

**FRASER PLANNING COMMISSION
MINUTES**

DATE: Wednesday, May 23, 2018

MEETING: Planning Commission Regular Meeting

PLACE: Fraser Town Hall Board Room

PRESENT
Commission: Commissioners: Mayor Philip Vandernail, Parnell Quinn, Katie Soles, Ian Jardine, Margaret Bowles and Sam Brewer

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

Others: See attached list

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

1. **Roll Call**

2. **Agenda**

Commissioner Quinn moved, and Commissioner Bowles seconded the **motion** to approve the Agenda. **Motion carried: 6-0.**

3. **Consent Agenda**

a. Minutes of April 11, 2018

Commissioner Bowles moved, and Commissioner Brewer seconded the **motion** to approve the Consent Agenda. **Motion carried: 6-0.**

4. **Public Hearing/Regarding:**

a. Preliminary Plat & Final Plan, Elk Creek Condominiums at Grand Park

Commissioner Quinn moved, and Commissioner Soles seconded the **motion** to open the public hearing for Preliminary Plat & Final Plan, Elk Creek Condominiums at Grand Park. **Motion carried: 6-0.**

Background:

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 Preliminary Plat and Final Plan with conditions.

Clark Lipscomb from Grand Park discussed the Elk Creek Condos.

Steve Sumrall discussed preserving the easement to his property.

Commissioner Quinn, and Commissioner Brewer motioned to close the public hearing. **Motion carried: 6-0**

Commissioner Soles moved, and Commissioner seconded to recommend approval of Resolution No. 2018-05-01 - A Resolution Recommending Approval of The Preliminary Plat and Final Plan for Elk Creek Condos at Grand Park with the additional condition "Staff to further discuss Steve Sumrall's easement concerns with legal counsel." **Motion carried: 6-0**

b. Preliminary Plat & Final Plan, The Meadows At Grand Park

Commissioner Bowles moved, and Commissioner Brewer seconded the **motion** to open the public hearing. **Motion carried: 6-0.**

Background:

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 Preliminary Plat and Final Plan with conditions.

Clark Lipscomb from Grand Park discussed the Meadows.

Commissioner Bowles moved, and Commissioner Jardine seconded the motion to close the public hearing. **Motion carried: 6-0**

Commissioner Quinn moved, and Commissioner Bowles seconded to recommend approval of Resolution No. 2018-05-02 Recommending Approval of The Preliminary Plat and Final Plan for The Meadows at Grand Park with all conditions except #3, which said the following:

This proposed subdivision will add traffic on Old Victory Road. The Board of Trustees should consider requiring the developer to complete and pave the remainder of Old Victory Road (and possibly Grand Park Drive) and to complete the connection to the east end of the development. There is ample support under the Annexation Agreement and PDD Plan to make that determination.

Commissioner Quinn moved, and Commissioner Bowles seconded the motion to approve Resolution No. 2018-05-02 deleting condition #3.

Motion carried: 5-1. Nay Brewer.

5. Other Business:

- a) Town Clerk McVeigh reviewed the revamped website.
- b) The Planning commission upcoming meetings will be June 27 and July 18.

- c) The new Land Use Development Code has not been codified into the Town Codes.

6. **Adjourn:**

Commissioner Brewer moved, and Commissioner Quinn seconded the **motion** to adjourn. **Motion carried: 6-0.** Meeting adjourned at 7:40 p.m.

Antoinette McVeigh, Town Clerk