

**FRASER PLANNING COMMISSION  
MINUTES**

**DATE:** Wednesday, April 11, 2018

**MEETING:** Planning Commission Special Meeting

**PLACE:** Fraser Town Hall Board Room

**PRESENT**

**Commission:** Commissioners: Chair Jean Wolter, Vice Chair Steve Sumrall, Mayor Philip Vandernail and Sam Brewer

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

**Others:** See attached list

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

1. **Roll Call:**

2. **Approval of Minutes:**

- a. Minutes of March 14, 2018

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

3. **Open Forum:**

- a. Business not on the agenda

4. **Public Hearing/Regarding:**

- a. *Continued Public Hearing* Final Plat - Young Minor Subdivision & Conditional Use Permit  
Replat of Lot 8, Block 1, Byers Vista, Reception # 93956

- b. Commissioner Brewer moved, and Commissioner Sumrall seconded the **motion** to open the public hearing for Final Plat - Young Minor Subdivision & Conditional Use Permit Replat of Lot 8, Block 1, Byers Vista, Reception # 93956.  
**Motion carried: 4-0.**

**Background:**

Barry Young is the current owner of Lot 8, Block 1, Byers Vista, Reception #93956 (AKA 421 Muse Drive). Barry Young is requesting approval of a minor subdivision plat and a conditional use permit. The applicant is proposing to subdivide Lot 8 into 2 lots and construct one single family structure on each newly created lot.

Staff is Recommending:

Staff is recommending approval of this minor subdivision plat and a conditional use permit.

Commissioner Sumrall motioned and Commissioner Vandernail seconded the motion to close the public hearing. **Motion carried: 4-0**

Commissioner Vandernail moved and Commissioner Brewer seconded the motion to recommend approval of Resolution No. 2018-04-01 - a Resolution Recommending Approval of The Minor Subdivision, Final Plat and A Conditional Use Permit for Young Minor Subdivision - Replat Of Lot 8, Block 1, Byers Vista, Reception #93956, Section 19, Township 1 South, Range 75 West of the 6th Principal Meridian, Town of Fraser, Grand County, Colorado. **Motion carried: 4-0**

- c. *Public Hearing* – Major Subdivision Preliminary Plat & Development Permit Elk Creek at Grand Park, Filing No. 5

Commissioner Vandernail moved, and Commissioner Brewer seconded the **motion** to open the public hearing Major Subdivision Preliminary Plat & Development Permit Elk Creek at Grand Park, Filing No. 5. **Motion carried: 4-0.**

Background:

The Business District regulations are detailed in Section 16-4 of the Fraser Municipal Code. *This development proposal is classified as a major Development Permit.*

This subdivision application is being processed as a Major Subdivision in accordance with Section 17-5-10 of the Fraser Municipal Code. The purpose of a major subdivision plat is to divide one (1) or more lots or parcels of land into a total of five (5) or more lots or five (5) or more dwelling units.

Staff is Recommending:

Pending any issues that may arise at the public hearing, staff recommends approval of this Development Permit and Preliminary Plat with conditions.

Commissioner Sumrall motioned and Commissioner Brewer seconded the motion to close the public hearing. **Motion carried: 4-0**

Commissioner Sumrall Moved and Commissioner Vandernail Seconded the Motion to Recommend Approval of Resolution No. 2018-04-02 - a Resolution Recommending Approval of The Preliminary Plat and Development Permit for Elk Creek Filing No. 5. **Motion carried: 4-0**

5. **Discussion:** none

6. **Other Business:** none

7. **Adjourn:**

Commissioner Quinn moved, and Commissioner Brewer seconded the **motion** to adjourn. **Motion carried: 4-0.** Meeting adjourned at 7:20 p.m.

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Antoinette McVeigh, Town Clerk