

**FRUITA CITY COUNCIL
SPECIAL WORKSHOP
MARCH 1, 2022
7:45 P.M.**

CALL TO ORDER

The workshop of the Fruita City Council was called to order at 7:45 p.m. by Mayor Joel Kincaid. City Council members present were Karen Leonhart, Kyle Harvey, Ken Kreie, Heather O'Brien and Matthew Breman. Councilor Lori Buck was excused absent.

City staff present were City Manager Mike Bennett, Assistant to the City Manager Shannon Vassen, City Clerk/Finance Director Margaret Sell, Deputy City Clerk Deb Woods, Planning and Development Director Dan Caris, City Engineer Sam Atkins and City Attorney Mary Elizabeth Geiger (appearing virtually as to Item 2 only).

AGENDA ITEMS

1. RAPTOR CROSSING RV PARK CONCEPT PLAN (7:45 – 8:30 PM)

City Planner Henry Hemphill reviewed the Raptor Crossing RV Concept Plan, which is a proposed Planned Unit Development (PUD) consisting of a community of 39 residential recreational vehicle (RV) lots for large "Motor Coaches" on a property currently zoned General Commercial that is located between the Western Colorado Truck Center/Volvo and the City's retired sewer lagoons. Staff believes the project would require a PUD due to its uniqueness. The Fruita Planning Commission discussed the application at a workshop on February 8, 2022 and expressed overall support for the project.

With the recent amendments to the Land Use Code, the process for reviewing a Concept Plan was modified to discuss the project in a workshop setting instead of a public hearing. This would allow open dialog between the applicant, Staff, the Planning Commission, and City Council. All comments and feedback in the work session are non-binding and are intended to provide overall direction to an applicant.

Based on the submittal documents and direction received, Mr. Hemphill stated that staff supports the continuation of the application process to Preliminary PUD Plan if the applicant can adequately address the concerns and issues identified in the review comments and Staff Report. Items of primary concern at this time that need to be addressed include access, lot size, and uses.

Ted Ciavonne with Kaart Planning (formerly Ciavonne, Roberts & Assoc.) appeared virtually at the meeting as the applicant's representative. He provided a Powerpoint presentation that included photos of other existing luxury RV Parks from around the country and a Concept Plan of the long linear parcel that illustrated park-like common areas and other amenities such as a potential clubhouse. Mr. Ciavonne pointed out that the community would be governed by a Homeowners' Association that would have covenants to ensure the individual lots would conform to higher "luxury" standards.

Planning and Development Director Dan Caris noted that planning staff only did a cursory zoning review of the Concept Plan and there were some details that would need to be addressed such as a secondary access.

There was consensus among the Council members that they would like to see the application move forward and Mr. Ciavonne said he anticipated being able to do so within the next two months.

2. COLORADO HOUSING FINANCE AUTHORITY (CHFA) – REQUEST FOR COMMENTS (8:30 – 9:00 PM)

City Manager Mike Bennett began the discussion by stating that staff had received two questionnaires from the Colorado Housing and Finance Authority (CHFA) concerning two development projects (“Fruita Mews” and “Residences at Fruita”) that are seeking Low Income Housing Tax Credits (LIHTC). Staff noted that the questions focus on whether the proposed projects are consistent with the development and preservation of the housing plan in Fruita. Staff had finally received a copy of the Fruita Mews application to CHFA and a copy of the Residences at Fruita application to CHFA and summarized the applications to the City Council. Discussion continued about the current status of the Fruita housing plan and how to address the answers to the questionnaires.

Staff (including City Attorney Mary Elizabeth Geiger) discussed with the Council members how there was information that the applicant for the “Fruita Mews” project had included in its CHFA application that was either not presented or accurately presented at the February 1, 2022 public hearing.

The Council directed City Attorney Mary Elizabeth Geiger to reach out to the applicant’s attorney as well as work with staff to draft answers to the CHFA surveys for Council to review at the next regular Council meeting of March 15, 2022.

3. OTHER

City Manager Mike Bennett reviewed a request from Colorado Mesa University for a letter of support from the City Council for seeking funding for upgrading Robinson Theatre and the Council directed staff to draft the letter for consideration at an upcoming Council meeting.

Mr. Bennett also provided updates the Bureau of Land Management’s purchase of the boat ramp and how the BLM is working in good faith with the seller for access and how the Colorado National Monument is working with Mesa County on efforts to retain the parking lot at Question Mark Hill.

4. ADJOURN

With no further business before the Council, the Mayor adjourned the meeting at 9:41 p.m.

Respectfully submitted,

Debra Woods
Deputy City Clerk