

PLANNING COMMISSION
STAFF REPORT

Date Prepared: January 23, 2026
Meeting Date: January 28, 2026

RE: Grand Park West Mountain Filing 1 (Planning Areas 10W and 11W) – Revised Final Plat and FPDP

To: Town of Fraser Planning Commission

From: Garrett Scott, Town Planner

Project Number: TF22-10

Project Address: North of a proposed extension of Grand Park Drive, west of the UP railroad

Applicant: West Mountain Development, LLC

Property Owner: West Mountain Development, LLC

Zoning: Planned Development (PD)

CC: Michael Brack, Town Manager

Alan Sielaff, Assistant Town Planner

BACKGROUND

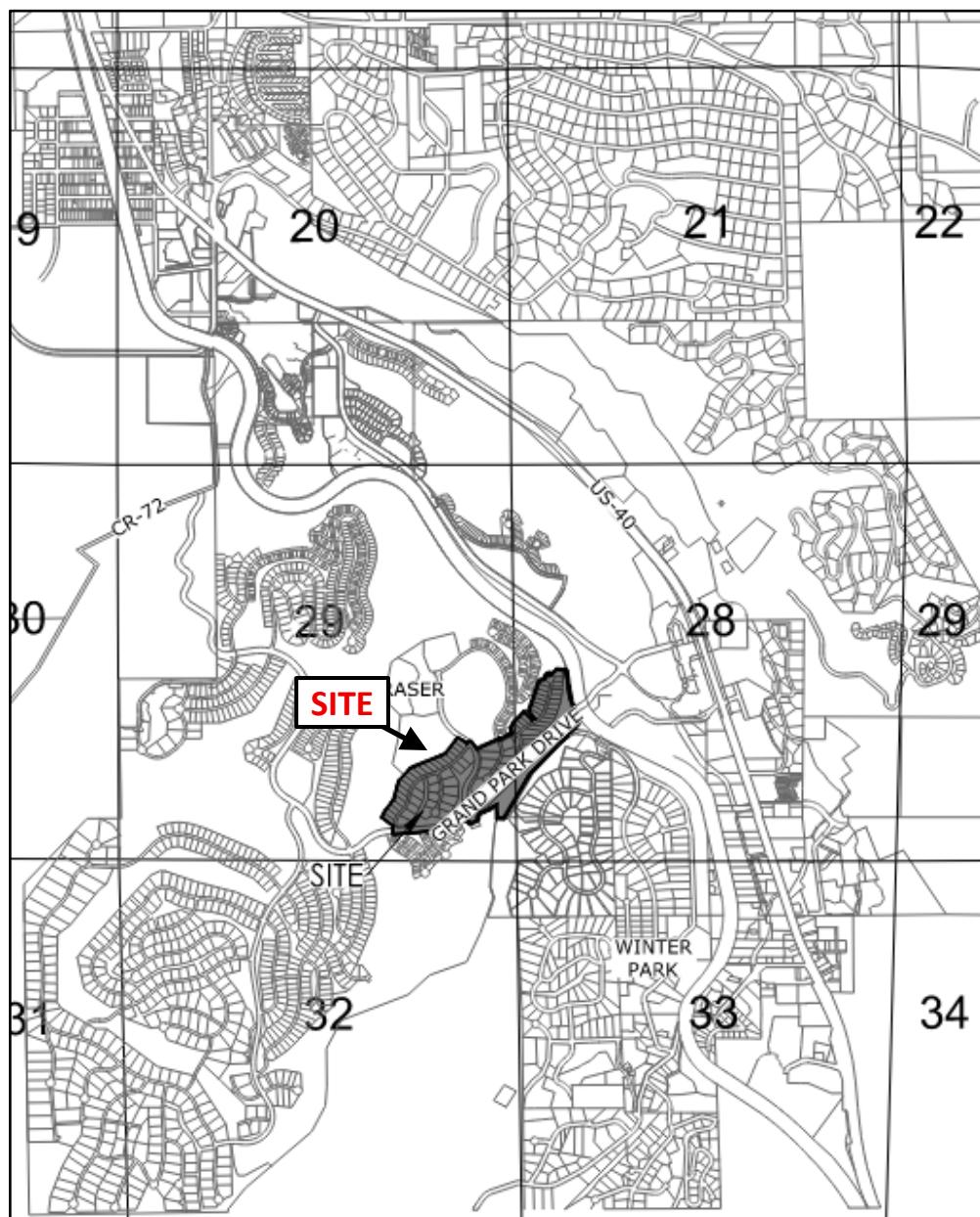
In 2005, the Fraser Board of Trustees approved the current Planned Development District Plan (PDDP) for the Grand Park Development. The PDDP encompasses approximately 1,311 acres of land divided into 27 planning areas. Each planning area is associated with an approximate acreage and a maximum allowed number of residential units, lodging (i.e., hotel) units, and commercial square footage. Pertaining to this proposal as the first phase of the West Mountain Development, the PDDP depicts Planning Area 10W as containing 40.8 acres while 11W contains 16.1 acres. The current approved Final Planned Development Plan (FPDP) and Final Plat proposes 79 detached residential units on 33.2 acres within these two planning areas, with additional development in 10W to be included in future development phases.

The initial West Mountain Filing 1 Preliminary Plat and Final Planned Development Plan (FPDP) applications were submitted to the Town in October of 2022. On March 22, 2023, through PC Resolution 2023-03-01, the Fraser Planning Commission approved the Preliminary Plat with conditions and recommended approval of the FPDP with conditions. The applicant then submitted a Final Plat application in February 2024. On May 22, 2024, the Fraser Planning Commission recommended approval of the Final Plat with conditions via PC Resolution 2024-05-02. The Board of Trustees then approved the Final Plat and FPDP on June 5, 2024 through Resolution 2024-06-04. In December 2024, the applicant submitted a revised Final Plat and FPDP application which was determined to be a major amendment requiring action by the Planning Commission and Board of Trustees. On January 15, 2025, the Fraser Planning Commission recommended approval of the Final Plat and FPDP with conditions via PC Resolution 2025-01-02. The Board of Trustees then approved the amended Final Plat and FPDP on January 22, 2025 through Resolution 2025-01-09. The applicant has since worked with Town staff on addressing the conditions of approval, particularly conditions 1 and 2 that relate to pending referral review comments and the requirement of obtaining final approval of the West Mountain Water Master Plan and associated construction design drawings and reports as stipulated in Articles 5.3, 5.5, and 5.6 of the 2003 Annexation Agreement. Presently, neither the FPDP nor any phase of the Final Plat have been recorded given that the conditions of approval have not yet been fully met.

The applicant has now requested a second revision to the FPDP and Final Plat and proposes to reorient the street and lot arrangement while keeping the total unit count for West Mountain Filing 1 the same at

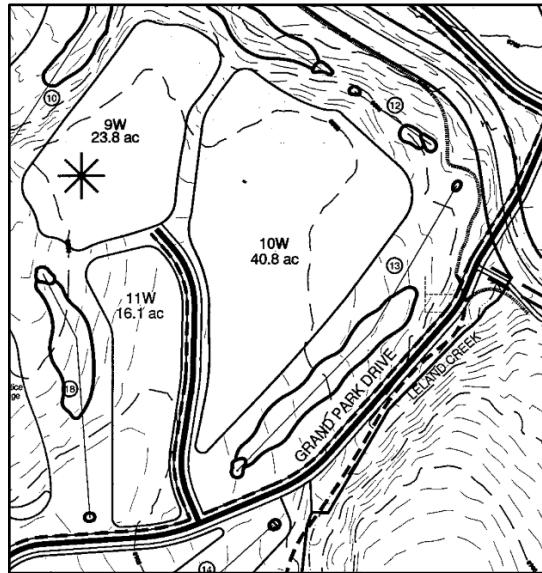
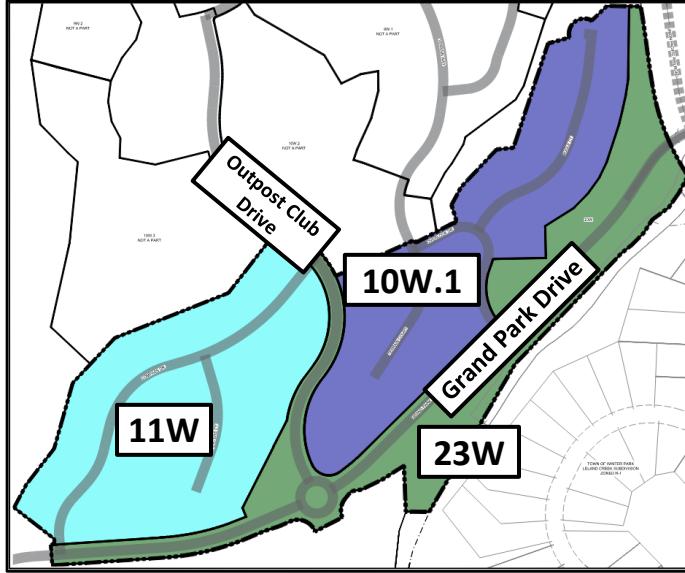
79 units. The applicant submitted materials on December 19, 2025 and upon review of the applicable provisions of the Fraser Municipal Code, including but not limited to [Sec. 19-2-160 \(PD Amendments\)](#) and in concurrence with the Town Attorney, staff determined that this modification, specifically a rearrangement of lots, blocks, and building tracts, and changes in the provision of common open spaces, is considered a major amendment to the approved FPDP and requires approval by the Planning Commission and Board of Trustees. While the proposed amendment does not alter the previously approved 79 units, it significantly adjusts the road network and lot arrangement by proposing a roundabout intersection on Grand Park Drive that connects to the future Outpost Club and mixed-use development proposed in West Mountain Filing 2. The current proposal for West Mountain Filing 1 also adds an additional (third) road connection into the development from Grand Park Drive.

LOCATION MAP

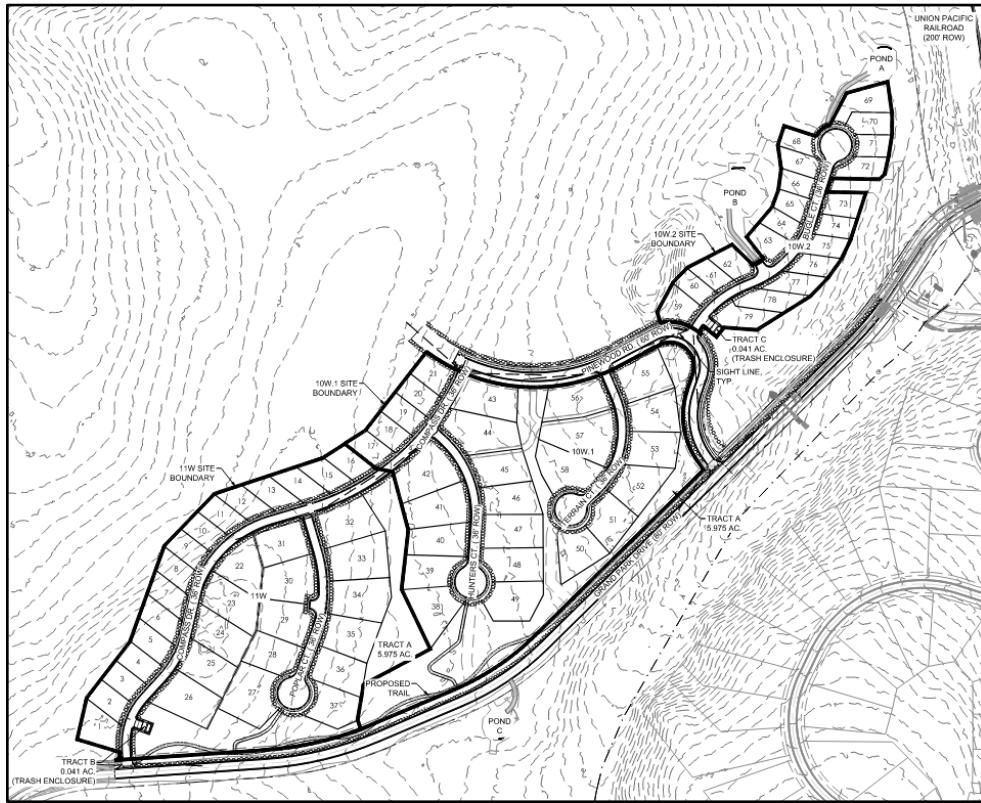


ZONING & LAND USE

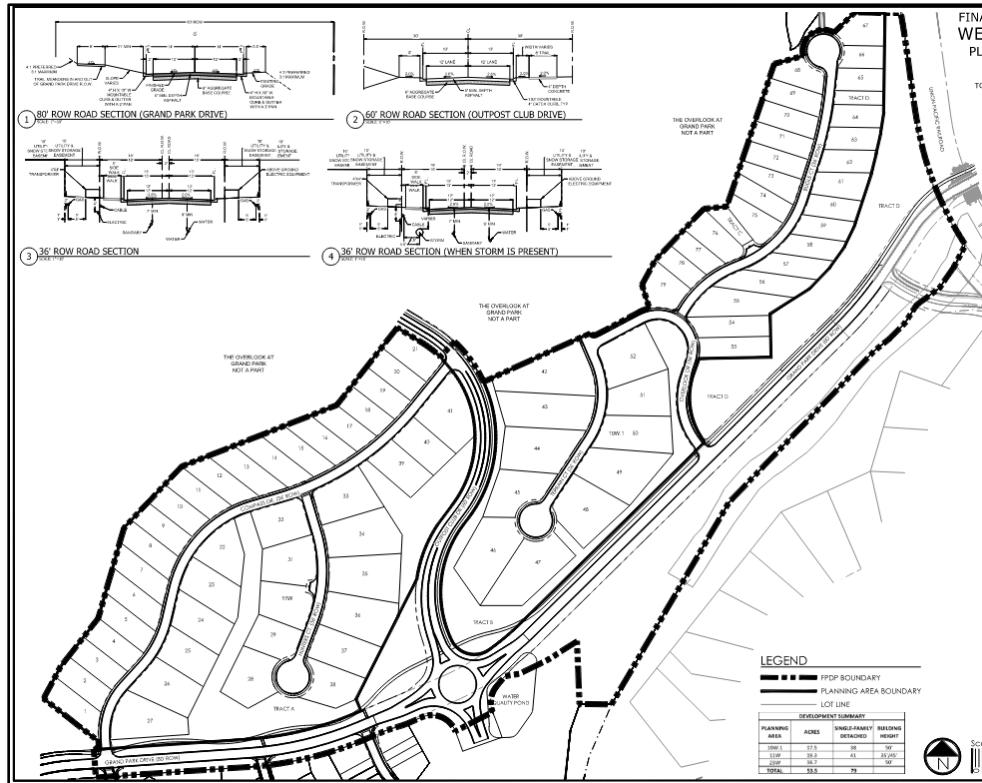
The property is zoned Planned Development (PD) and regulated by the Grand Park PDDP. Planning Area 10W allows for 174 residential units, 350 lodging units, and 30,000 square feet of commercial space while 11W allows 41 residential units and 50 lodging units. The original FPDP approved in June 2024 proposed 72 residential units, which was then increased to 79 units (consisting of 47 units in 10W and 32 units in 11W) with the amendment approved in January 2025. The FPDP that is now under consideration does not change the total unit count but redistributes the units within the planning areas, proposing 38 units in 10W and 41 residential units in 11W. The January 2025 FPDP included a total acreage of 33.2 acres across Planning Areas 10W.1, 10W.2, and 11W. This proposed amendment increases the acreage for 10W.1 and 11W to 36.8, an increase of 3.6 acres, while now including 16.7 acres allocated to open space and major roads in Planning Area 23W, for a total FPDP area of 53.5 acres.

GRAND PARK PDDP**PROPOSED LAND USE MAP**

EXISTING APPROVED WEST MOUNTAIN FILING 1



PROPOSED REVISION TO WEST MOUNTAIN FILING 1



SITE PLAN, PARKING, LANDSCAPING & SNOW STORAGE

As identified as the reason for the major amendment, the main revision proposed is the addition of a roundabout at the intersection of Grand Park Drive and the collector roadway (Outpost Club Drive) that serves both West Mountain Filing 1 and the proposed West Mountain Filing 2 development, which is anticipated to include the Outpost Club and additional commercial, lodging, and multifamily residential uses. The Planning Commission previously reviewed a Sketch Plan for West Mountain Filing 2 on April 23, 2025, and the applicant has since submitted an FPDP and Preliminary Plat for this development area consisting of Planning Areas 8Wb, 9W, 10W.2, 10W.3, and 23W. The Planning Commission will review this proposal at a future meeting; however, various submittal items (e.g., civil plans, drainage report, etc.) have been combined for both development areas and are provided in the packet for reference.

In terms of impacts to the Filing 1 development area, the collector road connection to Filing 2 was previously called Pinewood Drive and proposed as the first intersection along Grand Park Drive to the west of the railroad. A second local road connection, Compass Drive, was proposed further west along Grand Park Drive. In the current proposal, the first intersection west of the railroad is proposed to be a local road, Overlook Drive, serving 10W.1 and connecting into the Filing 2 area, followed by a larger roundabout intersection (Outpost Club Drive) which will serve as the main roadway access into Filing 2. A third, minor intersection follows to the west at Compass Drive, which serves Planning Area 11W. Following the submittal of this amendment to West Mountain Filing 1, the applicant has since provided a Traffic Impact Study (TIS) for the entire Grand Park West Mountain development area, which is currently under review. However, a preliminary review of this study indicates that the traffic generated by the Filing 2 development area warrants an improved roundabout intersection as is proposed with this FPDP. Because the Filing 1 area was previously approved at the current density, staff has no concerns about the proposal to increase the capacity of the Grand Park Drive / Outpost Club intersection as it pertains to Filing 1. Full review of the traffic study will be completed with the Filing 2 development review.

There are minimal to no changes to the proposed parking, landscaping, and snow storage requirements from the previous approval. For parking, the proposed development consists of both single-family detached and single-family attached residential dwelling units. [Section 19-4-230](#) of the municipal code requires 2 off-street parking spaces for each unit. While no specific parking areas are depicted as part of the FPDP, each unit shall have at least two (2) off-street parking spaces and will be reviewed for compliance when a building permit is submitted.

[Section 19-4-185](#) requires one (1) square foot of snow storage for every three (3) square feet of impervious surface area, or 33%. The applicant is proposing snow storage equal to 53% of the impervious surface area, i.e., the roadways proposed to serve the development. Additional snow storage for areas to be cleared on individual lots must be shown at the time of building permit application. It is noted that Mountain Parks Electric and Xcel Energy have consistently provided referral review comments that revisions to the plat notes and depicted snow storage areas are required in order to meet their operational needs. This item will continue to be tracked as part of the referral review process and is captured through proposed condition of approval #1, consistent with prior approval conditions.

Sheet 7 of the FPDP identifies the landscaping to be provided with the project, which only consists of revegetating all areas disturbed during construction with a native grass mix. This is consistent with the previous FPDP. Because this is a purely residential development within the Grand Park PDD, further landscaping is not required per [Section 14-5-40](#).

REFERRAL REVIEW

The Final Plat and FPDP submittal documents were sent out on referral on December 30, 2025, and referral agency comments and planning review comments returned to the applicant on January 23, 2026. Due to the compressed timeline ahead of the requested public hearing, the applicant has not had the opportunity to provide a response to the most recent comments. The review summary is included as an attachment to this staff report.

The following agencies/entities provided comments on the latest submittal (Major Amendment, 7th submittal overall). Addressing all comments to the satisfaction of that agency/entity, as well as any new comments provided as a result of any revisions, is recommended as a condition of approval for the Final Plat and Final Planned Development Plan (FPDP).

- Town of Fraser Engineering (Merrick) and Public Works – Greg Steed, Donna Barrentine, Jeanne Boyle, and Katherine Knight
- JVAM Law Firm, as Town Attorney – Cooper Gehle
- East Grand Fire Protection District No. 4 – Ryan Mowrey
- Xcel Energy – Julie Gittins
- Mountain Parks Electric, Inc. – Jessica Tain

PUBLIC NOTICE

Sec. 19-1-215 establishes the requirements for public notice when public hearings are required with land use review. Newspaper publication and mailed letters are required for the Final Plat review, and were published/distributed as follows:

- Newspaper: Published in the Sky-Hi News and Middle Park Times on January 14, 2026 (Town responsibility)
- Mailed letters: Sent by certified/return receipt mail on January 14, 2026 (applicant responsibility)
- Affidavits of publication and mailing receipts are included with the Planning Commission packet

CONDITIONS OF FINAL PLAT AND FPDP APPROVAL – RESOLUTION 2025-01-09

On January 22, 2025, by Resolution 2025-01-09, the Board of Trustees voted to approve the amended FPDP and Final Plat with five conditions. The following table lists the conditions of approval and current status.

Resolution 2025-01-09 Conditions of Approval	Status
1) Prior to FPDP and Final Plat recordation, the Applicant must address all outstanding review comments to the satisfaction of the Town and/or applicable entity and revise and resubmit all documents accordingly.	Unresolved
2) Prior to recordation of the FPDP and the Final Plat, the Applicant shall receive approval from the Town of Fraser of the West Mountain Water Master Plan and associated construction design drawings and reports, as stipulated in Articles 5.3, 5.5, and 5.6 of the 2003 Annexation Agreement.	Unresolved

3) Prior to Final Plat recordation, the Applicant shall execute an approved Development Improvements Agreement and provide the appropriate surety.	Unresolved
4) Prior to Final Plat recordation, the Applicant shall provide the Town with the following items as outlined in the Major Subdivision Final Plat Checklist: a. Proof of filing the applicable articles of incorporation with the Secretary of State and the executed originals of all legal documents, including a final executed SIA and any required collateral. b. Final plat Mylar with appropriate signatures c. A fourteen (14) inch by eighteen (18) inch black line Mylar for the purpose of incorporating the data into a 911 emergency system, containing the name and subdivision, the section, township and range in which the subdivision is located, all street names, lot numbers, street addressing numbers, and unit numbers (if applicable). d. A digital file of the approved final plat and 911 emergency system drawing in both CAD and PDF format for the Town's Geographic Information System (GIS).	Unresolved
5) Concurrent with Final Plat recordation, the Applicant shall record the Development Improvements Agreement (DIA) as well as the necessary HOA declaration, restrictive covenants, and bylaws.	Unresolved

REQUEST: Approval of an amended Final Plat and FPDP for West Mountain Filing 1 (Planning Areas 10W and 11W) of Grand Park.

RECOMMENDATION: Staff recommends that the Planning Commission APPROVE the amended Final Plat and FPDP subject to the following conditions:

CONDITIONS:

- 1) Prior to Final Plat recordation, the Applicant must address all outstanding review comments to the satisfaction of the Town and/or applicable entity and revise and resubmit all documents accordingly.
- 2) Prior to recordation of the FPDP and the Final Plat, the Applicant shall receive approval of the West Mountain Water Master Plan and associated construction design drawings and reports from the Town of Fraser, as stipulated in Articles 5.3, 5.5, and 5.6 of the 2003 Annexation Agreement.
- 3) Prior to Final Plat recordation, the Applicant shall execute an approved Development Improvements Agreement and provide the appropriate surety.
- 4) Prior to Final Plat recordation, the Applicant shall provide the Town with the following items as outlined in the Major Subdivision Final Plat Checklist:

- a. Proof of filing the applicable articles of incorporation with the Secretary of State and the executed originals of all legal documents, including a final executed DIA and any required collateral.
- b. Final plat Mylar with appropriate signatures
- c. A digital file of the approved final plat and 911 emergency system drawing / address map in both CAD and PDF format for the Town's Geographic Information System (GIS).

5) Concurrent with Final Plat recordation, the Town shall record the Development Improvements Agreement (DIA) as well as the necessary HOA declaration, restrictive covenants, and bylaws.

Attachments:

- 01 West Mountain Filing 1 Final Plat
- 02 West Mountain Filing 1 FPDP
- 03 Civil Construction Documents West Mountain Filing 1 and 2
- 04 Phase II Drainage Report West Mountain Filing 1 and 2
- 05 Wetland Exhibit West Mountain Filing 1 and 2
- 06 Grand Park West Mountain TIS (January 2026)
- 07 Combined 7th Submittal Referral Review Comments
- 08 Proof of Public Notice
- 09 Receipts for Mailed Notices
- 10 Adjacent Property Owners List

Planning Commission Resolution 2026-01-01