



MEMO TO: Fraser Board of Trustees
FROM: Alyssa Rivas, Planner, Baseline Engineering Corporation
DATE: July 20, 2022
SUBJECT: Planner Briefing on Final Plat, Koselig on Main, 406 Zerex Street & 315 Fraser Avenue

MATTER BEFORE THE BOARD OF TRUSTEES:

Final Plat, Koselig on Main, 406 Zerex Street & 315 Fraser Avenue

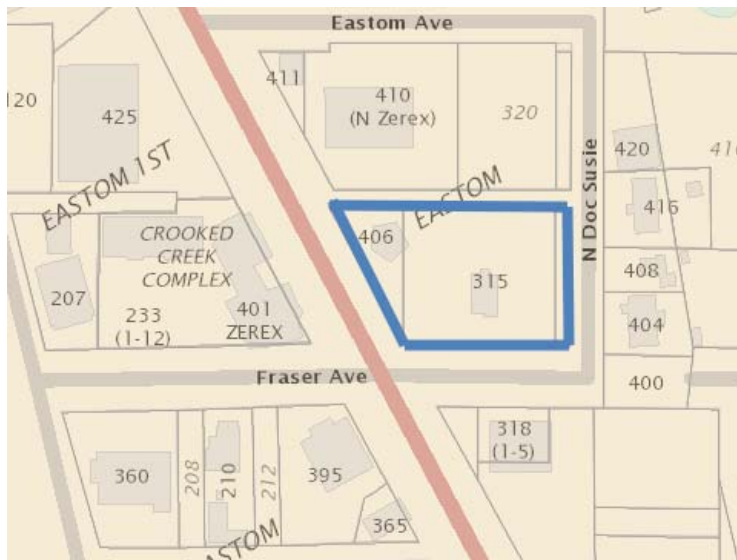
ACTION REQUESTED:

The applicant, 406 Zerex LLC, is requesting Final Plat approval of Koselig on Main, 406 Zerex Street & 315 Fraser Avenue.

BACKGROUND:

This subdivision application is being processed as a Major Subdivision in accordance with Section 19-3-210 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. The Preliminary Plat and Major Site Plan were conditionally approved at the Fraser Planning Commission meeting on April 27, 2022 in accordance with Resolution 2022-04-01. The Final Plat was recommended for approval by the Fraser Planning Commission on June 22, 2022 subject to conditions.

Maps below indicate the general vicinity of this proposed development:





As outlined in the April 27, 2022 Planner Briefing for the Preliminary Plat and Major Site Plan approval, the applicant's project will consist of 4,000 SF of retail space and 20 apartment units. The project aims to deliver restricted low-income housing units and attainable market units to provide for rental housing to the residents of Fraser and Grand County. Residential density and parking requirements were found to be consistent with the Fraser Municipal Code and conditionally approved on April 27, 2022 per Resolution 2022-04-01.

Conditions of Final Plat approval as recommended by the Planning Commission are listed below with a staff comment on the status of each item:

1. Applicant must address all Referral Agency Comments included in the packet.
Staff Comment: The applicant is actively working with staff to address all outstanding Referral Agency Comments.
2. Applicant must resubmit civil drawings in accordance with Referral Agency Comments prior to building permit issuance.

Staff Comment: The applicant is actively working with staff to address all outstanding civil drawing comments prior to the issuance of the building permit.

3. Applicant must secure CDOT Access Permit, if required, prior to recordation of Final Plat.
Staff Comment: The applicant is working with CDOT to secure the necessary permits. All required permits are required prior to recordation of the Final Plat.
4. A Construction Guarantee Agreement (CGA) and appropriate security shall be submitted and approved prior to building permit issuance.
Staff Comment: The CGA establishing the 125% surety amount has been drafted and is included with the packet for review and approval at the July 20, 2022 Board of Trustees meeting.
5. Lighting details and notes must be added to the Exterior Lighting plan showing compliance with the dark sky regulations of the Municipal Code.
Staff Comment: The applicant has confirmed that exterior lighting is in conformance with Town regulations and is dark sky compliant.
6. The applicant shall pay school and park impact fees prior to recordation of Final Plat.
Staff Comment: The applicant acknowledges that all school and park impact fees must be paid prior to recordation of the Final Plat.
7. Applicant shall resubmit for review and approval all Final Plat documents. This development application shall be scheduled before the Town of Fraser Board of Trustees once a complete application has been submitted.
Staff Comment: The applicant resubmitted the Final Plat documents on June 27, 2022. The application was considered complete and scheduled for the Board of Trustees at that time. The applicant is actively working with staff to address all outstanding Referral Agency Comments.

Staff has provided the following materials in the packet:

- Planner Briefing (THIS MEMO)
- Resolution 2022-07-03
- Referral Agency Comments and Applicant Responses

The applicant has provided the following materials in the packet:

- Final Plat
- Conceptual Drawings & Site Plan
- Civil Construction Plans
- Drainage Report
- Construction Guarantee Agreement (CGA) and Cost Estimates
- Cover Letter

- Residential Coverage
- Traffic Impact Study
- Phase I Environmental Site Assessment
- Soils Report
- Landscape Plan
- Conformance to Comprehensive Plan
- Exterior Lighting Plan

The applicant has also provided the following materials that are NOT in the packet:

- Land Use Application
- Title Commitment
- Proof of water, sewer and utility service
- Development schedule

Recommendation:

Staff recommends that the Fraser Board of Trustees approve the Final Plat and the Construction Guarantee Agreement for Koselig on Main subject to the following conditions:

1. The applicant shall address all Referral Agency Comments included in the packet.
2. The applicant shall resubmit civil drawings in accordance with Referral Agency Comments prior to building permit issuance.
3. The applicant shall secure a CDOT Access Permit prior to recordation of Final Plat.
4. The applicant shall execute the approved Construction Guarantee Agreement (CGA) and provide the required security prior to building permit issuance.
5. The applicant shall pay school and park impact fees prior to recordation of Final Plat.

Resolution 2022-07-03 includes the above recommended conditions of approval.

Please contact me with questions or concerns at alyssa.rivas@baselinecorp.com