



## COMMUNITY DEVELOPMENT DEPARTMENT

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# MEMORANDUM

**To:** Town of Fraser, Town Council, Jeff Durbin, and Catherine Trotter  
**From:** Grand County Community Development Staff, Robert Davis and Alexander Taft  
**Date:** Thursday, March 26, 2020  
**Re:** Byers Peak Ranch Filing 2, Planning Commission review

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### **Upcoming April 8, 2020 Planning Commission Review and Community Development Recommendation**

Grand County Community Development Department Staff has received plans and support documentation for Byers Peak Ranch, Filing 2, aka Mill Avenue Apartments, Preliminary Plat. Grand County Staff and Town of Fraser Staff have been discussing impacts to both entities in order to plan for a development which fits the needs and wants of both communities.

Fraser has previously raised concerns about access to town roads and traffic impacts related to the proposed development. After several discussions with Fraser, Grand County understands and agrees Mill Avenue and Norgren Road are Rights-of-Way both entirely within Town limits. Grand County, as the land use authority, being the potential grantee of a development permit for this proposal feels that it has no jurisdiction over those Rights-of- Way and therefore no ability to give permissions to use it as access. Grand County anticipates that, as a condition of approval, an Access or Road Cut Permit shall be granted by the Town of Fraser to enter along Mill Avenue or Norgren Road.

Grand County would like to request a letter be provided which explicitly supporting or denying those proposed accesses. This letter will be incorporated into documents which have already been received by Grand County and be added to conditions of approval by the Board of County Commissioners.