



MEMO TO: Planning Vice Chairperson Soles and Planning Commissioners
FROM: Catherine E. Trotter, AICP, Town Planner
DATE: February 20, 2020
SUBJECT: Planner Briefing on Riverview Condominiums Final Plat

MATTER BEFORE THE PLANNING COMMISSION:

Riverview Condominiums Final Plat.

ACTION REQUESTED:

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

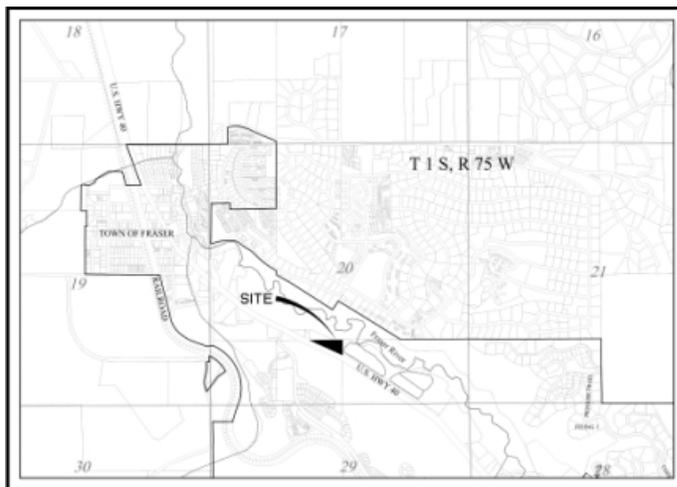
BACKGROUND:

This property is zoned Business and we are processing a Major Subdivision Final 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 Final Plat Narrative.

Maps below indicates the general vicinity of the Riverview Condos project:





Staff has provided the following materials in the packet:

- Planner Briefing ([THIS MEMO](#))
- CORE Review Memo dated 12-13-2020
- PC Resolution 2019-12-02
- Draft Resolution
- Public Notice

The applicant has provided the following materials in the packet:

Final Plat Narrative
Final Plat
CDOT emails
SmartPads Elevations
Traffic Study February 2020
JVA Response Letter
US Army Corps Letter
Land Use Application
Legal Description
Landscape Plan
Will Serve Letters
Vacation Lease Agreement
Construction Standards Variance Request
Bioretention Recommendations
Construction Plans
HOA Declarations
Hwy 40 Exhibit
Affidavit of Notice

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

Title Commitment
Geotech Report
Mineral Estate Notice
CAD drawings
Final Drainage Report
CDOT permit application
Draft SIA
Traffic Study May 2019

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 has discussed the above modification of parking space regulations at a previous meeting. The applicant has revised the final plat to provide a total of 33 parking spaces.

The lienholder will have to sign off on the final plat, or the lien on the property needs to be released. The applicant needs to submit condominium legal and organizational documents and a Subdivision Improvement Agreement (SIA) with necessary exhibits. CDOT has approved and issued the State Highway Access Permit. We are still in discussion with CDOT about the access easement adjacent to US 40 and potential access easements to adjacent property owners. The applicant shall comply with all conditions listed in said CDOT access permit, and as it may be amended. The Fraser River Corridor Master Plan recommends a new trail on the west side of the Fraser River. The applicant has added a plat note that states that a location for a connection to the future western trail is to be determined and an easement shall be provided in the future. 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.

The engineering review is still on going.

Code Section 19-4-190 details building design development standards. See packet for a copy of said regulations.

RECOMMENDATION:

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

1. Add lienholder signature to all documents.
2. Submit condominium legal and organization documents (also add lienholder), including HOA Articles of Incorporation and Bylaws. The submitted HOA Declaration does not contain the usual provisions for a condominium development as specified in Common Interest Ownership Act (CIOA). Revise accordingly.
3. Submit SIA with necessary exhibits
4. Provide an updated title commitment.
5. The applicant shall comply with all conditions in the CDOT State Highway Access Permit.
6. The applicant agrees to provide an easement for connection to future western trail.
7. Execute an agreement with East Grand School District for school impact fees or money in lieu of land prior to final plat recordation.

8. Add the following plat note: "Condominium/ Townhome Declarations recorded at Reception No. _____, Grand County Records."
9. Add the following plat note: "Approval and recordation of the as-built plat allows the sales of the subdivision to proceed."
10. Address all engineering comments in the CORE review memo dated December 13, 2020 and revise documentation accordingly.

See draft PC Resolution 2020-02-01 in packet.

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