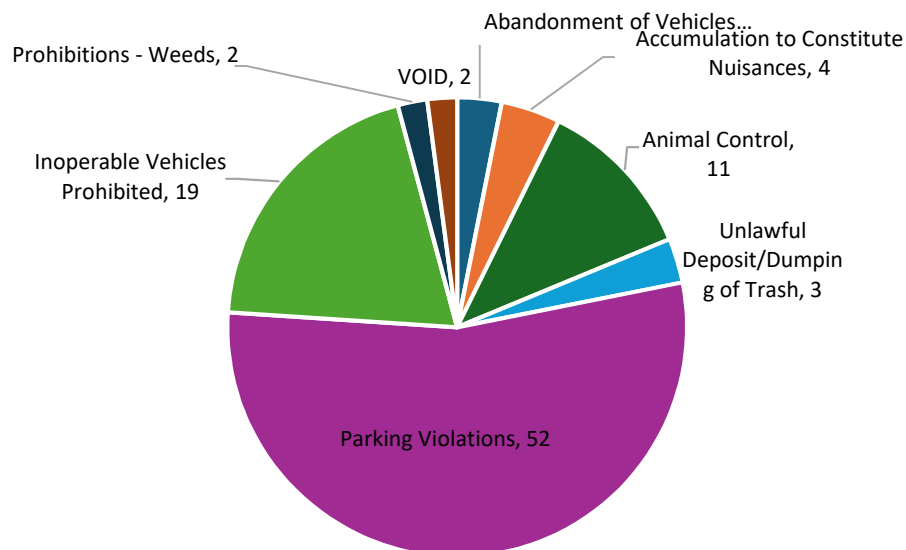
RECORDS

Requestor	Count
DA's Office	17
City Prosecutor	3
Citizen	31
Other LE Agency	10
DHS	4
CBI	1
Insurance	3
Total	69

Code Compliance

Code Compliance continues to work hard to provide great services to the City of Rifle. These are code compliance statistics for February.

- CSOs issued 96 Citations in February.
- CSOs responded to 157 calls for service in February.



CSO Charged Offenses

The Rifle Police Department (Officers/CSOs) handled 1,363 calls for service throughout the month. Here is a snapshot of the types of calls that took place in February 2024.

	Count	CSO
911	11	
AbanVeh	10	7
Accident	23	
Administrative	12	12
Alarm	20	
Animal-Livestock	2	1
Animal-Pet	46	31
Animal-Wildlife	2	1
Assault	4	
Assist	67	
Assist Citizen	72	5
ATL	9	
Civil	17	
Code Violation	17	9
Damage to Property/Vandalism	4	
Directed Patrol	134	44
Disturbance	17	
Domestic	12	
Drug Investigation	8	
Family Offenses	7	
Fight	2	
Fingerprints	1	
Follow Up	166	16
Fraud	8	
Harassment	22	
Hazards	11	
Information	4	
Juvenile	17	
Kidnapping/Hostage	1	
Liquor/Alcohol	4	
Lost Property	2	
Missing Person	9	
Motor Vehicle Theft	1	
Motorist Assist	6	
Noise Complaint	3	
Parking Prob/Comp	33	23
Phone Call	1	
Private Tow	1	
Records Check	8	
REDDI Report	2	

Restraining Order	7	
Sex Offender Registration	18	
Sex Offense	4	
Suicidal Subject	8	
Suspicious Event	57	
Theft/Larceny	31	
Traffic	195	
Transient	15	
Trespass	32	1
Vehicle Lockout	7	
VIN Inspection	8	7
Warrant	8	
Weapons	3	
Welfare Check	17	
Grand Total	1206	157



AHRT

In February, Cpl. Kyle Green tested and became a member of the All Hazards Response Team (AHRT). The Garfield County AHRT Team is a joint effort between various law enforcement agencies within the county. AHRT is a collateral assignment with membership from full time Patrol Officers, Firefighters/Emergency Medical Technicians, Detectives and Law Enforcement Supervisors. Current agencies involved include the Garfield County Sheriff's Office, Glenwood Springs Police Department, Rifle Police Department, Glenwood Springs Fire Department, Colorado River Fire Rescue and District Attorney's Office 21st Judicial District.

AHRT is available 24 hours a day, 7 days a week to any law enforcement agency in the county, as well as other agencies outside the county where AHRT functions may assist with any critical incidents. AHRT assists with a variety of calls including high-risk warrant service, high-risk arrests, barricaded suspects, and hostage rescue, hazardous-materials situations, active shooter, and dignitary protection, acts of terrorism, major case follow-up, manmade and natural disasters and crowd control.

Rifle PD currently has four officers serving on AHRT



SPEAR (Special Problem Enforcement And Response) Update for February

The SPEAR team continues to work hard in Rifle and Garfield County.

- 56 incidents across Garfield County
- The team initiated 14 new cases
- Made 13 arrests
- Seized 2 guns
- Recovered 2 stolen vehicles



SPEAR		
Activity	Count	
Incidents	56	
New Cases	14	
Arrests	13	
		Seized Property Count
		Firearms
		2
		Vehicles Recovered
		2
		Fentanyl Pills
		1938
		Fentanyl Powder
		0
		Methamphetamine
		394.37 g
		Cocaine
		0
		MDMA Pills
		0
		Heroin
		Small amt

Agencies in Garfield County continue to seek assistance from SPEAR. SPEAR has been assisting on several critical incidents around the county.