



REGULAR PLANNING COMMISSION MEETING

Tuesday, March 26, 2019

Prior to Planning Commission Meeting:
Planning Workshop 6:00 p.m.

Chair Fuller called the Regular Planning Meeting to order at 7:02 p.m.

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

MEMBERS PRESENT AT ROLL CALL

Fuller, Marantino, Caldwell, Rogers, Steffen, Villasenor, Roberts and Damuth

Commissioner Marantino moved to **EXCUSE** Commissioner Pettinger from the March 26, 2019 meeting; *Commissioner Roger* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Marantino, Caldwell, Rogers, Villasenor, Steffen, and Roberts

Commissioner Roberts will be a voting member for this meeting.

OTHERS PRESENT

Planning Director Nathan Lindquist, Planner Brian Rusche, Planning Administrative Assistant Charlotte Squires, City Attorney Jim Neu and Richard Peterson-Cremer, Ch. 10 Salvador Tovar-Guzman, Ron Liston, Larry Ruben, Nick Vollman, Angie Fowler, Bailey Leppek, T. Scott, Emily Hisel.

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** minutes from the January 29, 2019 Meeting with amending Commissioner Caldwell was not present and was excused from the meeting. *Commissioner Roberts* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Marantino, Caldwell, Rogers, Villasenor, Steffen, and Roberts

SKETCH PLAN 2019-1 RIFLE RETAIL VENTURES LOT 10 C

The Chair called applicant – Ron Liston, Nick Vollman and Larry Ruben

Confirmed Public Notice was met

PURPOSE

The applicant requests Sketch Plan approval for a Major Subdivision of Lot 10C of the RRV Subdivision, 5th Amended Plat. Lot 10C currently consists of approximately 15.549 acres and is vacant. The eventual subdivision will create up to eight (8) additional commercial lots with the potential for up to 115,500 square feet of commercial development.

STAFF REPORT

Planner Brian Rusche explained the property is located on the north side of Airport Road, east of Arby's and west of Walmart and is zoned Community Services (CS). The eventual subdivision will

create up to eight (8) additional commercial lots with the potential for up to 115,500 square feet of commercial development. Brian covered access, utilities, parking and uses that will be limited and due to the restrictions by Walmart's private covenant when they purchased their lot.

Staff recommends that Planning Commission recommend APPROVAL to City Council of the Rifle Retail Ventures Lot 10C Sketch Plan (SK-2019-01) with the following conditions:

- 1) Airport Road access is prohibited, per the terms of the original RRV subdivision.
- 2) Access from each lot to the private drive (Tract A) will be determined at the time of site plan review for each individual lot. The City reserves the right to limit access as deemed necessary (i.e. entrance only) to provide a level of safety commiserate with a local commercial street.
- 3) Cross-access between lots will need to be provided, including but not limited to the proposed easements on approved preliminary plat and/or as stipulated within a specific site plan approval. Existing cross-access agreements (Lot 9B, etc.) also must be honored.
- 4) A robust phasing plan, including cost estimates, will need to be prepared and incorporated into the Preliminary Plan and any future SIA.
- 5) Consider provisions for large vehicle (truck, RV, trailer) parking, either on an individual lot basis or as a common-space amenity for the benefit of the property owners association (with maintenance responsibility accordingly assigned). NO TRUCK PARKING within the area of Tract A (private road).
- 6) The private road will need to be named, with the suffix of "Place", something that is unique and not repetitive of existing names (Megan cannot be used).
- 7) Drainage plans may need to be updated to incorporate approved site plans and/or the Tract B retention pond will need to be constructed as part of Phase I and/or drainage fees will need to be paid to the City.
- 8) Revisions to covenants must be approved by Walmart AND the City, to incorporate a limitation on certain uses permitted within the development (more restrictive than existing CS zoning) per list agreed upon by all parties.
- 9) The City may consider building envelope restrictions on Lots 3,4,6,7, and 8 which, along with cross access easements, may allow the project to maintain the form of a traditional shopping center.
- 10) The applicant shall resolve all City comments from Public Works and Engineering in advance of a public hearing on the Preliminary Plan, including utilities, access, and drainage.

APPLICANT PRESENTATION

Mr. Liston explained designing the lots to give us a circulation pattern that would give as much flexibility over the long term to finish out this property. The technical issues will be worked out at the preliminary plan phase.

Mr. Ruben explained he has been coming to the area since 1973. The thought was to contract with Home Depot and had a contract with Home Depot to come into Rifle, when the recession hit Home Depot started closing stores and that was the end of Home Depot. The development twenty (20) years ago and development today is different; we don't build big boxes anymore, they have gone to the wayside. On line sales has changed the development strategies. With Arby's coming in and adding a streetlight and street Culverts approached us with a standalone restaurant plan for Lot 1 east of Arby's. Mr. Ruben went on to explain their hands are tied with what can be allowed on the lots. To make a Walmart deal, and this is

anywhere not just here, you will adhere to their restrictions. The folks we deal with and hope will buy into the subdivision are about 25,000 square foot business, they can only spend so much on land and so much on a building and it has to work with in their business plan. Ace Hardware at 10,000 square feet would be great in Rifle; those are the kind of things we will pursue. If we can find good national tenants I will put the strips in, but we have to have the right tenants, the right mix because we don't want a revolving door on the property here in Rifle.

Nathan Lindquist, Planning Director explained over the years there were 3 big things that were looked at 1) a big box, 2) a shopping center, 3) individuals properties with multi business like on Wapiti Court.

COMMISSION QUESTIONS AND COMMENTS

Commissioner Villasenor asked would you be selling or building and selling/leasing on the lots, and how is this different than the Mattress Firm- the property in front of Walmart?

Mr. Ruben replied any and all the above, there will some that will lease the land and build their building, other we will build for them, like Arby's will buy and build themselves. Mattress Firm, there are a lot of mattresses sold out there and was not a good company to be put in that spot. My concern is why has the building not been leased out yet, it is a great location. This is not just Rifle we see this all around the country. It is getting harder and harder to fill the buildings, and that is why I don't want to promise a shopping center.

Commissioner Steffen asked do you plan on putting in the infrastructure than sell the lots or build?

Mr. Liston replied we will do phasing, 1st phase will be Lot 1 for Culver's. Then the preliminary plan will layout the phasing for the remainder of the lots and infrastructure and we are still working with Staff on details. It will be driven by the market.

Attorney Jim Neu replied staff has been working with this project since Arby's and learning the new market and the applicants comments we will work up the Subdivision Improvement Agreement (SIA) to reflect the phasing best for the project and we want the flexibility to bring in the best business that will stay and last more than a few years.

Chair Fuller asked what is the parking plan, one big lot.

Mr. Liston replied the parking will be on the property with cross access.

Mr. Ruben explained they will work with the landscaping and keep it with continuity with each lot.

PUBLIC COMMENT:

OPENED 7:45p.m., seeing no one in the audience then the public hearing is now closed 7:46p.m.

COMMISSION DISCUSSION

No further comments.

Motion Made:

Commissioner Steffen moved to **RECOMEND** to City Council to **APPROVE** SK 2019-1 Rifle Retail Ventures Lot 10C *Commissioner Marantino* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Marantino, Caldwell, Rogers, Villasenor, Steffen, and Roberts

WATER EFFICIENCY PLAN

The Chair called applicant(s) Angie Fowler and Baily Leppok
Public Notice was not required.

APPLICANT PRESENTATION

Ms. Leppok gave a presentation regarding the water efficiency plan for the City of Rifle.
Review purpose of water efficiency and Regional context, planning process and schedule, water system and demands, efficiency goals, efficiency activities and took questions and input form Planning Commissioners.

STAFF AND COMMISSION QUESTIONS AND COMMENTS

City Attorney Jim Neu replied we have been seeing this for over ten (10) years and just keep turning it over, it is a good plan but we keep hitting the same obstacles It is great is comb over again and don't see any easy pickings.

Nathan Lindquist, Planning Director replied some things we can do is replace waterlines that are leaking, most of the stuff we can do we are doing anyway.

Commissioner Marantino replied it looks like it is broken into two (2) parts what the City can do and What the Citizens can do; now it is just education.

City Attorney Jim Neu replied education and best practice on water use. How do we get that information? One way might be a flyer saying save 10% on your water bill incentive, and send those out and see if that helps. Who help with a program and put this together for us/communities?

Motion Made:

Commissioner Marantino moved to **RECOMEND** to City Council to **APPROVE** the Water Efficiency Plan
Commissioner Caldwell seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Fuller, Marantino, Caldwell, Rogers, Villasenor, Steffen, and Roberts

COMMENTS & ADJOURNMENT

The meeting was adjourned at 9:15 p.m.

Steve Fuller, Chairman

Date

SIGNATURE ON FILE

Charlotte Squires, Planning Administrative Assistant

Date