Chair Wolter called the meeting to order at 6:33 p.m.

1. **Roll Call:** Chair, Jean Wolter; Katie Soles, Bob Gnuse, Parnell Quinn and Sam Brewer

2. **Approval of Agenda:**
   Commissioner Soles moved, and Commissioner Brewer seconded the motion to approve the agenda. **Motion carried: 4-0.**

3. **Consent Agenda:**
   a. Minutes August 28, 2019

   Commissioner Brewer moved, and Commissioner Gnuse seconded the motion to approve the consent agenda. **Motion carried: 4-0.**

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

   Commissioner Soles moved, and Commissioner Brewer seconded the motion to open the public hearing regarding Riverview Preliminary Plat. Motion carried: 5-0.

   This property is zoned Business and we are processing a Major Subdivision Preliminary 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 eighteen 470 SF modular homes on one acre of property. 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.

   The residential units will be 9 attached modular buildings for a total of eighteen units on one acre of land. For multi-family (1 bedroom or studio) dwelling units, the Land
Development Code requires one (1) 10' X 20' parking space. Per Code, multi-family dwelling means a building on one (1) lot containing three (3) or more dwelling units arranged either side by side or one (1) above the other.

Town Planner Trotter presented to the Planning Commission. The applicant and team, Ted Carney, Lance Gutersohn, Surveyor Cody Clayton and Sam Redfield presented to the Planning Commission. Proof of publication was provided in the packet. Trotter stated that the Town had received four additional comment letters after the packet had been loaded to the website. Comments were provided to the Planning Commissioners. Public Comment was taken.

Commissioner Soles moved and Commissioner Brewer seconded the motion to close the Public Hearing Riverview Preliminary Plat. Motion carried 5-0.

Commissioner Soles moved and Commissioner Quinn seconded the motion to include the following conditions on Resolution 2019-09-01 Riverview Preliminary Plat:

1. Add additional storage to all end units, lots 1, 10, 18 and 11.
2. Applicant to provide a lease agreement with parcel 1 owner to allow for a joint overflow parking plan agreement that will be in perpetuity with the properties. This agreement will be recorded with the county.
3. Add a plat note that states that the on-site parking within the subdivision only permits licensed vehicles that are legally able to drive on the highway.
4. Investigate additional set back discussed with CDOT and the location of the end units closest to the proposed set back.

Soles motion reopened the public hearing which will be continued until a quorum can be met at a future meeting that must take place by December 27, 2019. Motion carried 5-0.

5. **Adjourn:**

Commissioner Quinn moved, and Commissioner Gnuse seconded the motion to adjourn. Motion carried: 6-0. Meeting adjourned at 9:15 p.m.

Antoinette McVeigh, Town Clerk