

**Planning Commission Workshop**

**February 8, 2022**

**6:00 PM**

**CALL TO ORDER**

The workshop of the City of Fruita Planning Commission was called to order at 6:04 pm by Commissioner Chair Justin Gollob. Planning Commissioners Justin Gollob, Aaron Hancey, Jesse Fabula, Heather O'Brien, and JP Nisley were present. Planning Commissioner Mel Mulder was absent at the beginning of the meeting but arrived at 6:32 pm.

City Staff present was Planning and Development Director Dan Caris and Planning Technician Kelli McLean.

Mr. Ted Ciavonne from Kaart Planning was also present.

**AGENDA ITEMS**

Discussion of Application #2021-40 – Raptor Crossing RV Park – Concept Plan.

**DISCUSSION**

Dan Caris discussed the new Concept Plan workshop procedure and purpose. He added that the applicant was seeking a recommendation from the Planning Commission to either proceed or not proceed with the project.

Mr. Ciavonne thanked the Planning Commission and gave a presentation. Mr. Ciavonne showed images and gave examples of other Motor Coach parks around the country which included parks in Moab Utah, Polson Montana, Naples Florida, Silver Palms Florida, and California.

There was discussion about sales of pad sites versus lots, CC&Rs, and using this property as a transitional property from the Commercial (C-2) zone to the Lagoon property.

Mr. Ciavonne stated that the Motor Coach Park would be restricted to class A motor coaches and have a specific age requirement.

Other topics that were discussed included:

- sewer and utilities
- traffic and movement
- permanent and temporary living
- short-term, long-term renting and lot trades
- lot upkeep and HOA maintenance
- infrastructure
- Zoning and land entitlements
- Neighbor outreach

The issues discussed were lot sizes, road length, ownership, other adjustments, property valuation, onsite storage, any potential adverse effects on the neighboring properties, fire requirements, ingress/egress points and the possibility of an unfinished final product.

Mr. Ciavonne felt that their concerns could be addressed.

Mr. Caris recommended getting some PUD Guide examples and sample CC&Rs for the next steps.

The Planning Commission provided direction to the applicant if this proposal moves forward to a PUD Preliminary Plan.

**Adjournment 7:33 pm**

Respectfully submitted,

Kelli McLean

Planning Technician, City of Fruita