

A. CALL TO ORDER

Five Planning Commissioners were in virtual attendance. (Patrick Hummel, Whitney Rink, Jesse Fabula, Mel Mulder, and Justin Gollob were present).

B. PLEDGE OF ALLEGIANCE

Mel Mulder led the Pledge of Allegiance.

C. AMENDMENTS TO THE AGENDA

None.

D. APPROVAL OF THE AGENDA

COMMISSIONER MULDER MOVED TO APPROVE THE AGENDA

COMMISSIONER HUMMEL SECONDED THE MOTION

MOTION PASSED 5-0

E. WITHDRAWN ITEMS

None

F. CONTINUED ITEMS

None

G. CONSENT ITEMS

Application #	2020-09
Application Name	506 E. Pabor VRBO
Application Type	Conditional Use Permit
Location	506 E. Pabor Avenue
Zone	Community Residential (CR)
Description	This is a request for approval of a Conditional Use Permit for a Vacation Rental by Owner (Bed And Breakfast) in a Community Residential zone.

Application #	2020-10
Application Name	221 N. Elm VRBO
Application Type	Conditional Use Permit
Location	221 N. Elm Street
Zone	Community Residential (CR)
Description	This is a request for approval of a Conditional Use Permit for a Vacation Rental by Owner (Bed And Breakfast) in a Community Residential zone.

APPROVAL OF MINUTES

May 12, 2020 Planning Commission Meeting

COMMISSIONER RINK MADE A MOTION TO APPROVE THE CONSENT AGENDA.

COMMISSIONER MULDER SECONDED THE MOTION

MOTION PASSED 5-0 IN FAVOR TO APPROVE THE CONSENT AGENDA
(COMMISSIONERS RINK AND MULDER ABSTAINED FROM THE MEETING MINUTES
BECAUSE THEY WERE NOT IN ATTENDANCE AT THE LAST MEETING)

H. HEARING ITEMS

None

I. OTHER BUSINESS

1. Community Development Activity Reports.
2. Visitors and Guests.
3. Other Business.
 - a. Land Use Code Update
 - i. Chapter 21 Development Agreements
 - ii. Chapter 47 Vested Rights

Mr. Caris gave an update on where they were with the Land Use Code update and where the consultant was with the project and what their timeline was. He spoke about the June Working Group meeting and what came out of that was that they were going to move forward with some initial items, sending out drafts of the Zoning chapter in the code and likely Subdivision PUD's. He said that they were going to have another discussion with Design Workshop in late August or early September. He spoke about Chapter 21 Development Agreements and Chapter 47 Vested Rights. He said that each amendment will need a recommendation from them. Mr. Caris gave a brief description about how they will be going about process with the Planning Commission.

Mr. Wisor talked about the Development Improvement Agreements and Vested Rights sections of the code. He spoke more about Vested Rights and length of them and how it could affect the public. He spoke about how having clarity about time length of Vested Rights is important and streamlining them.

Mr. Caris talked more about the Development Improvement Agreements and how they pertained specifically to the residential speculation. He gave examples of this. He said that the tool is that they hold security in different forms that if those improvements do not get constructed that they have a financial mechanism to complete the project based off of the phase that it is in. Mr. Caris then spoke more about Vested Rights.

Mr. Wisor brought up the state statutes about Vested Rights and conditions to extend that time.

Mr. Caris gave some examples on areas in Fruita with regard to Vested Right

Mr. Wisor mentioned that the Development Improvements Agreements and why they are put in place. He spoke about the transparency and flexibility aspects for Vested Rights.

Mr. Caris said that there were current openings for the Planning Commission and gave a brief update on that.

There was discussion about potential VRBO updates.

Adjournment 8:08 pm

Respectfully submitted,

Kelli McLean

Planning Technician, City of Fruita