



FRUITA

COLORADO

AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR
FROM: PLANNING & DEVELOPMENT DEPARTMENT
DATE: AUGUST 3, 2021
RE: RED CLIFFS III – PRELIMINARY PUD PLAN.

BACKGROUND

This is a request for approval of an 8-lot subdivision within a Planned Unit Development (PUD) zone. In addition to the 8-lot subdivision, the applicant is proposing to include a PUD Guide for this application. The PUD Guide will serve as the zoning regulations for the 8-lot subdivision.

This is a subdivision of Lot B of the Red Cliffs Subdivision Plat recorded in 1981. The Red Cliffs Subdivision is zoned Planned Unit Development; however, Lot B was excluded from any version of the zoning requirements (PUD Guide) for the rest of the subdivision. Additionally, the Red Cliffs Subdivision included Lot A as well, and in 2001 Lot A was subdivided to what is known as the Little Red Cliffs Subdivision. The property owner is looking to subdivide Lot B in a similar manner.

The proposed subdivision includes a common parking area with 22 parking spaces and landscaping buffers around the subject property.

Planned Unit Developments allow for modification of the normal use, density, size or other zoning restrictions for the development which would otherwise be standard with other zone districts. The Preliminary PUD Plan submittal is meant to provide a technical review of the application with regards to the Land Use Code, Engineering Design Standards, and Comprehensive Plan. Review comments are provided with the Staff Report, staff is recommending that the applicant respond to comments prior to the PUD zoning application being processed in accordance with the Land Use Code. This is to ensure the property is zoned accordingly and responses to comments are fully addressed.

At their July 13, 2021 public hearing, the Planning Commission recommended approval of this application with conditions to the City Council by a vote of 5-0. No public comments were received during this meeting.

FISCAL IMPACT

This Preliminary PUD Plan is a technical review of the subdivision. At this point, no fiscal impact

is generated. If the subdivision is to proceed to construction, the fiscal impact would take place when the city takes over maintenance of the sewer and streets. Based on the submittal, most of maintenance of the utilities and on-site improvements over time will be the responsibility of the homeowners or the homeowners association.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

This Preliminary PUD Plan meets a number of the goals and policies set forth in the Fruita In Motion: Plan Like a Local Comprehensive Plan (the City's Master Plan). Specific details related to the Comprehensive Plan are contained in the Staff Report.

OPTIONS AVAILABLE TO THE COUNCIL:

1. Approve the proposed Red Cliffs III Preliminary PUD Plan.
2. Approve the proposed Red Cliffs III Preliminary PUD Plan with conditions.
3. Deny the proposed Red Cliffs III Preliminary PUD Plan.

RECOMMENDATION:

It is the recommendation of staff that the Council by motion:

APPROVE THE PROPOSED RED CLIFFS III PRELIMINARY PUD PLAN WITH THE CONDITION THAT ALL REVIEW COMMENTS AND ISSUES IDENTIFIED BE ADEQUATELY RESOLVED WITH THE FINAL PLAT APPLICATION.



**PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT
JULY 13, 2021**

Application #	2021-19
Application Name	Red Cliffs III
Application Type	Preliminary PUD Plan
Location	280 Clements Way
Current Zone	Planned Unit Development (PUD)
Request	This is a request for approval of a Preliminary PUD Plan for 8 single family lots on approximately 1.18 acres.

PROJECT DESCRIPTION:

This is a request for approval of an 8-lot subdivision within a Planned Unit Development (PUD) zone. In addition to the 8-lot subdivision, the applicant is proposing to include a PUD Guide for this application. The PUD Guide will serve as the zoning regulations for the 8-lot subdivision.

This is a subdivision of Lot B of the Red Cliffs Subdivision Plat recorded in 1981. The Red Cliffs Subdivision is zoned Planned Unit Development; however, Lot B was excluded from any version of the zoning requirements (PUD Guide) for the rest of the subdivision. Additionally, the Red Cliffs Subdivision included Lot A as well, and in 2001 Lot A was subdivided to what is known as the Little Red Cliffs Subdivision. The property owner is looking to subdivide Lot B in a similar manner.

The proposed subdivision includes a common parking area with 22 parking spaces and landscaping buffers around the subject property.

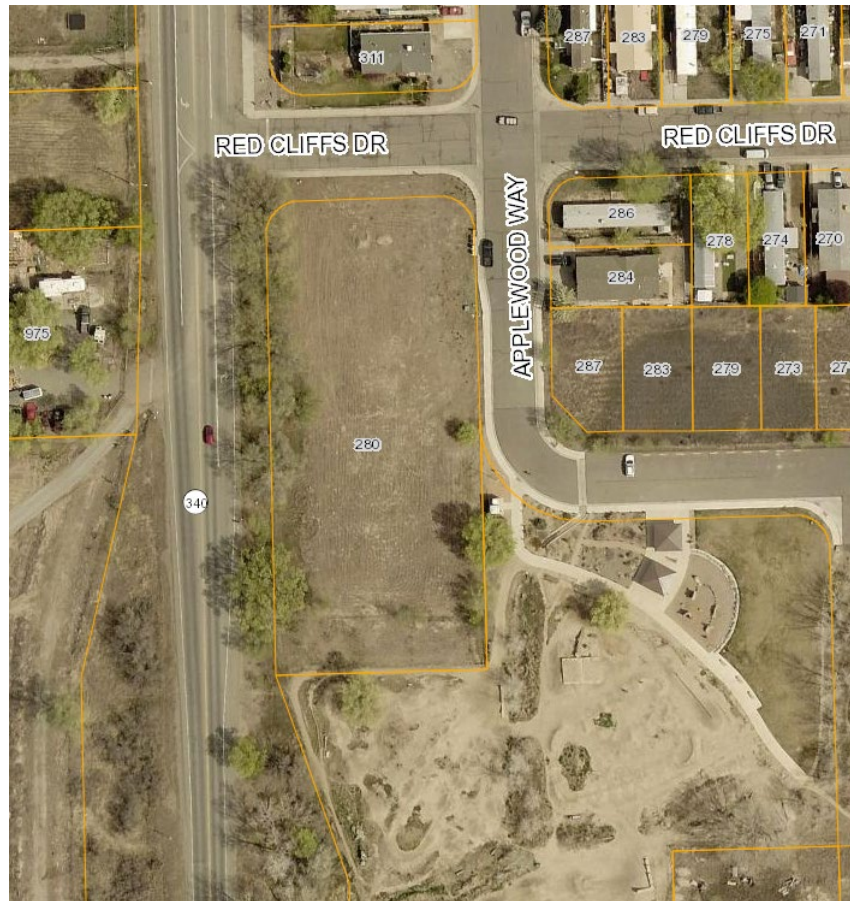
Planned Unit Developments allow for modification of the normal use, density, size or other zoning restrictions for the development which would otherwise be standard with other zone districts. The Preliminary PUD Plan submittal is meant to provide a technical review of the application with regards to the Land Use Code, Engineering Design Standards, and Comprehensive Plan. Review comments are provided with the Staff Report, staff is recommending that the applicant respond to comments prior to the PUD zoning application being processed in accordance with the Land Use Code. This is to ensure the property is zoned accordingly and responses to comments are fully addressed.

SURROUNDING LAND USES AND ZONING:

The property is surrounded by single family detached residential land uses, the Fruita Bike Park, and Highway 340 directly to the west. Unincorporated Mesa County zoning located south and west, Commercial 2 (C-2) zoning to the north, and Planned Unit Development zoning to the north, east and south. See zoning map below.



2020 AERIAL PHOTO



REVIEW OF THE APPLICABLE SECTIONS WITHIN THE LAND USE CODE AND THE MASTER PLAN (FRUITA IN MOTION: PLAN LIKE A LOCAL COMPREHENSIVE PLAN):

LAND USE CODE:

17.17.030 CRITERIA FOR REVIEW AND DECISIONS. Recommendations of the Planning Commission to the City Council and decisions by the City Council concerning a proposed Planned Unit Development shall be based upon the following criteria. In no case shall the approval of a Planned Unit Development vary from the health and safety requirements contained in Title 8, requirements concerning public peace, morals and welfare contained in Title 9, requirements concerning public improvements contained in Title 12, requirements concerning water and wastewater service contained in Title 13, or the requirements of the city's building codes as set forth in Title 15 of the Municipal Code.

The following approval criteria shall be considered by the Planning Commission and City Council in its review of a proposed Planned Unit Development and no Planned Unit Development shall be approved unless the Council is satisfied that each of these approval criteria has been met, can be met or does not apply to the proposed Planned Unit Development:

1. Conformance to the Fruita Master Plan;

Recently the City of Fruita adopted the Fruita In Motion: Plan Like a Local Comprehensive Plan. The following is a review of how this proposed Preliminary PUD Plan relates to this plan.

The Fruita In Motion plan encourages Efficient Development as one of its plan themes. The Plan Themes section is found in Chapter 1 of the plan and states that, “The City of Fruita encourages infill over sprawl and development within the existing city limits and Urban Growth Boundary (UGB). Efficient development reduces the demand for infrastructure and city services, supports community connectivity, and encourages a thriving downtown core.” This proposed subdivision is and has been within the city limits for a number of years and is considered as being an infill type of development.

2. Consistency with the purposes as set out in Section 17.17.010, above;

Subsections A-H below are directly from Section 17.17.010 of the current Land Use Code.

A. More convenient location of residences, places of employment, and services in order to minimize the strain on transportation systems, to ease burdens of traffic on streets and highways, and to promote more efficient placement and utilization of utilities and public services;

Based on the application submitted and the fact that this is an infill development, this purpose has been met. Additionally, the lot layout in relation to the open space makes for efficient use of space. The application and the location of the development is proposing to utilize existing infrastructure which would not require an extension of city services beyond the existing city limits. However, from the density proposed, this project will place more pressure on existing roads as the subdivision gets built out over time.

B. To promote greater variety and innovation in residential design, resulting in adequate housing opportunities for individuals of varying income levels and greater variety and innovation in commercial and industrial design;

The application speaks to the types of dwelling units proposed to be constructed with this development, however, it is not clear if there are any aspects of the dwelling unit design that will be considered as innovative. Separately, Staff feels that housing compatibility with the existing Red Cliffs Subdivision should be preserved and continued with this

development. Although not expressly stated in the application, the proposed housing construction should result in housing opportunities for varying income levels. This is also supported with the idea that smaller building lots create smaller building footprints, creating housing opportunities that are similar to the surrounding subdivision area. No commercial types of development are proposed with this application. This criterion can be met.

C. To relate development of particular sites to the physiographic features of that site in order to encourage the preservation of its natural wildlife, vegetation, drainage, and scenic characteristics;

The subject property contains a 35-foot-wide gas easement on the west side. This side also contains some mature trees that should be kept alive, if possible, with this development. The PUD Guide has not addressed a height restriction on the dwelling units, Staff recommends that the height be limited in order to preserve any scenic characteristics that exist to the south. This criterion can be met.

D. To conserve and make available open space;

This subdivision is not proposing any public open space, however, the application is proposing a common parking area with increased landscaping. The landscaping proposed should add value to the neighborhood entrance from Highway 340 as well as providing space between Applewood Way and the proposed dwelling units in this application.

E. To provide greater flexibility for the achievement of these purposes than would otherwise be available under conventional zoning restrictions;

This application is unique in the fact that the Red Cliffs Subdivision was platted and zoned in 1981, however, the subject property (Lot B) does not appear in any of the zoning documents that apply to the rest of the subdivision. This also happened with the Little Red Cliffs Subdivision (2001), which was known as Lot A in the Red Cliffs Subdivision Plat. This is important to understand as the application is reviewed. In order to provide a fair review, any zoning restrictions would need to be accounted for with this subdivision. Since there are no known restrictions found by Staff or shown from the title policy submitted, the applicant has decided to implement a PUD Guide for the subject property.

The proposed PUD Guide provided with this application does intend to develop an 8-lot subdivision that should provide compatibility with the existing Red Cliffs neighborhood. Staff understands that development of this property into something other than residential uses could be incompatible with the surrounding areas. Additionally, the Fruita Master Plan supports residential uses in this area.

The PUD process is the direction this application must take in order to develop this property in a way to be compatible with the surrounding Red Cliffs Subdivision because

the conventional zoning standards could create an unusual residential land use scenario where a standard lot may not be compatible with the smaller lot sizes around the area.

Staff considers this criterion to be met.

F. To encourage a more efficient use of land and of public services, or private services in lieu thereof, and to reflect changes in the technology of land development so that resulting economies may inure to the benefit of those who need homes;

This Preliminary PUD Plan appears to make efficient use of the land as it is an infill project. The project narrative does not address the latter portion of this criteria resulting in more information needed from the applicant.

G. To conserve the value of land and to provide a procedure which relates the type, design, and layout of residential, commercial and industrial development to the particular site proposed to be developed, thereby encouraging the preservation of the site's natural characteristics, and;

Staff believes this criteria to be met at this time because of the type, design and layout of the residential lots on the subject property. The way the lots are laid out, the incorporation of a common parking area and the increased landscaping proposed, should preserve the neighborhood and natural characteristics of the site. Additionally, Staff is encouraging the applicant to keep any mature tree on the property during and after construction. This will preserve the largest natural feature on the site.

H. To encourage integrated planning in order to achieve the above purposes.

If the applicant can meet the above criteria without compromising all applicable sections of the Land Use Code and Municipal Code, then Staff believes this application can be consistent with Section 17.17.010 of the Fruita Land Use Code.

3. Conformance to the approval criteria for Subdivisions (Chapter 17.15) and/or Site Design Review (Chapter 17.13), as applicable; except where Adjustments to the standards of this Title are allowed, and;

Subsections 1-5 below are directly from Chapter 15 of the Current Land Use Code.

1. Conformance to the City of Fruita's Master Plan, Land Use Code, Design Criteria and Construction Specifications Manual and other city policies and regulations;

As stated previously in the Staff Report, this Preliminary PUD Plan application does appear to meet the Master Plan and Land Use Code. No review agency expressed any

major concerns with this application. All review comments have been attached with this Staff Report.

2. Compatibility with the area around the subject property in accordance with Section 17.07.080;

17.07. 080 LAND USE COMPATIBILITY CRITERIA.

The purpose of this Section is to provide a fair and consistent manner in which to consider compatibility within the overall context of the Fruita Master Plan, existing adjacent land uses, applicable zoning district requirements, and other city codes and regulations. Nothing in this Section shall prevent the City of Fruita from denying a land use application based on relevant Code requirements or taking enforcement action against a property owner where a nuisance or other Code violation occurs.

For all land uses, “compatibility” is provided when a proposed land use can coexist with other existing uses in the vicinity without one use having a disproportionate or severe impact on the other use(s). The city decision-making body may consider other uses existing and approved, and may consider all potential impacts relative to what customarily occurs in the applicable zone and those which are foreseeable, given the range of land uses allowed in the zone. The review authority may require conditions of approval to promote compatibility between uses.

As proposed, this application should be compatible with the surrounding neighborhood and with surrounding land uses. It should be noted that the PUD Guide calls out Short-Term Rentals as being allowed in accordance with the Land Use Code. Staff recommends that the PUD Guide call out an underlying zone of Community Residential to ensure that anything missed in the PUD Guide, gets covered by the Land Use Code.

3. Adequate provision of all required services and facilities (roads, bicycle and pedestrian facilities, parks, police protection, fire protection, domestic water, wastewater services, irrigation water, storm drainage facilities, etc.);

All required services and facilities appear to be available to the proposed subdivision. Responses to review comments will be necessary to fully meet this criterion.

4. Preservation of natural features and adequate environmental protection; and

As stated previously in the Staff Report, preservation of the sites mature trees are strongly encouraged as long as the trees are alive. Any dead tree should be removed in order to avoid any safety issues.

5. Ability to resolve all comments and recommendations from reviewers without a significant redesign of the proposed development.

Staff does not anticipate a major redesign of the subdivision based on anticipated responses to review comments.

4. Where the applicant proposes one or more Adjustments to the standards of this Title, consistency with the Adjustment criteria set forth in Section 17.11.020(B), is required.

During the course of reviewing this Preliminary PUD Plan, it does not appear that the applicants are requesting any adjustments.

In conclusion of this Preliminary PUD Plan review, it appears that the application meets or can meet all applicable review criteria that must be considered for approval of a Preliminary PUD Plan.

REVIEW COMMENTS:

All review comments are included with the Staff Report.

PUBLIC COMMENTS:

Written public comments have not been received and are included with the Staff Report.

LEGAL NOTICE:

All Legal Notice regarding this application was accomplished in accordance with Section 17.01.130 of the Fruita Land Use Code.

Paper – June 23, 2021 (20 days prior to Planning Commission)

Property – June 24, 2021 (19 days prior to Planning Commission)

Postcards – June 23, 2021 (20 days prior to Planning Commission)

NOTICE OF PUBLIC HEARING

The Fruita Planning Commission will hold a public hearing **Tuesday, July 13, 2021 at 6:00 p.m.** This meeting may be held in person subject to public health orders or by City Council direction. Details on how to access this meeting will be found at www.fruita.org. If the meeting is held in person, the virtual link will remain open for public participation. The following item will be presented at the public hearings. The Planning Commission will formulate a Recommendation, which will be forwarded to the Fruita City Council. If the item listed below is acted on by the Planning Commission, the Fruita City Council will hold a public hearing on this same item on **Tuesday, August 3, 2021 at 7:00 p.m.** Please check www.fruita.org for more details. If you have an interest on the item please call 858-0786 or come to the Planning & Development Department office located at 325 E. Aspen Avenue to review the information in the file. Your appearance at both hearings is encouraged to ensure your concerns are accurately represented or you can write a letter outlining your concerns and submit it to the Planning & Development Department.

Application #	2021-19
Application Name	Red Cliffs III
Application Type	Preliminary PUD Plan
Location	280 Clements Way
Current Zone:	Planned Unit Development (PUD)
Description	This is a request for approval of a Preliminary PUD Plan for an 8 single family lots on approximately 1.18 acres.

Physically disadvantaged persons who wish to obtain information or need assistance in attending the Public Hearing, may call (970) 858-0786, the hearing impaired may call Relay Colorado at 1-800-659-2656, or visit our website: www.fruita.org

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Red Cliff's III Preliminary PUD Plan application with the condition that all review comments and issues identified in the Staff Report be adequately resolved.

PLANNING COMMISSION HEARING DATE: July 13, 2021

CITY COUNCIL HEARING DATE: August 3, 2021



Application Type: Preliminary PUD Plan

Application Name: Red Cliffs 3

Application Number: 2021-19

Location: 280 Clements Way

Zone: PUD

- Pre-Application meeting: 8/13/2020
- Application submitted: 5/12/2021
- Letter of acceptance: 5/17/2021
- Application sent out for review: 5/17/2021
- Legal Notice –
 - Paper – 6/23/2021
 - Postcards – 6/23/2021
 - Sign – 6/24/2021
- Planning Commission: July 13, 2021
- City Council: August 3, 2021

Description:

This is a PUD subdivision of 8 lots over approximately 1.2 acres.

General:

1. The proposed pond needs to be in a Tract not located within Lot 8.
 - a. This Tract must be dedicated and maintained by the HOA.
 - b. This could be included in Tract A.
 - c. This Tract must be landscaped.
 - d. In order to avoid the public from using this space for recreational purposes, the applicant should consider fencing along the west and south edges.
2. Section 17.17 of the Land Use Code call out specific sections of the Municipal Code that cannot be deviated from. In no case shall the approval of a Planned Unit Development vary from the following sections:
 - Title 8 – Healthy and Safety
 - Title 9 – Public Peace, Morals and Welfare
 - Title 12 – Public Improvements
 - Title 13 – Water and Sewer
 - Title 15 – Building and Construction

3. The application needs to state what sections of the Land Use Code are being deviated from and why it's a public benefit.
 - a. Justification to the deviations also need to be made.
 - b. Justification should be made with regards to the General Purposes section within the Planned Unit Development chapter. These General Purposes have been copied below.
4. In order to avoid issues at planning clearance, will the proposed single-wide and double-wide homes be able to fit on the Lots? Please confirm.

PUD Guide:

1. Any colored picture in the PUD Guide will not be recorded in color.
2. The aerial photo located on page 2 of the PUD Guide should be removed. This will not show up if recorded.
3. The PUD Guide suggests single and double wide homes allowed, however, can stick built homes be constructed here?
4. With regards to the Short-Term Rentals, remove the reference of the January 1, 2020, date.
5. The PUD Guide needs to call out the Community Residential zoning regulations for anything not mentioned in the PUD Guide. This is to ensure coverage of zoning regulations if something were to not be addressed in the Guide.
6. The PUD Guide calls out Building Height and Lot Coverage but doesn't include any information as to the limitations.
 - a. Staff Recommends a height of no more than 20 feet. A smaller height would be supported by Staff.
 - b. Staff Recommends a max lot coverage of no more than 80%.

Plat:

Tract A must contain additional language with regards to parking and the HOA.

Reference from General Review Comment #3:

17.17.010 GENERAL PURPOSES. Planned Unit Developments allow for modification of the normal use, density, size or other zoning restrictions for the development to accomplish the following purposes:

- A. More convenient location of residences, places of employment, and services in order to minimize the strain on transportation systems, to ease burdens of traffic on streets and highways, and to promote more efficient placement and utilization of utilities and public services;**
- B. To promote greater variety and innovation in residential design, resulting in adequate housing opportunities for individuals of varying income levels and greater variety and innovation in commercial and industrial design;**
- C. To relate development of particular sites to the physiographic features of that site in order to encourage the preservation of its natural wildlife, vegetation, drainage, and scenic characteristics;**
- D. To conserve and make available open space;**
- E. To provide greater flexibility for the achievement of these purposes than would otherwise be available under conventional zoning restrictions;**
- F. To encourage a more efficient use of land and of public services, or private services in lieu thereof, and to reflect changes in the technology of land development so that resulting economies may inure to the benefit of those who need homes;**
- G. To conserve the value of land and to provide a procedure which relates the type, design, and layout of residential, commercial and industrial development to the particular site proposed to be developed, thereby encouraging the preservation of the site's natural characteristics, and;**
- H. To encourage integrated planning in order to achieve the above purposes.**

CITY OF FRUITA

CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

PROJECT: Red Cliffs III

Petitioner: Bray and Co.

Reviewer: Sam Atkins

Date: June 9, 2021

REVIEW TYPE: ☐ Minor Subdivision ☐ Major Subdivision (Zoning)
(Check One) ☐ Lot Line Adjustment ☐ Final Plat
 ☒ Site Design Review ☐ Conditional Use Permit
 ☐ Other:

REVIEW COMMENTS

1. **General:** This project projects proposes 8 units on 1.2 acres located at 280 Clements Way.
2. **Irrigation:**
 - a. There are no lines shown for irrigation.
 - b. Will the lots be provided irrigation from a common pump provided by the HOA?
 - c. I did not see any storage for irrigation water, so how will the project be able to irrigation with one share?
3. **Sewer Plan and Profiles:**
 - a. There are callouts in the plan view referencing C-900 and the profiles reference SDR-35. Make callouts consistent for clarity.
 - b. What are the inverts of the existing manhole?
 - c. Manhole A2 has a 0.22' drop across it. Is there a reason to not use 0.20'?
4. **Drainage:**
 - a. Note on the site plan that the storm drain running through lots 6-8 is a private line.
 - b. You are not providing 1-ft of freeboard for the 100-year event. Please justify.

2021-19 Red Cliffs III Preliminary PUD Plan Consolidated Review Comments

521 Drainage Authority

Below are my review comments for RedCliffs III Preliminary PUD Plan. Please let me know if you have any questions or concerns.

Mesa County Stormwater Division acknowledges this is just a Preliminary PUD. The following comments are only informational at this time and are to aid the applicant should the development move forward.

Project will require a Mesa County MS4 Construction Stormwater Permit, application can be completed online at: <https://www.mesacounty.us/publicworks/permits/>

Once application is received associated permit fees will be assessed based on acres of disturbance. Permit fees must be paid before the Stormwater Management Plan will be reviewed. Mesa County Stormwater Division acknowledges the Stormwater Management Plan (SWMP) that was submitted, however, will not be reviewed until application and review fee are completed. SWMP will be reviewed for minimum State requirements. Any review comments will be provided back to the applicant and must be addressed before SWMP is approved. Project will need to complete a "Post-Construction Stormwater Control Operations and Maintenance Agreement". Form can be found at: <https://stormwater.mesacounty.us/globalassets/stormwater/forms/documents/post-construction-omagreement-form.pdf>

Project will be required to submit a copy of its State Permit (CDPHE) in order to be issued an MS4 Permit.

Grand Valley Drainage District

The district does not have direct comment or objections to the project.

The District would like to see the Drainage Report corrected with respect to the existing City open channel drainage that runs inside the property, not in CDOT ROW. This drainage is tributary to the District's South Mesa Storm drain at the 1st mentioned 48" culvert. From that point to the outfall into the river the conveyance is the South Mesa Storm Drain. Please forward as appropriate to River City Consultants

Grand Valley Power

This product is not in the GVO Service Area. Thanks for the opportunity to review it.

Lower Valley Fire District

Review comments: 2021-19 Red Cliffs III

Install adapters on the pumper connections of the two existing fire hydrants located at the intersection of Red Cliffs Drive and Honeysuckle Circle and the fire hydrant directly west across Highway 340 and Red Cliffs Drive

Fire hydrant pumper connections shall be equipped with a five inch non threaded sexless connection (commonly referred to as Storz) and metal cap and can be opened by a standard hex nut hydrant wrench.

Mesa County Building Department

MCBD has no objections.

A soil report, approved drainage plan and TOF tabulation sheet must be brought to our office in paper form.

Mesa County Planning Department

Thank you for the opportunity to review this project. At this time, I have no comments.

Ute Water

- No objection.
- ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
- If you have any questions concerning any of this, please feel free to contact Ute Water.

Xcel Energy

Xcel has no objections, however the Developer needs to be aware that at the time of submitting an application with Xcel the following will be required and could happen:

1. Accurate BTU loads for the new homes will be required.
2. If determined by area engineer that reinforcement is needed to Xcel's gas main to support added loads from subdivision, said reinforcement will be at Developers expense.
3. Reinforcement costs are required to be paid prior to installation.
4. Tariff changes have taken effect as of 10/1/2019 affecting the cost of subdivision lots averaging less than 60'. They will have a standard cost per lot.

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending

on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above. All Current and future Xcel Energy facilities' must be granted easement.



FRUITA
COLORADO

LAND DEVELOPMENT APPLICATION

Project Name: Red Cliffs III
Project Location: 280 Clements Way
Current Zoning District: PUD Requested Zone: PUD
Tax Parcel Number(s): 2697-202-07-020 Number of Acres: 1.2
Project Type: Planned Unit Development

Property Owner: Dinosaur Holdings LLC Developer: Cores LLC
Property Owner: Dorah Galvin Contact: Dorah Galvin
Address: 244 N 7th St Address: 244 N 7th St
City/State/Zip: Grand Jct, CO 81501 City/State/Zip: Grand Jct, CO 81501
Phone: (970) 270-9985 Fax: Phone: (970) 263-2956 Fax:
E-mail: Kevinbray@brayandco.com E-mail: dorah@brayandco.com

Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.

Owner Rep: Kevin Bray Engineer:
Contact: Contact:
Address: 244 N 7th St Address:
City/State/Zip: Grand Jct, CO 81501 City/State/Zip:
Phone: (970) 270-9985 Fax: Phone: Fax:
E-mail: kevinbray@brayandco.com E-mail:

This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.

The above information is correct and accurate to the best of my knowledge.

Kevin Bray

Name of Legal Owner

Signature

Date

Name of Legal Owner

Signature

Date

Name of Legal Owner

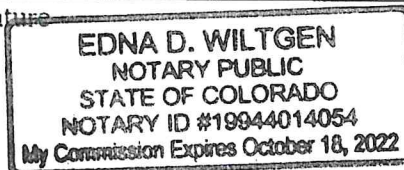
Signature

Date

STATE OF COLORADO)

) ss.

COUNTY OF MESA)



The foregoing instrument was acknowledged before me this 24th day of February, 2021,

My Commission expires: 10-18-22 Notary Public Edna D. Wiltgen

Project Narrative

Red Cliffs II

April 28, 2021

Project Information

Applicant:	Dinosaur Holdings LLC
Owner:	Dinosaur Holdings LLC
Representative:	Darah Galvin, Cores LLC Kevin Bray, Manager, Dinosaur Holdings LLC
Location:	280 Clements Way, Fruita, CO 81521
Parcel #:	2697-202-07-020
Application Type:	Preliminary PUD Plan
Current Zoning	PUD with no PUD Guide

Project Overview:

Dinosaur Holdings LLC is proposing the subdivision and development of 8 single family lots with adequate parking and access on 1.18 acres located at 280 Clements Way, parcel number 2697-202-07-020. This property is located off of Highway 340 and Red Cliffs Drive in South Fruita and is within the City limits of Fruita. It is currently in a PUD zoning, but a new PUD guide has been established for this property and is included in this submittal. This property is also known as Lot B in Red Cliffs Mobile Home Village. For this subdivision, CC&Rs will be provided through the process, but not as part of the initial PUD submittal as to decrease the number revisions needed.

Neighborhood Meeting

A neighborhood meeting was not held for this project, but discussion with the existing Red Cliffs Mobile Home Village HOA was conducted, and a letter allowing a variance request for the use of short-term-rentals on Lot B, the project lot. This variance also granted a request for a sub HOA to manage the Red Cliffs III HOA as a separate HOA. This letter signed by Andrea James, current Red Cliffs Mobile Home Village HOA President, is included with this submittal.

Modifications:

Setbacks

The conceptual layout takes into account the 35' utility easement along the western border of the property where a high capacity gas line is located. There will be no structures located in this easement, and it will be included in the back yards, and as a common area landscaping strip. In addition, the following minimum setbacks would be included in the bulk requirements of the Planned Unit Development:

Front Yard Setback	Rear Yard Setback	Side Yard Setback
5'	10'	5'

In addition, a 10' landscaping buffer would be included along the Applewood Way frontage

Site Analysis:

Location Map



The site consists of one parcel of land that totals 1.18 acres and is located within the City Limits of the City of Fruita. The property is flat with an elevation of 4484 ft.

This site is a rectangular shaped property. The property is currently vacant land and is covered by natural grasses and a line of trees along the western boundary providing a natural buffer between Highway 340 and the site.

Current access to the site is from Red Cliffs Drive and Applewood Way.

The site is a conveniently located parcel of land, in that it is directly adjacent to City of Fruita Bike Park, across Highway 340 from Fruita State Park, on route to both McInnis Canyons and Colorado National Monument, and only 1 Mile to downtown Fruita.

Project compliance with, compatibility with, and impacts on:

Adopted Plans and policies

This plan meets the intent of the 2020 Community plan and follows all requirements of the City of Fruita Land Use Code.

Land use in surrounding areas including parks and open space

The existing land use of this property is vacant land. Adjacent land uses include high-density single-family housing and the City of Fruita Bike Park. The property to the west across Highway 340 is State owned open space.

Site access and traffic patterns

Future access for this parcel will be taken off of Applewood way, eliminating the current access from Red Cliffs Drive. No direct access is proposed onto Highway 340. This project will also contain dedicated parking for each of the homes, instead of the traditional parking in front of the homes.

Availability of utilities

All utilities are available to the site and will be extended into Red Cliffs III.

Special or unusual demands on utilities

The proposed project will not cause any special or unusual demands on utilities.

Effects on public facilities and services

Due to the site's proximity to the Fruita Bike Park, there will probably be an increased use in the Bike Park, but no more than the addition of 8 lots somewhere else in close proximity. There should be minimal impact to additional public facilities and police and fire.

Site soils and geology

A geotechnical report is included with this submittal.

Natural areas

There are no significant natural areas that have been identified or will be affected by the proposed project.

Development Schedule:

Red Cliffs III will be constructed in a single filing.

Preliminary Plan Red Cliffs II PUD Guide April 28, 2021

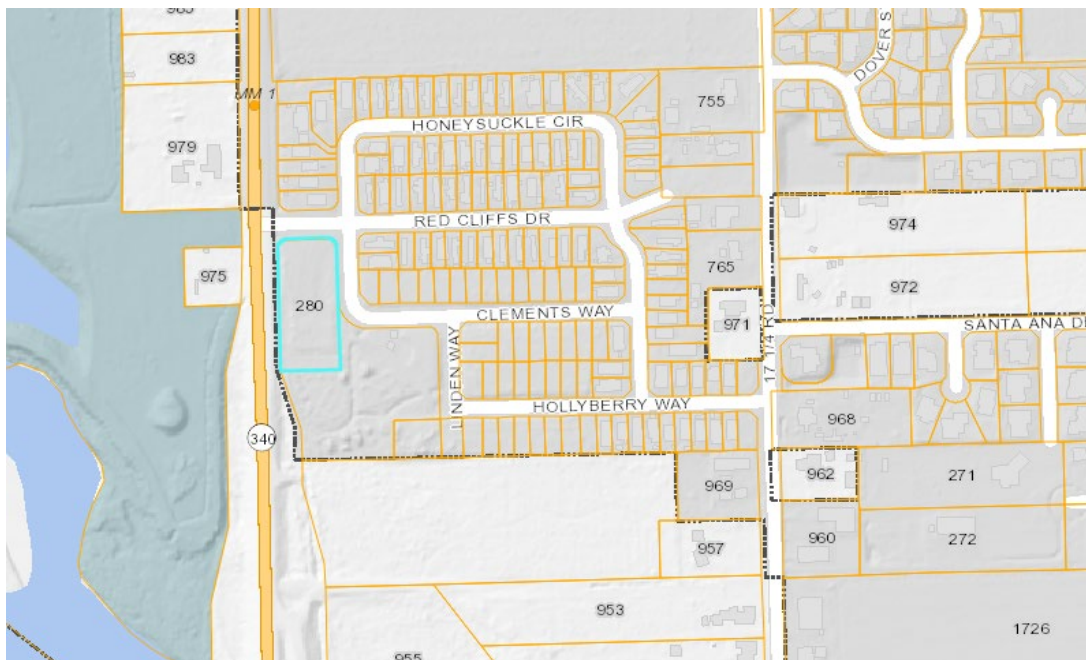
Project Information

Applicant:	Dinosaur Holdings LLC
Owner:	Dinosaur Holdings LLC
Representative:	Darah Galvin, Cores LLC Kevin Bray, Manager, Dinosaur Holdings LLC
Location:	280 Clements Way, Fruita, CO 81521
Parcel #:	2697-202-07-020
Application Type:	Preliminary PUD Plan
Current Zoning	PUD with no PUD Guide

Red Cliffs III Planned Unit Development

The purpose of the Red Cliffs III Planned Unit Development Guide is to serve as the governing regulation which will control the development of Red Cliffs III. This guide will serve as the Zoning Regulations for the PUD and is in conformance with the Fruita Municipal Code.

This property is located off of Highway 340 and Red Cliffs Drive in South Fruita and is within the City limits of Fruita. The boundary is highlighted below.



Context Plan

Red Cliffs III is a community within the original Red Cliffs Mobile Home Village. This plan consists of 8 single family units designed for 5 double wides and 3 single wides. Unlike a traditional Mobile Home plan, Red Cliffs III has a dedicated parking area for the residents, keeping cars off of the front of the lots.

Current PUD

The current PUD of this property has no set standards and allows for a mix of singlewides and double wides always with parking in the front as seen below. This PUD plan will set standards between lots in Red Cliffs III. The existing PUD will remain the same for the already existing lots in Red Cliffs Mobile Home Village and in Red Cliffs II. The PUD Guide as defined by this paper will only be valid for Red Cliffs III located at 280 Clements Way.



Bulk Standards and Allowed Uses

Minimum Lot Area

Single-Family Detached: 3,000sf

Setbacks for Single-Family Detached Homes

Front: 5'

Side: 5'

Back: 10'

Max. Lot Coverage:

Max. Height

Individual Lot Guidelines

- There is a 10' landscaping buffer located along the Applewood Way frontage.
- There is a 35' high-pressure gas line easement along the western side of the property. No structure shall be built within this easement. Easement is record no. 1265668 at Mesa County Clerk & Recorder.
- All fencing is required to comply with the Fruita Land Use Code.

Allowed Residential Uses: Single-Family Detached Homes
Short Term Residential Property Rental¹

1-Short term rental of property shall be allowed subject to the permitting requirements of the Fruita Land Use code in effect on January 1,2020. Short term rentals have also been approved by the existing HOA.

Maintenance & Ownership of Tract A

Tract A comprises the parking area for all 8 lots along with the landscaping strips along Applewood Way, and the small open space area south of Lot 5 and north of Lot 6. Upon recording Red Cliffs III Plat, Tract A will be dedicated to Red Cliffs III Homeowners Association. The owners of the subdivision will be responsible for the maintenance and repair of Tract A through the Red Cliffs III Homeowners Association. Landscaping for Tract A will be installed as defined by the Ciavonne, Roberts & Associates, Inc plan that is included with the PUD Plan and as illustrated below.

August 11, 2020

Variance Request for Lot B

Request was to allow for short term rentals for the future eight homes that will be located on Lot B after development is completed to the Lot. Currently the city of Fruita allows for homes to be listed as short term rentals by filing appropriate documents. Short term rentals have specific requirements needed that are addressed by the current layout of the proposed development to Lot B. Interior requirements are likely to be applicable due to the new construction of the houses.

The Board has found that the development of the property is beneficial to the entire subdivision regardless of whether short term rentals are allowed and has approved the development as is.

The Board has also found that the proposed "Bed and Breakfast inns" should provide a benefit to the community as our community could benefit from its use for visiting friends and family. The proximate locations of several attractions nearby would give visitors a chance to stay in the heart of Fruita while being right next to said attractions.

The request to have a sub HOA manage the property to ensure the Lot maintains the green space and area in general will also benefit the community by encouraging others to update and maintain their landscaping.

The Board has decided to grant the Short Term Rental Variance for Lot B, including the request for a sub HOA to manage the property with some stipulations for the protection of the community.

First, all paperwork required for having and maintaining the short term rentals as required by Fruita must be filed with the Board and updated as required or needed by the city of Fruita.

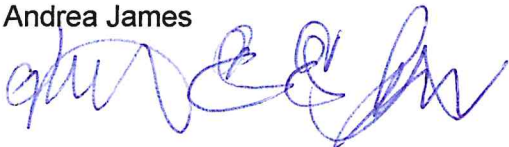
Second, to ensure that peace is maintained in the community short term renters must be notified of the city quiet time ordinances in writing and at least one visibly posted sign must state quiet hours on the Lot. Renters that violate the noise ordinances must be removed immediately should police be called.

Third, in the event a short term renter causes property damage, causes injury to a person, or pet, the renter must be removed immediately from the subdivision and information shall be shared to ensure that damages can be compensated for or warrants issued if needed.

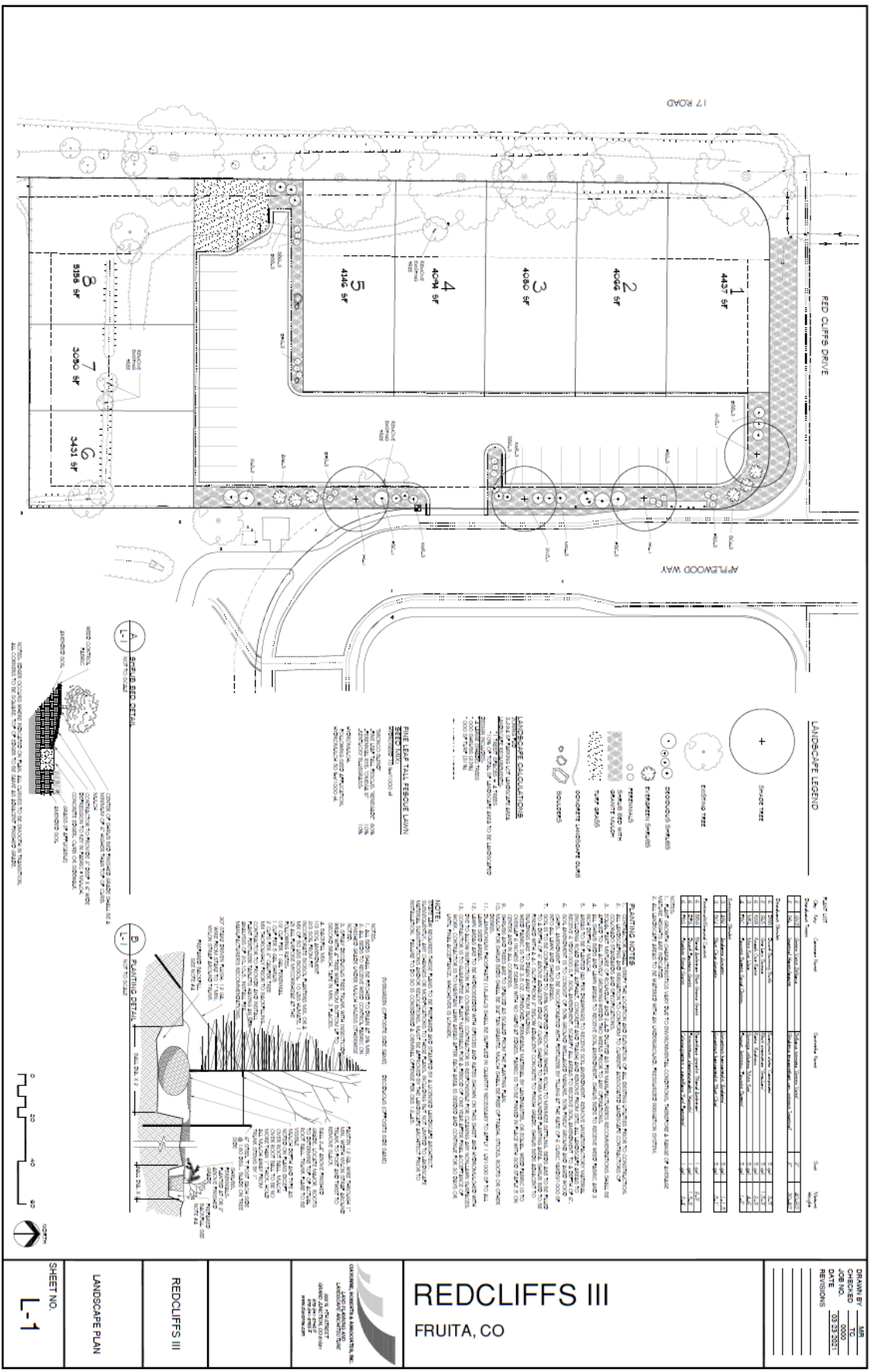
Fourth, failure to follow these guidelines will result in fines and or the revocation of this approval.

Fifth, these restrictions are on top of the existing Covenants and Bylaws.

Andrea James

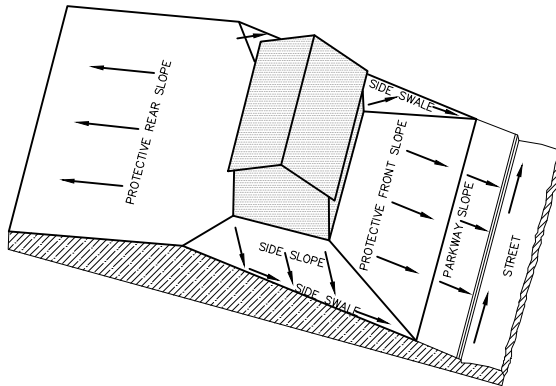


Red Cliffs Mobile Home Village HOA President



UTILITY PROVIDERS

Water	Ute Water
Sewer	City of Fruita
Electric	Excel Energy
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	Grand Valley Irrigation Co.
Drainage	Grand Valley Drainage District
Fire	Lower Valley Fire District



LOT GRADING - TYPE B

DRAINAGE BOTH TO STREET
AND TO REAR LOT LINE

SUBDIVISION SUMMARY:

ZONING: PUD
MINIMUM SETBACKS:
STREET - 5 FT
SIDE - 5 F

Site Breakdown

Lots (8)	0.745 ac	62.8%
Tract A (Detention/ Pedestrian/Utility)	0.441 ac	37.2%
Total	1.186 ac	100.0%

Notes:

- The locations of underground utilities as shown hereon are based on visible evidence from above ground structures, markings by the respective utility companies and/or their locator services, and drawings provided by the utility companies. No excavations were made during this survey to determine exact locations and depths of underground utilities and structures. Actual locations may vary slightly from those as shown hereon and additional underground utilities may exist. Existence and locations of all underground utilities and structures should be verified prior to any construction on this property.
- This site is not affected by a previously determined floodplain.
- All lots are "Type B" lots (i.e. runoff from the lot drains to the street and to the rear lot line).
- All water meter pits shall be located on opposite lot sides of dry utility transformers and pedestals. There shall be no dry utility transformers/pedestals located within 5 ft of any fire hydrant. These are utility/customer/consumer safety issues.
- The legend and a list of abbreviations can be found on the legend & abbreviations (sheet C2).
- Contractor shall use caution when working around neighboring properties irrigation lines and coordinate any service interruptions with affected property owners. Contractor shall be responsible for any required relocation of irrigation systems and/or repair of damage to irrigation systems caused by construction activities.

ACCEPTANCE BLOCK

The City of Fruita review constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record. Construction must commence within one year from the date of plan signature.

City Development Engineer

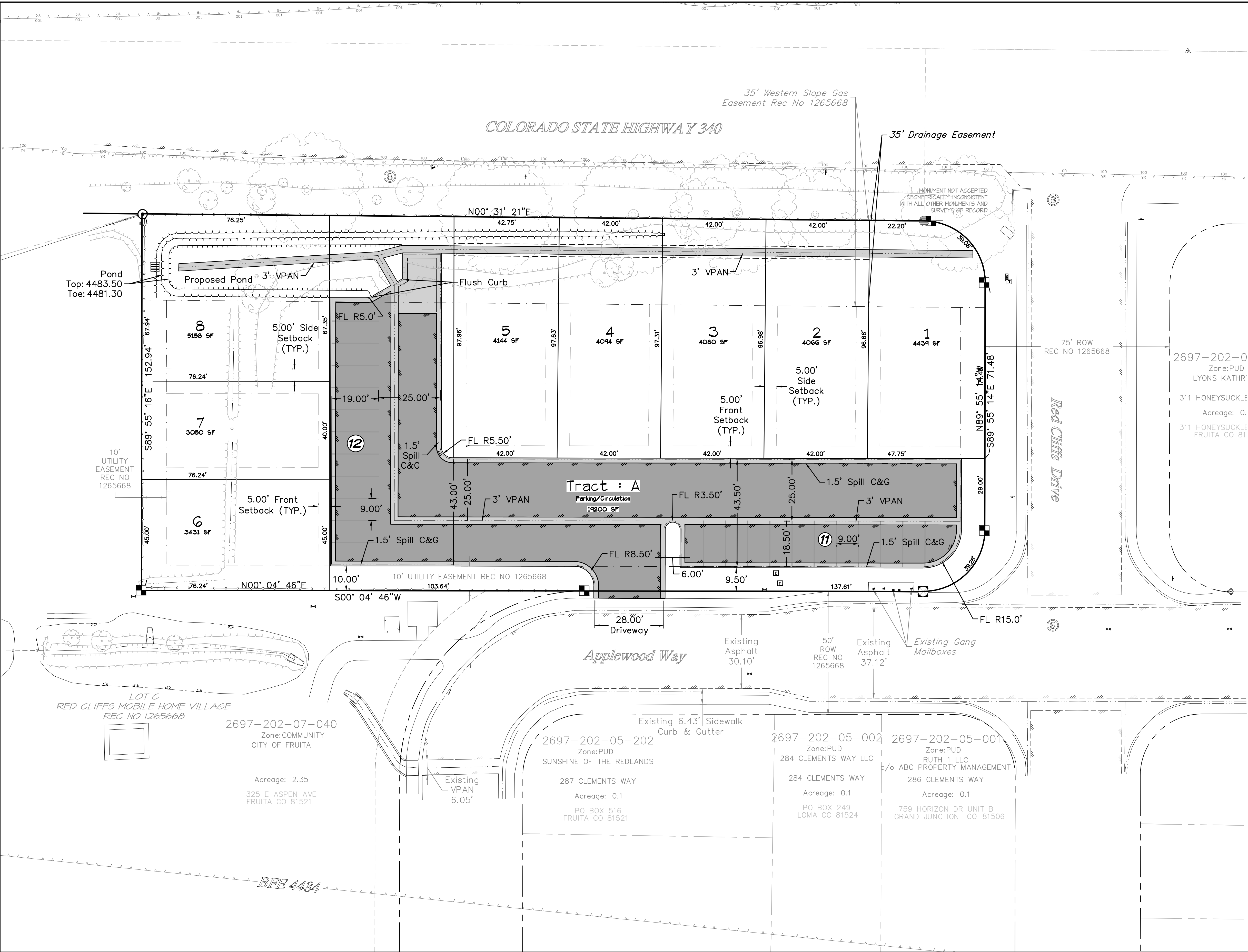
Date

Dinosaur Holdings LLC

Red Cliffs III

Site Plan

C3



UNCC
800.922.1987
www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark

PLS 31160 2" Aluminum Cap
W 1/2 NW 1/4 Section 20, 1N 2W
Clements Way
NORTHING: 64344.88
EASTING: 42196.93
ELEVATION: 4482.75
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)



SCALE
(FEET)
0 1" = 20'
HORIZONTAL
VERTICAL:

PROJECT PHASE: ----

NO.	DATE	REVISION	BY

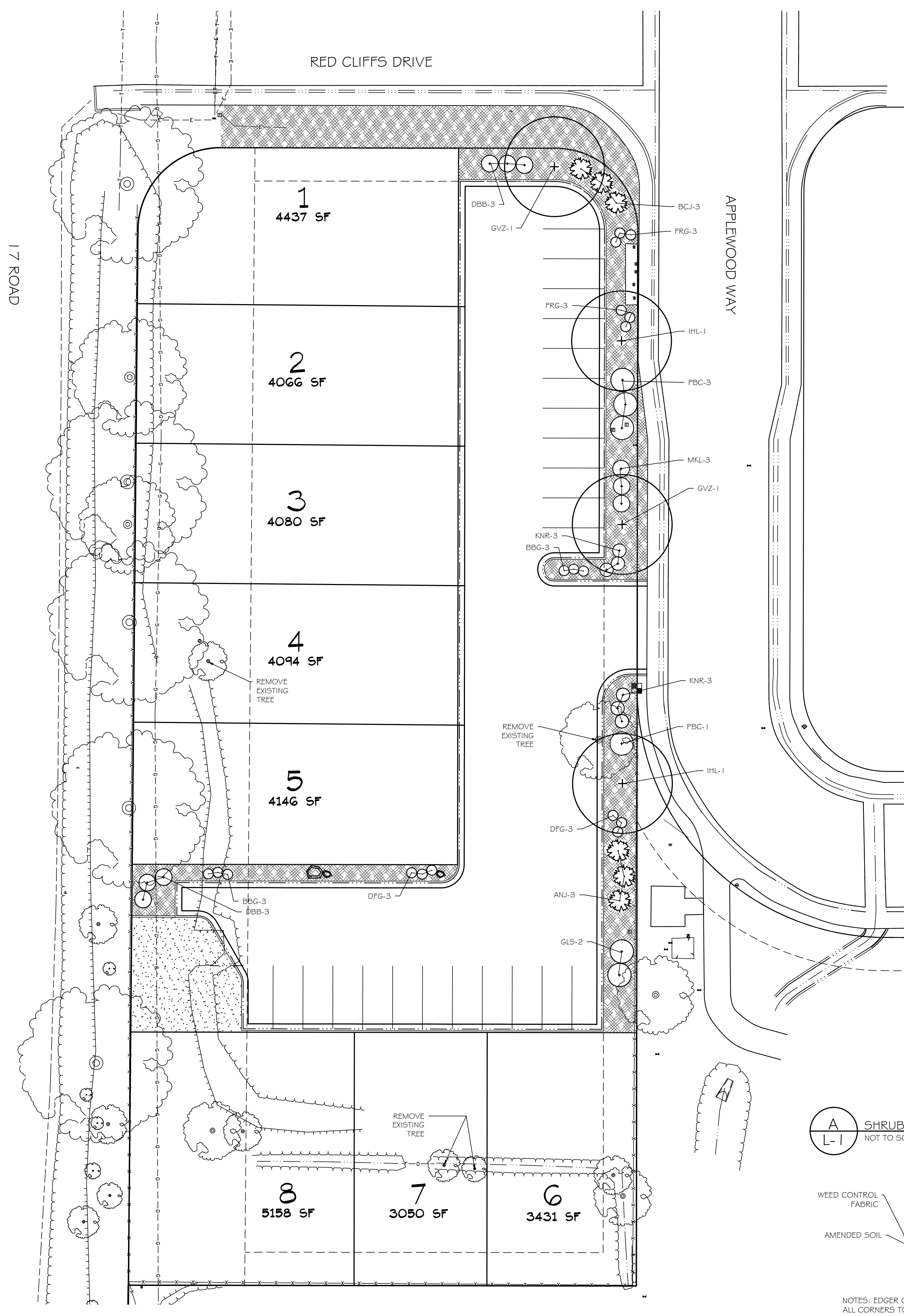
DATE ISSUED: 26 APR 2021

S:\PROJECTS\0422 Bray\038 Red Cliffs III\Design\DWG\05-Sheet\0422-038 Site.dwg [Site] 4/27/2021 5:35:59 PM

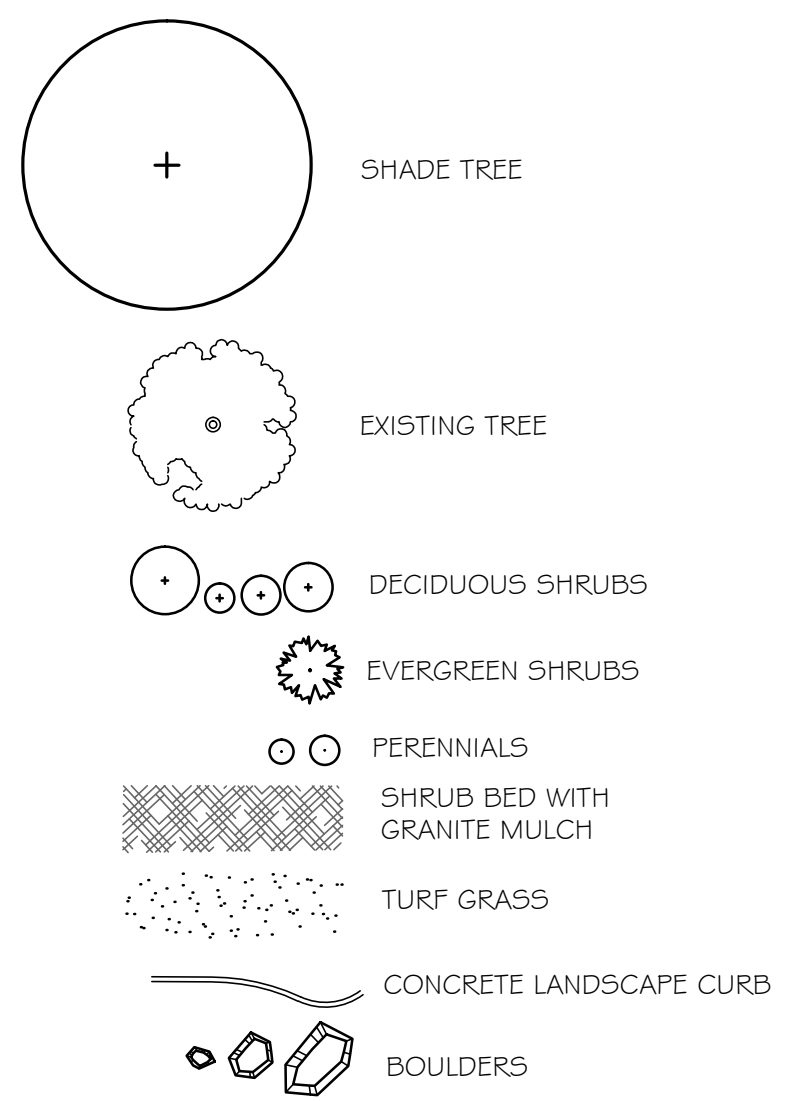
PRELIMINARY



215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com
DRAWN BY: GAM/PROJECT:0422-038
CHECKED BY: JWM
ORIGINAL SHEET SIZE: 22 x 34



LANDSCAPE LEGEND



LANDSCAPE CALCULATIONS

ZONING FUD
3,294 SF PARKING LOT LANDSCAPE AREA
LANDSCAPE REQUIREMENTS:
* 1 TREE/7 SPACES = 4 TREES
* 10% OF TOTAL SF LANDSCAPE AREA TO BE LANDSCAPED
DESIGN INCLUDES:
* 4 LARGE (SHADE) TREES
* 000 SHRUBS (23%)
* 000 SF TURF (31%)

FINE LEAF TALL FESCUE LAWN

SEED MIX:
HYDROSEED TO lbs/1,000 sf
"BRONCO BLEND"
-FINE LEAF TALL FESCUE: "RENEGADE" 80%
-PERENNIAL RYE: "OMEGA III" 10%
-KENTUCKY BLUEGRASS: 10%

HYDROMULCH:
FOLLOWING SEED APPLICATION,
HYDROMULCH 50 lbs/1,000 sf.

PLANT LIST					
Qty	Key	Common Name	Scientific Name	Size	Mature Height
Deciduous Trees					
2	GVZ	Green Vase Zelkova	Zelkova serrata 'Green Vase'	2"	40-60'
2	IHL	Imperial Honeylocust	Gleditsia tinacanthos var. inermis 'Imperial'	2"	30-40'

Deciduous Shrubs					
6	DBB	Dwarf Burning Bush	Euonymus alata 'Compacta'	5 gal	3-5'
2	GLS	Gro Low Sumac	Rhus aromatica 'Gro-Low'	5 gal	1.5-3'
6	KNR	Knock Out Rose	Rosa 'Radrazz'	5 gal	2-3'
3	MKL	Miss Kim Lilac	Syringa velutina 'Miss Kim'	5 gal	4-6'
4	PBC	Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 gal	1-2'

Evergreen Shrubs					
3	ANJ	Andorra Juniper	Juniperus horizontalis 'Andorra'	5 gal	1-1.5'
3	BCI	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 gal	.5-1'

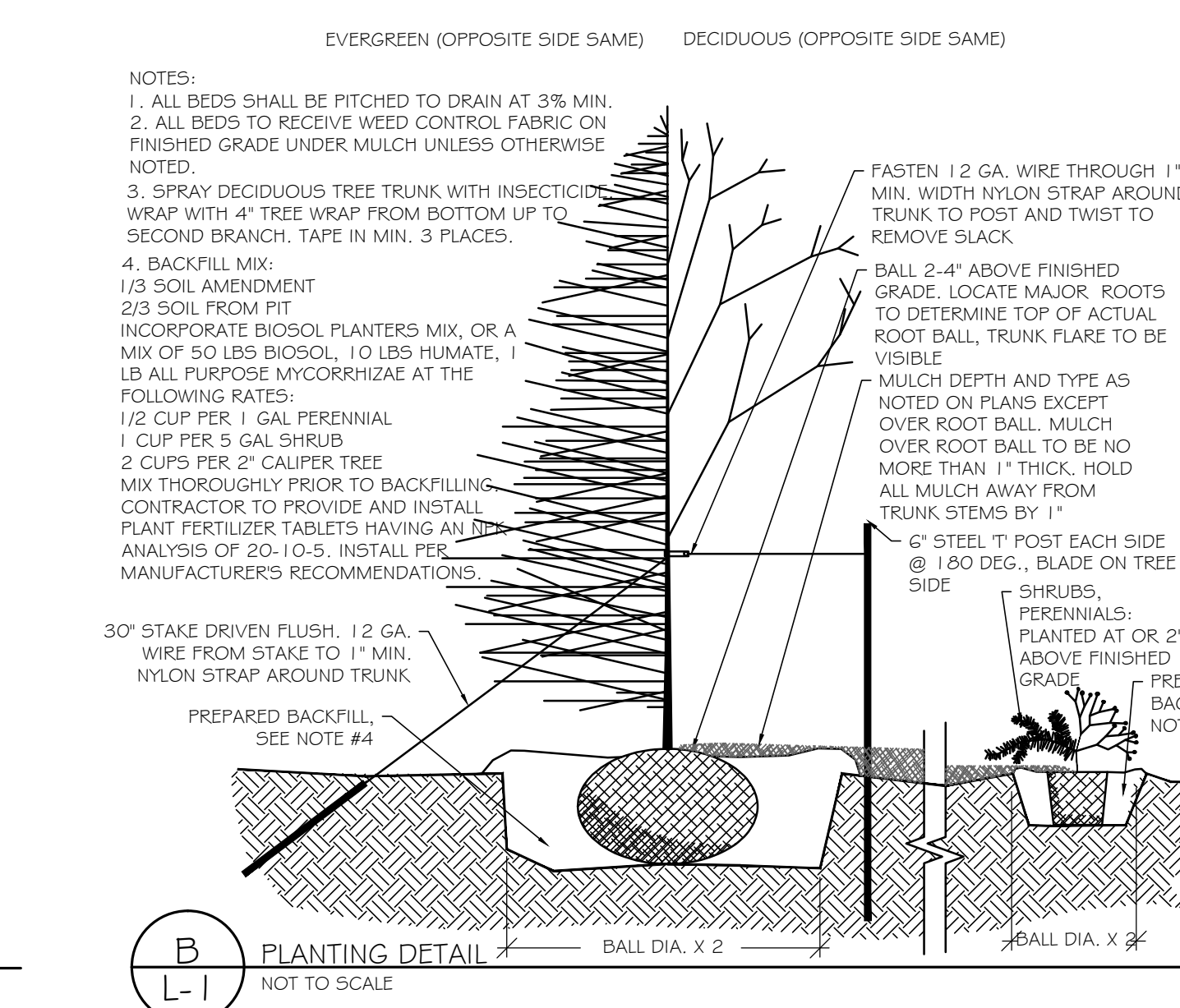
Perennials/Ground Covers					
6	BBG	Blond Ambition Blue Grama Grass	Bouteloua gracilis 'Blond Ambition'	1 gal	2-3'
6	DFG	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamel'	1 gal	1.5-3'
6	FRG	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal	2-4'

NOTES:
1. PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS, THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.
2. ALL LANDSCAPE AREAS TO BE WATERED WITH AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM.

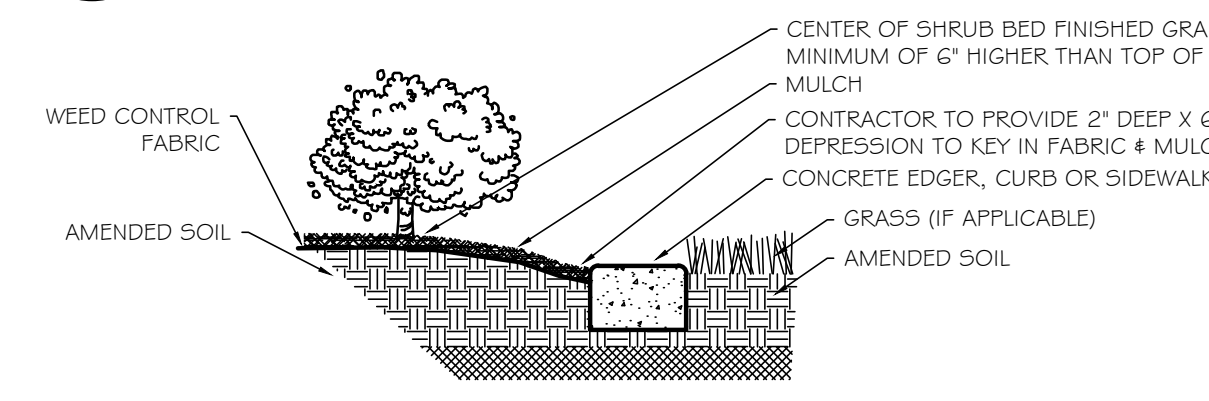
PLANTING NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL LANDSCAPING AND IRRIGATION TO CONFORM TO CURRENT ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO STANDARDS AND SPECIFICATIONS.
- EQUAL PART MIXTURE OF ROUND-UP AND 2-4-D DILUTED AS PER MANUFACTURER'S RECOMMENDATIONS SHALL BE APPLIED TO ALL ACTIVELY GROWING WEEDS TWO WEEKS PRIOR TO ANY OPERATIONS.
- ALL SHRUB BEDS AND LAWN AREAS TO RECEIVE SOIL AMENDMENT. SHRUB BEDS TO RECEIVE WEED FABRIC AND 3 INCH DEPTH OF MULCH.
- AREAS TO BE PLANTED (AS PER DRAWINGS) TO RECEIVE SOIL AMENDMENT. REMOVE UNSATISFACTORY MATERIAL (INCLUDING ROAD BASE, ASPHALT, CONCRETE AND TRASH) AND REMOVE FROM SITE. ALL LANDSCAPE AREAS TO RECEIVE 6 YDS/1,000 S.F. SOIL AMENDMENT. SCARIFY ALL AREAS TO RECEIVE SOIL AMENDMENT TO A DEPTH OF 6". SOIL AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILLING AT THE RATE OF 6 CUBIC YARDS/1,000 SF INTO ALL LAWN AND SHRUB AREAS.
- SOIL IS TO BE COMPACTED TO 85% MODIFIED PROCTOR (WHEEL ROLL) TO MINIMIZE SETTLING. BEDS ARE TO BE FILLED TO A DEPTH OF 6" ABOVE ADJACENT EDGE OF CURB, SHAPED TO FORM MOUNDED PLANTING AREA. SHRUB BED TO BE FINISHED WITH A 4:1 SLOPE FROM 2" BELOW ADJACENT CONCRETE TO FINISH GRADE. SHRUB BEDS ADJACENT TO BUILDINGS ARE TO DRAIN AWAY FROM BUILDING.
- WEED FABRIC IS TO BE 3.5 OZ. SPINBOND, PERMEABLE MATERIAL BY LANDMASTER, OR EQUAL. WEED FABRIC IS TO OVERLAP 6 INCHES AT SEAMS WITH NO GAPS AT EDGES. FABRIC IS TO BE PINNED IN PLACE WITH SOD STAPLE 5' ON CENTER AND IN ALL CORNERS.
- SHRUBS AND TREES ARE TO SPACED AS SCALED FROM THE PLANTING PLAN.
- MULCH FOR SHRUB BEDS SHALL BE 3/4" TAN GRANITE. MULCH SHALL BE FREE OF TRASH, STICKS, ROOTS OR OTHER DEBRIS.
- DI-AMMONIUM PHOSPHATE (18-46-0) SHALL BE SUPPLIED IN QUANTITY NECESSARY TO APPLY 1 LB/1,000 SF TO ALL LAWN SEED AREAS.
- LAWN AREAS ARE TO BE HYDROSEED WITH SPECIES AND RATES SHOWN ON THIS SHEET AND HYDROMULCHED WITH DYE TO ALLOW INSPECTION FOR COVERAGE. CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY NON-LAWN SURFACES.
- CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. CONTRACTOR IS TO MAINTAIN LAWN AREAS AFTER EACH AREA IS SEEDED AND CONTINUE FOR 30 DAYS OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LONGER.

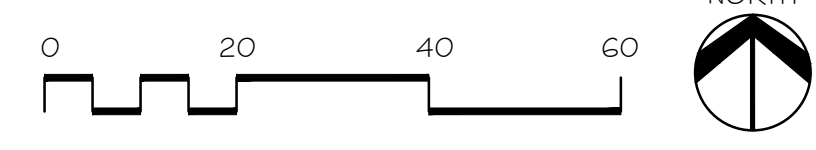
NOTE:
STATE LAW REQUIRES THESE PLANS TO BE PREPARED AND STAMPED BY A LICENSED LANDSCAPE ARCHITECT. SUBSEQUENTLY, ANY CHANGES OR MODIFICATIONS TO THESE PLANS, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL SUBSTITUTIONS AND/OR RELOCATIONS, MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FAILURE TO DO SO IS CONSIDERED A CRIMINAL OFFENSE PER CRS 12-45.



A SHRUB BED DETAIL NOT TO SCALE



NOTES: EDGER OCCURS WHERE INDICATED ON PLAN. ALL CURVES TO BE SMOOTH IN TRANSITION, ALL CORNERS TO BE SQUARE. TOP OF EDGER TO BE SAME AS ADJACENT FINISHED GRADE.



DRAWN BY	MR
CHECKED	TC
JOB NO.	0000
DATE	03-23-2021
REVISIONS	

REDCLIFFS III
FRUITA, CO

CLAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET
GRAND JUNCTION, CO 81501
970-241-0745 P
970-241-0785 F
www.clavonne.com

REDCLIFFS III

LANDSCAPE PLAN

SHEET NO.
L-1

A. CALL TO ORDER

Five Planning Commissioners were in attendance. (Jesse Fabula, Mel Mulder, Justin Gollob, JP Nisley, and Heather O'Brien were present).

B. PLEDGE OF ALLEGIANCE

Justin Gollob led the Pledge of Allegiance.

C. AMENDMENTS TO THE AGENDA

None

D. APPROVAL OF THE AGENDA

COMMISSIONER MULDER MOVED TO APPROVE THE AGENDA

COMMISSIONER O'BRIEN SECONDED THE MOTION

MOTION PASSED 5-0

E. WITHDRAWN ITEMS

None

F. CONTINUED ITEMS

None

G. CONSENT ITEMS

APPROVAL OF MINUTES

June 22, 2021, Planning Commission Meeting

COMMISSIONER NISLEY MOVED TO APPROVE THE MINUTES

COMMISSIONER O'BRIEN SECONDED THE MOTION

MOTION PASSED 5-0

H. HEARING ITEMS

Application #	2021-19
Application Name	Red Cliffs III
Application Type	Preliminary PUD Plan
Location	280 Clements Way
Current Zone:	Planned Unit Development (PUD)
Request:	This is a request for approval of a Preliminary PUD Plan for 8 single family lots on approximately 1.18 acres.

Commissioner Gollob introduced application #2021-19 Red Cliffs III Preliminary PUD Plan.

Mr. Henry Hemphill, City of Fruita Planner gave the Staff presentation.

Slide 1 – Introduction

Slide 2 – Application Description

Slide 3 – Legal Notice – 17.01.130

- Paper – June 23, 2021 (20 days prior to Planning Commission)
- Property – June 24, 2021 (19 days prior to Planning Commission)
- Postcards – June 23, 2021 (20 days prior to Planning Commission)

Slide 4 – Zoning Map and Aerial View

Slide 5 – Landscape Plan

Slide 6 – Review of Land Use Code and Master Plan

- For Planned Unit Development Subdivisions, the Land Use Code sets forth 15 criteria that must be considered during the review.
- The following approval criteria shall be considered by the Planning Commission and City Council in its review of a proposed Planned Unit Development and no Planned Unit Development shall be approved unless the Council is satisfied that each of these approval criteria has been met, can be met or does not apply to the proposed Planned Unit Development.

Slide 7 – Review of Land Use Code and Master Plan

1. Conformance to the Fruita Master Plan;

- The Fruita In Motion plan encourages Efficient Development as one of its plan themes. The Plan Themes section is found in Chapter 1 of the plan and states that, “The City of Fruita encourages infill over sprawl and development within the existing city limits and Urban Growth Boundary (UGB). Efficient development reduces the demand for infrastructure and city services, supports community connectivity, and encourages a thriving downtown core.”

Slide 8 – Review of Land Use Code and Master Plan

2. Consistency with the purposes as set out in Section 17.17.010;

Subsections A-H below are directly from Section 17.17.010 of the current Land Use Code.

17.17.010 GENERAL PURPOSES. Planned Unit Developments allow for modification of the normal use, density, size, or other zoning restrictions for the development to accomplish the following purposes:

- A. More convenient location of residences, places of employment, and services in order to minimize the strain on transportation systems, to ease burdens of traffic on streets and highways, and to promote more efficient placement and utilization of utilities and public services;
 - This purpose has been met

- B. To promote greater variety and innovation in residential design, resulting in adequate housing opportunities for individuals of varying income levels and greater variety and innovation in commercial and industrial design;
 - It appears that the majority of this purpose either has been met or can be met.
- C. To relate development of particular sites to the physiographic features of that site in order to encourage the preservation of its natural wildlife, vegetation, drainage, and scenic characteristics;
 - It appears this purpose can be met.
- D. To conserve and make available open space;
 - This purpose has been met.

Slide 9 – Review of Land Use Code and Master Plan

- E. To provide greater flexibility for the achievement of these purposes than would otherwise be available under conventional zoning restrictions;
 - It appears this purpose can be met.
- F. To encourage a more efficient use of land and of public services, or private services in lieu thereof, and to reflect changes in the technology of land development so that resulting economies may inure to the benefit of those who need homes;
 - This purpose can be met.
- G. To conserve the value of land and to provide a procedure which relates the type, design, and layout of residential, commercial and industrial development to the particular site proposed to be developed, thereby encouraging the preservation of the site's natural characteristics, and;
 - This purpose can be met.
- H. To encourage integrated planning in order to achieve the above purposes.
 - This purpose can be met.

Slide 10 – Review of Land Use Code and Master Plan

3. Conformance to the approval criteria for Subdivisions (Chapter 17.15) and/or Site Design Review (Chapter 17.13), as applicable; except where Adjustments to the standards of this Title are allowed, and;

Subsections 1-5 below are directly from Chapter 15 of the Current Land Use Code.

1. Conformance to the City of Fruita's Master Plan, Land Use Code, Design Criteria and Construction Specifications Manual and other city policies and regulations;

- This criteria can be met.

2. Compatibility with the area around the subject property in accordance with Section 17.07.080;

- This criteria can be met.

3. Adequate provision of all required services and facilities (roads, bicycle and pedestrian facilities, parks, police protection, fire protection, domestic water, wastewater services, irrigation water, storm drainage facilities, etc.);

- This criteria can be met.

4. Preservation of natural features and adequate environmental protection; and

- This criteria can be met.

5. Ability to resolve all comments and recommendations from reviewers without a significant redesign of the proposed development.

- Resolving various review comments could cause the subdivision to be redesigned, however, Staff does not anticipate a major redesign.

Slide 11 – Review of Land Use Code and Master Plan

4. Where the applicant proposes one or more Adjustments to the standards of this Title, consistency with the Adjustment criteria set forth in Section 17.11.020(B), is required.

- During the course of reviewing this Preliminary PUD Plan, it does not appear that the applicants are requesting any adjustments.

As supported in this Staff Report, this Preliminary PUD Plan proposal appears to meet all of these Guiding Principles and thus meets this criteria.

Slide 12 – Review Comments, Public Comments and Staff Recommendation

REVIEW COMMENTS:

- All review comments are included with the Staff Report.

PUBLIC COMMENTS:

- Written public comments have not been received by Staff at this time.

STAFF RECOMMENDATION:

- Staff recommends approval of the proposed Red Cliff's III Preliminary PUD Plan application with the condition that all review comments and issues identified in the Staff Report be adequately resolved.

Mr. Hemphill concluded his presentation.

Commissioner Gollob asked the applicant or applicant representative to give their presentation.

Ms. Darah Galvin, Development Coordinator for Bray went up to speak. She thanked Mr. Hemphill and said he did a great job on his presentation and that she did not have anything to add.

Commissioner Gollob thanked her and opened the meeting up to public comment.

There was none.

Commissioner Gollob closed public comments and asked for Commissioner discussion.

Commissioner Fabula asked about the density with the underlying zone of Community Residential and he understood that the PUD zoning would also apply.

Commissioner Mulder said that he was happy to see this done through the years and that there has been many ups and downs with this piece of property. He added that it is PUD now and they are going through the process so that they can upgrade the PUD.

Commissioner Nisley said that the density matched the area and said it would be sad to lose their parking spot for the bike park, but he appreciated the use of the parking for so long.

Commissioner O'Brien felt that this was straight forward.

Commissioner Gollob said that he was a little confused about the zoning of PUD and the history behind it. He asked what set this plot off from the rest is the parking, there was the idea of traditional parking which seemed to permeate through Red Cliffs which is the front pulling into the driveway. He said that this has the group parking area. He wanted to know what the decision was for this.

Ms. Galvin answered that it was their intent to be innovative to get parking off, this was a unique property and that the entire east facing did not face Applewood Way, some of it was behind the property. She continued that this let them utilize some of the extra space there and gave them a chance to create a landscape buffer to set it off from the road along with not losing any of the sidewalk compatibility with the rest of Applewood Way. She said it helped in keeping a higher standard and it is easier to park.

Commissioner Gollob said that they indicated that they did not hold a neighborhood meeting, but they did engage the Red Cliffs Mobile Home HOA. He asked her if this was correct?

Ms. Galvin said that this was correct.

Commissioner Gollob asked if they had discussed short term rentals with the HOA and what was their position?

Ms. Galvin said that they had.

Commissioner Gollob mentioned needing a letter from the HOA President.

Ms. Galvin had a copy of it.

Commissioner Gollob said that he did not see it in the packet.

Ms. Galvin said that she did include it in the submittal, but they had discussed with Andrea James the President of the Red Cliffs HOA that they short term rentals would be allowed and are approved by the HOA.

Commissioner Gollob asked what the position of the HOA President was.

Ms. Galvin said that it was supported, and they granted them a short-term rental variance for the entirety of Lot B.

Commissioner Gollob asked if there was a plan to handle the parking with the short-term rentals and the dedicated spaces, this would be internal with the HOA management.

Ms. Galvin confirmed this.

Commissioner Gollob asked the Planning Commissioners for more questions or comments. There were none. He then asked for a motion.

COMMISSIONER FABULA MOVED TO APPROVE THE RED CLIFFS III APPLICATION # 2021-19 WITH ALL STAFF COMMENTS.

COMMISSIONER MULDER SECONDED THE MOTION.

MOTION PASSED 5-0

Application #: 2021-21
 Project Name: 1930 Highway 6 & 50
 Application: Annexation
 Property Owner: Donna Meek and Gary Castor
 Representative: River City Consultants, Inc
 Location: 1930 Highway 6 & 50
 Zone: Currently zoned Agricultural Forestry Transitional (AFT – County zoning)
 Request: This is a request for approval of the annexation of approximately 16.82 acres into the Fruita City Limits.

Commissioner Gollob introduced Application # 2021-21 1930 Highway 6 & 50 Annexation.

Mr. Henry Hemphill, City of Fruita Planner gave the Staff presentation.

Slide 1 – Introduction

Slide 2 – Application Description

Slide 3 - Legal Notice / Annexation Schedule

1930 Highway 6 & 50 Annexation Schedule	
Date	Action
July 6, 2021	Resolution to set a hearing date to determine eligibility
	Published in Daily Sentinel (Once a week for 4 consecutive weeks) * July 14, 2021 * July 21, 2021 * July 28, 2021 * August 4, 2021
July 13, 2021	Planning Commission considers Annexation & Zone
August 17, 2021	Resolution to find the property eligible for Annexation
August 17, 2021	1st Reading of an Ordinance to Annex 1st Reading of an Ordinance to Zone
September 21, 2021	2nd Reading of an Ordinance to Annex 2nd Reading of an Ordinance to Zone
Legal Notice (minimum of 15 days prior to Planning Commission)	
June 23, 2021 (20 days prior)	Post Cards
June 24, 2021 (19 days prior)	Sign Posting
June 23, 2021 (20 days prior)	Legal Ad