

**FRASER PLANNING COMMISSION
MINUTES**

DATE: Wednesday, June 27, 2018

MEETING: Planning Commission Regular Meeting

PLACE: Fraser Town Hall Board Room

PRESENT

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

3. Consent Agenda

- a. Minutes of May 23, 2018
- b. Appointment of Chair Jean Wolter and Vice Chair Katie Soles

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

4. Public Hearing/Regarding:

- a. Preliminary Plat & Final Plan, East Mountain Filing 11

Commissioner Soles moved, and Commissioner Quinn seconded the **motion** to open the public hearing for Preliminary Plat & Final Plan, East Mountain Filing 11. **Motion carried: 6-0.**

Background:

This property is zoned Planned Development District and we are processing a Final Plan and a Major Subdivision Preliminary Plat.

This subdivision application is being processed as a Major Subdivision. The purpose of a major subdivision plat is to divide one (1) or more parcels of land into a total of five (5) or more lots, or to divide one (1) or more parcels of land into one (1) or more lots requiring public improvements. See Fraser Municipal Code Sec. 19-3-210.

Staff is Recommending:

Pending any issues that may arise at the public hearing, staff is recommending approval of the Preliminary Plat and Final Plan for EMF11 with the conditions.

Jeff Fogle from Rendezvous addressed the planning commission.

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

Commissioner moved, and Commissioner seconded to recommend approval of Resolution No. 2018-06-01 a resolution recommending approval of East Mountain Filing 11 (emf11) - preliminary plat and final planned development plan (fpdp) planning area 11 (planning area 9e.2) Rendezvous planned development district, situated in section 28, township 1 south, range 75 west of the 6th p.m., Town of Fraser, Grand County, Colorado with the following amended changes #2 will be deleted, plat note #7 will be deleted, Add condition #8 Mountain Parks Electric to review and approve plat note relating to dry utility easements (plat note #5), #4 will state concourse topographic concerns that prevent connecting roads B & C.

b. Final Plat Elk Creek Filing No.5

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

Background:

The Business District regulations are detailed in Section 16-4 of the Fraser Municipal Code. *This development proposal is classified as a major Development Permit.*

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 is recommending approval of this Development Permit and Final Plat with the conditions:

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

Commissioner Bowels moved, and Commissioner Quinn seconded to recommend approval of Resolution 2018-06-02 a resolution recommending approval of the final plat and development permit for Elk Creek Filing no. 5 with the following amended changes #3 will state This property is subject to the terms of the May 26, 2005 Subdivision Improvement Agreement (SIA) executed between the Town and Cornerstone Winter Park Holdings LLC and recorded at Reception # 2005-005385. Improvements to be included on the Construction Plans and included in the Engineer's Cost Estimate with the SIA for Elk Creek Filing No. 5 which will be

determined by town staff and include a dedication construction of 8' public trail along elk creek. **Motion carried: 6-0.**

5. **Other Business:**

a. Thank you to the appointed chair and vice chair

b. Next PC meeting will be July 18. DOLA will provide a PC workshop from 6-8 and dinner will be served at 5:30.

6. **Adjourn:**

Commissioner Quinn moved, and Commissioner Bowels seconded the **motion** to adjourn. **Motion carried: 6-0.** Meeting adjourned at 7:45 p.m.

Antoinette McVeigh, Town Clerk