

FRASER PLANNING COMMISSION  
MINUTES

**DATE:** Wednesday, February 26, 2020

**MEETING:** Planning Commission Regular Meeting

**PLACE:** Fraser Town Hall Board Room

**PRESENT**

**Commission:** Commissioners: Vice Chair Katie Soles, Margaret Bowles, Philip Vandernail, Parnell Quinn and Sam Brewer

**Staff:** Town Planner, Catherine Trotter; Town Clerk, Antoinette McVeigh

Vice Chair Soles called the meeting to order at 6:30 p.m.

1. **Roll Call:** Vice Chair Katie Soles, Margaret Bowles, Philip Vandernail, Parnell Quinn and Sam Brewer

2. **Approval of Agenda:**  
Commissioner Vandernail moved, and Commissioner Quinn seconded the **motion** to approve the agenda. **Motion carried: 5-0.**

3. **Consent Agenda:**  
a. Minutes January 29, 2020

Commissioner Quinn moved, and Commissioner Brewer seconded the **motion** to approve the Minutes January 29, 2020. **Motion carried: 5-0.**

4. **Public Hearing and Possible Action:**  
a. Riverview Condominium Final Plat

Commissioner Quinn moved, and Commissioner Bowles seconded the **motion** to open the public hearing regarding Riverview Condominium Final Plat. **Motion carried:5-0.**

Sam Redfield and Ted Carney presented and answered questions on behalf of Frozen, LLC. Public comment was taken. Proof of publication was provided in the packet.

The applicant, Frozen, LLC. is requesting Riverview Condominiums Final Plat approval.

This property is zoned Business and we are processing a Major Subdivision Final Plat.

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 Municipal Code Sec. 19-3-210.

The applicant is proposing twenty 500 SF modular homes on one acre of land. The property is located along the northeast side of US 40, southeast of the existing Grand Valley Flooring store and north of the parcel of land owned by Grand County Water & Sanitation District.

Commissioner Quinn moved and Commissioner Bowles seconded the **motion** to close the Public Hearing Final Plat Riverview Condominium **Motion carried: 5-0.**

Commissioner Quinn moved and Commissioner Vandernail seconded the **motion** approve Resolution 2020-02-01 Riverview Condominium Final Plat with the removal of condition #4, Provide updated title commitment. **Motion carried: 5-0.**

5. **Discussion and Possible Action Regarding:**

None

6. **Other Business:**

Town Planner informed the Commission that the GOCO grant for the Cozens outdoor classroom was not approved. The DOLA grant for the bathrooms was approved.

7. **Open Forum:**

8. **Future Agenda Items:**

9. **Adjourn:**

Commissioner Vandernail moved, and Commissioner Quinn seconded the **motion** to adjourn. **Motion carried: 5-0.** Meeting adjourned at 7:25 p.m.

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Antoinette McVeigh, Town Clerk