

**FRASER PLANNING COMMISSION
MINUTES**

DATE: Wednesday, August 29, 2018

MEETING: Planning Commission Special Meeting

PLACE: Fraser Town Hall Board Room

PRESENT

Commission: Commissioners: Jean Wolter, Mayor Philip Vandernail, Parnell Quinn, Katie Soles and Sam Brewer

Staff: Town Planner, Catherine Trotter; Town Clerk, Antoinette McVeigh; Intern Will Russell

Others: See attached list

Chair called the meeting to order at 7:35 p.m.

1. **Roll Call**

2. **Agenda**

Commissioner Quinn moved, and Commissioner Soles seconded the **motion** to approve the Agenda. **Motion carried: 5-0.**

3. **Consent Agenda**

a. Minutes of June 27, 2018

Commissioner Soles moved, and Commissioner Quinn seconded the **motion** to approve the Consent Agenda with the amended minutes. **Motion carried: 5-0.**

4. **Public Hearing/Regarding:**

a. Final Plat & Final Plan, East Mountain Filing 11

Commissioner Soles **moved**, and Commissioner Quinn seconded the **motion** to open the public hearing for Final Plat & Final Plan, East Mountain Filing 11. **Motion carried: 5-0.**

Background:

This property is zoned Planned Development District and we are processing a Final Plan and a Major Subdivision Final Plat. The Rendezvous development is subject to the requirements contained in the 2003 Rendezvous Annexation Agreement and Planned Development District Plan (PDD), Reception # 2003-016735.

This subdivision application is being processed as a Major Subdivision. The purpose of a major subdivision plat is to divide one (1) or more parcels of land into a total of five (5) or

more lots, or to divide one (1) or more parcels of land into one (1) or more lots requiring public improvements. See Fraser Land Development Code Sec. 19-3-210.

This proposal relates to a portion of Planning Area 9E as shown on the Rendezvous PDD Plan.

The entitlements in the original PDD for this planning area (approximately 19.9 acres) allow for 160 attached residential units with an average density of 8 units per acre.

During the development review and approval of EMF10, 12 residential units were transferred from Planning Area 9E reducing the entitlements to 148. Also, EMF9 has 54 attached residential units approved, further reducing the entitlements to 94 units.

The applicant is proposing 22 single family attached and 11 single family detached homes sites on 6.52 acres. See project narrative. The primary access will be provided via Rendezvous Road and Pioneer Trail. The internal streets shall be private and maintained by the Association.

The applicant has submitted a variance request to allow Road B and C to be constructed as dead-end roads with hammerheads. The PC reviewed this variance request and concurred that topographic restraints prevent connecting Roads B and C.

Recommendation:

Pending any issues that may arise at the public hearing, staff recommends approval of this Final Plat and Final Plan with conditions.

Jeff Vogel from Rendezvous addressed the Planning Commission.

Commissioner Brewer moved, and Commissioner Quinn seconded the **motion** to close the public hearing. **Motion carried: 5-0.**

Commissioner Vandernail **moved**, and Commissioner Quinn seconded the motion to recommend approval of PC Resolution No. 2018-08-01, a resolution recommending approval of East Mountain Filing 11 (EMF11) - Final Plat and Final Planned Development Plan (Planning Area 9e.2) Rendezvous Planned Development District, situated in Section 28, Township 1 South, Range 75 West of the 6th P.M., Town of Fraser, Grand County, Colorado with an additional condition #12, to state the following:

#12 Add title commitment information to Final Plat note #3. **Motion carried: 5-0.**

b. Final Plat and Final Plan, Elk Creek Condos

Commissioner Soles moved, and Commissioner Brewer seconded the **motion** to open the public hearing Final Plat and Final Plan, Elk Creek Condos.

Motion carried: 5-0.

BACKGROUND:

This subdivision application is being processed as a Major Subdivision in accordance with Section 17-5-10 of the Fraser Municipal Code. The purpose of a major subdivision plat is to divide one (1) or more lots or parcels of land into a total of five (5) or more lots or five (5) or more dwelling units.

RECOMMENDATION:

Pending any issues that may arise at the public hearing, staff recommends approval of this Final Plat and Final Plan with conditions.

Layla Rosales from Terracina Design addressed the Planning Commission.

Commissioner Soles moved, and Commissioner Brewer seconded the **motion** to close the public hearing. **Motion carried: 5-0.**

Commissioner Vandernail moved, and Commissioner Quinn seconded the **motion** to recommend approval of Resolution No. 2018-08-03, a resolution recommending approval of the Final Plat and Final Plan for Elk Creek Condos at Grand Park with an additional condition # 11, to state the following:

#11 EGFPD to review and approve fire hydrant locations. **Motion carried: 4-1, Nay Soles.**

c. Final Plat and Final Plan, The Meadows

Commissioner Vandernail moved, and Commissioner Quinn seconded the **motion** to open the public hearing. **Motion carried: 5-0.**

Background:

This subdivision application is being processed as a Major Subdivision in accordance with Section 17-5-10 of the Fraser Municipal Code. The purpose of a major subdivision plat is to divide one (1) or more lots or parcels of land into a total of five (5) or more lots or five (5) or more dwelling units.

Staff is Recommending:

Pending any issues that may arise at the public hearing, staff is recommending approval of this Final Plat and Final Plan with the conditions.

Layla Rosales from Terracina Design addressed the Planning Commission.

Commissioner Vandernail moved, and Commissioner Quinn seconded the **motion** to close the public hearing. **Motion carried: 5-0.**

Commissioner Vandernail **moved**, and Commissioner Quinn seconded the **motion** to recommend approval of Resolution No. 2018-08-02, a resolution recommending approval of the Final plat and Final plan for The Meadows at Grand Park. **Motion carried: 5-0.**

5. Other Business:

a. The next Planning Commission Meeting will be October 10, 2018.

6. Adjourn:

Commissioner Brewer **moved**, and Commissioner Soles seconded the **motion** to adjourn. **Motion carried: 5-0.** Meeting adjourned at 8:35 p.m.

Antoinette McVeigh, Town Clerk