



TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: June 20, 2023

AGENDA TEXT: ORDINANCE 2023-11, FIRST READING, An introduction of an Ordinance amending certain sections of the Fruita Land Use Code regarding the Subdivision review process for publication of public hearing on July 18, 2023.

BACKGROUND

The purpose of these amendments is to modify the subdivision review process to allow for all subdivision applications, except for Planned Unit Developments, to be reviewed and approved through the administrative review process. City Staff presented this topic to the City Council at their April 25th Workshop and received direction to move forward. There are also a few items to clean up in the Chapters proposed for amendments (grammatical or code references). The proposed text amendments include Chapter 21 (Subdivisions), Chapter 7 (Standard Review Procedures), and Chapter 9 (Specific Review Procedures) of the Fruita Land Use Code.

The Planning Commission discussed the proposed amendments at their June 13, 2023, public hearing and recommended approval of the proposed amendments by a vote of 5-0. The Planning Commission's recommendation included an option to call-up a subdivision application to the Planning Commission and City Council, allowing the Community Development Director to require an applicant to hold multiple neighborhood meetings if needed, and be more creative with communication on when neighborhood meetings are scheduled.

Attachments:

1. Chapter 21 – redlines.
2. Chapter 7 – redlines.
3. Chapter 9 – redlines.

FISCAL IMPACT

Staff does not expect a negative fiscal impact with the proposed Ordinance.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

There are no modifications proposed regarding the review criteria for subdivision applications. Staff understands that it is important that communication with the public continue to be a priority, with that said, the proposed amendments include revisions to the neighborhood meeting standards and should

continue to allow for community input and community engagement on land development applications moving forward.

OPTIONS AVAILABLE TO THE COUNCIL

1. Publish a synopsis of Ordinance 2023-11, An introduction of an Ordinance amending certain sections of the Fruita Land Use Code regarding the Subdivision review process for publication of public hearing on July 18, 2023.

RECOMMENDATION

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

PUBLISH A SYNOPSIS OF ORDINANCE 2023-11, AN INTRODUCTION OF AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE FRUITA LAND USE CODE REGARDING THE SUBDIVISION REVIEW PROCESS FOR PUBLICATION OF PUBLIC HEARING ON JULY 18, 2023.