

FRASER PLANNING COMMISSION
MINUTES

- DATE:** March 22, 2023
- MEETING:** Planning Commission Regular Meeting
- PLACE:** Fraser Town Hall and Virtual On-Line Meeting
- PRESENT**
Commission: Commissioners: Chair Andy Miller, Vice Chair Bob Gnuse, Philip Vandernail, Katie Soles, Parnell Quinn, Joy McCoy
- Staff:** Baseline Planning Services Julie Esterl and Will Charles, Town Manager, Michael Brack, Previous Town Manager Ed Cannon, Town Clerk Antoinette McVeigh
- Others:** See list

Chair Andy Miller called the meeting to order at 6:02 p.m.

1. **Roll Call:** Chair Andy Miller, Vice Chair Bob Gnuse, Philip Vandernail, Katie Soles, Parnell Quinn, Joy McCoy
2. **Approval of Agenda:**
Commissioner Quinn moved, and Commissioner McCoy seconded the **motion** to approve the agenda. **Motion carried: 6-0.**
3. **Consent Agenda:**
 - a. Minutes February 22, 2023

Commissioner Soles moved, and Commissioner Quinn seconded the **motion** to approve the consent agenda. **Motion carried: 6-0.**
4. **Public Hearing And Possible Action:**
 - a. Preliminary Plat and Recommending Approval of a Final Planned Development Plan for Grand Park West Mountain Filing NO. 1 Areas 10W And 11W

Julie Esterl and Will Charles from Baseline Planning Services presented to the commission. Proof of publication was provided in the packet.

In 2005, the Board of Trustees approved a Planned Development District Plan (PDDP) for the Grand Park Development. The PDDP encompassed approximately 1,311 acres of land divided into 27 planning areas. On the PDDP, 10W and 11W are described as being a planning area of approximately 56.9 acres. The proposed FPDP includes plans for 37.93 acres within these two planning areas. Additionally, the preliminary plat proposes subdividing the subject property into 72 lots for single family residential units.

The property is zoned 5491 726Planned Development (PD) and regulated by the Grand Park PDDP Planning area 10W allows for 174 residential units, while 11W allows 41

residential units. The FPDP proposes 43 residential units in 10W and 29 residential units in 11W. In addition to allows for up to ZONING MAP 30,000 Square feet of commercial space.

Clark Lipscomb from Grand Park presented and answered questions.

Commissioner Soles moved, and Commissioner Quinn seconded the motion to open the public hearing regarding. **Motion carried 6-0.**

Public comment was taken from Paula Stewart.

Commissioner Soles **motioned**, and Commissioner Quinn seconded the motion to close the public hearing. **Motion carried 6-0.**

ai. PC Resolution 2023-03-01 Approving Preliminary Plat and Recommending Approval of A Final Planned Development Plan For Grand Park West Mountain Filing NO. 1 Areas 10W And 11W

Commissioner Quinn **motioned**, and Commissioner Gnuse seconded the motion to approve Resolution 2023-03-01 Approving Grand Park West Mountain Filing NO. 1 Areas 10W And 11W the motion was amended to include approval of Preliminary Plat and Recommending Approval of a Final Planned Development Plan Grand Park West Mountain Filing NO. 1 Areas 10W And 11W. **Motion carried 6-0.**

5. **Workshop – Clayton Court**

Ed Cannon presented to the Board regarding the zoning of Clayton Court.

Commissioner Soles **motioned**, and Commissioner McCoy seconded the motion that the Planning Commission recommends to the Board of Trustees to pursue rezoning Clayton Court to the business district from Medium Density Multifamily (MDMF).

6. **Other Forum:**

none

7. **Open Business:**

8. **Future Agenda Items:**

9. **Adjourn:**

Commissioner Soles moved, and Commissioner Vandernail seconded the **motion** to adjourn. **Motion carried: 6-0.** Meeting adjourned at 8:59 p.m.

Antoinette McVeigh, Town Clerk