



## PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA

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January 27, 2026

7:00 PM

202 Railroad Avenue, Rifle, CO 81650

### **Meeting Type / Acting Body**

#### **6:00 PM - Workshop Meeting**

- a. Meet and greet with Planning Commission Candidate - Gen Edwards
- b. Comprehensive Plan and Housing Needs Assessment Review and Discussion

#### **Discussion and Review**

#### **7:00 PM - Regular Meeting**

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda**
  - 4.a. Consider minutes for the December 9th, 2025 Regular P&Z Planning Commission Meeting Minutes
5. **Action, if any, on Workshop Items**
6. **Presentation**
7. **Public Hearing**
  - 7.a. Discussion and possible action regarding North Ridge Filing 2 Sketch Plan

- 7.b. Discussion and possible action regarding amendment to Rifle Municipal Code for Turf Grass
- 7.c. Discussion and possible action regarding amendment to Rifle Municipal Code for Building Height Calculation
- 7.d. Discussion and possible action regarding amendment to the Rifle Municipal Code for amending 16-3-330 Table to include Single Family Detached

## 8. Staff Reports

## 9. Adjournment

*The order and times of agenda items listed above are approximate and intended as a guideline for the Planning Commissioners*

### **ACCESSIBILITY STATEMENT**

*The City of Rifle values full inclusion and access for all of our facilities, programs, activities and services. We are pleased to provide meaningful accommodations to comply with the Americans with Disabilities Act (ADA) and reasonably provide translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request special assistance, call Administrative Assistant Genesis Amaya at 970-665-6493 or email our ADA Team at ADATeam@rifleco.org. Please allow 48 hours for your requests to be met.*

*La Ciudad de Rifle valora la plena inclusión y acceso para todas nuestras instalaciones, programas, actividades y servicios. Nos complace proporcionar alojamientos significativos para cumplir con la Ley de Estados Unidos con Discapacidades (ADA) y proporcionar razonablemente traducciones, interpretaciones, modificaciones, adaptaciones, formatos alternativos, ayudas auxiliares y servicios. Para solicitar asistencia especial, llame a la Asistente Administrativa al 970-665-6493 o envíe un correo electrónico a el equipo ADA a ADATeam@rifleco.org. Por favor, permita 48 horas para que se atiendan sus solicitudes.*



**Agenda Item #a.**

**Agenda Item Name:**

Meet and greet with Planning Commission Candidate - Gen Edwards

**Presenter:**

Zach Higgins, Planning Director

**Item Description:**

Gen Edwards has applied to fill the second alternate position on the City of Rifle Planning and Zoning Commission.

**Recommended Action:**

No action needed.

**Fiscal Impact:**

N/A

**Operational Impact:**

N/A

**Prior Board Motions:**

N/A

**Background Information:**

The second alternate seat was vacated when Marina Kharzhova moved to the first alternate seat.

**Executive Summary:**

N/A

**Notification Requirements:**

N/A

**Prepared By:**

Zach Higgins, Planning Director

**Attachments:**

None



**Agenda Item #4.a.**

**Agenda Item Name:**

Consider minutes for the December 9th, 2025 Regular P&Z Planning Commission Meeting Minutes

**Presenter:**

Genesis Amaya, Administrative Assistant

**Item Description:**

**Recommended Action:**

Move to approve the minutes of the December 9th Planning and Zoning Commission Meeting as presented.

**Fiscal Impact:**

**Operational Impact:**

**Prior Board Motions:**

**Background Information:**

**Executive Summary:**

**Notification Requirements:**

**Prepared By:**

Genesis Amaya, Administrative Assistant

**Attachments:**

1. DECEMBER 9TH, 2025 MINUTES



## REGULAR PLANNING COMMISSION MEETING & BOARD OF ADJUSTMENT

December 9th, 2025

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Chair Marantino led the Planning Commission and audience in the Pledge of Allegiance.

The meeting starts at 7:00 p.m.

### **MEMBERS PRESENT AT ROLL CALL**

**Present:** Marantino, Carter, Rogers, Caldwell, Dow, Rodas, Karzhova, Steffen

**Absent:**

**OTHERS PRESENT:** Community Development Director Zach Higgins, Senior Planner Geir Sverdrup, Permit Technician Genesis Amaya, Assistant City Attorney Lawrence Bond, New Assistant City Attorney Wilton Anderson

### **APPROVAL OF MINUTES**

**FIRST:** *Commissioner Dow*

**SECOND:** *Commissioner Carter*

October 28<sup>th</sup>, 2025 minutes approved through “Aye” vote.

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**7:03 PM**

**Commissioner Caldwell excuses himself.**

### **PUBLIC HEARING:**

#### **Discussion 1: Item A**

**Discussion and possible action regarding the project known as Two Creeks for Sketch**

**Plan and Rezone**

Senior planner Geir Sverdrup breaks down the Twin Creeks project proposal, with origin of annexation in 2002. Applicants are looking to rezone Two Creeks from the original MDR and LDR Zoning to MDR-X zoning. Applicant is proposing the construction of 202 units and proposes a connection through Acacia Avenue and bridge build over Whiteriver. Staff comments include the need for middle housing in Rifle and provide an avenue for students and teachers from Wamsley Elementary through Rifle.

7:10 PM

**Applicants Adam Roy and Aaron Ladner with Headwater Housing are sworn in.**

Applicants explain having found similar housing needs and issues throughout Colorado Communities with prices of home rising and workforce housing and architectural dimensions of the project.

7:18 PM

Commissioners inquire about type of housing, whether housing will be for rent or sale, prior approvals and next step moving forward upon approval of Sketch Plan.

7:29 PM – **Marantino opens the public hearing.**

**First Testimony: Nick Delia, Nordic Refrigeration sworn in**

Expresses concern for his employees being unable to buy their homes with the rise in rentals.

**Second Testimony: Matthew Starr, Anvil Avenue resident sworn in**

Spoke to higher density proposal. Will change the character of the community.

**Third Testimony: John Getty, Acacia Avenue Resident sworn in**

Expresses concerns about increasing traffic in Rifle.

**Fourth Testimony: Kaleah, Rifle resident sworn in**

Expresses concern about negative impacts on emergency routes, traffic commuting and increasing rental costs.

**Fifth Testimony: Tate Brown, Acacia Avenue resident sworn in**

Expresses concerns about traffic patterns, however, supports the idea of adding more units and housing in Rifle overall.

**Sixth Testimony: Richard Delia, 26<sup>th</sup> Street resident sworn in**

Delia supports the idea of more housing but does not agree with the proposed location.

**Seventh Testimony: Jeremy West, Acacia Avenue resident sworn in**

States he is not opposed to affordable housing, but cautious of the density. Concerned about parking, traffic, water and sewer.

**Eighth Testimony: Leslie Gettie, Acacia Avenue resident sworn in**

Concerned about her view disruption and on street parking on her street.

**Ninth Testimony: Gen Edwards, Coalmine Ave resident sworn in**

Supports the proposed development, as a renter has not found enough supply of rental units.

**Tenth Testimony: Joe Deleah, Birch Court resident sworn in**

Proposes that the zoning is not changed but is in support for more housing in Rifle.

**8:04 PM – Marantino closes the public hearing**

A discussion is had between the commissioners, staff and applicants.

**8:40 PM**

*Commissioner Rogers* moved to **APPROVE** the Sketch Plan for the Two Creeks project and recommended approval to rezone Two Creeks from MDR PUD and LDR PUD to MDR-X to Rifle City Council.

*Commissioner Carter* seconded the motion. The motion **DENIED** with the following vote:

**ROLL CALL:**

**YES: Marantino, Carter, Rogers**

**NO: Dow, Rodas, Steffen, Karzchova**

**COMMENTS AND ADJOURNMENT –8:44 PM**

New assistant Wilton Anderson is introduced. Community Development Director Zach Higgins provides updates and upcoming items for P&Z. Helen Rogers announces upcoming Ute Theatre events.





**Agenda Item #7.a.**

**Agenda Item Name:**

Discussion and possible action regarding North Ridge Filing 2 Sketch Plan

**Presenter:**

Geir Sverdrup

**Item Description:**

North Ridge Filing 2 Sketch Plan seeks to re-subdivide two tracts to include sixteen (16) single-family lots, and one (1) open space tract.

**Recommended Action:**

Move to approve the North Ridge Subdivision Filing 2 Sketch Plan as presented with Staff comments.

**Fiscal Impact:**

N/A

**Operational Impact:**

N/A

**Prior Board Motions:**

N/A

**Background Information:**

See Staff Report.

**Executive Summary:**

See Staff Report.

**Notification Requirements:**

Notice Requirements met

**Prepared By:**

Zach Higgins, Planning Director

**Attachments:**

1. Sketch plan application form
2. Sketch Plan Exhibit
3. Narrative Statment of Objectives
4. North Ridge Filing 2 - Sketch Plan - PZ - MEMO 1-27-26

**DEPARTMENT OF PLANNING & DEVELOPMENT**

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6491



**LAND USE APPLICATION FORM**

**Application Type** (check all that apply):

- Amended Plat
- Annexation
- Conditional Use
- Final Plat
- Floodplain Development
- Lot line dissolution
- Other (description): \_\_\_\_\_
- Lot line Rearrangement
- Minor Subdivision Sketch Plan
- Outside City Water/Sewer
- Preliminary Subdivision Plan
- Sketch Subdivision Plan
- Sketch – Preliminary Subdivision Plan
- Site Plan
- Text Amendment
- Vacation – Easement / Right-of-Way
- Zoning Variance
- Zoning Map Amendment
- GIS System Integration

**Brief Description of Application(s)**

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**Property Information**

Owner(s) (Name): \_\_\_\_\_

Property Address: \_\_\_\_\_

Parcel ID number: \_\_\_\_\_

Legal Description (*attach additional sheet if necessary*): \_\_\_\_\_

Access to Property: \_\_\_\_\_

**Instructions for Submittal**

- **Original applications with original signatures must be provided.**
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications **will not be accepted** and will delay processing.
- Initially, one copy of each document may be submitted to the Planning Department for review. When the documents are deemed adequate, additional copies as required by the Planning Department shall be submitted.
- All documents, plans, plats, etc. shall be no larger than 8 1/2" x 14" in size or folded to that or a smaller size.
- The property owner **must** fill out the Owner Affidavit in presence of notary.

**STAFF USE ONLY**

Pre-app conference: _____ (date)	Application received: _____ (date)
Application complete: _____ (date)	Case Number: _____
Fees: _____	Case Name: _____
Deposits: _____	_____
Paid: _____ (date)	Referrals sent _____ (date)

**Project Team Information** (fill in all that apply) *(add additional sheets if needed)*:

**Property Owner(s) Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Company:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Address** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Authorized Rep. Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Company:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Address** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Engineer/Designer(s) Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Company:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Billable Party:**     Owner     Representative     Engineer

The Billable Party, by signing below, hereby agrees to reimburse the City the actual costs to the City for engineering, surveying, and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the City for the cost of making any corrections or additions to the master copy of the official City map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that 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, 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.

\_\_\_\_\_  
Company (printed)

\_\_\_\_\_  
Contact Name (printed)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type of Identification

County of \_\_\_\_\_ )

State of \_\_\_\_\_ )

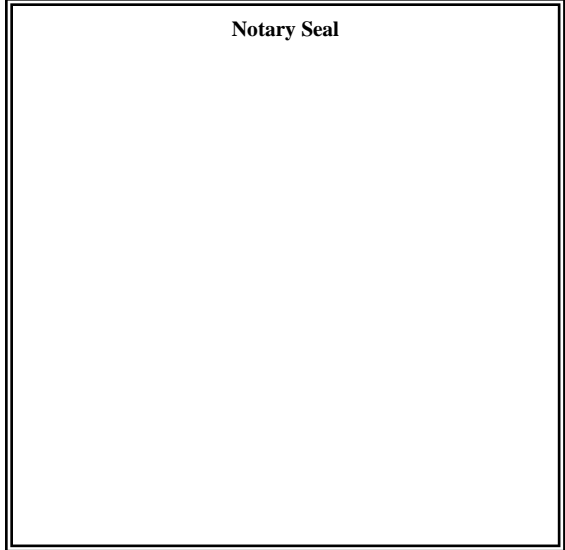
Sworn to and subscribed before me this \_\_\_\_\_ day  
of \_\_\_\_\_, \_\_\_\_\_  
(fill in month) (fill in year)

By \_\_\_\_\_  
(Contact name printed)

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_



**Disclosure of Property Ownership**

- If owner is an individual, indicate name exactly as it appears on the deed.
- If owner is a corporation, partnership, limited partnership, or other business entity, name principals on a separate page. Please include the articles of organization, partnership agreement, etc., as applicable.
- If owner is a land trust, name beneficiaries on a separate page.
- If applicant is a lessee, indicate the owner(s) on a separate page.
- If applicant is a contract purchaser, attach a copy of the contract, and indicate the owner(s) on a separate page.

*Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.*

**Property Owner Affidavit**

I/We, \_\_\_\_\_, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize City staff to visit the site as necessary for proper review of this application. I (we) further acknowledge that until paid, ALL LAND USE APPLICATION FEES, INCLUDING FEES FOR PROFESSIONAL REVIEW SERVICES, SHALL BECOME AND REMAIN A FIRST AND PERPETUAL LIEN ON OR AGAINST THE SUBJECT PREMISES PURSUANT TO RMC §16-1-60(e).

(If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.)

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type of Identification

County of \_\_\_\_\_)

State of \_\_\_\_\_)

Sworn to and subscribed before me this \_\_\_\_\_ day

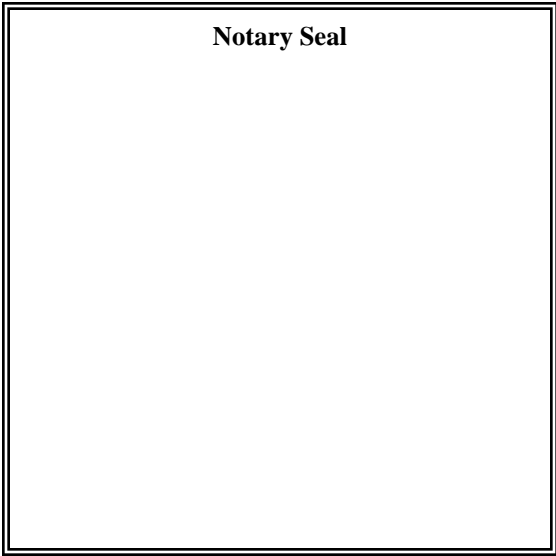
of \_\_\_\_\_, \_\_\_\_\_  
(fill in month) (fill in year)

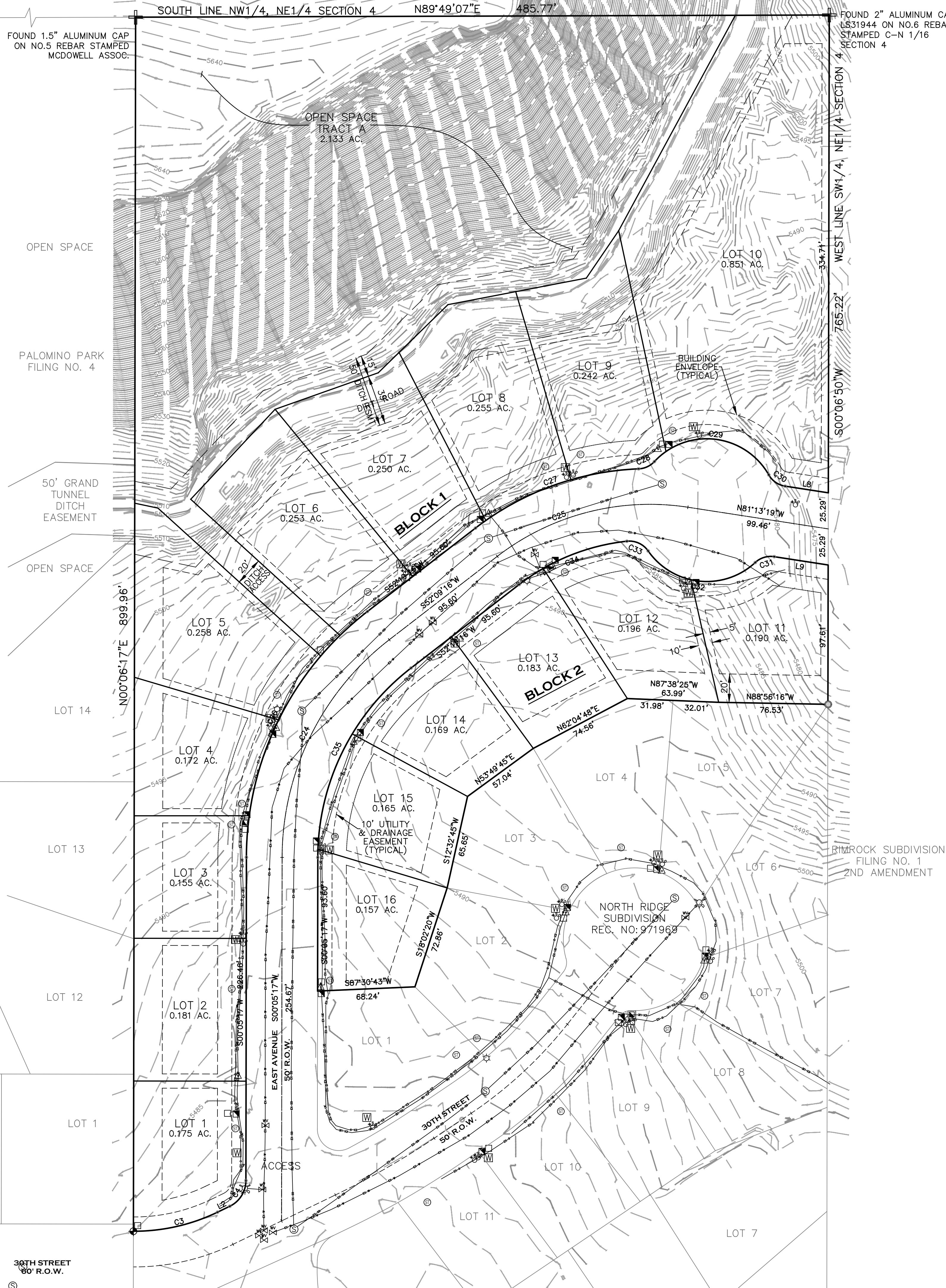
By \_\_\_\_\_  
(name printed)

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

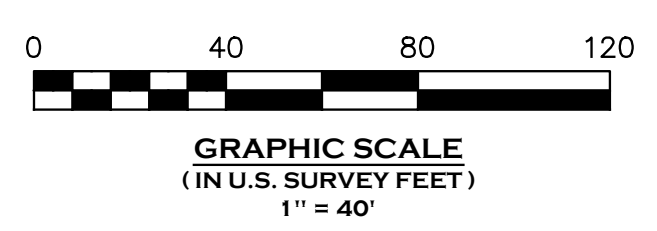
My Commission expires: \_\_\_\_\_





# SUBDIVISION SKETCH PLAN

**NORTH RIDGE FILING 2**  
 A SUBDIVISION OF A PARCEL OF LAND SITUATED IN THE  
 SE 1/4 OF OF THE NW 1/4 OF SECTION 4, TOWNSHIP 6 SOUTH,  
 RANGE 93 WEST OF THE 6TH P.M.  
 CITY OF RIFLE, COUNTY OF GARFIELD,  
 STATE OF COLORADO

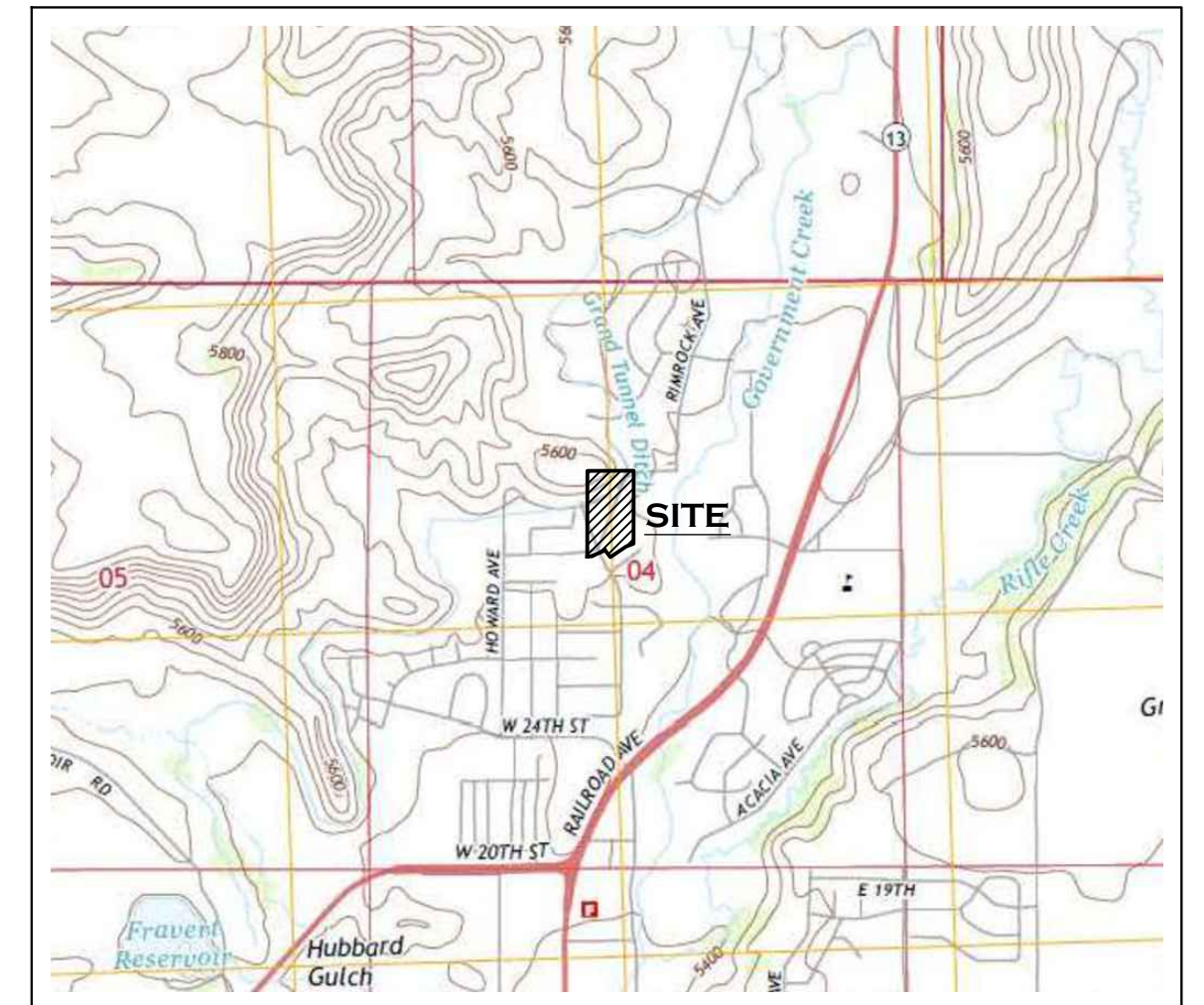


**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 93 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF RIFLE, COUNTY OF GARFIELD, STATE OF COLORADO, TO WIT:  
 TRACT A, BLOCK 1 OF NORTH RIDGE SUBDIVISION AND  
 TRACT A, BLOCK 2 OF NORTH RIDGE SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER: 71969 OF THE GARFIELD COUNTY CLERK AND RECORDERS OFFICE.

**LAND USE SUMMARY STATEMENT**

TOTAL ACRES	5.984±
NON-DEVELOPABLE ACRES	2.133±
TOTAL STREET RIGHT-OF-WAY	0.000±
NET TOTAL DEVELOPABLE ACRES	3.851±
GROSS RESIDENTIAL DENSITY LOTS 1-11	0.374 UNITS PER ACRE
NET RESIDENTIAL DENSITY LOTS 1-11	0.241 UNITS PER ACRE



VICINITY MAP  
 1" = 2,000'

LOT NUMBER	ACRES	LOT TYPE	EXISTING ZONING	PROPOSED ZONING	PROPOSED OFF STREET PARKING SPACES
1	0.175	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
2	0.181	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
3	0.155	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
4	0.172	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
5	0.258	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
6	0.253	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
7	0.250	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
8	0.255	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
9	0.242	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
10	0.851	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
11	0.190	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
12	0.196	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
13	0.183	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
14	0.169	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
15	0.165	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
16	0.157	SINGLE FAMILY RESIDENTIAL W/ OPTIONAL A.D.U.	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	4
TOTAL	3.851±				TOTAL 64

**LEGEND**

- ◆ FOUND 1/4 OR 1/16 SECTION CORNER AS DESCRIBED
- FOUND PROPERTY CORNER AS DESCRIBED
- TELEPHONE PEDESTAL
- CATV PEDESTAL
- ⊕ FIRE HYDRANT
- ⊕ WATER SHUTOFF
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ LIGHT POLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRICAL TRANSFORMER
- ⊕ WOOD POST (APPARENT SEWER STUB)
- o— EXISTING BURIED GAS LINE
- w— EXISTING WATER MAIN
- ss— EXISTING SANITARY SEWER MAIN
- ue— EXISTING BURIED ELECTRIC LINE - (JOINT TRENCH WITH CABLE TV & TELEPHONE)

**APPLICANT**

1175 DEVELOPMENT, LLC  
 1175 COUNTY ROAD 154  
 GLENWOOD SPRINGS, CO 81601  
 (970) 945-2851

**OWNER'S REPRESENTATIVE**

EDWARD WALTERS  
 1175 COUNTY ROAD 154  
 GLENWOOD SPRINGS, CO 81601  
 (970) 945-2851

**CIVIL ENGINEER AND SURVEYOR**

HIGH COUNTRY ENGINEERING INC.  
 1517 BLAKE AVENUE, SUITE 101  
 GLENWOOD SPRINGS, CO 81601  
 (970) 945-8676

**NOTES**

- DATE OF FIELD SURVEY: MARCH 23 TO FEBRUARY 23 TO MARCH 30, 2018.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD 88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK STATION KLO559 HAVING AN ELEVATION OF 5546.19.
- CONTOUR INTERVAL EQUALS 5 FEET.
- UNDERGROUND UTILITIES HAVE BEEN MARKED OUT BY OTHERS, ONLY PAINT MARKS AND UTILITY FLAGS HAVE BEEN LOCATED BY HIGH COUNTRY ENGINEERING, INC. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

CALL UTILITY AGENCIES IN CENTER OF COLORADO 1-800-922-1987 OR 534-06700 IN METRO DENVER CALL 28 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRABBER OF UNDERGROUND MEMBER UTILITIES

BY: \_\_\_\_\_ REVISION: \_\_\_\_\_

NO. DATE: \_\_\_\_\_

DRAWN BY: HCE CHECKED BY: HCE DATE: SEPT. 29, 2025 PROJECT: SKETCH PLAN

**HIGH COUNTRY ENGINEERING, INC.**  
 1517 BLAKE AVENUE, STE 101  
 GLENWOOD SPRINGS, CO 81601  
 PHONE (970) 945-8676 • FAX (970) 945-2555  
 WWW.HCENG.COM

1175 DEVELOPMENT LLC  
 RIFLE, CO.  
**SUBDIVISION SKETCH PLAN**  
**NORTH RIDGE FILING 2**  
**RIFLE, COLORADO**

PROJECT NO.  
**2251008.00**

1

**Application of 1175 Development, LLC for Sketch Plan review for proposed subdivision of North Ridge Filing 2, formerly preliminarily approved as Shetland Acres Subdivision, Filing No. III (hereinafter referred to as the Property).**

Applicant. 1175 Development, LLC is a Colorado limited liability company formed in May of 2007, currently consisting of two members, Edward S. Walters and Luke Stephens, both residents of Garfield County. Luke was born and raised in Rifle and Ed has made his home in Glenwood since 1976. In 2007, when 1175 Development purchased the Property, there was a third member of the LLC who filed a Chapter 7 bankruptcy in 2012 and whose interest was purchased through the bankruptcy trustee by the two remaining members in 2013.

History of the Property. 1175 Development purchased the Property, known as Shetland Acres Filing No. III, for which a Final Plat was never recorded, from Scott and Linda Brynildson on June 15, 2007. The Brynildsons were the original developers of Shetland Acres Subdivision in Rifle, having obtained a preliminary plan approval for Filings I, II and III of the Shetland Acres subdivision in the 1990's. Filing I Final Plat was recorded on July 28, 1995, along with protective covenants solely pertaining to Filing I. The Brynildsons obtained a preliminary plan approval from the Rifle Planning Commission for Filing II and Filing III on February 27, 2001 and requested a five-year duration for the Preliminary Plan approval for Filing III. Final Plat for Filing II was approved by City of Rifle Ordinance No. 12, Series of 2001, which also granted the five-year approval duration for the Preliminary Plan for Filing III. The Brynildsons submitted engineered plans with a Final Plat for Filing III to the City in 2005 and 2006, which plans were subsequently approved and signed by Rifle's Public Works Director Bill Sappington on May 23, 2007, after the sale of the Property to Applicant.

In reliance on the preliminary plan approval and the sign off on the plans for the Filing III improvements, 1175 Development worked with the City's Public Works Department and proceeded to complete a major portion of the infrastructure requirements required prior to recordation of the Final Plat for Filing III, as specified in a Subdivision Improvements Agreement for Filing II, dated May 1, 2002 and recorded at reception No. 603130 Garfield County records (Filing II SIA). Specifically, Filing II SIA, paragraph 3C, Extension of 30<sup>th</sup> Street, provides that the Final Plat of Filing III shall not be recorded until certain public improvements were completed. These improvements include a secondary access to Shetland Acres by extension of 30<sup>th</sup> Street and improvements to the intersection of 30<sup>th</sup> Street and East Avenue. This Applicant, following its purchase of the Property, completed curb, gutter, sidewalk and asphalt on 30<sup>th</sup> Street as specified in the engineered plans submitted with the 2006 proposed Final Plat for Shetland Acres Filing III to the satisfaction of the Public Works Director in 2007-08 and completed road base only on East Avenue within the Property. These construction plans included utilities and drainage.

Applicant also installed water and sewer lines, underdrain storm water lines, fire hydrants, gas, electric, cable and telephone for all lots for the Property in 2007 and 2008, in accordance with the approved engineered plans for Filing III previously submitted and approved

by the City. The City's Public Works Director inspected and approved the public improvements completed by Applicant. The improvements will be dedicated to the City and conveyed by quitclaim deed.

Status of other requirements.

Water Rights Dedication. The Filing II SIA included recognition of a water rights dedication, paragraph 2C, which satisfied the water rights dedication fees for a total of 60 of the 61 lots contemplated in the approved Preliminary Plans for Shetland Acres filings I, II and III. Filings I and II have been developed and 27 of the original 61 contemplated lots were to be finalized and developed in Filing III. Thus, the water rights dedication for 26 of the lots to be developed on the Property has been satisfied.

Parkland Dedication Fees. The status of payment of parkland dedication fees for the Property is unknown and will be addressed in the subdivision improvements agreement for the property. See paragraph 2D of the Filing II SIA. It should be noted that the proposed Final Plat for Filing III submitted by Brynildsons included a substantial parcel of open space, which might be a means of satisfying any parkland dedication fees if acceptable to the City.

Fairway Avenue Offsite Construction Fees. The Filing II SIA references this offsite impact construction fee, the status of which is currently unknown to this Applicant. See paragraph 2E, Filing II SIA.

History of Applicant's Development and Explanation of Delay. When the real estate market collapsed in 2008, any market for the lots in Filing III disappeared and the members of 1175 Development determined that no further investment would be made in the Property until the market recovered. Subsequently, one member filed bankruptcy, and the lender, Community Banks of Colorado, was shut down by the FDIC. The two remaining members have kept the development afloat financially and even though the market is not what it was in 2007 when they started this development, they are now seeking to finalize development approvals for the Property so that they can recoup some of their investment.

Current Proposal. Applicant seeks to re-subdivide the following two (2) tracts:

Tract A Block 1 of North Ridge Subdivision  
and

Tract A Block 2 of North Ridge Subdivision

As recorded under Reception Number: 971969 of the Garfield County Clerk and Recorder office.

These two (2) tracts are to be platted as North Ridge Subdivision Filing 2. The applicant seeks Sketch Plan approval for sixteen (16) single-family lots, and one (1) open space tract.

**COMMUNITY DEVELOPMENT DEPARTMENT**

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



**MEMORANDUM**

**TO:** CITY OF RIFLE PLANNING COMMISSION  
**FROM:** GEIR H. SVERDRUP, SENIOR PLANNER  
**DATE:** JANUARY 27, 2026  
**SUBJECT:** NORTHRIDGE FILING 2 – SKETCH PLAN  
**ADDRESS:** N OF 30<sup>TH</sup> STREET ALONG EAST AVENUE  
**CASE #:** SKETCH PLAN 2025-030  
**APPLICANT:** ED WALTERS & LUKE STEPHENS FOR 1175 DEVELOPMENT LLC

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**REQUEST AND SUMMARY**

The applicants request approval of a Sketch Plan to subdivide two parcels into 16 lots. The proposed subdivision is known as North Ridge Filing 2.

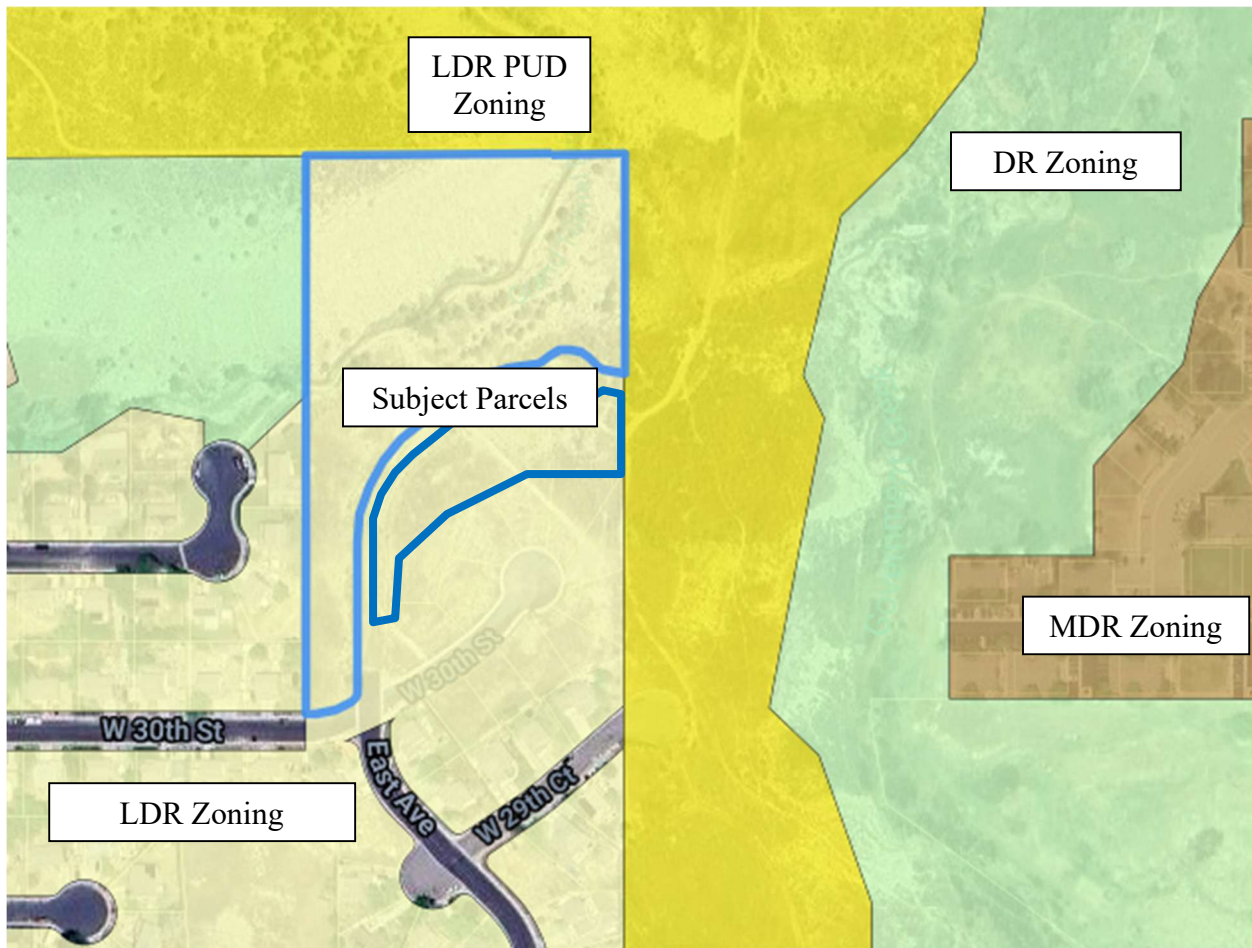
**VICINITY MAP**

The property is located north of 30<sup>th</sup> Street along the East Avenue alignment. The property is generally level and borders North Ridge F1 to the south and east. To the north and east are vacant lands that are a part of the RimRock project. Palomino Park Filing #4 is located to the west along with open space zoned DR Developing Resources. The proposed subdivision encompasses two of the remaining undeveloped parcels in the area.



**ZONING, LAND USE, AND COMPREHENSIVE PLAN**

The property is the remainder of the North Ridge Subdivision. The parcels are zoned LDR Low Density Zone. The properties to the north and east are zoned LDRPUD Low Density Residential Planned Unit Development in the RimRock Project. Properties to the south are zoned LDR Low Density Residential. Property to the east is zoned Developing Resources.



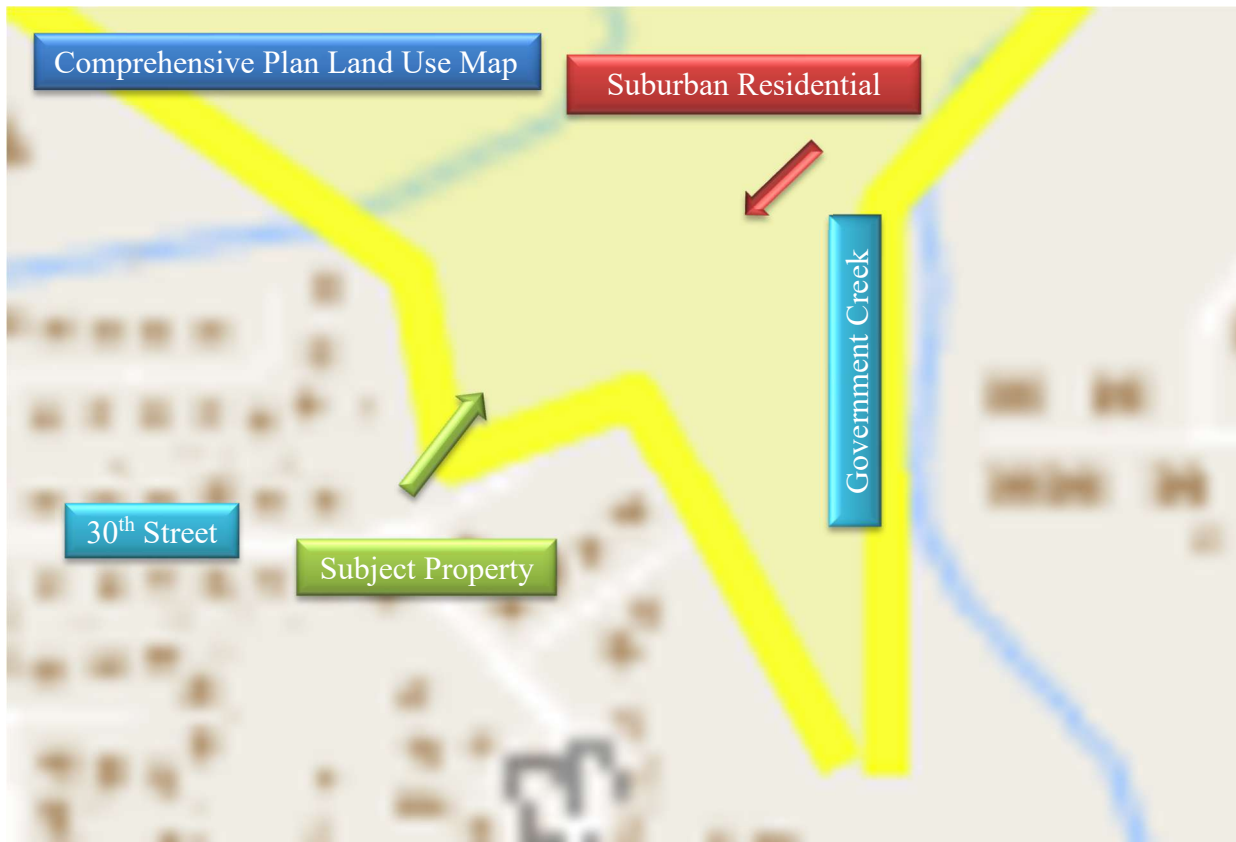
The Comprehensive Plan indicates that these properties are planned for Suburban Residential (0.5 to 6 du/ac) uses. The applicant is proposing 16 single family parcels within the approximately 3.5 acres development for a density of one (1) unit per quarter acre (4 du/ac). This is right in the range suggested density in the Comprehensive Plan and consistent with the underlying zoning and is compatible with surrounding uses.

The subject parcels are located in the City of Rifle's Comprehensive Plan Tier 1 Development Area, which means they are suited for immediate development based on location of the property, access to utilities, and existing road infrastructure.

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Per the Comprehensive Plan Map, the parcels are located in the northern portion of the City's North Rifle Neighborhood area, Chapter 4.6 of the Comprehensive Plan: identifies that the area includes the existing neighborhoods of Palomino Park, Knollridge, and Deerfield Park, and the undeveloped areas of RimRock and Bryce's Valley. This filing completes the Northridge subdivision and makes provisions for a future crossing of Government Creek aligning with 30<sup>th</sup> Street to the east side of the creek towards Hwy 13.



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**REFERRAL COMMENTS, SKETCH PLAN, AND STAFF COMMENTS**

The proposed subdivision comprises 16 lots accessed off East Avenue and 30<sup>th</sup> Street. East Avenue has been stubbed out just past 30<sup>th</sup> Street along lot 1 of North Ridge Subdivision Filing 1. The sewer and water lines have already been installed in East Avenue right-of-way for this project.

The proposed subdivision meets minimum lot size requirements in the LDR Low Density Residential zone district (0.25 acre average lots).

***Referral Comments***

Staff received comments from the following referral agencies:

**City of Rifle GIS**

- Standard GIS submission requirements for parcels and utilities apply to this project. GIS will assign addresses at final plat approval. Requested GIS information shall be submitted as part of Final Plat.

**City of Rifle Utilities**

1. The City of Rifle Utility Department will televise the sewer main from the intersection of W 30<sup>th</sup> Street and East Avenue, north to the terminal manhole under the proposed extension of East Avenue. The usage of this existing sewer main in its current condition is dependent on said condition determined during televising

**City of Rifle Engineering**

1. Civil plans will be required with pavement design and storm drainage design at final. Irrigation ditch requirements have been met.

**City of Rifle Public Works**

1. Civil plans will be required for further comment. Plans should include Geotech condition for the development of pavement section and storm water handling.

**Colorado River Fire Rescue**

1. Appendix C in the 2015 Fire Code says fire hydrant spacing is 500' but reduced by 100' for dead end street. My measurements show 530' spacing on the two fire hydrants. Spacing for the last fire hydrant will be 400' . This should be corrected on the civil plans.
2. This subdivision falls with-in the new Wildfire Code and is showing Moderate Intensity, which means depending on when building permits are issued for homes, the homes may need to be built from the new wildfire code.

**Xcel Energy**

- No Comments were received for the proposal.

***Staff Comments***

The proposed sketch plan an extension of North Ridge F1 approved by City council on March 4<sup>th</sup>, 2022. The property is bounded by Tier 2 properties to the north and east (RimRock and Government Creek). North Ridge F1 to the south is currently developing

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with single family homes. To the west is Palomino Park Filing 4 addition and has been completely built out.

These parcels represent some of the last properties available to develop with single family homes in this area. Water and Sewer lines were installed with the development of filing 1. Inspection of these lines to insure viability will be completed with the preliminary plan process.

**FINDINGS**

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

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

***The proposal is following the process as described in the code. The Subdivision meets all minimum lot size requirements for the LDR Low Density Zone district.***

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 neighborhood is residential and the proposal for additional single-family housing is compatible with the surrounding area.***

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

***New single-family home lots are desirable in this area.***

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

***There are no adverse environmental effects anticipated.***

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

***The proposed density is within the range recommended in the Comprehensive Plan, which designates suburban density residential in this area, the proposed density is comparable with existing zoning and surrounding land uses.***

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

***Staff would anticipate the development of a vacant area requiring ongoing maintenance with new homes would be an improvement on surrounding property values.***

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

***Not applicable.***

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**STAFF RECOMMENDATION**

Staff recommends that Planning Commission APPROVE of the Sketch application 2025-030 for North Ridge Filing 2, with the following conditions:

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 Planning Commission.
2. The applicant shall address referral comments from reviewing agencies as part of the Preliminary Plan submittal to the satisfaction of the City of Rifle.



**Agenda Item #7.b.**

**Agenda Item Name:**

Discussion and possible action regarding amendment to Rifle Municipal Code for Turf Grass

**Presenter:**

**Item Description:**

**Recommended Action:**

Move to approve recommendation for amendment to the Rifle Municipal Code regarding Turf Grass.

**Fiscal Impact:**

N/A

**Operational Impact:**

N/A

**Prior Board Motions:**

N/A

**Background Information:**

See Staff Report

**Executive Summary:**

See Staff Report

**Notification Requirements:**

Notice was met.

**Prepared By:**

Zach Higgins, Planning Director

**Attachments:**

1. SB5 HB1113 PZ Staff Report 1-27-2026

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**MEMORANDUM**

**TO:** City of Rifle Planning Commission  
**FROM:** Geir H. Sverdrup, Senior Planner  
**DATE:** January 27, 2026  
**SUBJECT:** SB24-005 and HB25-1113 Text Amendments  
**ADDRESS:** City-Wide  
**APPLICANT:** City of Rifle Staff

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**Background**

Senate Bill 24-005 (SB5) was approved on March 15, 2024 with the sole purpose of reducing outdoor water demands by limiting the use of non-native turf in landscaping. The bill requires cities and towns to replace the use of nonfunctional turf with "water-wise landscaping" that reduces outdoor water consumption without impacting landscape functionality or quality of life.

SB5 prohibits the installation of nonfunctional turf, artificial turf, and invasive plant species on nonresidential properties for new development and specific redevelopment projects on or after January 1, 2026. **SB5 does not apply to existing development or new residential development.**

On May 20, 2025, House Bill 25-1113 (HB1113) passed, which both expanded and modified the requirements of SB5. SB5 prohibited all artificial turf, however, HB1113 changes that by adding definitions for functional artificial turf, which is allowed, and nonfunctional artificial turf, which communities will still need to incorporate into their codes by the SB5 implementation date of January 1, 2026. HB1113 also adopted additional changes which include adding multifamily residential properties with more than 12 units to be applicable properties that SB5 applies to. Local entities will be required to adopt and regulate these additional changes to turf on all residential properties by January 1, 2028.

During the Planning and Zoning Commission's December 9<sup>th</sup>, 2025 workshop, staff presented the draft text amendment for review. Discussion centered on the impact to water resources and the application to residential projects. Staff informed the Commission that Western Recourse Advocates (WRA), a third party consultant approved by the State, had reviewed and commented on the proposed amendment.

The following is the proposed text amendment to the Rifle Municipal Code. Changes in red reflect staff's initial proposed amendment. Western Resource Advocates comments have been incorporated to insure compliance with SB5 and HB1113.



**Proposed Amendment**

**ARTICLE I – General Provisions**

**Division 2 - Definitions and Usage**

**Sec. 16-1-220. Definitions.**

For purposes of this Chapter, certain terms are defined as follows:

*Commercial laundry* means a building or part of a building used for the cleaning of clothing, fabrics or other household goods for profit.

*Common Interest Community* means real estate described in a declaration with respect to which a person, by virtue of such person's ownership of a unit, is obligated to pay for real estate taxes, insurance premiums, maintenance, or improvement of other real estate described in a declaration. Ownership of a unit does not include holding a leasehold interest in a unit of less than forty years, including renewal options. The period of the leasehold interest, including renewal options, is measured from the date the initial term commences.

*Company provided on-site recreation* means ...

**ARTICLE XIII Landscape Guidelines.**

**Sec. 16-13-10. General provisions.**

Landscaping shall refer to any combination of living plants such as trees, shrubs, plants, vegetative ground cover, ~~turf,~~ **native** and climate adapted grasses, and may include natural nonliving elements such as rock, stone and bark, as well as structural features, including but not limited to walks, fences, benches, works of art, reflective pools and fountains.

**Sec. 16-13-20. Purpose and intent.**

The purpose and intent of this Article is to protect the health and welfare of the citizens of Rifle through the regulation of landscaping of new multi-family (**greater than 12 units**), **common interest community property**, commercial, public/civic, institutional, light industrial and industrial developments, as well as street rights-of-way, parking lots, medians, and transportation corridors. Installed landscapes should enhance property values, promote quality development, contribute to the visual character of new developments, and promote water conservation through water-wise landscaping. Water-wise landscaping principles are as follows:

- (1) Design. Identify zones of different water requirements and group plants together that have similar water needs;
- (2) Appropriate Use of **Functional Turf**. Limit high-irrigation turf and plantings to ~~appropriate high-use areas with high visibility and functional needs~~ **recreational use areas or other space that is regularly used for civic, community, or recreational purposes**;
- (3) Low-Water-Using Plants. Choose low-water-demanding plants ~~and turf~~ **from Appendix C, including recommended water-wise plant materials** where practicable;
- (4) Irrigation. Design, operate and maintain an efficient irrigation system;
- (5) Soil Preparation. Incorporate soil amendments before planting;
- (6) Mulch. Add mulch to planting beds to a minimum depth of three (3) inches;
- (7) Maintenance. Provide regular and attentive maintenance to landscaping and irrigation system.

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### Sec. 16-13-30. Scope and applicability.

- (a) The provisions of this Article shall apply to all new construction of multi-family housing **with more than twelve units**, common interest community property, commercial development, public/civic, institutional, light industrial and industrial development, as well as street rights-of-way, parking lots, medians, and transportation corridors.
- (b) Existing or nonconforming landscapes. Landscapes installed prior to the effective date of the ordinance codified in this Article, and not in compliance herewith, shall be regarded as nonconforming landscapes that may continue as long as the landscapes are properly maintained in conformance with the other ordinances of the City. If uses or buildings regulated by this Article are reconstructed, remodeled or added to where the alteration will affect more than fifty percent (50%) of the aggregate landscape area will be impacted, the impacted landscaping shall be updated to meet all applicable code requirements in effect at that time.

### Sec. 16-13-40. Definitions.

Whenever the following words or phrases are used in this Article, they shall have the following meanings:

*Annual* means a plant that lives only one (1) year or growing season.

*Bunch grass* means those types of grasses that grow in clumps and do not spread to form a continuous sod mat and do not require regular mowing, as do turf grasses. Included are most of the native or prairie grasses such as bluestems, fescues, grammas, wheat grasses, etc.

*Climate adapted grass* means a grass that may not be native to the state of Colorado but that has water use requirements similar to native grasses.

*Climate adapted plant* means a plant that may not be native to the state of Colorado but that has water use requirements similar to native plants.

*Coniferous* means those evergreen plants whose foliage is needle-like, scale-like or awl-like and are cone-bearing.

*Common Interest Community Property* means property within a common interest community that is owned and maintained by a unit owners association, such as entryways, parks and other common elements.

*Deciduous* means a plant with foliage that is shed annually.

*Drip Irrigation* means a system that delivers water directly to a plant's root zone, minimizing the amount of water applied and maximizing the effectiveness of the water used

*Evergreen* means a plant with foliage that persists and is green year-round and may or may not be coniferous.

*Functional Artificial Turf* means artificial turf that is 1) Located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough; or 2) A component of a product designed and approved by a professional engineer for civil infrastructure projects, including but not limited to covers for solid waste facilities and brownfield sites; and revetments for slopes, channels, levees, and dams.

*Functional Turf* means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes which may include: a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, fairway and rough.

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*Groundcover* means low-growing perennial and/or evergreen plants, other than turf grass, which grow and spread in such a manner as to provide continuous plant coverage. Such plants are typically shorter than eighteen (18) inches and may include herbs, ivies, ornamental grasses, perennials, spreading evergreens, succulents, vines and wildflowers. Annuals, mulches and stone are not considered groundcovers.

*Hedge* means a continuous, living, landscape barrier consisting of closely planted shrubs maintained at a height of greater than two (2) feet. Trees of any kind, other than upright junipers, shall not be pruned, sheared, trimmed or otherwise treated as hedges, but may be planted, as approved, to form wind-rows, visual screens or sound barriers.

*Invasive Plant Species* means weeds which are plants that are not native to the state and that:

- a. Are introduced into the state accidentally or intentionally;
- b. Have no natural competitors or predators in the state because the state is outside their competitors' range or predators' range; and
- c. Have harmful effects on the state's environment or economy or both.

*Landscaping* means aesthetic improvements using natural and manmade materials as defined below (landscaping materials). Landscaping areas may include, by way of example but not by way of limitation, parts of the following: playgrounds, sports fields, picnic grounds, amphitheaters, portions of park, and playing areas of golf courses, courtyards, entranceways or similar areas or uses.

*Landscaping materials* means, but is not limited to, trees, shrubs, vines, and plants of all descriptions (excluding weeds and other unkempt vegetation) and other materials and treatments such as stone, mulches and other nonliving landscape materials.

*Living plant material coverage* means the covering of raw ground or bare soil with living landscape materials at a growth size of two-thirds (2/3) maturity, such as shrubs, groundcovers, perennials, vines and all plants of all descriptions (excluding weeds or other unkempt vegetation). Living plant material shall be distributed throughout the entire landscape treatment area so as to avoid over-massing of plant materials or creating disproportionately large areas containing no living plant material.

*Mulch* means nonliving matter, such as bark chips, chipped wood products, pole shavings, stone and any approved like materials customarily used in landscapes for the purpose of retaining soil moisture, retarding weed growth and stabilizing soils.

*Native grass* means a grass species that is indigenous to the State of Colorado.

*Native plant* means a plant species that is indigenous to the State of Colorado

*Nonfunctional artificial turf* means artificial turf that is not functional artificial turf.

*Nonfunctional turf* means turf that is not functional turf. Nonfunctional turf includes turf located in a street right-of-way, parking lot, median, or transportation corridor. Nonfunctional turf does not include turf that is designated to be part of a water quality treatment solution required for compliance with federal, state, or local agency water quality permitting requirements that is not irrigated and does not have herbicides applied.

*Nonliving landscaping materials* means, but shall not be specifically limited to, manmade or artificial materials used for decorative or ornamental purposes such as fountains, monuments, statues, planting containers and trellises and frames; but excluding artificial plants, shrubs, bushes, trees and flowers.

*Ornamental grass* means native and climate adapted grasses that grow in clumps, and do not spread to form a continuous mat, as do turf grasses. Bunch grasses and other taller, more decorative types of grasses may be considered ornamental when grown as accents in conjunction with other plants in larger bed-plantings.

*Ornamental tree* means a tree, typically fifteen (15) to twenty (20) feet tall at maturity, that is planted for its decorative value, perhaps in screening applications rather than for shading purposes. They are usually deciduous but may include short growing conifers such as upright junipers, pinion pine and bristlecone pine.

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*Perennial* means those types of herbaceous flowering plants which live for several years and "die back" annually to grow again the next season without having to be replaced or replanted.

*Planting bed* means any landscape area covered with a non-turf surface such as rocks, gravel, mulch, or like material, into which trees, shrubs, and ornamental grasses are planted.

*Shade tree* means a tree, over fifteen (15) to twenty (20) feet tall at maturity, that is deciduous and planted for its wider canopy, higher bottom branch scaffold and shading value and does not include conifers or evergreens of any kind.

*Shrub* means a long-lived deciduous, evergreen or coniferous woody plant, typically multi-stemmed and having a mature height of between three (3) and fifteen (15) feet, and does not include perennials.

*Stone* means any rock material that may fall under further sub-classification, such as river rock, cobble, flagstone, boulders and others. Any stone material used in landscape applications must be at least three-fourths ( $\frac{3}{4}$ ) inch in diameter or cross-section. Squeegee and road-base are not acceptable materials within the definition of "stone."

*Street tree* means trees strategically planted, usually in parkway strips, medians or along streets, to enhance the visual quality of a street.

*Tree* means a long-lived deciduous, evergreen or coniferous woody plant, typically single-stemmed and having a mature height of fifteen (15) feet or more.

*Turf grass* means those types of non-native grasses that have not been hybridized for arid conditions that do not grow in clumps but, rather, spread naturally to form a continuous sod mat. Such are the grasses customarily used in lawn applications, typically available in sod form, being tolerant of foot traffic, and presenting a finished, maintained appearance with proper care.

*Weeds* means plants included in the Garfield County Vegetation Management Program Noxious Weed List.

*Water-wise landscaping* means ~~water conservation through creative landscape design that reduces water consumption, landscape maintenance and the use of fertilizers and pesticides. Principles associated with xeriscaping include appropriate~~ **the combined application of the seven principals of** planning and design including **hydrozoning of plants**, use of functional turf areas, appropriate plant selection, **irrigation efficiency**, soil **improvements analysis and improvement**, **efficient irrigation**, uses of mulches, and **appropriate** maintenance.

*Water-wise plant* means a plant that is a native plant or a climate adapted plant that uses less water.

### **Sec. 16-13-50. Submittal requirements.**

Landscape plans developed by a commercial nursery, licensed landscape contractor or landscape architect shall be submitted with the application for a building permit for any project subject to the provisions of this Article. The following information shall be included on required plans:

- (1) Calculation of net site area showing all existing and proposed structures, parking and access areas, and any other paved areas.
- (2) Calculation of required landscape treatment area.
- (3) Location and dimensions of areas to be landscaped and areas of existing landscaping (landscape treatment area).
- (4) Location, general type and quality of existing vegetation.
- (5) Existing vegetation to be saved.
- (6) Locations and labels for all proposed plants.

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- (7) Plant lists or schedules with the botanical and common names, quantity, spacing and size of all proposed landscape materials at the time of planting.
- (8) Location and description of other landscape improvements such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights and courts or paved areas.
- (9) Location and coverage of required irrigation systems.
- (10) Planting and installation details as necessary to ensure conformance with all required standards.
- (11) Confirmation that all turf and artificial turf areas are functional and that no nonfunctional turf or nonfunctional artificial turf is used in the design.
- (12) Confirmation that no invasive plant species (per the county's noxious weed list) are used in the design.
- (13) Confirmation that plants used include a mix of native plants and/or climate adapted plants suited to the region.
- (13) Guarantee from the developer that all plant materials will be warranted for a period of twenty-four (24) months from the time of installation. If any of the material should fail to survive during that period, it will be replaced during the next appropriate planting season with materials similar in type and size to those outlined on the approved landscape plans. If a material fails because it is an inappropriate selection for the site where installed, such material shall be replaced with a more appropriate plant for that site and shall be of approximately the same size as the material specified on landscape plans for that location.

### **Sec. 16-13-60. Certificate of occupancy.**

- (a) No final inspection shall be completed or certificate of occupancy (C.O.) issued, except as stated in Subsection (b) below, for any multi-family (**greater than 12 units**), commercial, public/civic, light industrial or industrial property that is required to provide landscaping in conformance with these regulations unless all landscaping on the property has been installed and has been accepted in writing as correct by the commercial nursery, licensed landscape contractor or landscape architect that developed the approved landscape plans for such property.
- (b) Final inspections may be completed and C.O.s issued by the Director of Planning and Development prior to the installation or completion of the landscaping when weather conditions or other circumstances, such as the winter season, place an unreasonable burden or hardship on the developer or builder. Such burden or hardship must be documented in writing by a commercial nursery or licensed landscape contractor stating that it would be impractical or unwise to install landscape materials due to conditions such as those outlined above. All landscape improvements allowed under a delayed installment must be completed within one (1) year of the date of issuance of the C.O. Additional time may granted by the Director of Planning and Development when conditions or circumstances such as those previously described herein prevent completion.
- (c) In those instances where a C.O. is granted prior to the installation of landscaping, the developer or builder shall be required to provide a surety, such as a cash escrow or letter of credit, for one hundred twenty percent (120%) of the estimated cost of materials and labor for the installation of the landscaping. The surety shall be in a form and amount approved by the Director of Planning and Development to guarantee that, by an agreed-upon date, the required landscaping is installed according to the approved landscape plan, or the surety will be subject to forfeiture to the City. The City then may apply the surety funds towards installation of landscaping on the subject property, or seek other enforcement remedies.
- (d) In those instances where a C.O. is granted prior to the installation of landscaping, the developer or builder must meet all of the City's sediment and erosion control requirements by an agreed-upon date as established by the Department of Public Works.

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- (e) All landscaping material and labor estimates presented by developers in connection with the issuance of a C.O. prior to landscape installation shall be prepared by a commercial nursery, licensed landscape contractor or landscape architect, and such estimate shall be signed and dated by the person who prepared it. The Director of Planning and Development must approve the estimate before submittal of any surety.

**Sec. 16-13-70. Plant sizes.**

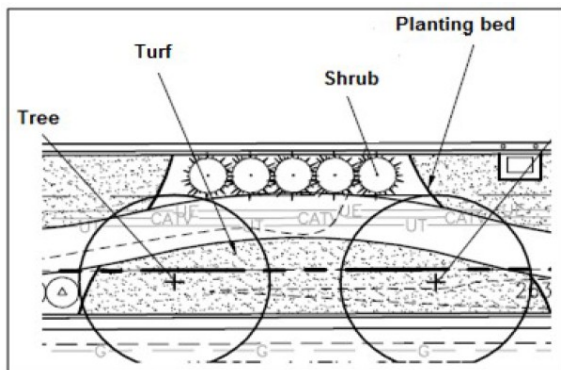
The caliper of deciduous and ornamental trees shall be measured six (6) inches above the base. Plant materials shall meet the requirements outlined in Table 16-13-1.

**Table 16-13-1**

Plant Type	Minimum Size
Deciduous Tree	2" Caliper
Evergreen Tree	6' Tall
Ornamental Tree	1½" Caliper
Shrubs	#5 Container
Ornamental Grasses	#1 Container
Perennial and Groundcovers	2¼" pots
Annual Plants/Flowers	As purchased

**Sec. 16-13-80. General landscape requirements.**

- (a) Landscape treatment area. Commercial, industrial, civic, and multi-family uses (**greater than 12 units**) shall have landscape treatment areas that include all areas of the site not covered by structures, bodies of water, driveways, sidewalks, plazas, hardscape recreation areas, parking lots, or ditches.
- (b) Specific landscape treatment areas are further addressed in:
  - (1) Right-of-way landscaping (Sec. 16-13-90);
  - (2) Parking lot landscaping (Sec. 16-13-100).



**Typical components of a landscape treatment area.**

- (c) All landscape treatment areas shall meet the following standards:
  - (1) **Turf.** A maximum of fifty percent (50%) of the total landscape treatment area may be covered with **The use of nonfunctional turf is prohibited.** Native and climate adapted grasses may be used in traditional turf areas as a non-turf alternative. If kept in a healthy and weed-free state native grasses may grow to

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- a mature height of above eight (8) inches without being considered a weed. Functional turf is allowed only in a recreational use area or other space that is regularly used for civic, community, or recreational purposes which may include: a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, fairway and rough.
- (2) *Planting beds.* Any area of the site covered by rock, gravel, or mulch is defined as a planting bed. The following standards are intended to provide a diversity of landscape materials within planting beds.
    - a. Planting beds shall have a minimum of one (1) planting (tree, shrub, or ornamental grass) per twenty-five (25) square feet of planting bed area.
    - b. The maximum usage of any one (1) plant species is fifty percent (50%) of total plantings.
    - c. Ornamental grasses shall be no more than forty percent (40%) of the total number of plantings.
    - d. At least fifty percent (50%) of plantings shall meet water-wise plant criteria. See Appendix C Recommended Plant Materials List.
    - e. River cobble as a planting bed ground cover shall not cover more than fifty percent (50%) of the total landscape treatment area, and is not permitted in street buffers for commercial zones, to preserve public safety. Pea gravel, organic mulch, or other similar materials are preferred alternatives.
    - f. At least ten percent (10%) of plants shall be of a flowering variety. Flowering plants should be used along rights-of-way or in foundation landscaping areas. See Appendix C Recommended Plant Materials List.
  - (3) *Trees.* See tree requirements for rights-of-way (Sec. 16-13-90) and parking lots (Sec. 16-13-100).
    - a. Trees in unspecified landscape areas. Landscape treatment areas not within defined right-of-way, parking lot, or foundation areas shall provide trees at a ratio of a minimum of one (1) tree per four hundred (400) square feet. Exception: In areas away from public use and view, and where it is appropriate for the site to retain a natural character, the Planning Director may approve use of unirrigated native grasses in place of tree requirements.
    - b. Quaking aspen trees shall be permitted but shall not count towards required trees.
  - (4) *Airport Road landscape buffer.* The minimum landscape buffer along Airport Road shall be fifteen (15) feet in Commercial zones and twenty (20) feet in Light Industrial zones. The intent of this requirement is to provide a continual landscape buffer regardless of the location of parking lots within developments on Airport Road. The buffer shall meet general landscape requirements and right-of-way landscaping requirements. Additionally, evergreen trees shall not be permitted in Light Industrial zones on Airport Road due to elk and deer feeding habits.
  - (5) *Artificial Turf.* The use of nonfunctional artificial turf is prohibited. Functional artificial turf may be used in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough. Functional artificial turf may also be used when it is a component of a product designed and approved by a professional engineer for civil infrastructure projects, including but not limited to covers for solid waste facilities and brownfield sites; and revetments for slopes, channels, levees, and dams.

### Sec. 16-13-90. Right-of-way landscape standards.

Each development shall provide trees and landscaping within public rights-of-way and transportation easements as described in Table 16-13-2.

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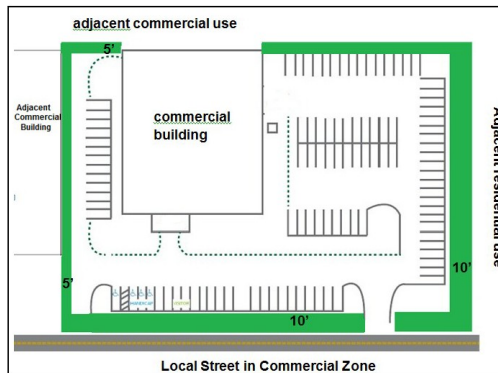
**Table 16-13-2**

Type of Sidewalk	Tree Type	Number of Trees	Landscape Treatment Area	Planting requirements
Detached Sidewalk	Deciduous	1 per 40 linear feet, placed between street and sidewalk	Entire area between sidewalk and curb and remaining right-of-way on opposite side of sidewalk	Per General Landscape Requirements  <i>Exception: turf may be 100%</i>
Attached Sidewalk	Deciduous	1 per 40 linear feet. In the CBD, trees shall be placed within tree grates on inner edge of sidewalks at least 8' in width. Otherwise, trees placed within 10 feet of the sidewalk	Per requirements of this chapter for the specific location	Per General Landscape Requirements and, if applicable, Parking Lot Landscaping
Road Right-of-Way Islands/Medians	Deciduous, Ornamental, or Evergreen	1 per every 40 linear feet	Entire interior of island	Per General Landscape Requirements  Exception: no landscaping on islands less than 5 feet wide

**Sec. 16-13-100. Parking lot landscaping.**

The definition of parking lots shall include storage areas, gas station fueling areas, parking lot access drives, or other paved or graveled areas.

- (1) Parking Lot Perimeter Landscaping. The entire perimeter of a parking lot shall be landscaped according to Table 16-13-3.



The depth of the parking lot landscaping buffer is determined by the adjacent right-of-way or land use.

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**Table 16-13-3  
Parking Lot Perimeter Standards**

Adjacent right-of-way or land use	Minimum depth of landscape buffer (feet)	Planting and screening requirements
Interstate 70	50	<ul style="list-style-type: none"> <li>• General landscape requirements per Sec. 16-13-80.</li> <li>• At least 50% of the linear footage of a buffer adjacent to a street must be composed of planting beds to provide vertical screening of the lot.</li> <li>• River cobble is not permitted in street buffers in multi-family or commercial zones.</li> <li>• 1 tree per 40 linear feet (following right-of-way street tree standards in Sec. 16-13-90).</li> </ul>
State highway	20	
Local street in Central Business District	5	
Local street in commercial or multifamily zone	10	
Airport Road in commercial zone	15	
Local street in light industrial or industrial zone	20	
Residential use (or any higher-impact use adjacent to lower-impact use)	10	<ul style="list-style-type: none"> <li>• Screening: minimum 6-foot fence.</li> <li>• General landscape requirements per Sec. 16-13-80.</li> <li>• 1 evergreen tree per 25 linear feet.</li> </ul>
Commercial use adjacent to other commercial use	5	<ul style="list-style-type: none"> <li>• No screening.</li> <li>• General landscape requirements per Sec. 16-13-80.</li> <li>• 1 tree per 40 linear feet.</li> </ul>
Not adjacent to a street or a lot line	5	
Alley in Central Business District	0	

- (2) Parking Lot Interior Landscaping. There shall be one (1) landscaped island for every fifteen (15) parking spaces. Parking lots with less than fifteen (15) spaces are exempt from this requirement.
  - a. Landscape islands. Landscape islands shall be evenly distributed to the maximum extent possible. Landscape islands shall be a minimum of eighteen (18) feet by six (6) feet for single rows and thirty-six (36) feet by six (6) feet for double rows of parking spaces. Islands shall have raised concrete curbing and shall contain a minimum of one (1) deciduous shade tree and six (6) shrubs for single rows and two (2) deciduous shade trees and twelve (12) shrubs in each landscape island for double rows. The remaining landscaping shall consist of a mulched planting bed. Turf is prohibited in parking lot islands.
  - b. All required landscape areas adjacent to vehicle use areas shall be protected by wheel stops, curbs or other physical barriers. When a parking space abuts a landscape island or planter, the front two (2) feet of the required parking space may overhang the planter, provided that wheel stops or curbing are present.

**Sec. 16-13-110. Planting for safety at intersections and near driveways.**

- (a) Sight Distance Triangle. On corner lots, in order to preserve sight distances, an unobstructed view shall be maintained within the triangular area at the intersection of two (2) streets, which is formed by three (3) points as established by:
  - (1) The intersection of the flowline at the corner;
  - (2) By measuring thirty (30) feet back from this intersection on each flowline; and
  - (3) Connecting the two (2) ends of the legs to form a triangle.

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- (b) No landscaping within a required front yard setback, or within the side yard setback on corner lots, shall exceed a height of forty-eight (48) inches, with the exception of trees. Such trees, at sufficient maturity, shall be trimmed to a height of at least eight (8) feet above the gutter flow line.
- (c) Street trees shall be placed a minimum of eight (8) feet from the corners of alleys and driveways, ten (10) feet from intersections, and fifteen (15) feet from overhead utility and light poles.

### **Sec. 16-13-120. Screening elements of low visual interest.**

Landscape or other materials shall be used to screen areas of low visual interest from the public right-of-way. These elements include, but are not limited to, trash receptacles, service areas, loading docks, and utility boxes and pedestals. Screening shall be provided on all sides, except where an opening is required for access. The access side shall permit access, yet the areas should be screened when access is not required. Screening shall be in the form of landscaping, walls, fences, berms, buildings or a combination of these techniques. The screening around trash receptacles shall be a minimum of six (6) feet in height.

### **Sec. 16-13-130. Irrigation.**

- (a) A permanently installed, automatic underground irrigation system shall be established to provide total water coverage to all plant materials installed pursuant to this Article. An exception is made for drip irrigation systems, which may be aboveground.
- (b) If native dryland grass species are planted, irrigation shall occur for at least the first six (6) weeks after installation, although no permanently installed irrigation system is required.
- (c) Once functional turf has been established, supplemental irrigation shall be implemented as required to maintain turf areas.
- (c) A reduced pressure backflow preventer shall be used on all systems. Where the irrigation point of connection is from the domestic water service, the irrigation tap and backflow preventer shall be installed after the water meter but before any backflow or pressure-reducing valve for the building.

### **Sec. 16-13-140. Replacement and maintenance.**

- (a) After the initial twenty-four-month guarantee period when failing landscape materials will be replaced by the developer/contractor in conformance with this Article, the property owner shall be responsible for the replacement of any landscape materials that die. All replacement plant material shall be of the same type and size as the original material installed according to the approved landscape plan, or an equivalent replacement to be approved by the Director of Planning and Development Director.
- (b) All materials included in the landscape treatment area shall be maintained in a manner resulting in a landscape consistent with the original intent and vision of accepted landscape plans. As an example, typical maintenance activities should include mowing, pruning, weeding, replacing mulch and any other practices required to maintain the aesthetic integrity of landscape areas.

### **Sec. 16-13-150. Plant materials lists.**

- (a) All installed trees and shrubs must be selected from the Recommended Plant Materials List contained in Appendix C to this Code. Any annual or perennial flower or grass available through local nurseries may be incorporated into landscapes required by this Article.
- (b) Trees and shrubs not included in these lists may also be installed at the discretion and approval of the Director of Planning and Development.

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- (c) Replacement plant material shall be of the same type and size as the original material installed according to the approved landscape plan, or an equivalent replacement to be approved by the Director of Planning and Development Director.

**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 proposed 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 will address the immediate requirements of SB24-005 and the future requirements of HB25-1113.***
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 adverse environmental effects are anticipated from the proposal. Amendment will help to preserve the City's water resources.***
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. Amendment will not impact single family residential projects or multi-family residential projects of 12 units or less.***
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.***

**Staff Comments**

Staff has encouraged recent developments to adopt "Xeriscape", now "Water-Wise" landscaping. Recent examples are Rifle Apartments and Big-O Tires. It is the opinion of staff that these projects have shown that drought-tolerant landscaping can be completed successfully in today's development environment. Staff recommends that the

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Planning and Zoning Commission recommend approval of the proposed text amendment to Rifle City Council to address the requirements of SB24-005 and HB25-1113 requiring the adoption of "Water-Wise" landscaping standards.

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## **Rifle Apartments Landscaping**

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## **Big-O Tires Landscaping**

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**NAPA Auto Landscaping**



**Agenda Item #7.c.**

**Agenda Item Name:**

Discussion and possible action regarding amendment to Rifle Municipal Code for Building Height Calculation

**Presenter:**

**Item Description:**

**Recommended Action:**

**Fiscal Impact:**

**Operational Impact:**

**Prior Board Motions:**

**Background Information:**

**Executive Summary:**

**Notification Requirements:**

**Prepared By:**

Zach Higgins, Planning Director

**Attachments:**

1. Building Height Staff Report - PZ January 27 2026



## COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490

### MEMORANDUM

TO: City of Rifle Planning & Zoning Commission  
FROM: Geir Sverdrup, Senior Planner  
DATE: January 27, 2026  
SUBJECT: 2025-025 Building Height Text Amendment  
ADDRESS: City-Wide  
APPLICANT: City of Rifle Staff

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### **Background**

Currently, Rifle Municipal Code measures building height at any point of the building from existing grade. Staff has received submittals over that last few years that propose excavation of the site resulting in taller building elevations than surrounding properties, especially on steeper building sites.

During the P&Z hearing of September 30, 2025, there were several questions raised by commissioners. Staff has discussed the method of measurement currently written in the code with the planning commissioners during a workshop.

The code currently reads as follows.

#### **Sec. 16-3-250. - Height provisions.**

- (a) Building heights. The maximum height of buildings shall be measured vertically at the front yard setback line from undisturbed or natural ground level to the top of a flat or mansard roof or to the midpoint between the eave line and ridge line of a gable, gambrel, hip, shed or similar pitched roof. The vertical height of a building shall parallel the existing grade prior to construction of the building and shall not exceed the maximum height at any point of the building from existing grade.
- (b) Exemptions. Height limitations of this regulation shall not apply to stacks, vents, antennae, cooling towers, elevator bulkheads, solar panels, tanks or similar mechanical appurtenances which extend no more than ten (10) feet above the permitted height. No limitation shall apply to monuments, cupolas, domes, towers, spires and similar noninhabitable structural appurtenances for public or semipublic buildings.
- (c) Height of structures. Any structures that is not a building, such as industrial air exhaust structures or communication towers, may exceed the maximum permitted building height in any zone district upon approval of a conditional use application. For buildings located within the Central Business District, see also Figure 16-18-830 of this Chapter.

Currently, staff measures building height at any point of the building from existing grade by creating a "casting" of the existing grade and then elevating that "casting" to the



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maximum building height permitted. By this method building elevations can be analyzed for compliance with the intent of the code. Several submittals over the last few years have proposed excavation of the site resulting in taller than the maximum allowable building elevations. There are historic examples of building height only being measured at the front elevation at the front setback creating elevations that become taller than building height at different points, Sec.16-3-250 (a). Steeper properties have been more difficult to apply the remainder of Sec. 16-3-250 (a), *The vertical height of a building shall parallel the existing grade prior to construction of the building and shall not exceed the maximum height at any point of the building from existing grade.* As written, the current language of the code can restrict property owners from building two-story homes on lots that slope to the rear.

The following revision is Staff's recommended amendment to the Rifle Municipal Code for consideration by the Planning Commission based on the Commission's discussion and input from the October 28, 2025 workshop as a text amendment.

### **Proposed Amendment**

#### **Article III. – Zoning - Sec. 16-3-250. Height provisions.**

- (a) *Building heights. The maximum height of buildings shall be measured vertically at the front yard setback line from undisturbed or natural ground level to the top of a flat or mansard roof or to the midpoint between the eave line and ridge line of a gable, gambrel, hip, shed or similar pitched roof. The vertical height of a building ~~shall parallel the existing grade prior to construction of the building and~~ shall not exceed the maximum height at ~~any point~~ the front yard façade of the building from existing grade ~~or finished grade, whichever is lower.~~*

The proposed text addition provides applicants, builders, and contractors with a clear and irrefutable understanding of how building heights will be calculated when reviewed by staff.

### **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 proposed 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



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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 will allow for more clarity of City requirements. Many homes on hillside lots are out of compliance with the current code but would be in compliance with the newly written code.***

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 adverse environmental effects are anticipated from the proposal. Amendment will limit excessive excavation on properties.***

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. Amendment will maintain the intent of restricting building height with particular focus on street frontage and neighborhood cohesiveness.***

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 recommends that the Planning and Zoning Commission recommend approval of the proposed text amendment 2025-025 to the City of Rifle City Council



**Agenda Item #7.d.**

**Agenda Item Name:**

Discussion and possible action regarding amendment to the Rifle Municipal Code for amending 16-3-330 Table to include Single Family Detached

**Presenter:**

Geir Sverdrup

**Item Description:**

See Staff Report

**Recommended Action:**

Move to recommend approval of amendment to the Rifle Municipal Code for amending 16-3-330 Table to include Single Family Detached.

**Fiscal Impact:**

N/A

**Operational Impact:**

N/A

**Prior Board Motions:**

N/A

**Background Information:**

See Staff Report

**Executive Summary:**

See Staff Report

**Notification Requirements:**

Notice was met

**Prepared By:**

Zach Higgins, Planning Director

**Attachments:**

1. SFR Attached PZ Staff Report 1-27-2026

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**MEMORANDUM**

**TO:** City of Rifle Planning Commission  
**FROM:** Geir H. Sverdrup, Senior Planner  
**DATE:** January 27, 2026  
**SUBJECT:** Text Amendment Clarifying Single Family Detached  
**ADDRESS:** City-Wide  
**APPLICANT:** City of Rifle Staff

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**Background**

Recently Staff has been reviewing the R.M.C. as it pertains to single family residential lot size minimums. As the code is currently written any single family home, including single family attached, i.e. townhouses and duplexes, must have a 6,000 square foot lot for each unit. Historically, staff has not applied this requirement to these projects. Strictly interpreted, a townhouse or a duplex requires a 6,000 square foot lot per unit. Historically, single family attached homes within the City have not been held to this requirement. Staff proposes the following amendment to the Rifle Municipal Code to address this unintended consequence.

**Definitions**

*Attached dwelling* means a dwelling that is attached to another dwelling, excluding accessory dwellings, and is separated from those other dwellings by a common wall.

*Dwelling* means a building or portion thereof used for residential occupancy.

*Dwelling, multiple-family* means a building containing three (3) or more dwelling units.

*Dwelling, single-family* means a building containing only one (1) dwelling unit.

*Dwelling, two-family* means a building containing two (2) dwelling units.

*Dwelling unit* means a building or portion of a building that is designed, occupied or intended to be occupied as living quarters for a single family and includes facilities for cooking, sleeping and sanitation.

**Proposed Amendment**

Townhouse units typically only have the footprint of the structure along with a “backyard” as their lot, substantially less than 6,000 square feet, i.e. Fairview Heights lots are 993 square feet located within a larger “communal” space. Duplexes are single-family dwellings attached on one (1) side to another single-family residence. Both residences are located on the same lot under common ownership. With the addition of “detached” in the Schedule of Requirements to Single Family Minimum Lot Size, staff believes that this addresses the issue.

It is staff’s belief that the definitions do not require any amendments and that the addition of “detached” to the table in Sec. 16-3-330 clarifies the intent and the historical application of single family attached as well as single family detached residential projects.

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**Sec. 16-3-330. Schedule of requirements for residential districts.**

The following is the schedule of requirements for the LDR, MDR and MDR-X Zone Districts:

<b>ZONING REQUIREMENTS</b>	<b>LDR</b>	<b>MDR</b>	<b>MDR-X</b>
Single family detached minimum lot size	6,000 s.f.	3,000 s.f.	3,000 s.f.
Maximum lot coverage	50%	70%	85%
Maximum height of buildings (See Section 16-3-250)	27 feet	35 feet	35 feet
Maximum floor area ratio	1:1	1:1	2:1
Off-street parking spaces	Per Article VII of this Chapter	Per Article VII of this Chapter	Per Article VII of this Chapter
Minimum setbacks:			
1. Front yard	15 feet	10 feet	5 feet
1.1 Driveway*	20 Feet	20 Feet	20 Feet
2. Rear yard	20 feet	10 feet	5 feet
3. Side yard	5 feet minimum or 1 foot for every 2 feet of building height, whichever is greater	5 feet	5 feet
4. Shared driveway	20 feet from edge of the driveway easement		
* Driveway shall be measured from face of garage to property line. No portion of the required driveway may encroach into the City's Right-of-Way			

**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 text amendments 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 is compatible with the character of Rifle. Staff feels that this amendment to the Code will codify the existing and historical procedure.***
  
3. The desirability for the proposed use in the specific area of the City;  
***The zoning code is enforced Citywide by appropriate zone district.***

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

***No 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.***

**Staff Comments**

Staff recommends that the Planning and Zoning Commission recommend approval of the proposed text amendment to City Council.