

**FRUITA CITY COUNCIL
REGULAR MEETING
SEPTEMBER 2, 2008
7:00 P.M.**

1. INVOCATION – by Reverend Lynn Slaughter with the Fruita Assembly of God Church

2. PLEDGE OF ALLEGIANCE

3. CALL TO ORDER AND ROLL CALL

4. AGENDA - ADOPT/AMEND

5. PROCLAMATIONS AND PRESENTATIONS

A. Introduction and swearing in of Police Officer Gary Younger

6. PUBLIC PARTICIPATION

This section is set aside for comments by the public regarding items that do not otherwise appear on this agenda. **Please limit comments to a five-minute period.**

7. CONSENT AGENDA

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single **Public Hearing** will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed at the end of the regular agenda.

A. MINUTES OF AUGUST 19, 2008 REGULAR MEETING - A request for approval of minutes

B. RIVER RIM LAKE ESTATES LOCATED AT 916 18 ROAD AT THE SOUTH END OF 18 ROAD AND THE COLORADO RIVER

1) Ordinance 2008-13 – First Reading – A request to set a public hearing for October 7, 2008 to consider annexation of the River Rim Lake Estates property to the City of Fruita

2) Ordinance 2008-14 – First Reading – A request to set a public hearing for October 7, 2008 to consider zoning the newly annexed River Rim Lake Estates property to a South Fruita Residential zone

C. GOSS MINOR SUBDIVISION – A request for a 180 day extension (February 27, 2009) to record the final plat

D. ADOBE VIEW NORTH PUD SUBDIVISION – A request for a 180 day extension (February 1, 2009) to submit the final plat with the condition that the subdivision improvements be subject to a two year warranty period

8. PUBLIC HEARINGS

- A.** VILLAGE AT COUNTRY CREEK FILING #4 PRELIMINARY PLAN – Located on the east side of 18 Road at K.6 Road - A request to approve a preliminary plan for 24 townhome units on approximately 22 acres in a Community Residential zone
- B.** GRAND WEST SITE PLAN – Located at 1960 Hwy 6 & 50 - A request for approval of a site plan for a storage facility located on approximately 6.67 acres in a proposed Large Lot Commercial Design District zone subject to future annexation and zoning
- C.** WILDCAT RENTALS SITE PLAN – Located at 554 and 616 E. Grand Avenue – A request for approval of a site plan for equipment rentals, including heavy equipment, with outdoor storage and display on approximately 1 acre in a Downtown Commercial/Residential Design District zone

9. COUNCIL REPORTS AND ACTIONS

10. ADMINISTRATIVE AGENDA

- A.** Community Development Director - Begin Review of Draft Land Use Code

11. ADJOURN