



**Planning Commission  
Regular Meeting Agenda  
Fraser Town Hall, 153 Fraser Avenue and Virtually  
Wednesday February 22, 2023  
6:30 PM- 9:00 PM**

**NOTE: Times are approximate and agenda subject to  
change**

**Watch the meeting live on Fraser's YouTube Channel**

<https://www.youtube.com/channel/UCs5aHnI7d-kk0j1cxV28DSg>

**Participate in the meeting through our virtual platform**

**Zoom Meeting Information**

<https://us02web.zoom.us/j/2590408013>

**Meeting ID:259 040 8013**

**Phone 1-346-248-7799**

1. **Roll Call**
2. **Approval Of Agenda**
3. **Consent Agenda**
  - a. Minutes January 25, 2023

Documents:

[PCM 2023-01-25.Pdf](#)

[Planning Commission Sign In Sheet.pdf](#)

4. **Public Hearing And Possible Action**
5. **Open Forum**
6. **Other Business**
7. **Future Agenda Items**
8. **Adjourn**

## **UPCOMING MEETING**

### **WED. MARCH 22, 2023 PLANNING COMMISSION**

Please contact the Town Clerk to request accommodations to assist people with disabilities to participate in public meetings. Listening devices for people with hearing impairment are available upon request.

Town Clerk, Antoinette McVeigh 970-531-9943 or [amcveigh@town.fraser.co.us](mailto:amcveigh@town.fraser.co.us)

FRASER PLANNING COMMISSION  
MINUTES

**DATE:** Wednesday, January 25, 2023

**MEETING:** Planning Commission Regular Meeting

**PLACE:** Fraser Town Hall and Virtual On-Line Meeting

**PRESENT**

**Commission:** Commissioners: Vice Chair Bob Gnuse, Chair Andy Miller, Philip Vandernail, Katie Soles, Margaret Bowles, Parnell Quinn, Joy McCoy

**Staff:** Baseline Planning Services Julie Esterl, Town Manager Ed Cannon, Town Clerk Antoinette McVeigh

**Others:** See list

Vice Chair Bob Gnuse called the meeting to order at 6:31 p.m.

1. **Roll Call:** Vice Chair Bob Gnuse, Chair Andy Miller, Philip Vandernail, Katie Soles, Margaret Bowles, Parnell Quinn, Joy McCoy
2. **Approval of Agenda:**  
Commissioner Quinn moved, and Commissioner Soles seconded the **motion** to approve the agenda. **Motion carried: 7-0.**
3. **Consent Agenda:**
  - a. Minutes November 23, 2022Commissioner Soles moved, and Commissioner McCoy seconded the **motion** to approve the consent agenda. **Motion carried: 7-0.**
4. **Public Hearing And Possible Action:**
  - a. Victoria Village Height RegulationCommissioner Quinn moved, and Commissioner Soles seconded the motion to open the public hearing regarding Victoria Village Height Regulation at 6:35 p.m. **Motion carried 7-0.**

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

In March of 2018, the Town of Fraser adopted the Victoria Village Overlay District to encourage and promote attainable housing development for local residents and workforce via lower setbacks, lot areas, and floor areas. In Spring 2022, the Town acquired Victoria Village for the primary purposes of affordable housing development. Following a proposal process and awarding the Victoria Village Housing Project to a developer, discussions proceeded regarding the master planning process and any potential challenges with the overlay district that may deter the overall affordability of

rental and for sale units based on construction costs. As a result of these discussions, Town staff and the developer both agreed that increasing the height limitation from 45 ft. to 55 ft. would improve the developer's ability to facilitate a master planning process and allow the types of housing desired on the property with the area median incomes (AMIs) that would be required in order to cover the construction costs. Based on the location of the site, a height increase for development would have little to no effect on neighboring properties and would be able to drive down the building cost per square foot which in turn would lower the AMI associated with the buildings such as apartment complexes, and allow for underground parking, or mixed-use development.

No public comment was taken.

Commissioner Soles **motioned**, and Commissioner Vandernail seconded the motion to close the public hearing Victoria Village Height Regulation. **Motion carried 7-0.**

Ai. PC Resolution 2023-01-01 Victoria Village Building Height Amendment

Commissioner Vandernail **motioned**, and Commissioner McCoy seconded the motion to approve PC Resolution 2023-01-01 Victoria Village Building Height Amendment. **Motion carried 7-0.**

6. **Other Forum:**

none

7. **Open Business:**

a. Commissioner Quinn, requests more Planning Commission meetings to review rules and regulations, and discuss the number of units that require admin or commission approval.

b. Commissioner Vandernail, ask developers what they believe doesn't work in the code and email staff with suggested changes.

c. Commissioner Soles, should the town complete a transportation plan

8. **Future Agenda Items:**

Special Meeting February 8, 2023. The commission will have a quorum, but the chair and vice chair will not be present. Commissioner Soles agreed to chair the meeting.

9. **Adjourn:**

Commissioner Soles moved, and Commissioner Quinn seconded the **motion** to adjourn. **Motion carried: 7-0.** Meeting adjourned at 7:20 p.m.

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Antoinette McVeigh, Town Clerk



**PLANNING COMMISSION REGULAR MEETING  
REGISTRATION SHEET  
JANUARY 25, 2023**

The Public Forum is an opportunity for the public to present their concerns and recommendations regarding Town Government issues to the Planning Commission. Those wishing to address the Planning Commission will be allowed a five-minute presentation. A maximum of six (6) people will be allowed to address the Planning Commission at each Public Forum. If a topic that you wish to discuss has been scheduled for a formal Planning Commission Meeting, we would ask that you reserve your remarks for that specific date and time. Topics that are in litigation with the Town will not be heard during this forum. All presenters are urged to: (1) state the concern; and (2) list possible solutions. Please keep the following guidelines in mind:

- Remarks that discriminate against anyone or adversely reflect upon the race, color, ancestry, religious creed, national origin, political affiliation, disability, sex, or marital status of any person are *out of order* and may end the speaker's privilege to address the Board.
- Defamatory or abusive remarks or profanity are *out of order* and will not be tolerated.

Anyone attending Planning Commission meetings must sign in to ensure accurate records and minutes. Sign your name, address, and topic of discussion on the sign in sheet. Thank you for your cooperation.

NAME	PHYSICAL ADDRESS	Email

