



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: January 21, 2025

AGENDA TEXT: ORDINANCE 2025-04 - Second Reading - Authorizing the City Manager to execute an agreement with 2 Forks Ventures, Inc. for the sale of real property located at 879 Raptor Road, Fruita, CO (commonly known as “The Launch”) and authorizing the conveyance thereof upon completion of a minor subdivision to create a legal lot

BACKGROUND

The City of Fruita owns approximately 41.59 acres of land at 879 Raptor Road, known as the "Launch." The City has entered into a Development Agreement with 2 Forks Ventures, Inc. ("2 Forks") for the development of the site, including its sale to 2 Forks. In accordance with the Fruita City Charter, the City Council must approve the lease or transfer of City property via ordinance. The City will seek approval for a Minor Subdivision to legally transfer the property to 2 Forks. This ordinance authorizes the Interim City Manager or City Manager to execute a purchase and sale agreement with 2 Forks, with the transfer contingent upon the subdivision approval and creation of a legal parcel.

The 1st reading of this Ordinance took place on December 17, 2024, at which point legal notice for the publication of public hearing occurred, advertising a public hearing on this item for January 21, 2025.

FISCAL IMPACT

Any financial obligation which the City determines to undertake will be subject to prior appropriation by the City Council.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

The City of Fruita is focused on actions that positively influence the quality of place, economic health, and lifestyle of the community. These outcomes are built upon a base of providing quality core services that are expected by the City’s residents, businesses, and visitors.

The 2020 Fruita in Motion: Comprehensive Plan establishes the Innovation/Flexibility Zone as the future land use classification for the Launch or previously referred to as the “Lagoon” property. The Launch parcels are currently zoned Community Services Recreation, (“CSR”) and possess proximity to both downtown and commercial areas. It has a recently completed paved trail that runs through it, connecting the downtown area and nearby neighborhoods to the Colorado River and recreation opportunities on the

south side of the highway. The area still has many barriers to development such as limited road access. It will likely take a large master development to overcome the cost of these barriers. Live/workspace and light manufacturing/retail co-spaces are some of the ideas imagined for this area, with ample access to the Colorado River. Innovative multifamily residential could also be appropriate here. This area could be considered for multiple types of underlying zoning to give it maximum flexibility for development.

OPTIONS AVAILABLE TO THE COUNCIL

1. Adopt Ordinance 2025-04, an Ordinance authorizing the Interim City/City Manager to execute an agreement with 2 Forks Ventures, Inc. for the sale of 879 Raptor Road, Fruita, Colorado (commonly known as “The Launch”) and authorizing the conveyance thereof upon the completion of a Minor Subdivision to create a legal lot for publication of public hearing on January 21, 2025.
2. Direct Staff to provide more information regarding the proposed Ordinance and adopt Ordinance 2025-04 with additions authorizing the Interim City/City Manager to execute an agreement with 2 Forks Ventures, Inc. for the sale of 879 Raptor Road, Fruita, Colorado (commonly known as “The Launch”) and authorizing the conveyance thereof upon the completion of a Minor Subdivision to create a legal lot.

RECOMMENDATION

Staff recommends that the Council move to:

- **ADOPT ORDINANCE 2025-04 - SECOND READING - AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH 2 FORKS VENTURES, INC. FOR THE SALE OF REAL PROPERTY LOCATED AT 879 RAPTOR ROAD, FRUITA, CO (COMMONLY KNOWN AS “THE LAUNCH”) AND AUTHORIZING THE CONVEYANCE THEREOF UPON COMPLETION OF A MINOR SUBDIVISION TO CREATE A LEGAL LOT.**