



PLANNING & ZONING COMMISSION

REGULAR MEETING AGENDA

May 26, 2026

7:00 PM

202 Railroad Avenue, Rifle, CO 81650

Meeting Type / Acting Body

7:00 PM - Regular Meeting

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Consent Agenda**
 - 4.a.** Discussion and Possible action regarding Meeting Minutes of April 28th Regular Planning Commission Meeting
- 5. Public Hearing**
 - 5.a.** Discussion and possible action regarding Variance 2026-009 Front Yard Setback Encroachment by Board of Adjustment
 - 5.b.** Discussion and possible action regarding Rifle Municipal Code Amendment for Residential Garage Requirements
 - 5.c.** Discussion and possible action regarding Rifle Municipal Code Amendment for Auto Repair Shops
- 6. Regular Agenda**
- 7. Administrative Reports**
- 8. Comments from Chair and Commission**
- 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 Community Development at 970-665-6490 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 Community Development al 970-665-6490 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 #4.a.

Agenda Item Name:

Discussion and Possible action regarding Meeting Minutes of April 28th Regular Planning Commission Meeting

Presenter:

Liz Acosta, Administrative Assistant

Item Description:

April 28th 2026 Regular Planning Commission Meeting Minutes

Recommended Action:

Move to approve the Meeting Minutes of the April 28, 2026 Regular Planning Commission Meeting as presented.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. P Z MEETING MINUTES APRIL 28 2026



REGULAR PLANNING COMMISSION MEETING & BOARD OF ADJUSTMENT

April 28th, 2026

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, Caldwell, Carter, Rogers, Stephan, Dow, Edwards

Absent: Rodas, Martinez

Motion to excuse Martinez made with an “Aye” vote.

OTHERS PRESENT: Community Development Director Zach Higgins, Senior Planner Geir Sverdrup, Community Development Technician Liz Acosta , Assistant City Attorney Wilton Anderson

APPROVAL OF CONSENT AGENDA

FIRST: *Rogers*

SECOND: *Edwards*

Consent Agenda approved through unanimous “Aye” vote.

7:04 PM

PUBLIC HEARING:

Discussion 1: Item A

Variance Request VAR-2026-08 – Year Round Use of RVs as Dwellings

Commissioner Marantino reconvened the Commission as the Board of Adjustment for consideration of this agenda item.

Senior Planner Geir Sverdrup presented the variance request to allow the use of three RV units as year-round dwelling units located at 441 West 4th Street. The property is zoned Central Business District (CBD) and has historically operated as a mobile home park. Staff reviewed the required variance findings and stated the request did not meet the criteria established within the Rifle Municipal Code. Staff recommended denial of the variance request.

7:11 PM

Applicants Scott and Linda Brynildson were sworn in.

Presented testimony regarding the history of the mobile home park, affordability of the units, and long-term occupancy of the RV spaces. Applicants explained the property has operated as affordable housing for many years and requested consideration for an exception for the three existing RV units.

7:19 PM -Marantino opened the public hearing.

Public testimony was received from multiple residents residing within the RV units. Speakers discussed affordable housing shortages, financial hardship, retirement income limitations, and concerns regarding displacement if the variance was denied. Residents also stated efforts had been made to clean and maintain the property. Sworn in speakers are listed in order:

Thomas J. Strom – Resident at 441 West 4th Street, Lot #3

Richard “Rick” Rik – Resident at 441 West 4th Street, Lot #5

Elizabeth Herra – Resident at 441 West 4th Street, Lot #4

Micah (last name not provided) – Resident at 441 West 4th Street

Johnny Lynn Wallace – Resident at 441 West 4th Street, Lot #5

7:33 PM – Marantino closed the public hearing.

A discussion was held between Staff and Commissioners regarding municipal code requirements, variance findings, affordable housing concerns, and precedent-setting implications. Commissioners acknowledged the hardship expressed by residents but stated the request did not satisfy the required findings under the Rifle Municipal Code.

7:47 PM

Commissioner Steffen moved to **DENY** variance request VAR-2026-08 for year-round use of RVs as dwellings.

Commissioner Rogers seconded the motion. The motion **DENIED** the variance request with the following vote:

ROLL CALL:

YES: Marantino, Caldwell, Carter, Rogers, Steffen, Dow, Edwards

NO: None

7:50 PM The Board of Adjustment adjourned and reconvened as the Planning and Zoning Commission.

Discussion 2: Item B

Recommendation for Amendment to Rifle Municipal Code Regarding ADU Parking Requirements

7:50 PM Public Notice Met

Senior Planner Geir Sverdrup presented a recommendation regarding amendments to the Rifle Municipal Code for Accessory Dwelling Unit (ADU) parking requirements in compliance with Colorado House Bill 24-1152 and associated grant funding opportunities. Staff explained the amendment would allow on-street parking to satisfy ADU parking requirements in most circumstances.

Discussion was held between commissioners and staff regarding parking impacts in older neighborhoods, housing needs, CHFA financing eligibility, and implementation of ADU-supportive policies within the City of Rifle.

7:55 PM Marantino opens and closes public hearing

Commissioner Caldwell moved to **APPROVE** the recommendation for amendment to the Rifle Municipal Code regarding ADU parking requirements.

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

ROLL CALL:

YES: Marantino, Caldwell, Carter, Rogers, Steffen, Dow, Edwards

NO:

Discussion 3: Item C

Recommendation for Amendment to the Rifle Municipal Code – Traffic Impact Study Criteria

8:02 PM *Public Notice Met*

City of Rifle Civil Engineer Craig Spaulding was sworn in as the applicant and presented the proposed amendment to the Rifle Municipal Code regarding Traffic Impact Study criteria. Testimony was provided regarding the vagueness of the current code language and the need for clearer standards and thresholds for future development review.

Senior Planner Geir Sverdrup states all of the criteria was met.

8:07 PM Commissioner Marantino opens and closes public hearing

Discussion was held between staff and commissioners regarding development thresholds, traffic impacts, and review procedures associated with future development applications.

8:08 PM

Commissioner Caldwell moved to **APPROVE the recommendation for amendment to the Rifle Municipal Code regarding Traffic Impact Study criteria.**

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

ROLL CALL:

YES: Marantino, Caldwell, Carter, Rogers, Steffen, Dow, Edwards

NO:

8:09 PM

WORKSHOP ITEMS

A workshop discussion was held regarding potential amendments to the Rifle Municipal Code concerning garage requirements for residential developments. Staff discussed inquiries regarding the creation of dwelling units without garages in areas where garages are currently required by code. Discussion included interpretation of parking

requirements for single-family, duplex, and multifamily dwellings, as well as dimensional standards for garage design under Section 16-7-140 of the Rifle Municipal Code.

Senior Planner Geir Sverdrup explained that current code language requires two parking spaces per dwelling unit, including one covered garage space, and reviewed related garage dimension standards contained within the municipal code.

Commissioners discussed whether garage requirements should remain mandatory and considered possible amendments to remove or revise garage design requirements.

Staff also referenced a letter submitted by Jeb Savage requesting consideration for removal of garage space requirements. Commissioners discussed potential options for future text amendments and anticipated bringing the matter forward for formal consideration at a future meeting.

Discussion was also held regarding workshop procedures and clarification that public comment is not typically taken during workshop discussions until a formal public hearing item is scheduled before the Commission.

COMMENTS AND ADJOURNMENT – 8:24 PM

Staff provided administrative updates regarding ongoing planning and zoning matters within the City. Discussion included future text amendments related to garage requirements and parking standards, scheduling of upcoming public hearings, and procedural clarification regarding Planning and Zoning Commission workshops and public comment procedures. Staff stated anticipated code amendment items would likely return for formal consideration at a future meeting.

MEETING ADJOURNED- 8:40 PM



Agenda Item #5.a.

Agenda Item Name:

Discussion and possible action regarding Variance 2026-009 Front Yard Setback Encroachment by Board of Adjustment

Presenter:

Geir Sverdrup, Senior Planner

Item Description:

Board of Adjustment Hearing. The applicant, Harlan Hall, requests a variance from the required front yard setback in the LDR Low Density Zone District to construct a cover over his existing deck at 755 Whiteriver Ave.

Recommended Action:

Move to deny Variance 2026-009 for a Front Yard Setback Encroachment.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

The subject property accesses Whiteriver Avenue. The house was built in 1943 prior to Rifle having adopted a zoning ordinance (1950). Whiteriver Avenue has had a 60' right-of-way since the Hawkins addition subdivision of 1929. The property was previously a part of a tract on the West and North Rifle subdivision of 1909. Based on site plan submitted in 2011 for the existing deck, the house currently has a 2.4' setback from Whiteriver Avenue edge of right-of-way, measuring approximately 13' from the curb. Property has been used continuously as a residence since construction. Staff have found multiple building permits for this residence dating back to 1980.

Executive Summary:

See attached Staff Memo for additional detail.

Notification Requirements:

Notice has been met.

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. BofA Staff Report - 755 Whiteriver avenue - Hall
2. Harlan Hall Application_04302026110826
3. 755 WR Ave ILC_05212026081622



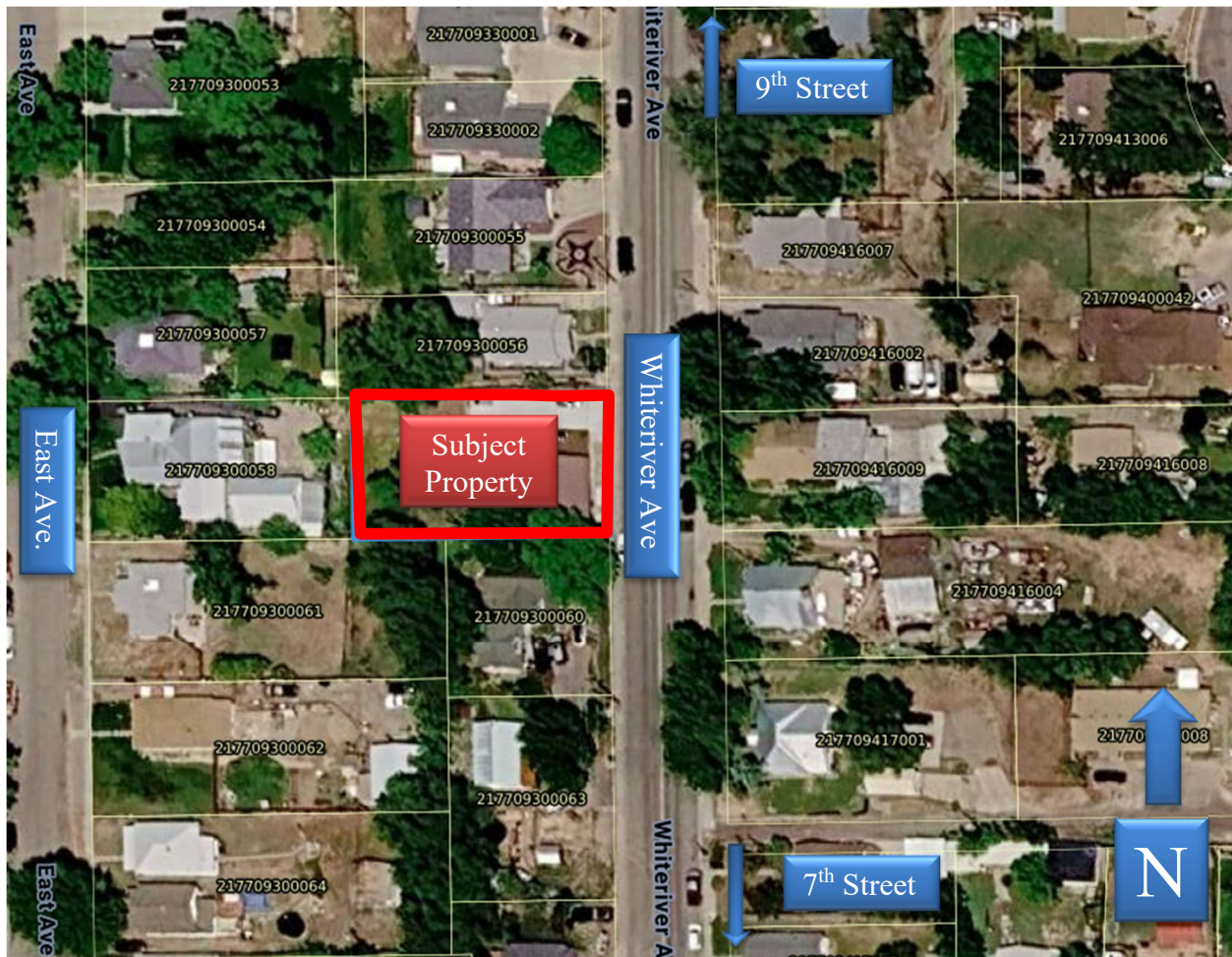
MEMORANDUM

TO: City of Rifle Board of Adjustment
FROM: Zach Higgins, Community Development Director
Geir Sverdrup, Senior Planner
DATE: May 26, 2026
SUBJECT: VAR-2026-009 – Front yard setback encroachment.
ADDRESS: 775 Whiteriver Avenue
APPLICANT: Harlan Hall, Owner

Request

The applicant, Harlan Hall, requests a variance from the required front yard setback in the LDR Low Density Zone District to construct a cover over his existing deck.

Vicinity Map



COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490

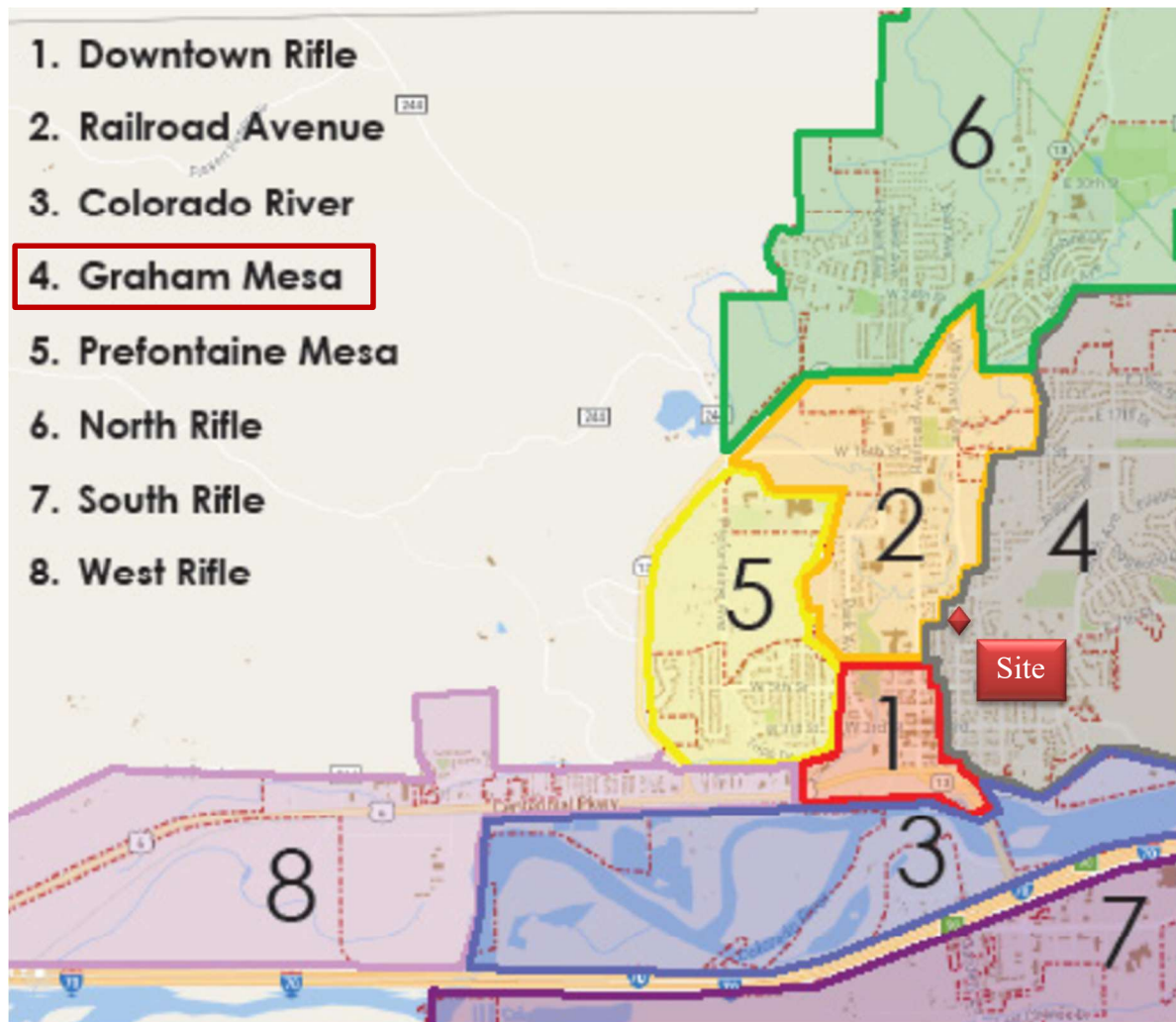


Background

The subject property accesses Whiteriver Avenue. The house was built in 1943 prior to Rifle having adopted a zoning ordinance (1950). Whiteriver Avenue has had a 60' right-of-way since the Hawkins addition subdivision of 1929. The property was previously a part of a tract on the West and North Rifle subdivision of 1909. Based on site plan submitted in 2011 for the existing deck, the house currently has a 2.4' setback from Whiteriver Avenue edge of right-of-way, measuring approximately 13' from the curb.

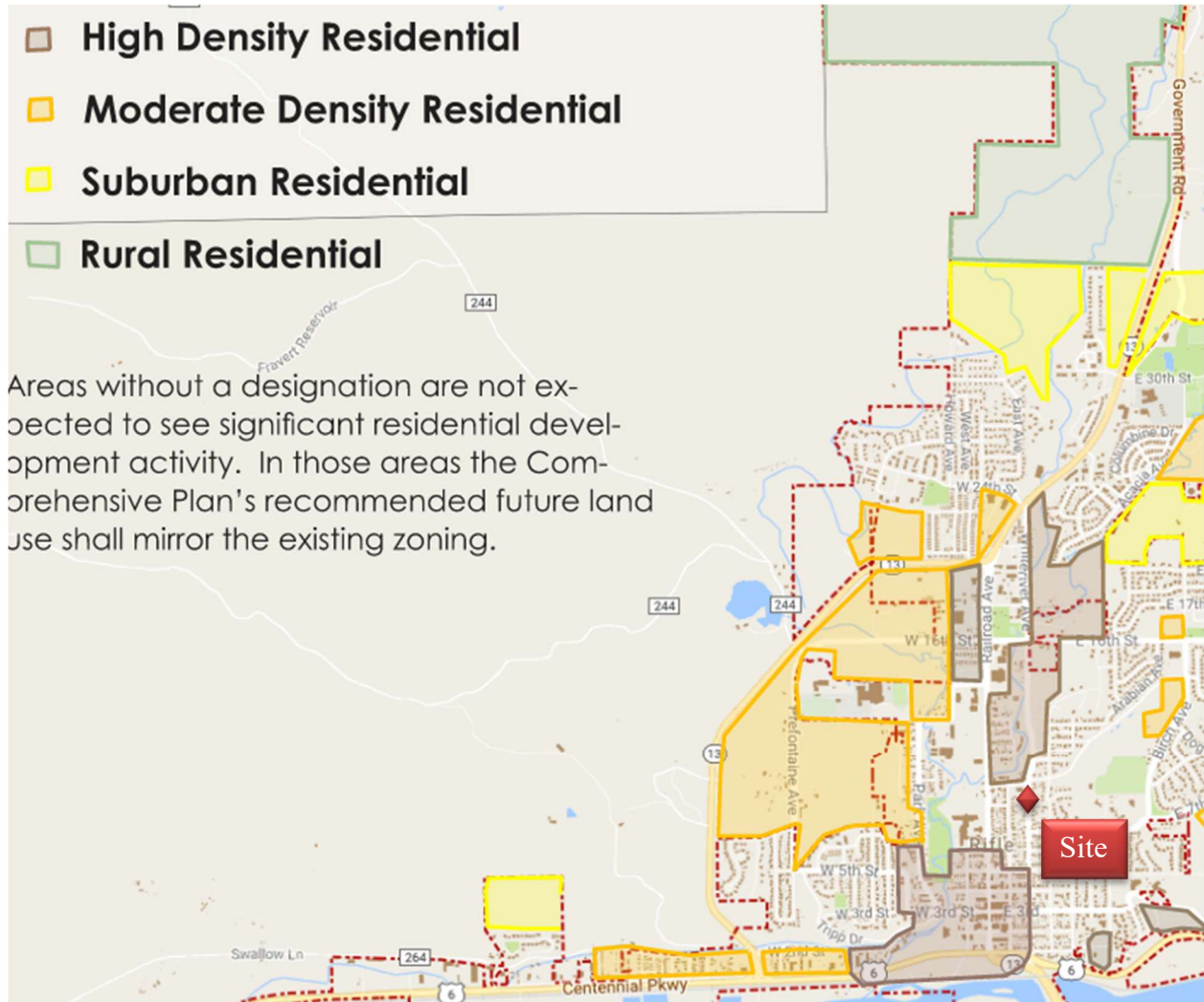
Property has been used continuously as a residence since construction. Staff have found multiple building permits for this residence dating back to 1980.

Comprehensive Plan and Zoning



The subject property is located in the Graham Mesa neighborhood, which is expected to see significant new residential development within its Tier 1 areas. Unlike other neighborhoods, Graham Mesa lacks alternate routes to the Gateway and development here may eventually contribute to more congestion on Railroad Avenue. For that reason, more Tier 1 areas are designated “Suburban Residential” rather than “Moderate

Residential” on the Future Land Use Map. The Future Land Use map has no designation for the property as it is in a fully developed portion of the neighborhood.



The property is zoned LDR Low Density Residential, which requires a 15’ front setback to the structure.

Code Requirements

Division 3 - Residential Districts

Article III – General Provisions – Section 16-3-310 – Description of districts

Sec. 16-3-310. - Description of districts.

LDR, Low Density Residential District. The regulations of this Article apply to those established and developing areas of the City that are primarily built up now as single-unit residential developments or are most suited to be developed and used as low density residential development with complementary uses

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



permitted under certain conditions. Requirements for the LDR District are listed in the table in Section 16-3-330 below.

<i>REQUIREMENTS</i>	<i>LDR</i>	<i>MDR</i>	<i>MDR-X</i>
Single family 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



<i>REQUIREMENTS</i>	<i>LDR</i>	<i>MDR</i>	<i>MDR-X</i>
4. Shared driveway	20 feet from edge of the driveway easement		
* Driveway shall be measured from face of garage/structure to property line. No portion of the required driveway may encroach into the City's right-of-way.			

Staff Comments

The applicant is seeking relief from the 15' front setback requirement to build a cover over the existing deck which is located within the front yard setback. The cover would then also have an approximate 2.4-foot setback matching the front of the house. The applicant can, without a variance, cover the existing deck starting at 15' back from the right-of-way, leaving the first 12.5 feet open to the sky.

The request is not addressed by either the Comprehensive Plan or the Graham Mesa Neighborhood Sub-District requirements.

Findings

The applicant has requested the variance to the RMC to a 12.5 foot encroachment into the required 15' front setback.

The Board of Adjustment shall consider the following findings in granting or not granting a variance (staff comments shown in ***bold italics***):

- a. Either of the following criteria exists:
 - 1. Minor additions or structural or cosmetic changes to existing structures, the result of which will be in harmony with the land use and existing structures in the neighborhood; or

No finding

- 2. A practical difficulty has been demonstrated, based on:
 - a. Size, shape, or dimension of a site;
 - b. Location of existing structures;
 - c. Topographic or physical conditions on the site or in the immediate vicinity; and;
 - d. Other physical limitations such as street locations or traffic conditions in the immediate vicinity;

No finding



COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490

- b. Such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the City of Rifle Comprehensive Plan or this Chapter;

The deck covering would exacerbate the existing inconsistency with current setback requirements. There are other existing homes along Whiteriver Avenue with varying setback encroachments.

- c. The granting of the variance will not be detrimental to the public health, safety, or welfare;

The proposed variance would not detrimentally affect surrounding public health, safety, or welfare due to the existing varied setbacks along Whiteriver Avenue.

- d. The proposed variance will not adversely affect adjacent properties or the surrounding neighborhoods;

The variance requested is not out of character with the surrounding land uses

- e. Compatibility with adjacent land development and land uses is assured.

Adjacent land uses are single family homes.

Staff does not support the request to encroach into the required front setback. The applicant can construct a cover at the 15' setback that would not completely cover the existing deck. This request is for convenience, not a hardship for the homeowner. The request does not impair the Comprehensive Plan and does not meet the intent of the RMC. Specifically, the request does exceed the specific front setback requirements of 15'. Staff recognizes that the home was built prior to the city having a zoning ordinance, however, new construction is required to follow current code requirements.

Recommendation

Staff recommends that the Board of Adjustment DENY Variance VAR-2026-009.

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
- 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
- Other

Brief Description of Application(s)

Build roof over Deck

Property Information

Address: 755 White River Ave, Rifle CO 81650

Parcel ID number: 21770930059

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: _____

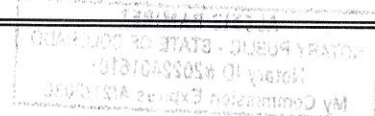
Fees: \$120⁰⁰

Case Name: _____

Deposits: \$500⁰⁰

Paid: _____ (date)

Referrals sent _____ (date)



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

Property Owner(s) Name: Harlan J Hall Phone: 970-379-2596

Company: _____ Fax: _____

Address 755 Whiteriver Ave, Rifle Co Email: _____

Authorized Rep. Name: _____ Phone: _____

Company- Managing Member: _____ Fax: _____

Address _____ Email: _____

Engineer/Designer(s) Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____ Email: _____

Billable party: Owner Representative Engineer

Billable Party

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.

Harlan J. Hall
Company (printed)

_____ Contact Name (printed)

755 Whiteriver Ave, Rifle CO 81650
Address

harlanhall1955@gmail.com
Email

970-379-2596
Phone

_____ Fax

Harlan J. Hall
Signature

Colorado Drivers License
Type of Identification

County of Garfield)

State of Colorado)

Sworn to and subscribed before me this 16th day
of April, 2026
(fill in month) (fill in year)

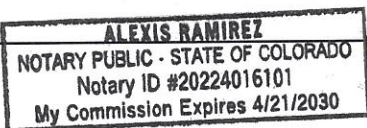
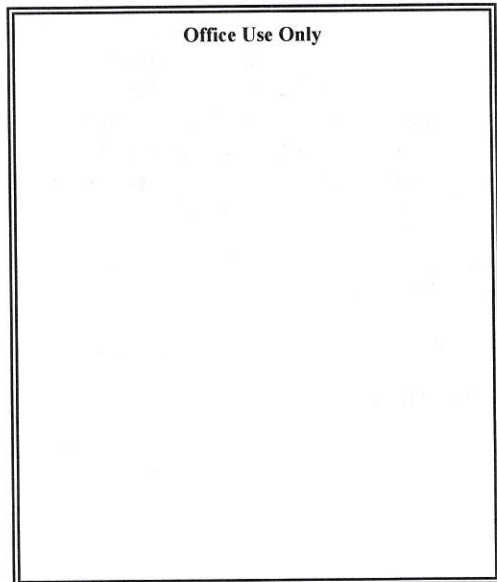
SS

By Harlan J. Hall
(Contact name printed)

Witness my hand and official seal.

Alexis Ramirez
Notary Public

My Commission expires 04/21/2030



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, Harlan J. Hall, 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.)

Harlan J. Hall

Name (printed)

Name (printed)

755 Whiteriver Ave. Rifle CO 81650

Address

Address

970-379-2596

Phone

Phone

Fax

Fax

Harlan J. Hall

Signature

Signature

Colorado Drivers License

Type of Identification

County of Garfield

State of Colorado

SS

Sworn to and subscribed before me this 16th day of April, 2020
(fill in month) (fill in year)

By Harlan J. Hall
(name printed)

Witness my hand and official seal.

Alexis Ramirez
Notary Public

ALEXIS RAMIREZ
 NOTARY PUBLIC - STATE OF COLORADO
 Notary ID #20224016101
 My Commission Expires 4/21/2030

Authorized Representative

I/We permit _____ (Authorized Representative name) to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Property Owners Name (printed)

Address

Phone

Fax

Signature

Type of Identification

County of _____)

SS

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.

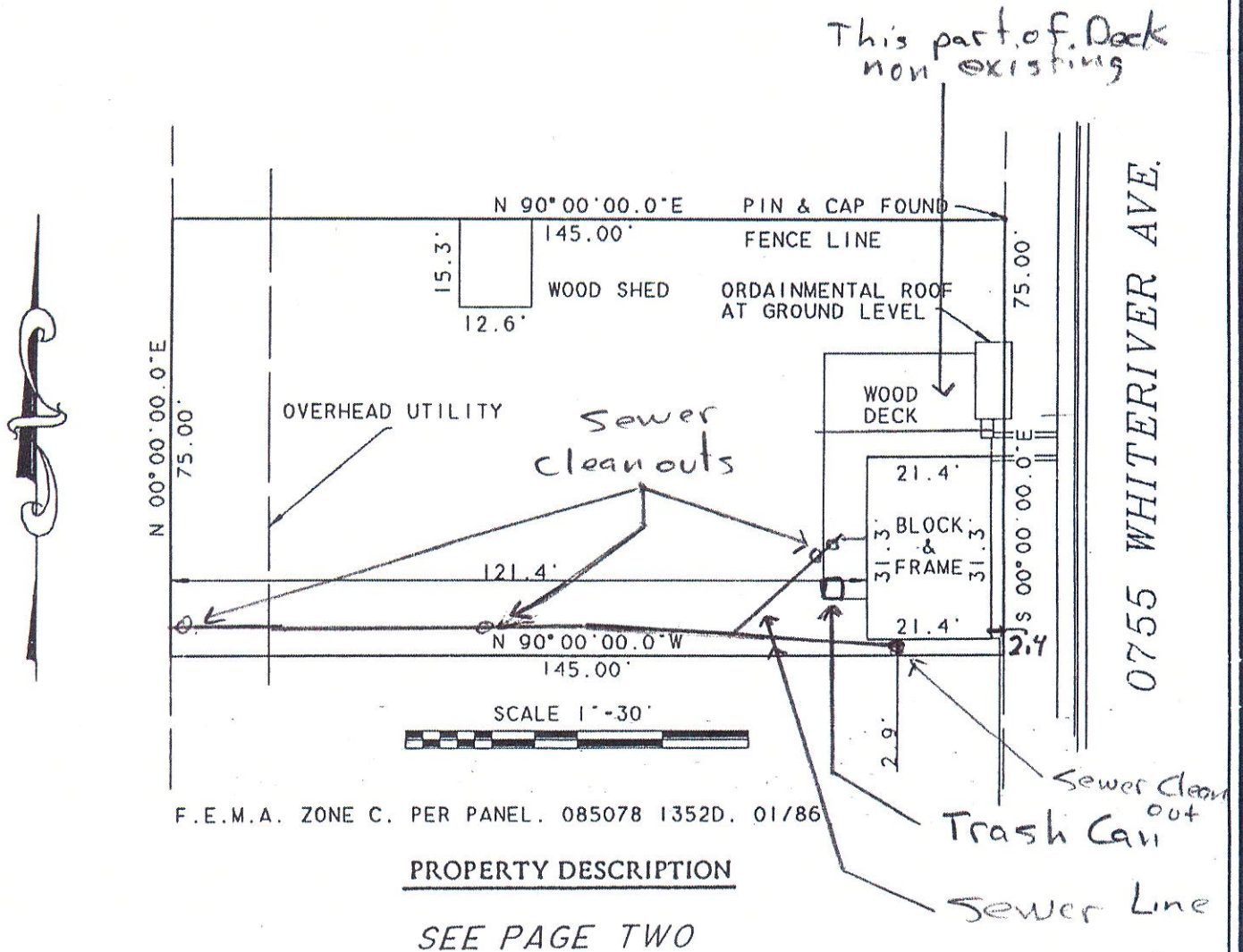
Notary Public

My Commission expires _____

NOTARY PUBLIC
STATE OF CALIFORNIA
COMMISSION EXPIRES 12/31/2011
My Commission Expires 12/31/2011

Improvement Location Certificate

page 2



IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR HARLAN J. HALL, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 07/30/94, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT



Agenda Item #5.b.

Agenda Item Name:

Discussion and possible action regarding Rifle Municipal Code Amendment for Residential Garage Requirements

Presenter:

Geir Sverdrup, Senior Planner

Item Description:

Consideration of an amendment to the Rifle Municipal Code regarding Residential Garage Requirements.

Recommended Action:

Move to approve recommendation of amendment to Chapter 16 of the Rifle Municipal Code for Residential Garage Requirements to the City of Rifle City Council.

Fiscal Impact:

N/A

Operational Impact:

This amendment would alter how Staff currently reviews garages for those residential units that require parking spaces.

Prior Board Motions:

N/A

Background Information:

Recently Staff has had conversations with residential builders regarding the requirement for mandatory garage parking spaces for new residential buildings.

In recent history, Staff in rare instances, has missed requiring garage parking spaces during Building Permit review. This standard has been enforced historically to the extent that new subdivisions that seek to develop units without garages have been required to create Planned Unit Developments to circumvent this garage requirement.

Executive Summary:

See attached Staff Memo for additional information.

Notification Requirements:

Notice has been met.

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. Garage requirements - PZ Staff Report 5-26-2026

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: City of Rifle Planning Commission
FROM: Zach Higgins, Community Development Director
 Geir H. Sverdrup, Senior Planner
DATE: May 26, 2026
SUBJECT: Requirements for Garages
ADDRESS: City-Wide
APPLICANT: City of Rifle Staff

Background

Recently Staff has had conversations with residential builders regarding the requirement for mandatory garage parking spaces for new residential buildings.

In recent history, Staff in rare instances, has missed requiring garage parking spaces during Building Permit review. This standard has been enforced historically to the extent that new subdivisions that seek to develop units without garages have been required to create Planned Unit Developments to circumvent this garage requirement.

Current code for residential parking requirements reads:

Sec. 16-7-20. – Off-Street Parking Schedule “A”.

Unless otherwise expressly stated in this Chapter, off-street parking spaces shall be provided in accordance with the following off-street parking schedule.

<i>Use Classification</i>	<i>Specific Use</i>	<i>Minimum Number of Spaces</i>	<i>Off-Street Loading Group</i>
Residential			
Household Living	Single-family and duplex	2 per dwelling unit (1 in garage)	N/A
	One-bedroom multi-family dwelling	1.5 spaces per unit	N/A
	Two- or more bedroom multi-family dwelling	2.0 + 0.25 guest spaces per unit (1 covered)	N/A
Group Living	Group living	1 per 2 beds + 1 per 100 sq. ft. of assembly area	

Additional language for garages is in Section 16-7-140. – Parking design standards.
(e) Dimensions.

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



(1) General. Required off-street parking spaces shall comply with the following dimensional standards:

<i>Use</i>	<i>Type of Space</i>	<i>Minimum Dimensions (feet)</i>
Residential	Uncovered	9.5 x 18
	Spaces in Garage or Carport	See Subsection (g)(2)
Nonresidential	Angle Spaces	9.5 x 18
All	Parallel Spaces	8 x 23

Subsection (g)(2) states: Garage dimensions. Residential garages shall have the following minimum interior dimensions:

<i>Garage Type</i>	<i>Minimum Dimensions (feet); width is listed first</i>
Without appliances	
1-car Garage	10 x 20
2-car Garage	18.3 x 20
With appliances at side	
1-car Garage	13.2 x 20
2-car Garage	22.3 x 20
With appliances at front	
1-car Garage	10 x 24
2-car Garage	18.3 x 24

Jeb Savage of JBS Construction submitted a letter (attached). He has cited Silt, New Castle and Parachute as examples.

Staff brought this request to the Planning Commission at the April 28th workshop for review, comment and general direction. The discussion centered around allowing the market and the buyer to determine whether a Garage would be included in a new home and to what extent/size. The requirement for two (2) off-street parking spaces and minimum size of parking spaces would not be altered. With the input received from the Commission, staff propose the following amendment.

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Sec. 16-7-20. – Off-Street Parking Schedule “A”.

Unless otherwise expressly stated in this Chapter, off-street parking spaces shall be provided in accordance with the following off-street parking schedule.

<i>Use Classification</i>	<i>Specific Use</i>	<i>Minimum Number of Spaces</i>	<i>Off-Street Loading Group</i>
Residential			
Household Living	Single-family and duplex	2 per dwelling unit (1 in garage)	N/A
	One-bedroom multi-family dwelling	1.5 spaces per unit	N/A
	Two- or more bedroom multi-family dwelling	2.0 + 0.25 guest spaces per unit (1 covered)	N/A

Section 16-70-140. - Parking design standards.

Subsection (g)

(g) Garages and carports in residential districts. The following standards shall apply to driveways, garages and carports in residential zoning districts, whether they are accessory structures or part of the principal structure.

(1) Driveways. Driveways shall be paved and, if functioning as an off-street parking space, the space provided shall be nine and one-half (9.5) feet wide and twenty (20) feet long and shall be located to ensure that no overhang into public right-of-way or a pedestrian easement occurs. Multi-family units (three [3] units and greater) are not permitted to use driveways for off-street parking unless drives are internal to the development and access a private drive.

(2) ~~Garage dimensions. Residential garages shall have the following minimum interior dimensions:~~

<i>Garage Type</i>	<i>Minimum Dimensions (feet); width is listed first</i>
Without appliances	
1-car Garage	10 x 20
2-car Garage	18.3 x 20

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Garage Type	Minimum Dimensions (feet); width is listed first
With appliances at side	
1-car Garage	13.2 x 20
2-car Garage	22.3 x 20
With appliances at front	
1-car Garage	10 x 24
2-car Garage	18.3 x 24

- (23) Carport dimensions. Carports shall measure at least nine (9) feet wide by nineteen (19) feet deep, measured from the inside face of support to inside face of opposite support. The carport roof shall cover the entire nineteen-foot length of the space.

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. A garage is not a defining element of residences within the City, particularly given the diverse nature of residential units in Rifle. The City features residential units built over 120+ year time frame with varying levels of automobile adoption.
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.
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.

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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 revising the requirements for garages to City Council.

COMMUNITY DEVELOPMENT DEPARTMENT

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Jeb Savage
JBS Construction Inc
201 Railroad Ave
Rifle, CO 81650
ibsinco@gmail.com
9703797142
4/17/2026

Planning and Zoning Commission
Rifle, CO
202 Railroad Ave

Subject:

Concern regarding a recent change in the interpretation of Off-Street Parking Schedule A, City Code Sec. 16-7-20.

Context:

JBS Construction was recently denied a building permit for a single-family home at 1669 Birch Ave because it was designed without a garage. JBS Construction has also recently built and sold a house that does not have a garage at 1668 Walnut Loop. From these addresses you can see 2 additional homes without a garage on E 17th Circle built in recent years

Dear Members of the Planning and Zoning Commission,

Recently there has been a change in the interpretation of the Off-Street Parking Requirement for single family homes as defined by City Code Sec. 16-7-20. - Off-Street Parking Schedule "A"

The table states that the minimum number of off-street parking spaces for single family homes and duplexes is "2 per dwelling unit (1 in garage)".

There are two interpretations of the table described below

1. Every new single-family home or Duplex must have a garage.

Argument- That is the goal of Schedule A or the intended purpose of the Code Section.

This section of the code intends to decongest roads and limit the number of cars parked on the street, but mandating garages does not address the problem. Garages are used in many ways other than parking. A storage unit, home gym, and a workshop being some popular uses. That means if someone uses their garage as a storage unit then they may not have any off-street parking (depending on driveway set up and Dimension)

2. Only one garage space can be counted as 1 of the required 2 off-street parking spaces.

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Argument- This interpretation rings true with the intent of the code section, it ensures at least one off- street parking space is provided even if the garage is being used as a home gym.

I am writing to you today seeking clarification of the code language and to advocate for affordability and a citizen’s right to a home of their choice.

I have done some research and found that none of our surrounding communities mandate homes to have a garage. Some municipalities go as far as to say you may not count the garage as any of the required off-street parking spaces. For Example,

- **Silt** - Code 7.52.030 - Schedule of parking requirements by use.
“Two spaces per dwelling unit, not within an enclosed structure”
- **New Castle** - Code 17.76`.020 - Standards designated for each use.
For dwelling units, two (2) spaces per dwelling unit (driveway and garage or carport areas are defined as off-street parking space)
- **Parachute**- 15.05.304 Parking standards.
Two (2) spaces per dwelling unit.

As a home builder representing 35 years of experience building homes in Rifle, I acknowledge the importance of getting parked cars off the road, but mandating garages is not the answer. JBS construction typically builds houses with room for at least 3 cars parked off the street with one or two more spots inside a garage but if we can provide an affordable home with 3-4 off street parking spaces without a garage as the market seems to want, shouldn’t we be allowed to do so?

We all know home affordability is a real issue and one way to make homes less expensive is to eliminate the garage. In the real-life example from the context section above JBS Construction was able to bring a full-size new home to market for under \$500,000 and it sold in just a few days. 1668 Walnut loop sold in February of 2026 and has 4 off street parking spaces, none of which are in a garage. JBS has been asked to build more similar homes in the future.

I recommend the Planning and Zoning Commission recognize the historically and geopolitically accurate interpretation of Rifle’s Off-Street Parking Schedule A. I would also invite you to strengthen our requirement by adopting the same language used by Silt, “Two spaces per dwelling unit, not within an enclosed structure”

Thank you for you time as Volunteers and thank you for doing what is best for the Citizens of Rifle.

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I look forward to discussing this further at the upcoming meeting later this month.

Sincerely,

John B Savage (Jeb)

JBS Construction Inc



Agenda Item #5.c.

Agenda Item Name:

Discussion and possible action regarding Rifle Municipal Code Amendment for Auto Repair Shops

Presenter:

Geir Sverdrup, Senior Planner
Zach Higgins, Community Development Director

Item Description:

Consideration of a text amendment to the Rifle Municipal Code, Chapter 16, regarding Auto Repair Shops. This amendment would bring many of the existing auto repair shops into compliance as language on this use has been inadvertently omitted.

Recommended Action:

Move to approve recommendation of amendment to the Rifle Municipal Code Chapter 16 regarding Auto Repair Shops to the Rifle City Council.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Staff has received inquiries regarding where one can locate and operate a mechanics shop as a permitted use. Currently such uses are only permitted as an accessory use in conjunction with Automotive sales and service or an Equipment-leasing establishment.

Service and maintenance is allowed as INDOOR maintenance service, and is defined as follows:

Indoor maintenance service means a principal land use category that includes all land uses that perform maintenance services, such as oil changes, tire service and brake service, and contain all operations (except loading) entirely within an enclosed building. Uses that shall not be considered *indoor maintenance service* include outdoor storage of vehicles, fabrication, body work, paint shops or overnight storage and repair of vehicles, including automobiles, snowmobiles, ATVs, riding lawnmowers and like items. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: *Assembly; Service and repair as an accessory use to a retail or wholesale business; and Furniture repair/refinishing and upholstery.*

Heavy equipment storage yard does allow repair and/or maintenance of vehicles over 6,000 lbs.

Executive Summary:

See attached Staff Memo for additional information.

Notification Requirements:

Notice has been met.

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. Automotive repair shop PZ Staff Report 5-26-2026

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: City of Rifle Planning Commission
FROM: Zach Higgins, Community Development Director
 Geir H. Sverdrup, Senior Planner
DATE: May 26, 2026
SUBJECT: Automotive Repair Shop as Permitted Use
ADDRESS: City-Wide
APPLICANT: City of Rifle Staff

Background

Staff has received inquiries regarding where one can locate and operate a mechanics shop as a permitted use. Currently such uses are only permitted as an accessory use in conjunction with Automotive sales and service or an Equipment-leasing establishment.

Service and maintenance is allowed as INDOOR maintenance service, and is defined as follows:

Indoor maintenance service means a principal land use category that includes all land uses that perform maintenance services, such as oil changes, tire service and brake service, and contain all operations (except loading) entirely within an enclosed building. Uses that shall not be considered *indoor maintenance service* include outdoor storage of vehicles, fabrication, body work, paint shops or overnight storage and repair of vehicles, including automobiles, snowmobiles, ATVs, riding lawnmowers and like items. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: *Assembly; Service and repair as an accessory use to a retail or wholesale business; and Furniture repair/refinishing and upholstery.*

Heavy equipment storage yard does allow repair and/or maintenance of vehicles over 6,000 lbs.

Staff Comments

Currently there are several shops within city limits that do just that, from south Rifle, Pugh Automotive, Code 4X4, Automotive Services, to west Rifle, Hernandez Automotive Repair, Crabtree’s Body Shop, Master Automotive, IDOS, and mid-town, Roaring Fork Lube and Tire, just to name a few. These shops have been in operation for years and are in violation of Rifle Municipal Code as it is currently written. It is Staff’s belief that this was not an intentional omission.

Staff therefore is recommending the following text amendment: adding the following definition to Article I - General Provisions, Division 2 - Definitions and Usage, Section 16-1-220. – Definitions,

Automotive repair shop is a commercial facility where technicians diagnose, repair, and maintain the mechanical, electrical, and moving parts of vehicles, such as engines, brakes, and transmissions, as well as, functional repairs, routine maintenance (e.g., oil changes, tire rotations), and performance issues.

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And amending the table found in ARTICLE III - Zoning, Division 4 - Commercial and industrial Zoning Districts as permitted uses in CS Community Services and LI Light Industrial zone districts.

Proposed Amendment

Article I - General Provisions, Division 2 - Definitions and Usage

Sec. 16-1-220. - Definitions.

Auto body shop/painting booth means a facility designated for activities including collision repair services, body frame straightening, replacement of damaged parts, painting or undercoating of the body or frame. Body and frame repair does not include mechanical engine or power train repair.

Automobile salvage yard means any lot, parcel or portion thereof, including automobile graveyards, where salvage vehicles, or parts thereof, are located for the purposes of resale as parts.

Automobile washing facility means a facility for washing and cleansing of passenger vehicles, recreational vehicles or other light-duty equipment.

Automotive repair shop is a commercial facility where technicians diagnose, repair, and maintain the mechanical, electrical, and moving parts of vehicles, such as engines, brakes, and transmissions, as well as, functional repairs, routine maintenance (e.g., oil changes, tire rotations), and performance issues.

Automotive sales and service means the use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental or lease of new or used motor vehicles and any warranty repair work and other repair service conducted as an accessory use.

ARTICLE III – Zoning, Division 1 - Zoning Districts

<i>USES</i>	<i>CS'</i>	<i>TC'</i>	<i>LI</i>	<i>I</i>
Auto body shops/painting booths	C	*	P	P
Automobile salvage yard	*	*	*	P
Automobile washing facility	P	P	P	P
<i>Automotive repair shop</i>	<i>P</i>	<i>*</i>	<i>P</i>	<i>*</i>
Automotive sales and service	P	P	P	P

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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, and brings the existing repair shops into compliance with the R.M.C.
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. Automotive Repair Shops are not out of character with the City of Rifle and are a standard element of any city/town.
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.
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 adding a definition for Automotive Repair Services and permitting within CS Community Service and LI Light Industrial zone districts to City Council.