



FRUITA PLANNING COMMISSION
REMOTE/VIRTUAL MEETING
May 12, 2020
7:00 P.M.

****Public Link to Meeting****

When: May 12, 2020 - 7:00 PM Mountain Time (US and Canada)

Topic: Fruita Planning Commission Meeting – 5/12/2020

The link to join the meeting electronically will be posted prior to the meeting at <https://www.fruita.org/pc/page/planning-commission-meeting-43>. You may also contact the City of Fruita at (970) 858-0786 for information to connect to the meeting.

The following items will be presented at this public hearing of the Fruita Planning Commission for their consideration. The Planning Commission will formulate a recommendation that will be forwarded to the Fruita City Council. Physically disadvantaged persons, who wish to obtain information or need assistance in attending the public hearing, may call (970) 858-0786. The hearing impaired may call Relay Colorado at 1-800-659-2656, or visit our website: www.fruita.org

General Rules

Land use public hearings are similar to a court proceeding. Proper procedures will ensure a fair hearing for all and allow the land use items to be acted on in a timely manner. In the interests of time and to assure a fair hearing for everyone, the following rules will be followed:

1. There will generally be a 15-minute presentation (maximum) by the applicant.
2. Individual speakers will normally be limited to 3 minutes each.
(Additional comments may be submitted in writing.)
3. The applicant will then have a rebuttal time of approximately 5 minutes.

The purpose of a land use hearing is to have the facts of a case presented in a manner that will assist the decision-makers in making a fair, legal, and complete decision. The hearing is a fact-finding forum by unbiased decision-makers. Unruly behavior, such as booing, hissing, cheering, applause, verbal outbursts, or other inappropriate behavior, detract from the hearing and will not be permitted.

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. AMENDMENTS TO THE AGENDA**
None.
- D. APPROVAL OF THE AGENDA**
- E. WITHDRAWN ITEMS**
None
- F. CONTINUED ITEMS**
None
- G. CONSENT ITEMS**

APPROVAL OF MINUTES: March 10, 2020 Planning Commission meeting

H. HEARING ITEMS:

- 1. Application #:** **2020-06**
Application Name: **Lithic Arts Building**
Application Type: Site Design Review
Applicant: RDC Labs, LLC
Location: 158 S. Park Square
Zone: Downtown Mixed-Use (DMU)
Description: This is a request for approval of a Site Design Review application. The proposed plan is to convert the existing building into multiple tenet spaces and remodel the exterior portion of the building.

- 2. Application #:** **2020-07**
Project Name: **Cider Mill Estates Subdivision**
Application: Preliminary Plan
Representative: Kim Kerk Land Consulting & Dev., LLC
Location: 960 Stone Mountain Drive
Description: This is a request for approval of a Preliminary Plan application for 37 new residential detached lots over approximately 13.25 acres.

- 3. Application #:** **2020-08**
Project Name: **Sycamore Street**
Application: Right-of-way Vacation
Representative: Pabor Serenity LLC; Dane Griffin
Location: North Sycamore Street
Description: This is a request for a Right of Way (ROW) Vacation of the eastern eight (8) feet of North Sycamore Street between East Columbine Avenue and East Pabor Avenue.

I. OTHER BUSINESS

1. Election of Officers
2. Community Development Activity Reports.
3. Visitors and Guests.
4. Other Business.

ADJOURNMENT

RULES OF PROCEDURE

1. THE HEARING IS OPENED BY THE CHAIR OF THE PLANNING COMMISSION

The Chair reads the item on the agenda.

2. THE STAFF PRESENTS THE STAFF REPORT

The Fruita City staff present their reports.

3. THE PETITIONER SUMMARIZES THE PROJECT

The petitioner or his/her representative is asked to present the proposal. Presentations should be brief and to the point, but covering all of the main aspects of the project.

4. PUBLIC COMMENTS

People speaking should step up to the microphone and speak clearly, stating their name and address. They should be brief and to the point and try not to repeat what others have said. The Chair asks for

those in favor of the item to speak and then those opposed to the item to speak. Any others who wish to speak are then asked to come up to the microphone.

5. REBUTTAL

The Chair asks for the petitioner's rebuttal. During this brief time, the petitioner should address the major questions raised by the public and the Commission.

6. THE HEARING IS CLOSED TO PUBLIC COMMENTS AND THE ITEM IS DISCUSSED

The Chair closes the public hearing to public comments. No further comments from the public are allowed at this time. The Commission discusses the item and may ask the petitioner, staff or members of the public to come back to the microphone to answer questions.

7. VOTE

The Chair asks the Commission for a motion on an item. After the motion is seconded, the Chair asks for a discussion on the motion. The motion may be amended and if it is amended, the Commission votes on whether to accept the amendment. After discussion and consideration of any amendments, the Commission votes on the motion. If the motion fails, or if there is a tie vote, another motion may be made and voted on using the same procedure. In addition to recommending an item be approved, approved with conditions or denied, the Commission may also table an item or continue an item to a later date.

8. FOLLOW UP

The Planning Commission's decision is forwarded to the Fruita City Council. Once a project is approved by the City Council it must be revised to reflect all the conditions placed on it by the City Council before documents are recorded and/or building permits are issued. If the project fails to meet the Fruita Land Use Code time limits for final documents, the project approval of the project lapses and the project must be resubmitted.

9. The Planning Commission may also continue a project, or deny a project. At the request of the Planning Commission, the City Council may continue a scheduled public hearing to allow the Planning Commission more time to consider or reconsider the application.