

**FRASER PLANNING COMMISSION  
MINUTES**

**DATE:** Wednesday, July 10, 2019

**MEETING:** Planning Commission Special Meeting

**PLACE:** Fraser Town Hall Board Room

**PRESENT**

**Commission:** Commissioners: Chair Jean Wolter, Katie Soles, Parnell Quinn, Margaret Bowles, Sam Brewer, and Philip Vandernail..

**Staff:** Town Planner, Catherine Trotter.

**Others:** see attached list

Chair Wolter called the meeting to order at 6:30 p.m.

1. **Roll Call:** Chair Jean Wolter, Katie Soles, Parnell Quinn, Margaret Bowles, Sam Brewer and Philip Vandernail.
2. **Agenda**  
Commissioner Soles moved, and Commissioner Vandernail seconded the **motion** to approve the Agenda. **Motion carried: 6-0.**
3. **Consent Agenda**
  - a. Minutes of **June 12, 2019**
4. **Public Hearing and Possible Action**
  - a. Major Subdivision, Preliminary Plat, Riverview Townhomes.

Commissioner Vandernail moved, and Commissioner Quinn seconded the **motion** to approve the Consent Agenda with the amended change to the minutes to include the correct spelling of Margaret's last name as Bowles.  
**Motion carried: 6-0.**

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

The Rendezvous development is subject to the requirements contained in the 2003 Rendezvous Annexation Agreement and Planned Development District Plan (PDD), Reception # 2003-016735.

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.

This proposal relates to a portion of Planning Area 11E as shown on the Rendezvous PDD Plan, which is included in the packet.

The entitlements in the original PDD for this planning area (approximately 9.6 acres) allow for 60 residential units with an average density of 6.3 units per acre.

The applicant is proposing 54 single family attached homes sites on approximately 9 acres (average density of 6 units per acre). See project narrative. The primary access will be provided via Rendezvous Road. The internal streets shall be private and maintained by the Homeowners Association.

The development standards for Planning Area 11E are as follows: 15% open space, 45' height maximum, front set back 10', side setback 6' and rear setback 10'.

**RECOMMENDATION:**

Pending any issues that may arise at the public hearing, staff is recommending approval of the EMF12 Final Plan and Final Plat with the conditions listed on the resolution.

Anthony Files from Vogel and Associates, Tony DePlata from TKE Civil & Structural Engineering, and Terry Stanford from Rendezvous presented to the Planning Commission.

Commissioner Brewer moved, and Commissioner Soles seconded the **motion** to close the Public Hearing regarding Final Plan and Preliminary Plat, East Mountain Filing 12. **Motion carried:6-0.**

**5. Other Business:**

- a. July 10, 2019 special meeting
- b. Muse Drive subdivision

**6. Open Forum:**

**7. Adjourn:**

Commissioner Soles **moved**, and Commissioner Brewer seconded the **motion** to adjourn. **Motion carried:6-0.** Meeting adjourned at 8:05 p.m.

---

Antoinette McVeigh, Town Clerk