

FRASER PLANNING COMMISSION
MINUTES

DATE: Wednesday, December 11, 2019

MEETING: Planning Commission Special Meeting

PLACE: Fraser Town Hall Board Room

PRESENT
Commission: Commissioners: Chair, Jean Wolter; Katie Soles, Bob Gnuse, Parnell Quinn, Philip Vandernail and Sam Brewer

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

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

1. **Roll Call:** Chair, Jean Wolter; Katie Soles, Bob Gnuse, Parnell Quinn, Philip Vandernail and Sam Brewer
2. **Approval of Agenda:**
Commissioner Brewer moved, and Commissioner Vandernail seconded the **motion** to approve the agenda. **Motion carried:6-0.**
3. **Consent Agenda:**
 - a. Minutes October 10, 2019
 - b. Resolution 2019-12-01 Three Mile Plan

Commissioner Soles moved, and Commissioner Quinn seconded the **motion** to approve the Minutes October 10, 2019. **Motion carried: 6-0.**

Commissioner Quinn moved, and Commissioner Gnuse seconded the **motion** to approve Resolution 2019-12-01 Three Mile Plan. **Motion carried: 6-0.**

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

Commissioner Soles moved, and Commissioner Quinn seconded the **motion** to reopen the public hearing regarding Riverview Condominiums Preliminary Plat.
Motion carried:6-0.

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 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.

Pending any issues that may arise at the public hearing, staff is recommending approval of the Riverview Condominiums Preliminary Plat with the conditions listed in the Briefing and the draft resolution.

Town Planner Trotter presented to the Commission. Kevin Vecchiarelli from JVA, Cody Taylor from Tim Shenk Land Surveying and Ted Carney, owner, presented on behalf of the applicant. Public comment was taken.

Commissioner Soles moved and Commissioner Quinn seconded the **motion** to close the Public Hearing Riverview Condominiums Preliminary Plat. **Motion carried: 6-0.**

Commissioner Soles moved and Commissioner Quinn seconded the **motion** approve Resolution 2019-12-02 approving Riverview Condominiums Preliminary Plat with condition #4 revised as follows: Add a plat note on the final plat that states that a location for a connection to the future western trail is to be determined and an easement shall be provided; and condition #6 is to be deleted. **Motion carried: 6-0.**

5. **Discussion and Possible Action Regarding:**

a. Hilly's Update

Commissioner Quinn moved and Commissioner Gnuse seconded the **motion** to allow the use of the impound lot for up to 20 cars, and Chris Hillerson will bring back a rendition of a fence and landscaping for the April PC meeting. **Motion carried 5-1**, Nay Brewer.

6. **Other Business:**

The next PC meeting will be January 29, 2020.

7. **Open Forum:**

8. **Adjourn:**

Commissioner Vandernail moved, and Commissioner Quinn seconded the **motion** to adjourn. **Motion carried: 6-0.** Meeting adjourned at 8:20 p.m.

Antoinette McVeigh, Town Clerk