

**FRASER PLANNING COMMISSION
MINUTES**

DATE: Wednesday, April 24, 2019

MEETING: Planning Commission Regular Meeting

PLACE: Fraser Town Hall Board Room

PRESENT

Commission: Commissioners: Vice Chair Katie Soles, Bob Gnuse, Parnell Quinn (arrived at 6:50), Mayor Philip Vandernail and Sam Brewer

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

Others: Terry Stanford and Jeff Vogel.

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

1. Roll Call

2. Agenda

Commissioner Vandernail moved, and Commissioner Brewer seconded the **motion** to approve the Agenda. **Motion carried: 4-0.**

3. Consent Agenda

a. Minutes of November 14, 2018

Commissioner Brewer moved, and Commissioner Vandernail seconded the **motion** to approve the Consent Agenda. **Motion carried: 4-0.**

Commissioner Vandernail introduced the newest Commissioner Bob Gnuse and welcomed him to the Planning Commission.

4. Public Hearing and Possible Action

a. Final Plan and Preliminary Plat, East Mountain Filing 12

Commissioner Vandernail moved, and Commissioner Brewer seconded the **motion** to open the Public Hearing regarding Final Plan and Preliminary Plat, East Mountain Filing 12. **Motion carried: 4-0.**

BACKGROUND:

This property is zoned Planned Development District and we are processing a Final Plan and a Major Subdivision Preliminary 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 Municipal Code Sec. 19-3-210.

This proposal relates to a portion of Planning Area 11E as shown on the Rendezvous PDD Plan, which is included in the packet.

The entitlements in the original PDD for this planning area (approximately 9.6 acres) allow for 60 residential units with an average density of 6.3 units per acre. The applicant is proposing 54 single family attached homes sites on approximately 9 acres (average density of 6 units per acre). *See project narrative.* The primary access will be provided via Rendezvous Road. The internal streets shall be private and maintained by the Homeowners Association.

The development standards for Planning Area 11E are as follows: 15% open space, 45' height maximum, front setback 10', side setback 6' and rear setback 10'.

RECOMMENDATION:

Pending any issues that may arise at the public hearing, staff is recommending approval of the Final Plan and Preliminary Plat for EMF12 with the conditions listed on the resolution.

Jeff Vogel from Rendezvous presented to the Planning Commission.

Commissioner Quinn moved, and Commissioner seconded the **motion** to close the Public Hearing regarding Final Plan and Preliminary Plat, East Mountain Filing 12.

Motion carried: 5-0.

ai. PC Resolution 2019-04-01

Commissioner Vandernail moved, and Commissioner Brewer seconded the **motion** to approve the amended PC Resolution 2019-04-01, A Resolution Recommending Approval Of East Mountain Filing 12 (EMF12) - Final Planned Development Plan (Final Plan) And Preliminary Plat Planning Area 12 (Planning Area 11E) 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 the amended change to include condition #16, "Applicant to meet with the Fathers at St. Bernard Church to discuss shrine/cemetery tract, access and the possibility of providing a low-maintenance landscape buffer around the tract." **Motion carried: 5-0.**

5. Other Business:

- a.** TP Trotter, there will not be a meeting on May 29. June's meeting will be on June 12.
- b.** Soles encouraged the PC to drive by Mill and the Fraser Valley Parkway to see the spring water runoff.

6. Open Forum:

7. Adjourn:

Commissioner Quinn **moved**, and Commissioner Brewer seconded the **motion** to adjourn. **Motion carried: 5-0.** Meeting adjourned at 7:12 p.m.

Antoinette McVeigh, Town Clerk