

**FRUITA CITY COUNCIL-PLANNING COMMISSION  
JOINT WORKSHOP  
NOVEMBER 14, 2023  
6:30 P.M.**

**1. CALL TO ORDER AND ROLL CALL**

The Joint Workshop of the Fruita City Council and Fruita Planning Commission was called to order at 6:35 p.m. by Mayor Joel Kincaid.

City Council members present were Mayor Pro Tem Matthew Breman, and City Councilors Jeannine Purser, James Williams and Amy Miller. Councilor Ken Kreie was excused absent.

Planning Commission members present were Commissioners Mel Mulder, Derek Biddle, Jesse Fabula, Patrick Hummel, Jessica Hearn, Michael Handley and Josh McGuire.

City Staff present were City Manager Mike Bennett, Planning and Development Director Dan Caris, City Planner Henry Hemphill, Public Works Director Kimberly Bullen, Parks and Recreation Director Marc Mancuso, Deputy City Clerk Deb Woods and Communications and Engagement Specialist Ciara DePinto.

**2. AGENDA ITEMS**

**A. JOINT CITY COUNCIL & PLANNING COMMISSION WORKSHOP WITH 2FORKS VENTURES (GAVIN BROOKE & SARAH WOOD) AND BUTLER SNOW (DEE WISOR & DALTON KELLY SERVING AS SPECIAL COUNSEL) (MR. KELLY APPEARED VIRTUALLY)**

The purpose of this joint workshop was for the Planning Commission and City Council to discuss the public/private partnership between the City of Fruita and 2Forks Ventures. One of the desired outcomes of the meeting was to create some familiarity of the project for the Fruita Planning Commission.

Planning and Development Director Dan Caris stated the City Council has been working with 2Forks Ventures on “The Beach” development since this summer. The Council completed a tour of the property on October 17, 2023 before the regular Council meeting.

2Forks Ventures is a development and construction company located in the Two Forks Valley owned by Gavin Brooke, who has partnered with Sarah Wood on projects in Fruita.

Mr. Brooke’s provided a presentation about 2Forks and The Beach development project which included:

- Examples of other projects that have been completed by 2Forks Ventures.
- Team members who have worked on the due diligence studies
- Aerial photo map of the property illustrating trail connectivity
- Aerial photo of parcels totaling approximately 40 acres that includes some river exposure for recreational and park facing access
- Current zoning of CSR
- Current and Future Land Use Maps

- Site constraints:
  - flood plain grading would be first endeavor down to river level
  - Infrastructure and off-site improvements (electric being the most complete)
  - Requires domestic water, sewer and telecommunications extensions
  - Fill in ditch to create roadway- significant amount of roadway to be accomplished
  - Gutter and sidewalk
  - Sewer lift station will need to be upgraded and possibly moved
  - Soil types (one of the larger issues to address)
- Site Opportunities:
  - Multi-use park with dedicated river access
  - I-70 visibility from the west
  - Large contiguous parcel
  - Recreation node:
    - ✓ River
    - ✓ Riverfront Trail
    - ✓ Connectivity to City

The application for development of the property will see 2Forks applying as co-applicants with the City of Fruita for a Planned Unit Development (PUD). The applicants and staff will be the same at the public hearing for Preliminary Plan approval. The development is envisioned at roughly 50/50 public and private development.

The final due diligence surveys and studies will likely begin in January. Proposed public amenities have been discussed with City Council but will be finalized by the architect with help of Parks and Recreation Director Marc Mancuso.

The next step in the process is to hash out the terms of the partnership between the City of Fruita and 2Forks Ventures. Transparency will be crucial as each partner uses their own special counsel to negotiate contracts. After that, both parties can move forward with application process.

The City Council and Planning Commission discussed vision for the mixed use of the property which could include some housing (no subdivisions), open space, park space, river access and commercial uses. Future development should align with the guiding principles in the City's Comprehensive Plan and the City's goals.

Mr. Brooke's presentation included a timeline comprised of Phase 1, which will establish the early development and Phase 2, which will implement a market study and Comprehensive Plan to narrow down further development.

Staff explained that at this time, it is important to not go into too much granular detail in order to maximize flexibility and creative ideas.

Discussion was also held about getting community buy-in through outreach, will be essential for success of any and all future development at The Beach.

Attorneys Dee Wisor and Dalton Kelley also provided a presentation about Public Finance Agreements, Public Improvement Fees, Tax Rebate Agreements, Tax Increment Financing, Metro Districts, General Improvement Districts and other tools that may be utilized by public/private partners in partnership agreements.

**3. ADJOURN**

With no further business before the Council, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Deb Woods  
Deputy City Clerk