

**FRUITA CITY COUNCIL
WORKSHOP
JANUARY 24, 2023
6:30 P.M.**

CALL TO ORDER AND ROLL CALL

The workshop of the Fruita City Council was called to order at 6:30 p.m. by Mayor Kincaid. City Council members present were Mayor Pro Tem Matthew Breman, and City Councilors Jeannine Purser, James Williams, Ken Kreie and Aaron Hancey (Councilor Hancey arrived at 7:20 p.m.). Councilor Amy Miller was excused absent.

City Staff present were City Manager Mike Bennett, Assistant City Manager Shannon Vassen, Deputy City Clerk/Finance Director Margaret Sell, Deputy City Clerk Deb Woods, Parks and Recreation Director Marc Mancuso, City Planner Henry Hemphill and Planning and Development Director Dan Caris.

Also in attendance were members of the Fruita Planning Commission and Carrie McCool with McCool Development Solutions, LLC.

AGENDA ITEMS

1. DISCUSSION ON POST IMPACT FEE IMPLEMENTATION

City Clerk/Finance Director Margaret Sell reviewed staff's recommendation for implementation of an increase in the Parks, Open Space and Trails (POST) development impact fee for new construction based on a POST Impact Fee Study conducted by TischlerBise, Inc.

The study provides the necessary analysis and documentation to support an increase in the POST impact fee up to a maximum of the following amounts:

Current POST Impact Fee: \$1,860 per dwelling unit (in effect for over 10 years)

Proposed Maximum Supportable Fee:

Single-family Residential	\$3,179 per dwelling unit
Multi-family Residential*	\$2,154 per dwelling unit

**The difference in the proposed fee is based on the assumption that single-family residential has 2.42 persons per housing unit and multi-family residential has 1.64 persons per housing unit.*

Staff is proposing that the fee be implemented in two stages for single-family residences and one stage for multi-family residences.

City Manager Mike Bennett reviewed the history of the Council's previous discussions and a presentation from the City's hired consultant TischlerBise, Inc. Mrs. Sell requested feedback from the Council, noting that they could make any adjustments to the proposed fee increases that they preferred.

The Council noted that although the increases were high, they were something that haven't been updated in a considerable number of years. They reached a consensus to move forward with the fee increases as proposed by staff.

2. RESIDENCES AT FRUITA – CONCEPT PLAN

STAFF PRESENTATION:

City Planner Henry Hemphill provided a PowerPoint presentation of the Concept Plan for Residences at Fruita, a Planned Unit Development (PUD) proposal for a multi-family development on approximately 5.07 acres located directly west of the La Quinta Inn and northeast of the James M. Robb – Colorado River State Park. A Concept Plan for a PUD is optional in Fruita, but was submitted by the applicant's representative, McCool Development Solutions, in order to obtain general, non-binding feedback from the City Council, Planning Commission and City staff.

Mayor Kincaid explained that this was a new process that resulted from recent amendments to the Fruita Land Use Code whereby the process for reviewing a Concept Plan is done in a workshop setting instead of a public hearing at regular meeting of the Planning Commission and City Council.

Mr. Hemphill's presentation included a zoning map, aerial photo and several street-level photos of the property, an outline of the Concept Plan process for a PUD, list of Land Use Code requirements and a listing of the next steps that will include:

- Preliminary PUD Plan submission within 180 days
- Pre-Application meeting
- Outside agency review and legal notice
- Planning Commission public hearing (recommending body to the City Council)
- City Council public hearing (decision of approval or denial on the application)
- Zoning Ordinance

APPLICANT PRESENTATION:

Carrie McCool with McCool Development Solutions, LLC (the applicant's representative) also provided a PowerPoint presentation that included:

- An overview of their client, developer TWG Development, LLC
- A Concept Plan illustration showing two planning areas
- PUD parameters concerning density and building heights, parking, and public benefit,
- Examples of how the project aligns with the City's Comprehensive Plan
- Photos of other completed projects as examples of architecture that may be used for the Residences at Fruita

Ms. McCool noted that the developer was also proposing a childcare center as a public benefit in the form of land dedication or a cash payment in lieu of dedicating land. She requested feedback from the City Council.

Councilor Aaron Hancey arrived at 7:20 p.m.

STAFF, APPLICANT, PLANNING COMMISSOIN AND CITY COUNTY DISCUSSION:

Discussions were held concerning the following:

- Council's preference of the public benefit being childcare versus parks and trails since parks and trails already have several revenue sources
- Staff will research childcare land dedication versus cash in lieu to determine which is a better benefit to the community
- Parking was a concern to the Council: applicant will submit a Parking Study
- Keeping the architecture in line with geologic features such as the Bookcliffs, Colorado National Monument and the desert
- The beauty of the State Patrol building
- The pricing of the multi-family housing is proposed at market rate
- Applicant will work with staff on further details and specific pricing for dwelling units
- There did not appear to be a concern about density as Fruita is in a housing crisis

3. OTHER**PROCLAMATION REQUEST: COUNTERING ANTISEMITISM**

Councilor Breman provided hate crime statistics. The Council was in support of issuing a Proclamation titled, "Affirming a Commitment to Countering Antisemitism" at the next regular meeting of the City Council (February 7, 2023) and Councilor Breman said he could find some people who would attend and accept the Proclamation.

He noted that the League of Women Voters was taking the lead on an article that will be published in the Daily Sentinel on February 5th concerning antisemitism and asked for the Council's permission to include their names and titles in the piece, which he received.

CITY MANAGER UPDATES:

- Reminder of the Municipalities (Multi-Jurisdictional) Dinner next Tuesday. Councilor Kreie will be unable to attend.
- The Church of Jesus Christ of Latter-Day Saints submitted plans the previous Friday and they are out to the review agencies. The new church will be at the same location as the old one that burned down.
- Staff will be sending out a Press Release about the City's new Building Department, which will "go live" beginning on February 20, 2023.
- The Fruita Mews and Car Barn projects pulled their building permits from Mesa County to submit them to the City's new Building Division.
- Staff has been getting good feedback on the new Building Department.
- Vectra Bank will host a mixer in the second or third week of February for the Homebuilders Association and industry members. Fruita City Council will be invited to attend.

CITY COUNCIL DISCUSSION:

- Councilor Purser asked about when it is appropriate for Council members to respond to emails sent to them by the public. There was discussion about the importance of making clear any

personal opinions versus opinions of the entire Council and to not “reply all,” which constitutes a meeting of the City Council that must be noticed to the public 24 hours prior. Mr. Bennett stated that it was best for City Council members to respond to those emails that they would be discussing with the rest of the Council at a later date. He also recommended that the Council refer matters to staff if the Council does not have enough information to respond.

- Councilor Purser also mentioned that enrollment in public schools is declining across the state, including in School District #51, who has decided to adopt school consolidation as a strategy for relieving staffing and safety issues. District 51’s contracted demographer will present recommendations for school consolidations at the Board of Education meeting scheduled for Tuesday, February 21. Mike noted that he would be meeting with Brian Hill with the District and ask if they want to give the Council an update. Matthew stated that he is in support of School District #51.

4. ADJOURN

With no further business before the Council, Mayor Kincaid adjourned the meeting at 9:40 p.m.

Respectfully submitted,

Deb Woods
Deputy City Clerk