

To: Town of Fraser Planning Commission
Julie Esterl, Baseline

From: Mountain View Townhomes III HOA Owners
451 Muse Drive, Fraser, CO

Date: February 22, 2023

Subject: 461 Muse Drive Proposed Development

We continue to have the same concerns that we presented at the Planning Hearing for the Preliminary Plat on November 23, 2022.

Drainage. We continue to be concerned that the proposed grading plan blocks our existing drainage. Without appropriate drainage, this grading plan would lead to offsite runoff from the wetlands to the southwest accumulating on our property and additional flooding in our crawl spaces.

The developer proposed a drainage plan but it does not appear to provide sufficient appropriate drainage to avoid offsite runoff accumulating on our property. For example, the inlet elevation for the area drain in the southwest corner of 461 Muse, which should provide drainage for our property, is at 8573 feet and the surrounding area on our property is below that.

The Merrick Engineering comments, which are conditions of approval, address drainage of offsite runoff for the subject property and downstream properties, but they are unclear as to whether they require sufficient appropriate drainage for offsite runoff to avoid an adverse impact on our upstream property. We have submitted questions requesting clarification of the Merrick comments to the Town planner and have not received a response yet.

Continue Use of Our Driveway and Snow Storage. We continue to be concerned that the proposed site plans are inconsistent with our continued use of parts of our driveway and areas for snow storage to which we have a legal right. These issues remain unresolved, but we have finally been contacted by Mr Ziehler's legal representative and are hopeful that we can come to a mutually agreeable resolution.