



MEMO TO: Planning Chairperson Wolter and Planning Commissioners
FROM: Catherine E. Trotter, AICP, Town Planner
DATE: November 25, 2019
SUBJECT: Planner Briefing on Riverview Condominiums Preliminary Plat

MATTER BEFORE THE PLANNING COMMISSION:

Riverview Condominiums Preliminary Plat.

ACTION REQUESTED:

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

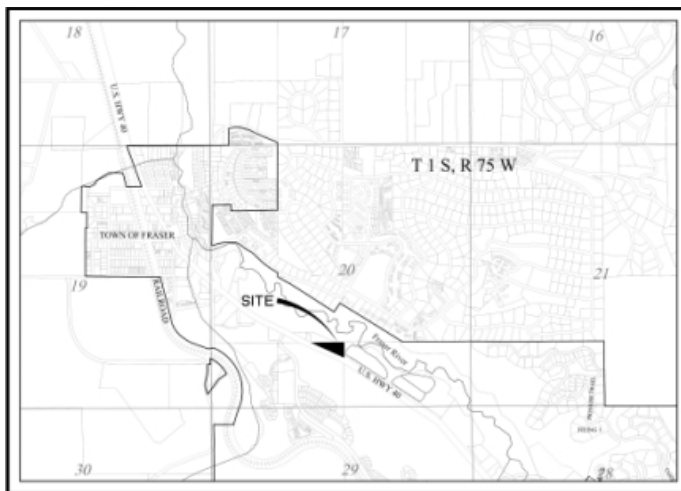
BACKGROUND:

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 twenty 500 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. See REVISED Project Narrative.

Maps below indicates the general vicinity of the Riverview project:





Staff has provided the following materials in the packet:

- Planner Briefing ([THIS MEMO](#))
- Bowman Review Memo 07-03-19
- Agency Review Comments
- Draft Resolution

The applicant has provided the following materials in the packet:

REVISED Project Narrative
REVISED Preliminary Plat
CDOT Access Permit Application
Smartpad renderings
Traffic Study
JVA Response Letter
US Army Corps Letter & Map
Drainage Easement Exhibit
Land Use Application
Legal
Riverview Landscape Plan

The applicant has submitted the following materials that have been reviewed by Staff but are not included in the Planning Commission packet:

Title Commitment
Soils Report
Mineral Estate Notice
Certification of Mailings
Civil Drawings
CAD drawings
Stormwater Report

The residential units will be set into a two story, 20-unit building 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.

However, Code Section 19-4-240 *Modification of parking space requirements*, states the following:

- The Town Staff may require the applicant to develop a contingency-based overflow parking plan to manage and accommodate guests and occasional peak parking demands. Overflow parking areas are not required to be hard surfaced. Alternate surfacing materials may be considered.
- The Planning Commission may determine that storage areas for boats, trailers, campers and other recreational vehicles shall be required where the necessity for such facilities has been demonstrated and where such facilities will preserve the required off-street parking for the use of automobiles.

The PC can discuss the above modification of parking space regulations at the meeting.

The title commitment indicates there is a lender on the property. The lender (lienholder) will have to sign off on the final plat, or the lien needs to be released. The applicant needs to

submit condominium legal and organizational documents and a Subdivision Improvement Agreement (SIA) in conjunction with final plat submittal. CDOT needs to review and approve State Highway Access Permit Application. The Fraser River Corridor Master Plan recommends a new trail on the west side of the Fraser River. Staff recommends the applicant provide a location and easement for a connection to this future western trail. The applicant needs to dedicate land, or pay a fee in lieu of land dedication for schools in accordance with the Land Development Code. The applicant has deleted the secondary access to the adjacent property. Section 19-4-175 of the Land Development Code requires that there shall be a minimum of two (2) vehicular ingress/egress access points to any development over two (2) acres in size. The applicant has discussed this change with East Grand Fire District. In lieu of the secondary access, the Fire District required a larger hammerhead turnaround which has been provided.

Link to photos of Hayden project:

https://www.dropbox.com/sh/9dh6dpvbmaa3xef/AACeSLnigwzfKGxG8wl_92vUa?dl=0

<https://smartpads.co/choose-finishes/>

<https://www.dropbox.com/sh/54ou0n2l2f9jdvw/AACDRGYIezSNzIFEd1Xx3txKa?dl=0>

[View album](#)

Based on feedback from the previous PC meetings, the applicant has made some revisions to the site plan and narrative.

RECOMMENDATION:

Pending any issues that may arise at the public hearing, staff is recommending approval of the Riverview Condominiums Preliminary Plat with the following conditions:

1. Submit condominium legal and organization documents (also add lienholder).
2. Submit SIA and necessary exhibits.
3. CDOT to review and approve State Highway Access Permit Application.
4. Provide a location and easement for connection to future western trail.
5. Execute an agreement with East Grand School District for school impact fees or money in lieu of land prior to final plat recordation.
6. Submit off-site drainage easement for review and approval.
7. Address all legal comments in Rod McGowan's email dated July 2, 2019 and revise documentation accordingly.
8. Address all engineering comments in the Bowman Consulting memo dated July 3, 2019 and revise documentation accordingly.

See draft PC Resolution 2019-12-02 in packet.

Please contact me with questions/concerns. ctrotter@town.fraser.co.us