

a. Plan Intent and Goals

The submitted Sketch Plan for West Mountain Filing #1 at Grand Park provides for the development of a single-family residential neighborhood on the west side of the railroad tracks utilizing the newly completed grade separated crossing of Grand Park Drive. The plan allows for cabin product on approximately 6k sq.ft. lots and large homes on approximately 1/3 Ac lots. The homes are oriented to take advantage of the views of James Peak and the Divide. The plan has cabin lots along the eastern perimeter backing on to 23w open space and 1/3 ac homes in the core and to the east.

The intent would be to build from southeast to northwest with 11w as the final phase of development.

b. Integration

The parcel is bounded on most sides by 23w open space with a portion bound by Grand Park Drive. The 23w open space area in the core of 10w has been sized to allow for future golf development. Future roadway connections have been shown which are intended to provide access to future 9w development.

c. Impacts to Neighboring Properties

The neighborhood is surrounded by undeveloped land on all sides with the exception of Leland Creek to the south. At the closest location this plan has lots across the drainage at approximately 400' away and all of the closest lots to Leland Creek have been size to be similar to Leland Creek.

d. Natural Systems

The design of the neighborhood is responsive to site features including natural topography to minimize disturbance to the land while maximizing view and walk-out opportunities. A few small pockets of wetlands exist on the site, this plan has worked around wetland to minimize disturbance.

e. Code Conformance

The proposed Sketch Plan for Planning Areas 10w, and 11w conforms to the approved PDDP and meets the requirements for FPDP submittal. The following identifies conformance to the Town of Fraser PDDP and subdivision ordinance.

1. **Land Use.** Planning Area 10w allows 174 residential units, and 11w allows 41 residential units. The FPDP proposes 29 residential units in 11W and 43 residential units in 10W. Any remaining residential units can be transferred to other planning areas.
2. **Open Space.** The PDDP requires 15% open space which is 5.9 acres (excluding future development)– The FPDP as proposed exceeds that requirement by providing 8.8 acres.
3. **Roadway Standard.** The plan complies with the Town's roadway standards and PDPD standards.
4. **Building Setback.** The setbacks comply with the Grand Park PDDP.
5. **Building Height.** The single family detached units will have a maximum height consistent with the PDDP.

f. Comprehensive Plan Conformance

1. Community – The plan protects the natural features within the site such as Elk Creek, the Elk creek corridor will remain in its natural state. The plan is also providing much needed additional housing to the community.
2. Managing Growth – The proposed location is the next logical place within Grand Park and Fraser for growth to happen. It is the closest planning area to the underpass and water has already been installed in Grand Park Drive.
3. Local and Regional Challenges – This project will help construct additional infrastructure needed to access the future development of West Mountain as contemplated in the PDDP.
4. Transportation – The extension of Grand Park Drive past the underpass will provide the
5. Open Space and Recreation – Open Space Requirements are significantly exceeded.
6. Land Uses – The plat is consistent with the approved PDDP in use and density.
7. Infrastructure: This area has been designed and planned for these uses since the approval of the PDDP. Grand Park is continually working with Fraser to assure adequate infrastructure is in place.
8. Public Safety – This site is located in very close proximity to the existing fire station and is providing multiple points of access for emergency situations.

g. Employees

This neighborhood is entirely residential and will not need any employees to serve the development.