



**Planning Commission  
Regular Meeting Agenda  
Fraser Town Hall, 153 Fraser Avenue and Virtually  
Wednesday May 23, 2023  
6:30 PM- 9:00 PM**

**NOTE: Times are approximate and agenda subject to  
change**

**Watch the meeting live on Fraser's YouTube Channel**

<https://www.youtube.com/channel/UCs5aHnI7d-kk0j1cxV28DSg>

**Participate in the meeting through our virtual platform**

**Zoom Meeting Information**

<https://us02web.zoom.us/j/2590408013>

**Meeting ID:259 040 8013**

**Phone 1-346-248-7799**

1. **Roll Call**
2. **Approval Of Agenda**
3. **Appoint Chair And Vice Chair**

Documents:

[Planning Commission Chair And Vice Chair Appointment Memo.docx](#)

4. **Consent Agenda**

- a. Minutes March 22, 2023

Documents:

[PCM 2023-03-22.Pdf](#)

[Sign In Sheet March 22, 2023.Pdf](#)

5. **Discussion And Possible Action**

- a. Resolution 2023-05-02 Recommending Approval Of A Conditional Use Permit For Wapiti Vista Town Homes

Documents:

00 PC Staff Report 832 Wapiti Conditional Use Permit.pdf  
01 Resolution 2023-05-02 Recommending Approval Of A Conditional Use Permit For Wapiti Vista Town Homes.pdf  
02 Conditional Use Permit Application.pdf  
03 Warranty Deed.pdf  
04 Cover Letter.pdf  
05 Conditional Use Site Plan.pdf  
06 Draft Utility Plan.pdf  
07 Grand County Parcel Viewer.pdf  
07a Ridgewood Condominiums As-Built Plat.pdf  
07b Tumbleweed Condominiums I As-Built Plat.pdf  
07c Tumblewood Condominiums As-Built Plat.pdf  
07d Glunk Minor Subdivision Plat.pdf  
08 List Of Property Owners Within 200 Feet.pdf  
09 832 Wapiti Dr Conditional Use Permit - 1st Referral Response.pdf

b. **Resolution 2023-05-03 Recommending Approval Of Rezoning Clayton Court**

Documents:

00 PC Staff Report-Clayton Court Rezoning.pdf  
01 Resolution 2023-05-03 Recommending Approval Of Rezoning Clayton Court.pdf  
02 Draft Rezoning Ordinance.pdf  
Clayton Subdivision Lot 8a And 8b Subdivision Of Lot 8 Of A Resubdivision Of Tracts B And C Of Clayton Subdivision.pdf  
Clayton Subdivision Lots 1-7 Resubdivision Of Tracts B And C Of Clayton Subdivision.pdf

6. **Public Hearing And Possible Action**

a. **Recommending Approval Of Final Plant And Final Plan For Elk Creek Condos Planning Area 4w.1**

Documents:

01 PC Staff Report Elk Creek Condos 4w.1.Pdf  
02 Application Form.pdf  
03 Cover Letter.pdf  
04 FPDP.pdf  
05 4W.1 Lot 8 Final Plat.pdf  
06 4W.1 Lot 9 Final Plat.pdf  
07 4W.1 Lot 10 Final Plat.pdf  
08 4W.1 Lot 11 Final Plat.pdf  
09 4W.1 Lot 12 Final Plat.pdf  
10 Referral Comment Sheet.pdf  
11 Referral Comment Response Letter From Applicant.pdf  
12 Construction Drawings.pdf  
13 Drainage Report.pdf  
14 Density Transfer Chart.pdf  
15 2005 Grand Park Planned Development District Plan.pdf  
16 FPDP Checklist.pdf  
17 Final Plat Checklist.pdf  
18 POP.pdf

a.i. **Resolution 2023-05-01 Recommending Approval Of Final Plant And Final Plan For**

Elk Creek Condos Planning Area 4w.1

Documents:

RESOLUTION 2023-05-01 RECOMMENDING APPROVAL OF FINAL  
PLANT AND FINAL PLAN FOR ELK CREEK CONDOS PLANNING AREA  
4W.1.PDF

7. **Open Forum**
8. **Other Business**
9. **Future Agenda Items**
10. **Adjourn**

Please contact the Town Clerk to request accommodations to assist people with disabilities to participate in public meetings. Listening devices for people with hearing impairment are available upon request.

Town Clerk, Antoinette McVeigh 970-531-9943 or [amcveigh@town.fraser.co.us](mailto:amcveigh@town.fraser.co.us)