

RIFLE CITY COUNCIL MEETING

Wednesday, October 16, 2019

REGULAR MEETING

7:00 p.m. * Council Chambers

A regular meeting of the Rifle City Council was called to order at 7:02 p.m. by Mayor Barb Clifton.

PRESENT AT ROLL CALL: Councilors Joe Carpenter, Brian Condie, Joe Elliott, Ed Green, Sean Strode and Mayor Barb Clifton.

Councilor Elliott moved to excuse Councilor Hamilton from tonight's meeting; seconded by Councilor Strode.

Roll Call: Yes – Carpenter, Condie, Elliott, Green, Strode and Clifton

OTHERS PRESENT: City Manager Scott Hahn, City Attorney Jim Neu, Rifle Community Television (RCTV) Salvador Guzman-Tovar, Chief of Police Tommy Klein, Planning Director Nathan Lindquist, Planner II Brian Rusche, Parks and Recreation Director Tom Whitmore, Administrative Assistant Misty Williams, Gary Miller, Kyla Mills, Jeanne Golay and Joyce Wize

CITIZEN COMMENTS

Citizen comments were heard from Jeanne Golay.

CONSENT AGENDA - APPROVE THE FOLLOWING ITEMS:

Consent Agenda – consider approving the following items:

- A. Minutes from the August 21, 2019 Regular Meeting
- B. (Acting as Liquor Licensing Authority) Liquor License Renewal for Box I, Inc. dba Jon's Liquors and Lilly's Kitchen Corporation dba Lilly's Kitchen

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

Roll Call: Yes – Carpenter, Condie, Elliott, Green, Strode and Clifton

PRESENTATION ON BLM RIFLE ARCH TRAILS PLAN FROM RIFLE AREA MOUNTAIN BIKING ORGANIZATION (RAMBO) AND ROARING FORK INTERNATIONAL MOUNTAIN BIKING ASSOCIATION (RFIMBA)

Mike Pritchard, a representative of Roaring Fork Mountain Biking Association (RFMBA) and Eric, a representative of Rifle Area Mountain Biking Organization (RAMBO) gave a presentation to City Council on the BLM Rifle Arch trails plan. They presents a multi-step plan that outlined how the Rifle Arch trail system would be built, with a projected build time of several years for the entire system. Planning Director Nathan Lindquist informed Council that the Greater Rifle Improvement Team (GRIT) allocated \$30,000 to the project in the 2020 budget.

APPOINT SAMM YOUNG TO GREATER RIFLE IMPROVEMENT TEAM ADVISORY BOARD

Planning Director Nathan Lindquist noted the Greater Rifle Improvement Team Advisory Board (GRIT) currently has one vacant board seats. The GRIT Board interviewed candidates and recommend appointing Samm Young to the GRIT Advisory Board.

Councilor Strode moved to approve the appointment of Samm Young to the Greater Rifle Improvement Team Advisory Board; seconded by Councilor Green.

Roll Call: Yes – Carpenter, Condie, Elliott, Green, Strode and Clifton

PUBLIC HEARING - WILLOW RANCH SUBDIVISION FINAL PLAT AND PUD REZONING

Mayor Barb Clifton opened the public hearing.

A. REZONING WILLOW RANCH FROM TOURIST COMMERCIAL (TC) TO PLANNED UNIT DEVELOPMENT (PUD) - ORDINANCE NO. 17, SERIES OF 2019 – 1st READING

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING WILLOW RANCH, FILING NO. 3, FROM TOURIST COMMERCIAL (TC) TO PLANNED UNIT DEVELOPMENT (PUD).

Applicant Hal Holquist requested approval of rezoning Willow Ranch Filing No. 3 from Tourist Commercial (TC) to Planned Unit Development (PUD).

Planner II Brian Rusche explained that by changing the zoning at Willow Ranch Subdivision from Tourist Commercial (TC) to a Planned Unit Development (PUD), it would allow for 13 duplex lots for a total of 26 dwelling units. Staff recommends approval of the Willow Ranch zoning change from Tourist Commercial to a Planned Unit Development.

Public comment: William Grunert (HOA president of Willow Ranch) expressed concerns for increase of traffic and crowded conditions.

Councilor Elliott moved to approve Ordinance No. 17, Series of 2019 on first reading, as presented, and order it to be published as required by Charter; seconded by Councilor Strode.

Roll Call: Yes – Carpenter, Condie, Elliott, Green, Strode and Clifton

B. WILLOW RANCH FINAL SUBDIVISION PLAN AND FINAL PLAT - ORDINANCE NO. 18, SERIES OF 2019 – 1st READING

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING A FINAL SUBDIVISION PLAN AND FINAL SUBDIVISION PLAT FOR WILLOW RANCH, FILING NO. 3.

Planner II Brian Rusche explained the final subdivision plan and final plat for Willow Ranch. A community consisting of 13 buildings (26 units) is proposed for the space. The infrastructure is already in place for this community, since it was first planned in 2006. Staff recommends approval of the final subdivision plan and final plat for Willow Ranch.

Mayor Clifton closed the public hearing.

Councilor Strode moved to approve Ordinance No. 18, Series of 2019 on first reading, as presented, and order it to be published as required by Charter; seconded by Councilor Condie.

Roll Call: Yes – Carpenter, Condie, Elliott, Green, Strode and Clifton

CONSIDER PURCHASE OF VEHICLE FOR GROUND AND FACILITIES DEPARTMENT

Parks and Recreation Director Tom Whitmore stated staff requested bids to purchase a vehicle for the Grounds and Facilities Department, for the purpose of plowing snow. Originally a ½ ton pickup was quoted, but after further discussion with Berthod Motors, a 2019 ¾ ton Dodge was offered to the City, for \$1,900 more than the original price quoted for the ½ ton pickup. The ¾ truck is a heavier duty unit, and will be able withstand the demands of the snow plow implement better than a ½ ton truck would. Staff recommends approval to purchase a vehicle for the Grounds and Facilities Department.

Councilor Elliott moved to approve the purchase of a vehicle for the Grounds and Facilities \$33,775.00 Department; seconded by Councilor Carpenter.

Roll Call: Yes – Carpenter, Condie, Elliott, Green, Strode and Clifton

CONSIDER SCALZO RANCH SUBDIVISION PLAN AND FINAL PLAT – ORDINANCE NO. 15, SERIES OF 2019 – 1ST READING AND SUBDIVISION IMPROVEMENT AGREEMENT

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

Applicant John Keursten requests approval of the Scalzo Ranch Subdivision and Final Subdivision Plat. He plans to discuss possible waiver for the development fees with the City of Rifle's Planning Department before this project gets underway.

Planner II Brian Rusche presented the Scalzo Ranch Subdivision Plan and Final Plat, as well as the

Subdivision Improvement Agreement. This subdivision would divide 3 parcels into 7 lots intended for single family homes, but could also be used for multi-family units, if the market should see a need for that in the future. This is consistent with the current zoning for this area, which is Medium Density Residential (MDR). Staff recommends approval of the subdivision plan, final plat and subdivision improvement agreement for Scalzo Ranch.

Councilor Green moved to approve Ordinance No. 15, Series of 2019 on first reading, as presented, and order it to be published as required by Charter, as well as the Subdivision Improvement Agreement; seconded by Councilor Condie.

Roll Call: Yes – Carpenter, Condie, Elliott, Green, Strode and Clifton

CONSIDER NORTH PASTURE SUBDIVISION PLAN AND FINAL PLAT FOR FILING 6A AND RE- SUBDIVISION FOR FILING 6 - ORDINANCE NO. 16, SERIES OF 2019 – 1ST READING AND SUBDIVISION IMPROVEMENT AGREEMENT

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING A FINAL SUBDIVISION PLAN AND FINAL SUBDIVISION PLAT FOR THE NORTH PASTURE SUBDIVISION, FILING 6A, A RE-SUBDIVISION OF LOTS 15, 16, 17 AND 18, THE NORTH PASTURE, FILING 6.

Applicant John Savage requests approval of a Final Subdivision Plan and Final Subdivision Plat for the North Pasture Subdivision, Filing 6A.

Planner II Brian Rusche presented the North Pasture Subdivision Plan and Final Plat, as well as the Subdivision Improvement Agreement. This development would consist of 8 lots for single family homes, which is appropriate for its zoning designation of Medium Density Residential (MDR). Staff recommends approval of the subdivision plan, final plat and subdivision improvement agreement for North Pasture.

Councilor Strode moved to approve Ordinance No. 16, Series of 2019 on first reading, as presented, and order it to be published as required by Charter, as well as the Subdivision Improvement Agreement; seconded by Councilor Elliott.

Roll Call: Yes – Carpenter, Condie, Elliott, Green, Strode and Clifton

CONSIDER ADOPTING CITY OF RIFLE STRATEGIC PLAN

City Manager Scott Hahn explained to Council the necessity to adopt the proposed Strategic Plan, so that the City can move forward with making the necessary adjustments to fine tune the plan. He explained that adopting the Strategic Plan is simply an anchor point so that the City has some place to start.

Councilor Strode moved to adopt the 2019 Strategic Plan; seconded by Councilor Carpenter.

Roll Call: Yes – Carpenter, Condie, Elliott, Green, Strode and Clifton

ADMINISTRATIVE REPORTS

Administrative reports were given by Planning Director Nathan Lindquist and City Manager Scott Hahn

COMMENTS FROM MAYOR AND COUNCIL

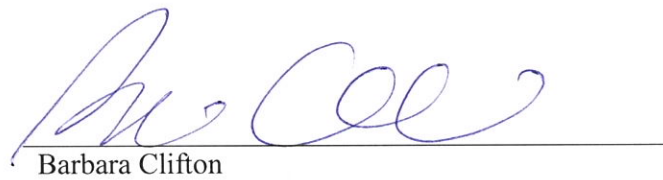
Comments were heard from Councilor Elliott.

Meeting adjourned at 8:58 p.m.



Misty Williams

Administrative Assistant



Barbara Clifton

Mayor