



FRUITA PLANNING COMMISSION AGENDA

Date: Tuesday, 10.11.2016

Time: 7:00 p.m.

Place: Fruita Civic Center, 2nd Floor Council Chambers, 325 E. Aspen Avenue, Fruita, CO

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. If you have an interest in an item on the agenda, please call (970) 858-0786 or come to the Community Development Department office located at 325 E. Aspen Avenue to review the information in the file. If you have a concern with an item on the agenda, your appearance at both hearings is encouraged to ensure your concerns are accurately represented or you can write a letter detailing your concerns and submit it to the Community Development Department prior to the meetings. 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.

Each person wishing to speak will raise their hand and be recognized by the Chair and asked to come forward and speak into the microphone stating their name and address. 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**
- D. APPROVAL OF THE AGENDA**
- E. WITHDRAWN ITEMS**
- F. CONTINUED ITEMS**
- G. CONSENT ITEMS**

APPROVAL OF MINUTES

September 13, 2016 Planning Commission meeting

H. HEARING ITEMS:

None.

Other Business

1. Community Development Activity Reports.
2. Visitors and Guests.
3. Other Business

- a. Lagoon Property
- b. Planning Commissioner Training

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 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.

3. THE STAFF PRESENTS THE STAFF REPORT

The Fruita City staff present their reports.

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.

Fruita Planning Commission

Tuesday, September 13, 2016

A. CALL TO ORDER

Chair Doug Van Etten called the meeting to order at 7:00 pm. Members in attendance were: Doug Van Etten, Keith Schaefer, Dave Karisny, Heidi Jo Elder, Richard Hocter, and Mel Mulder.

B. PLEDGE OF ALLEGIANCE

Doug Van Etten led the Pledge of Allegiance.

C. AMENDMENTS TO THE AGENDA

Dave Karisny asked that hearing item 2016-20 Wicked Wrench be moved from a hearing item to the consent agenda.

Keith Schaefer- I second the motion.

Doug Van Etten- Is there any one from the public who would like to have a discussion on this topic?

6 yes votes; motion passes.

D. APPROVAL OF THE AGENDA

Dave Karisny made a motion to approve the agenda

Keith Schaefer- I second the motion.

6 yes votes; motion passes.

E. WITHDRAWN ITEMS

None.

F. CONTINUED ITEMS

None.

G. CONSENT ITEMS

Doug Van Etten read the consent items as follows:

Application #: 2016-21
Application Name: Mudd VRBO
Application Type: Conditional Use Permit
Representative: Louis and Catharine Mudd
Property Owner: Louis Mudd

Location: 126 S. Maple Street
Zone: Community Residential
Description: This is a request for approval of a Conditional Use Permit for a Vacation Rental by Owner (Bed And Breakfast). The Fruita Land Use Code requires a Conditional Use Permit to operate a Bed and Breakfast in a Community Residential zone.

Application #: 2016-20
Project Name: Wicked Wrench
Application: Conditional Use Permit
Property Owner: O'Shane Wilson
Representative: Brad Green
Location: 810 Grand Avenue
Zone: Downtown Mixed Use (DMU)
Request: This is a request for approval of a Conditional Use Permit for a automobile and light truck mechanical repair shop in a Downtown Mixed Use zone.

APPROVAL OF MINUTES

August 9, 2016 Planning Commission meeting

Mel Mulder- I move to approve the consent agenda as stated.

Keith Schaefer- Second.

6 yes votes; motion passes.

H. HEARING ITEMS

None.

I. COMMUNITY DEVELOPMENT ACTIVITY REPORT

Dahna Raugh didn't have any Community Development activities to report. But we will be talking about the Fruita Master Plan and the Planning process in the city of Fruita, however, we will not be taking any action tonight so we can adjourn the meeting and continue with the Planning Commissioner Training.

J. VISITORS AND GUESTS

None.

Adjournment at 7:05pm

Respectfully submitted,

Henry Hemphill
City of Fruita Planning Technician



Fruita Lagoon Redevelopment

October 2016

Project Overview

The City of Fruita recognizes that the undeveloped areas of City-owned properties along the Colorado River have a great deal of potential that could support the goals of the City. The City has been collecting input from the public and various stakeholders that have been used to develop 3 conceptual development plans for the site. The City is seeking additional feedback on the elements of the conceptual plans with the intent of developing one conceptual master plan for the site that can provide the City with direction as opportunities arise.

Background

The City of Fruita owns properties located at the west end of Raptor Road with riverfront access to the Colorado River & Little Salt Wash, as well as having potential commercial uses along the I-70 frontage. Prior to 2011, the properties served mainly as the site of the City's sewer treatment lagoons. The lagoons have since been decommissioned and a riverfront trail has been constructed along the riverfront.

Lagoon Redevelopment Survey

The City advertised and promoted community members to participate in an online survey to gather ideas on the types of services or uses that people would like to see developed on the subject properties. There were over 300 residents, business owners, and visitors that completed the survey questions and over 200 comments received. A summary of the survey results are included for reference.

Concept Plans

The input from the survey and stakeholders was used to develop 3 initial conceptual plans for the site that incorporate mixed uses primarily focused on enhancing the Open Space, Recreational, and Commercial opportunities of the site. These conceptual plans will be presented to various Boards & Commissions and various stakeholder groups through the month of October. The additional input from these stakeholders and from the public will be used to further refine the conceptual plans. No formal action or recommendations from the Boards & Commissions are needed at this time.

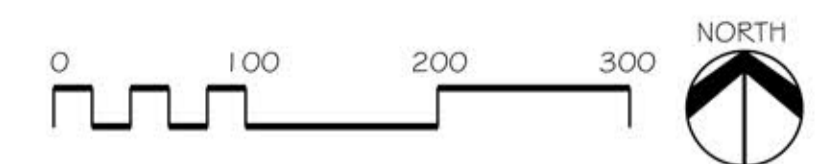
Project Status & Schedule

The City is seeking further input from the public through the month of October to gather additional input and ideas. Please direct all comments to khaley@fruita.org or by calling (970) 858-9558. The intent of the City is to then refine these concepts and have the City Council adopt a conceptual master plan for the site by the end of 2016.



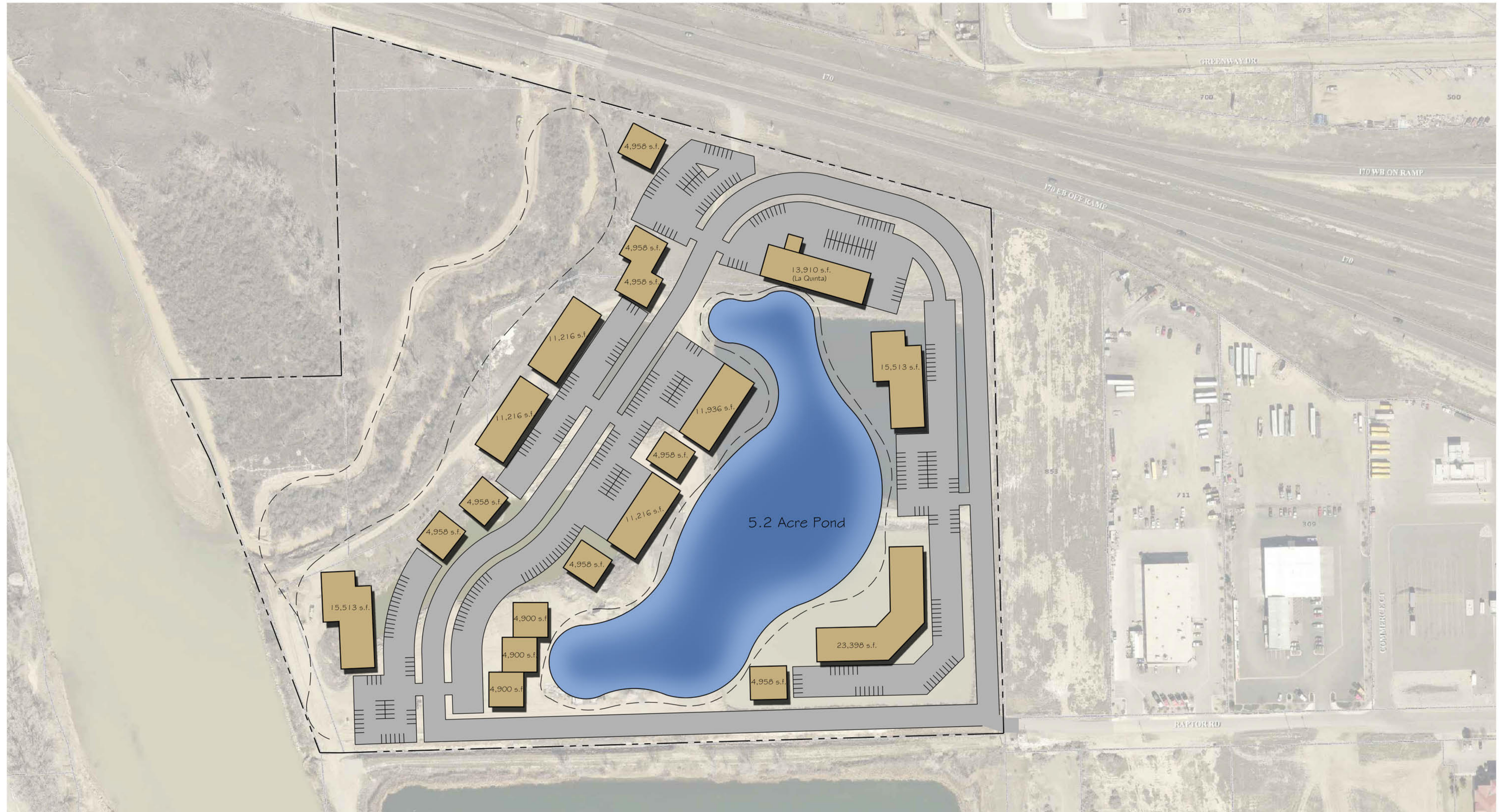
FRUITA LAGOON RE-PURPOSING CONCEPTS

CONCEPT 1 - 50/50



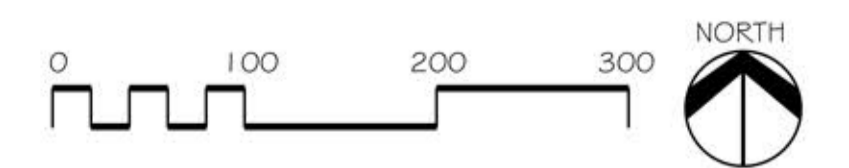
9-30-16

Clavonne, Roberts & Associates, Inc.
 LAND PLANNING AND
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 222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.clavonne.com
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FRUITA LAGOON RE-PURPOSING CONCEPTS

CONCEPT 2 - ALL COMMERCIAL



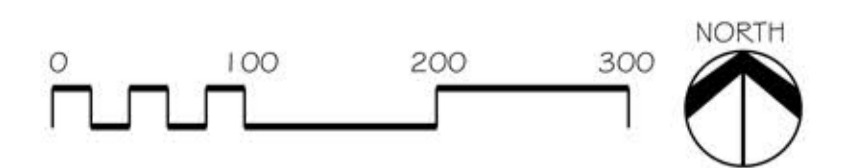
9-30-16

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FRUITA LAGOON RE-PURPOSING CONCEPTS

CONCEPT 3 - MORE RECREATIONAL USES



9-30-16

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Fruita Lagoon Redevelopment Survey Results

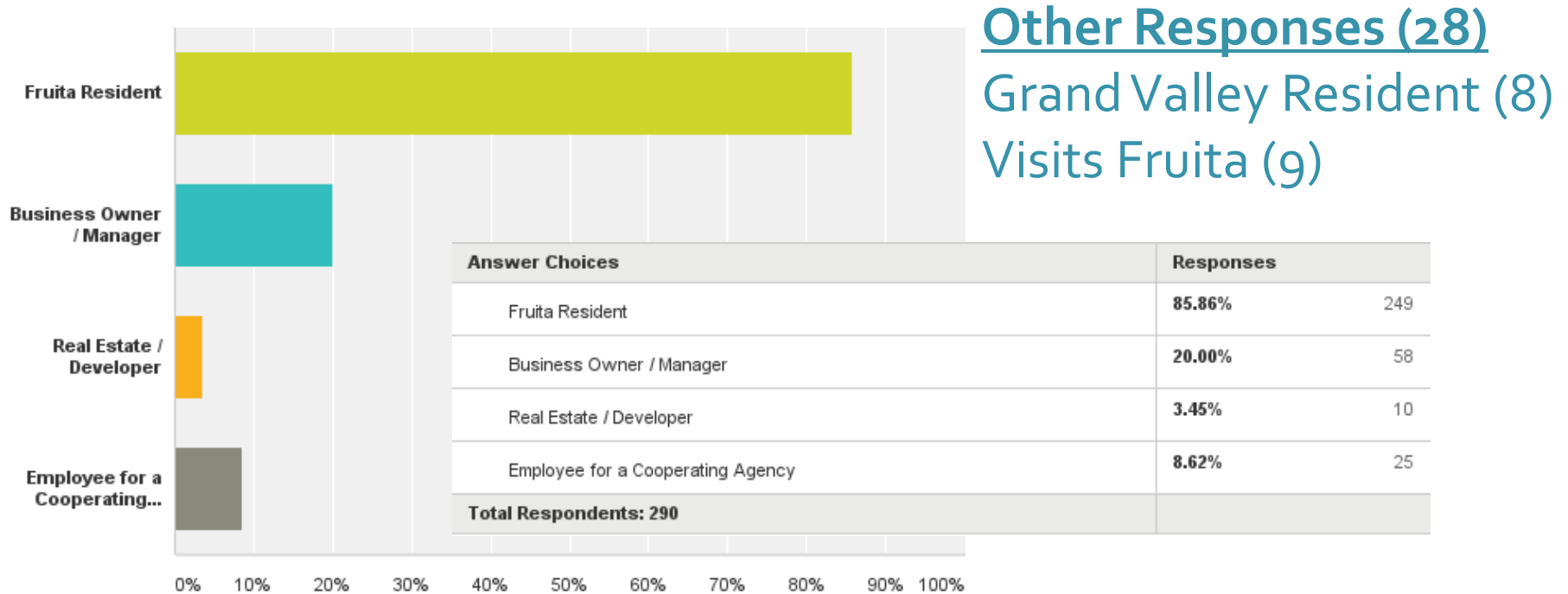


To gather ideas from the community that can be used to develop a conceptual master plan for the site and provide the City with direction as opportunities arise.

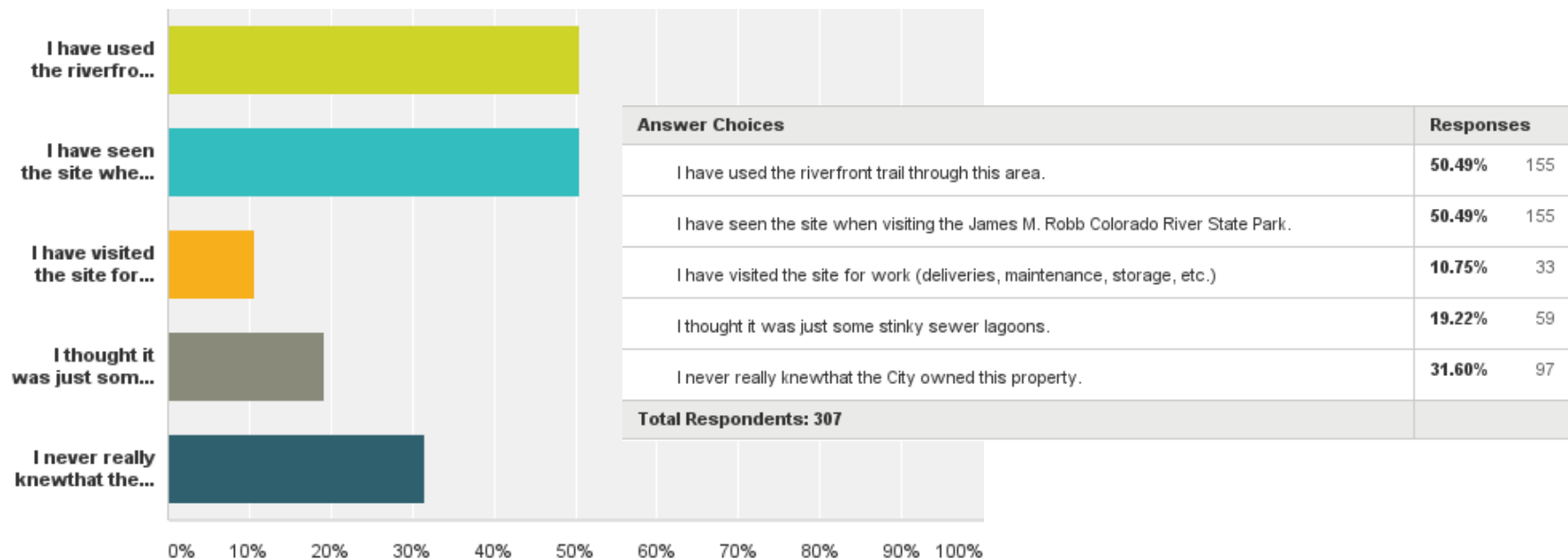
July 18 – Aug 8, 2016

318 Total Responses

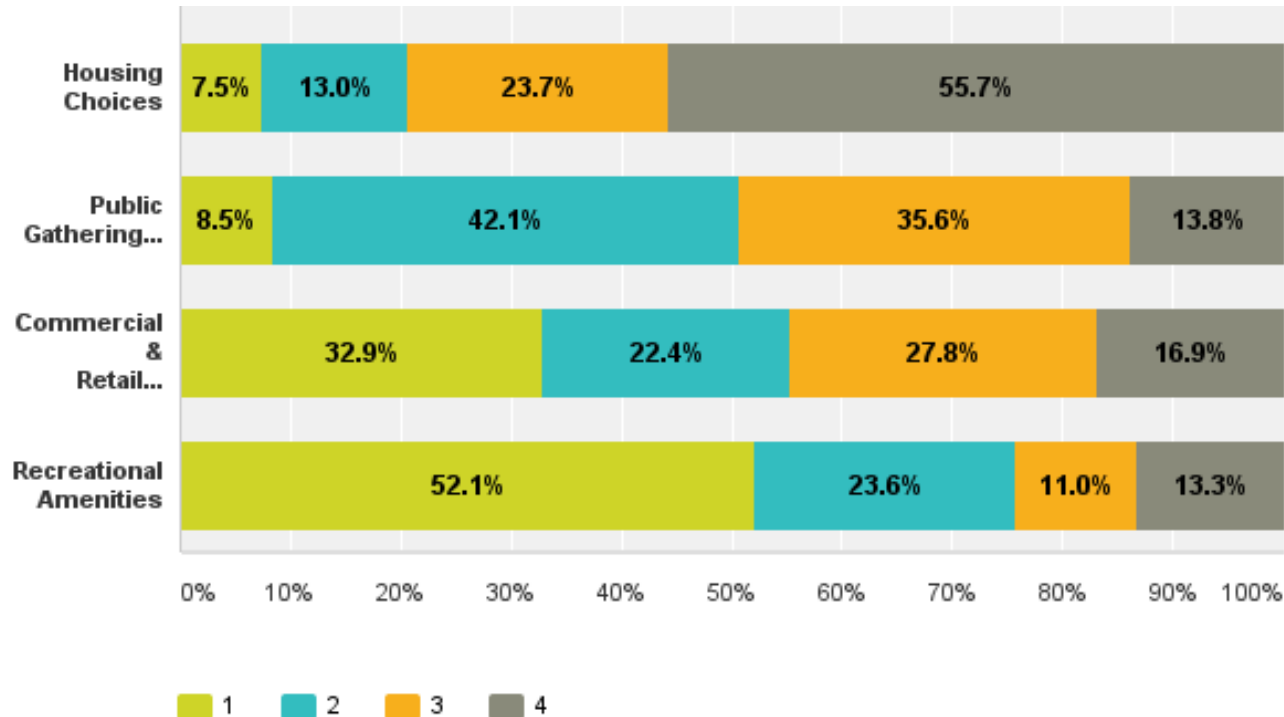
Q1: Which of the following describes your interests in the subject property? (select all that apply)



Q2: Please describe your familiarity with the subject property prior to this survey.

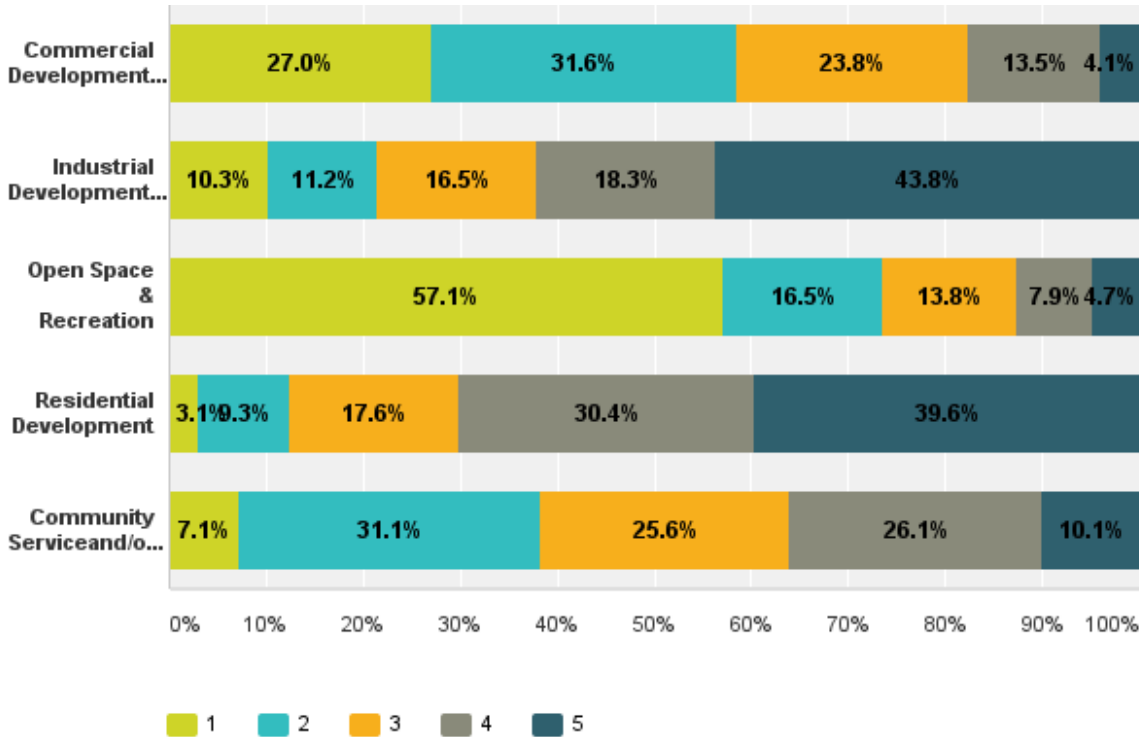


Q3: Please rank which of the following amenities or services you feel are most needed in Fruita? (1 is most needed, 4 is least needed)



Over Half of Respondents think Housing is LEAST Needed Amenity/Service in Fruita.

Q4: Please rank the types of uses that you think would be most appropriate for the lagoon properties.

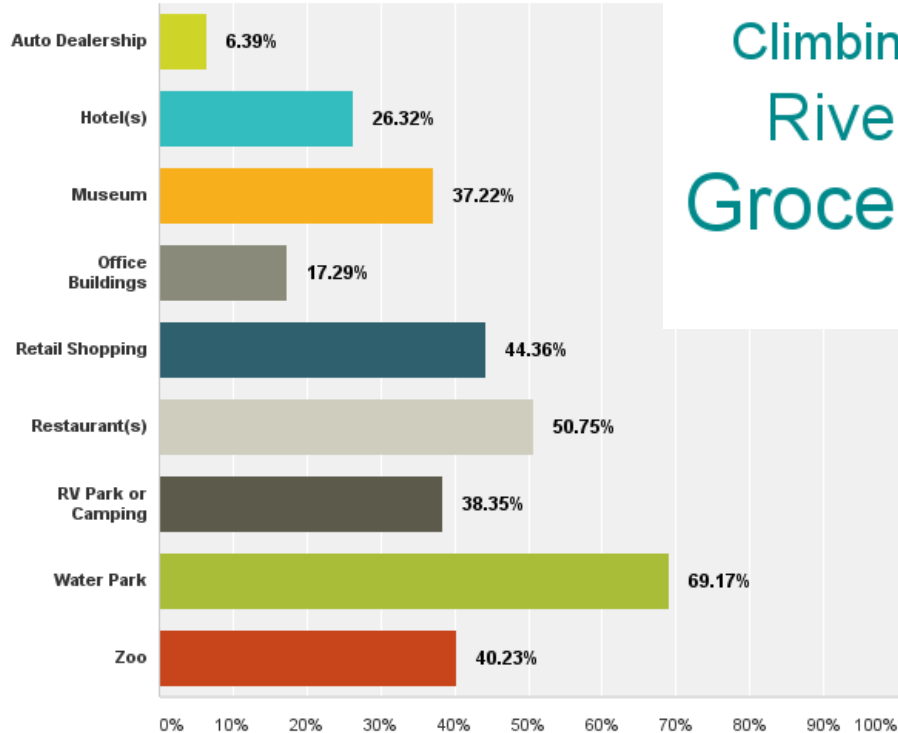


Commercial or
Open Space & Recreation

uses are most
desired.

Industrial
or Residential
uses are least
desired.

Q5: Which Commercial uses do you feel might be appropriate if the lagoon property were redeveloped?

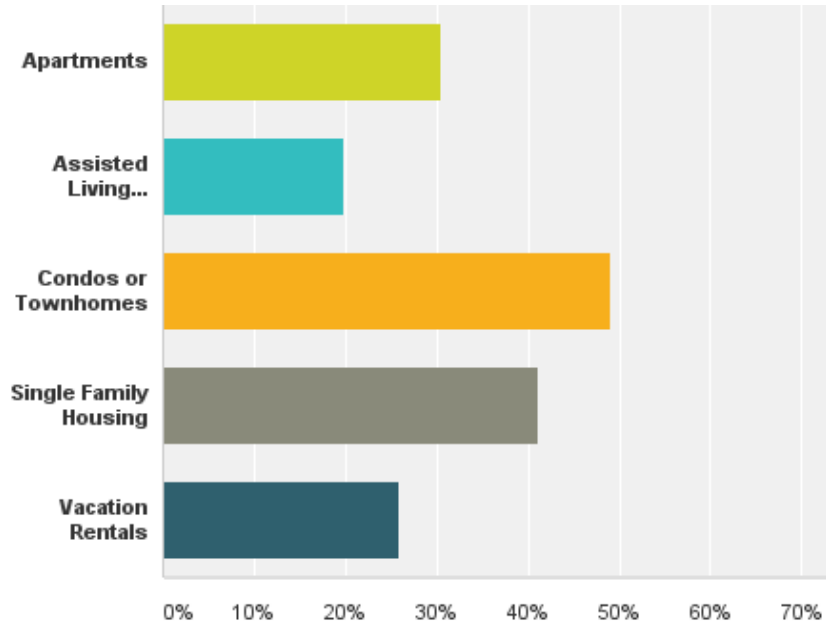


Climbing Walls Zoo Movie Theater Mixed
 River Supermarket Park Recreation
 Grocery Family Center Zip Activities Golf
 Retail Shopping

Comment Summary (48 Received)

- 16 Respondents suggested some type of Retail Anchor
- 8 Respondents suggested some type of Mixed Use

Q6: Which Residential Uses do you feel might be appropriate if the lagoon property were redeveloped?



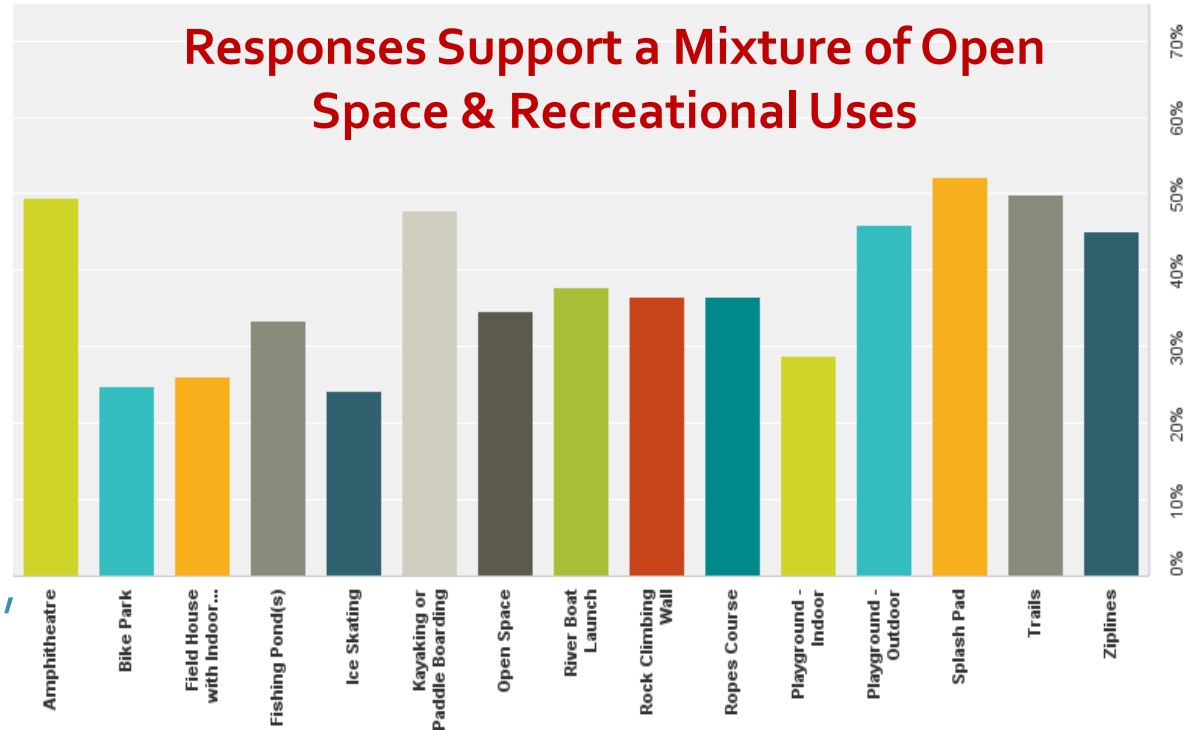
Question Summary (47 comments)

- 102 Respondents skipped question
- 38 Comments Received suggesting that Residential Not Appropriate
- 4 Comments suggest Residential in Mixed Use Development

Q7: Which types of Recreational amenities would you like to see developed at the lagoon property?

Comment Summary (39)

- Dog Park (7)
- Swim Beach (3)
- Nature Center
- Provide Shade (2)
- Public Lands
Information Area
- Recreational Amenities that compliment, and not compete with, State Park (2)
- Year-Round Amenities



Q8: Do you have any specific ideas on what you would like to see developed at the lagoon property that was not included in your previous responses?

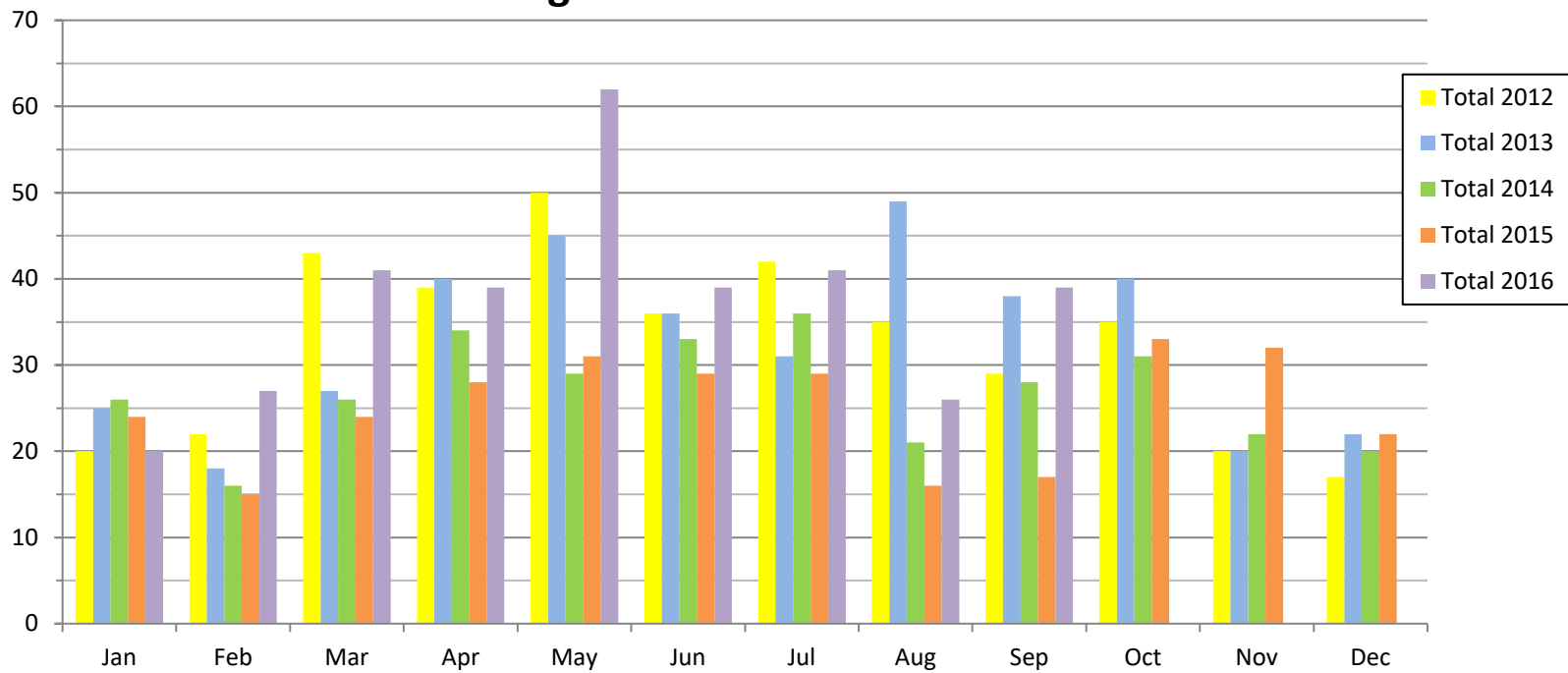
Similar Facility River Front Big Open Space
Industry Splash Pad Natural Nice Museum
Fruita Little Salt Wash Park Commercial
Family Boat Launch Businesses Homeless
Mixed Mall Outdoor Recreation Love Place

MONTHLY DEVELOPMENT REPORT 2016

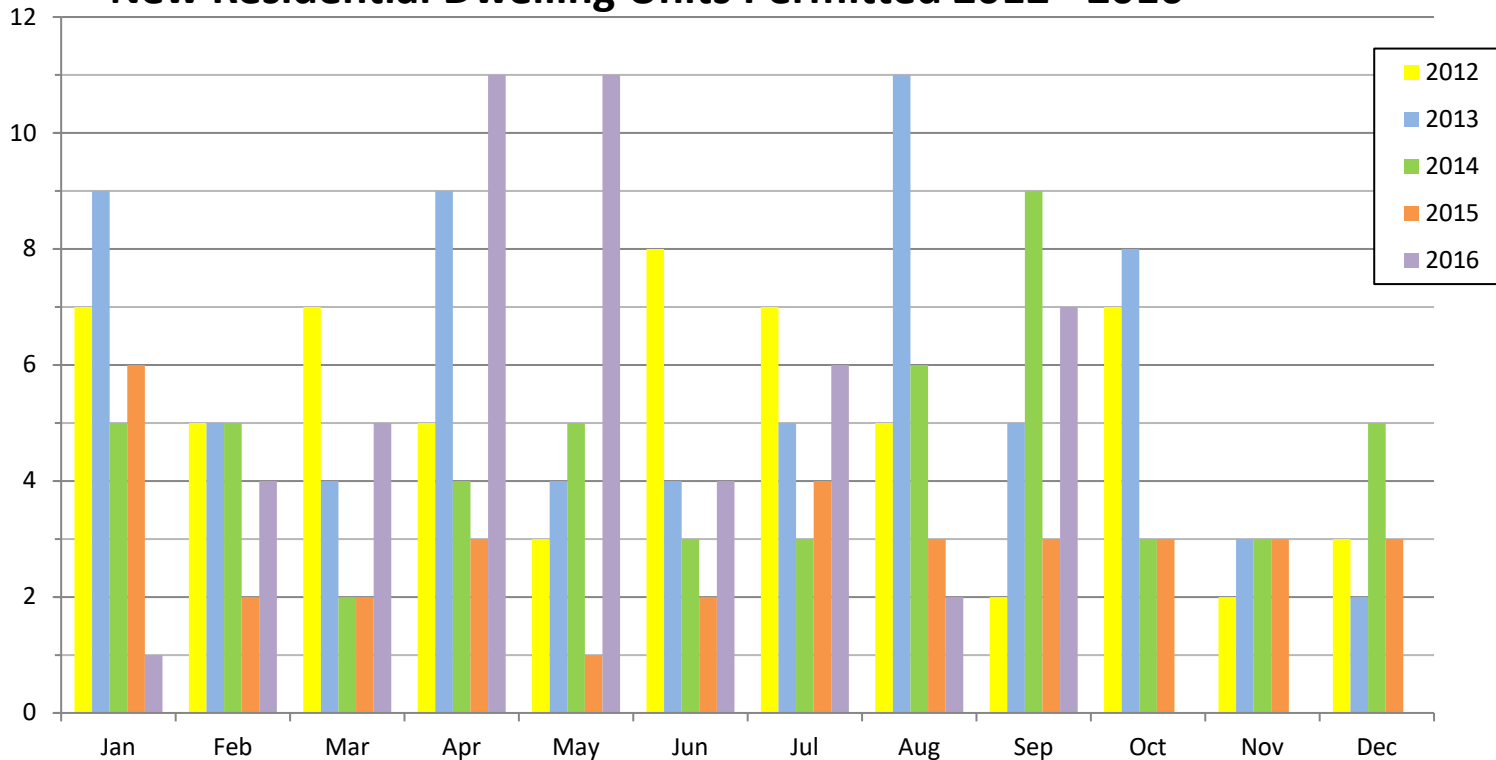
RESIDENTIAL D/U's PERMITTED AND TOTAL PERMITS ISSUED

| | Total 2010 | RES 2010 | Total 2011 | RES 2011 | Total 2012 | RES 2012 | Total 2013 | RES 2013 | Total 2014 | RES 2014 | Total 2015 | RES 2015 | Total 2016 | RES 2016 | RES AVER |
|-----|------------|-----------|------------|-----------|------------|-----------|------------|-----------|------------|-----------|------------|-----------|------------|-----------|-----------|
| Jan | 16 | 10 | 16 | 2 | 20 | 7 | 25 | 9 | 26 | 5 | 24 | 6 | 20 | 1 | 6 |
| Feb | 16 | 5 | 17 | 7 | 22 | 5 | 18 | 5 | 16 | 5 | 15 | 2 | 27 | 4 | 5 |
| Mar | 38 | 2 | 41 | 13 | 43 | 7 | 27 | 4 | 26 | 2 | 24 | 2 | 41 | 5 | 5 |
| Apr | 45 | 19 | 29 | 3 | 39 | 5 | 40 | 9 | 34 | 4 | 28 | 3 | 39 | 11 | 8 |
| May | 41 | 6 | 28 | 3 | 50 | 3 | 45 | 4 | 29 | 5 | 31 | 1 | 62 | 11 | 5 |
| Jun | 36 | 5 | 30 | 0 | 36 | 8 | 36 | 4 | 33 | 3 | 29 | 2 | 39 | 4 | 4 |
| Jul | 29 | 9 | 21 | 3 | 42 | 7 | 31 | 5 | 36 | 3 | 29 | 4 | 41 | 6 | 5 |
| Aug | 27 | 4 | 16 | 3 | 35 | 5 | 49 | 11 | 21 | 6 | 16 | 3 | 26 | 2 | 5 |
| Sep | 23 | 2 | 22 | 5 | 29 | 2 | 38 | 5 | 28 | 9 | 17 | 3 | 39 | 7 | 5 |
| Oct | 33 | 5 | 35 | 6 | 35 | 7 | 40 | 8 | 31 | 3 | 33 | 3 | | | 5 |
| Nov | 26 | 4 | 22 | 1 | 20 | 2 | 20 | 3 | 22 | 3 | 32 | 3 | | | 2 |
| Dec | 19 | 3 | 17 | 0 | 17 | 3 | 22 | 2 | 20 | 5 | 22 | 3 | | | 2 |
| | 349 | 74 | 294 | 46 | 388 | 61 | 391 | 69 | 322 | 53 | 300 | 35 | 334 | 51 | 56 |

Total Planning Clearances Issued 2012 - 2016



New Residential Dwelling Units Permitted 2012 - 2016



Break Down of other Development Permits Issued 2016

| | Fence | Com | Remodel | Res Remodel | Upgrade | Roof | ge/C arpo | Addtn | Sign | Shed | Demo | Mobile | Porch/Patio | Misc. | Total |
|-------|-------|-----|---------|-------------|---------|------|-----------|-------|------|------|------|--------|-------------|-------|-------|
| Jan | 3 | 0 | 2 | 2 | 5 | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 4 | 20 |
| Feb | 1 | 0 | 2 | 2 | 7 | 2 | 0 | 0 | 3 | 2 | 0 | 0 | 1 | 7 | 27 |
| Mar | 11 | 0 | 1 | 3 | 5 | 3 | 1 | 1 | 3 | 6 | 0 | 0 | 1 | 6 | 41 |
| April | 10 | 1 | 0 | 0 | 4 | 2 | 0 | 1 | 2 | 3 | 0 | 1 | 0 | 15 | 39 |
| May | 6 | 0 | 3 | 3 | 6 | 15 | 0 | 0 | 4 | 5 | 0 | 0 | 3 | 17 | 62 |
| June | 6 | 0 | 2 | 1 | 9 | 3 | 0 | 1 | 3 | 2 | 1 | 0 | 1 | 10 | 39 |
| July | 10 | 0 | 2 | 2 | 3 | 4 | 0 | 0 | 3 | 2 | 2 | 0 | 2 | 11 | 41 |
| Aug | 5 | 0 | 0 | 0 | 6 | 5 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 6 | 26 |
| Sept | 6 | 1 | 1 | 1 | 7 | 4 | 0 | 1 | 0 | 3 | 0 | 1 | 2 | 12 | 39 |
| Oct | | | | | | | | | | | | | | | 0 |
| Nov | | | | | | | | | | | | | | | 0 |
| Dec | | | | | | | | | | | | | | | 0 |
| YTD | 58 | 2 | 13 | 14 | 52 | 39 | 2 | 4 | 22 | 25 | 3 | 2 | 6 | 88 | 334 |

Break Down of New Code Enforcement Issues 2016

| | Weeds | Trash | Junk Vehicles | Permits | Business | Snow | Obstructions | Trailer | Signs | Tires | Trees | Appliances | Other | Total |
|-------|-------|-------|---------------|---------|----------|------|--------------|---------|-------|-------|-------|------------|-------|-------|
| Jan | 0 | 0 | 0 | 0 | 7 | 12 | 0 | 1 | 1 | 0 | 0 | 0 | 2 | 23 |
| Feb | 2 | 0 | 0 | 2 | 0 | 6 | 0 | 0 | 0 | 0 | 1 | 0 | 3 | 14 |
| Mar | 1 | 2 | 1 | 1 | 2 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 3 | 12 |
| April | 1 | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 3 | 9 |
| May | 10 | 4 | 2 | 0 | 1 | 0 | 1 | 2 | 3 | 0 | 2 | 0 | 3 | 28 |
| June | 20 | 3 | 0 | 1 | 1 | 0 | 1 | 2 | 2 | 0 | 5 | 0 | 3 | 38 |
| July | 13 | 1 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 4 | 0 | 0 | 21 |
| Aug | 25 | 4 | 0 | 0 | 0 | 0 | 5 | 1 | 1 | 1 | 2 | 0 | 2 | 41 |
| Sept | 7 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 11 | 0 | 2 | 27 |
| Oct | | | | | | | | | | | | | | 0 |
| Nov | | | | | | | | | | | | | | 0 |
| Dec | | | | | | | | | | | | | | 0 |
| YTD | 79 | 20 | 4 | 5 | 13 | 18 | 8 | 8 | 10 | 1 | 26 | 0 | 21 | 213 |

Breakdown of New Code Enforcement Issues 2016

