

FRASER PLANNING COMMISSION  
RESOLUTION NO. 2018-08-02

A RESOLUTION RECOMMENDING APPROVAL OF THE FINAL PLAT AND FINAL PLAN FOR  
THE MEADOWS AT GRAND PARK.

At a special meeting of the Fraser Planning Commission held on August 29, 2018, Cornerstone Winter Park Holding, LLC, requested a recommendation of approval for a Final Plat and Final Plan for The Meadows at Grand Park; and

WHEREAS, Cornerstone Holdings LLC., is the current owner of the property; and

WHEREAS, the applicant is requesting final plat and final plan approval which would create 21 70' X 100' single family detached homesites and 44 townhome units on 12 acres.

NOW THEREFORE BE IT RESOLVED that the Fraser Planning Commission has voted to recommend approval of the Final Plat and Final Plan for The Meadows at Grand Park with the following conditions:

1. The proposed plat would create a disconnected parcel where the berm and GP monument signs are located. Since this parcel is being divided, it should be included within the plat boundaries and assigned a parcel/tract identifier.
2. The Final Plan shows proposed townhomes on the north side of Haymeadow Road, but no application materials for a townhome subdivision are included. It is assumed that a further subdivision application will be submitted for such townhome development because the townhome requirements per previous Code Sec.17-5-40 and 70 have not been addressed and we haven't seen any townhome declarations or association documentation.
3. CDOT is requiring a traffic study. A Trip Generation Review letter has been forwarded to CDOT for review. A CDOT access permit will be required at the proposed intersection with US 40 and must be provided to the Town prior to final plat recordation.
4. Street name of Hay Meadow is acceptable; however, it is listed as a street and also a trail. Mountain Willow Trail already exists. Staff to review to ensure no duplication with existing street names in Grand County.
5. MPEI is requiring the following language to be added to the final plat: *All buildings within this subdivision shall have electric meters on one unit (gang metering) and have a perpetual non-exclusive utility easement for the purpose of constructing and operating the electric supply for distribution.* MPEI to review final plat prior to recordation.
6. Landscape plan does not appear to be complete.
7. Incorporate phasing plan into final plan.
8. Address all engineering comments from Tim Gagnon in the Bowman Consulting Memo dated August 15, 2018.
9. Setbacks on final plan and final plat are inconsistent.

10. Ownership of open space on final plan and final plat is inconsistent.
11. Clarify the dwelling unit product. There is reference to single-family attached and townhomes. Revise documentation accordingly.
12. On Sheet 2 of 3 on the final plat list Parcel A as future development to be consistent with the final plan.
13. Add 3' maintenance and utility easements to final plat.

APPROVED AND ADOPTED THIS 29th DAY OF AUGUST, 2018.

FRASER PLANNING COMMISSION

---

Chairperson

ATTEST:

---

Town Clerk