

Fruita Planning Commission

Tuesday, November 8, 2016

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE

Doug Van Etten led the Pledge of Allegiance.

C. AMENDMENTS TO THE AGENDA

Dahna Raugh proposed that the hearing item (Mineral House) be moved from a hearing item and put on consent. She believes that all issues have been resolved, the applicants are here but no one from the neighborhood is in attendance.

Keith Schaefer made a motion to move the hearing item to consent, amending the agenda.

Richard Hocter seconded.

5-0 yes votes.

D. APPROVAL OF THE AGENDA

E. WITHDRAWN ITEMS

None.

F. CONTINUED ITEMS

None.

G. CONSENT ITEMS

Doug Van Etten read the consent item as follows:

Application #:	2016-17
Application Name:	Mineral House
Application Type:	Conditional Use Permit
Property Owner:	Danny Gene Mitchell Jr.
Representative:	Danny Gene Mitchell Jr.
Location:	626 Mineral Court
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.

Keith Schaefer made a motion to approve the consent agenda.

Whitney Rink seconded.

5-0 yes votes. Motion passes.

APPROVAL OF MINUTES

There were no minutes to approve for this meeting. The Planning Commission met on October 11, 2016 to discuss the Lagoon Property concept ideas with the Public Works Director, Ken Haley, and to have Planning Commissioner training with the City Manager, Mike Bennett. The Lagoon property ideas were brought to the Planning Commission for input and Mike Bennett went over city goals and the direction the city is going.

H. HEARING ITEMS

None.

I. COMMUNITY DEVELOPMENT ACTIVITY REPORT

None

J. VISITORS AND GUESTS

Keith Schaefer suggested that we think about changing the definition of Bed and Breakfast and Vacation Rental by Owner. He feels that it could be confusing to applicants.

Adjournment at 7:15pm

Respectfully submitted,

Henry Hemphill
City of Fruita Planning Technician