



**Planning Commission
Regular Meeting Agenda
Fraser Town Hall, 153 Fraser Avenue and Virtually
Wednesday January 25, 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 November 23, 2022

Documents:

[PCM 2022-11-23.Pdf](#)

[Sign In Sheet November 23, 2022.Pdf](#)

4. Public Hearing And Possible Action

a. Victoria Village Height Regulation

Documents:

[Victoria Village Height Variance Staff Briefing.pdf](#)

[Proof Of Notice PC-1-25-2023.Pdf](#)

a.i. PC Resolution 2023-01-01 Victoria Village Building Height Amendment

Documents:

5. **Open Forum**
6. **Other Business**
7. **Future Agenda Items**
8. **Adjourn**

UPCOMING MEETING

WED. FEBRUARY 8, 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

FRASER PLANNING COMMISSION
MINUTES

DATE: Wednesday, November 23, 2022

MEETING: Planning Commission Regular Meeting

PLACE: Fraser Town Hall and Virtual On-Line Meeting

PRESENT

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

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

Others: See list

Commissioner Vandernail, Interim Chair called the meeting to order at 6:32.

1. **Roll Call:** Philip Vandernail, Katie Soles, Margaret Bowles, Sam Brewer, Bob Gnuse, Andy Miller, Parnell Quinn, Joy McCoy
2. **Approval of Agenda:**
Commissioner Soles moved, and Commissioner Gnuse seconded the **motion** to approve the agenda. **Motion carried: 7-0.**
3. **Appointment of Chair and Vice Chair:**
Commissioner Quinn moved, to nominate Joy McCoy as the Chair, no second. Motion failed.
Commissioner Soles moved to nominate Andy Miller as the Chair, **Motion carried 5-2**, Nay Quinn and Miller.
Bob Gnuse volunteered to be the Vice Chair. All unanimously agreed.
4. **Consent Agenda:**
 - a. Minutes June 22, 2022
 - b. Resolution 2022-11-02 Three Mile Plan

Commissioner Quinn moved, and Commissioner Vandernail seconded the **motion** to approve the amended consent agenda moving Resolution 2022-11-02 Three Mile Plan to discussion. **Motion carried: 7-0.**

Commissioner Vandernail moved, and Commissioner Gnuse seconded the **motion** to approve PC Resolution 2022-11-02 Three Mile Plan. **Motion carried: 7-0**

Town Manager Ed Cannon notified the Commission that in 2023 the town has budgeted to update the Master Plan which includes the Three Mile Plan.

5. **Public Hearing And Possible Action:**
 - a. 461 Muse Drive Preliminary Plat and Major Site Plan

Commissioner Gnuse moved, and Commissioner Vandernail seconded the motion to open the public hearing regarding 461 Muse Drive Preliminary Plat and Major Site Plan at 6:44 p.m. **Motion carried 7-0.**

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

The request is for the development of two tri-plex residential buildings and associated parking on the 20,599 square-foot parcel. The proposed buildings will be 2-stories and will include 3 dwelling units each. The proposed dwellings units are approximately 1,880 square feet in size and include three bedrooms. Residential developments of three (3) or more dwelling units require Major Site Plan approval per Section 19-2-110. Residential developments of five (5) or more dwelling units require Major Subdivision approval per Section 19-3-210. The Major Subdivision process consists of two phases, Preliminary and Final Plat. This request is for the review of the Major Site Plan and the Preliminary Plat.

The applicant and property owner, Michael Ziehler, has submitted a complete application for the review of a major site plan and a preliminary plat for the development of two tri-plex residential buildings at 461 Muse Drive. The application is in general compliance with the land development code with the exceptions outlined in this report and as listed as recommended conditions of approval. The application was sent on referral, and as a condition of approval all agency comments need to be addressed prior to final plat application. The public hearing before the Planning Commission was appropriately noticed in the newspaper and by mail. Park and school land dedications or fees in lieu will be collected with the final plat prior to recordation.

Applicant Michael Ziehler presented to the Commission.
Public Comment was taken from Jane Mathers and Paul Langowski.

Commissioner Quinn **motioned**, and Commissioner McCoy seconded the motion to close the public hearing 461 Muse Drive Preliminary Plat and Major Site Plan at 7:40 p.m. **Motion carried 7-0.**

Commissioner **Soles motioned**, and Commissioner Vandernail seconded the motion to approve PC Resolution 2022-11-01 Recommending Approval of A Major Site Plan And Preliminary Plat For A Residential Development Located At 461 Muse Drive, Described as Byers Vista Block 1 Lot 4, Grand County, Colorado, Part Of Sec. 19, Township 1 South, Range 75 West Of The 6th Pm. **Motion carried 7-0.**

6. **Other Business:**
Commissioner Quinn requests the Commission to meet regularly.
7. **Open Forum:**
8. **Future Agenda Items:**
Possible PC Meeting on December 28.
9. **Adjourn:**

Commissioner Soles moved, and Commissioner Vandernail seconded the **motion** to adjourn. **Motion carried: 7-0.** Meeting adjourned at 7:51 p.m.

Antoinette McVeigh, Town Clerk



**PLANNING COMMISSION REGULAR MEETING
REGISTRATION SHEET
NOVEMBER 23, 2022**

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
Jane Mather	451 Muse Drive, Fraser	jmather@criticalcore.com
MIKE, KRISTINA, NOAH, JORDAN? MIKEL ZIEHLER	748 Fairy Ln, ^{FRASER} CO 80134	ziehlerm@hotmail.com
Marc Gibs	209 CCR 642 GL	mark.gibs@729@whod.com



MEMO TO: Chairperson Miller and Planning Commissioners
FROM: Michael Brack, Assistant Town Manager and Julie Esterl, Principal Planner,
Baseline Planning Services
DATE: January 25, 2023
SUBJECT: Victoria Village Height Increase Variance

MATTER BEFORE BOARD:

Consideration to increase the height limit for the Victoria Village Zoning Overlay from 45ft to 55ft.

BACKGROUND:

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.

If this amendment to the Victoria Village Overlay District to increase the maximum building height to 55 ft. is recommended by the Planning Commission and subsequently approved by the Town Board, the Town is still allowed, under its discretion by the Town Board, to set building height limitations based on the final design of the Victoria Village Master Plan.

OPTIONS/ALTERNATIVES:

- Approve Resolution 2023-01-01 recommending to the Town Board to amend Chapter 19, Article 2, Division 2 of the Town of Fraser Municipal Code regarding building height

regulations within the Victoria Village Overlay District to increase the maximum height to 55 ft.

- Approve Resolution 2023-01-01 recommending to the Town Board to amend Chapter 19, Article 2, Division 2 of the Town of Fraser Municipal Code regarding building height regulations within the Victoria Village Overlay District to increase the maximum height to 55 ft but with additional recommended changes.
- Recommend the Town Board not amend the Victoria Village Overlay District.

RECOMMENDATION:

Increasing the maximum building height is anticipated to have little to no impact on the site or its neighbors as the increased height wouldn't impact any surrounding views much more than what's already allowed under the 45 ft. height limitation. A height increase would bring benefits to the developer to lower development costs per unit and lower the accommodating AMIs as a result. Staff recommends approval of Resolution 2023-01-01 to allow for more flexibility to design and more affordable/attainable housing for the local community during the community engagement and master planning process beginning in February/March 2023.



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Middle Park Times** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 887-3334**.

Notice ID: f5ranIWLGcyiTzOCKPwo | **Proof Updated: Jan. 09, 2023 at 07:32am MST**
Notice Name: Victoria Village Overlay District Code Amend

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Julie Esterl	Middle Park Times
julie.esterl@baselinecorp.com	
(970) 726-5491	

Columns Wide: 1	Ad Class: Legals
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01/12/2023: Other	16.00
Affidavit Fee	4.00

Subtotal	\$20.00
Tax (0%)	\$0.00
Processing Fee	\$2.00
Total	\$22.00

NOTICE OF PUBLIC HEARING FRASER, COLORADO

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Planning Commission of the Town of Fraser, Colorado, on Wednesday, January 25, 2023, at 6:30 PM in the Board Room of the Fraser Town Hall, located at 153 Fraser Avenue, Fraser, Colorado to consider the following agenda item:

A proposed amendment to the Town of Fraser Municipal Code Section 19-2-265. - Victoria Village Overlay District, pursuant to the Town of Fraser land development code ordinance.

All Parties May Attend

Publish one time in the Middle Park Times on Thursday, January 12, 2023.

PUBLISHED IN THE MIDDLE PARK TIMES ON THURSDAY, JANUARY 12, 2023.

**TOWN OF FRASER
PLANNING COMMISSION**

Resolution No. 2023-01-01

A RESOLUTION RECOMMENDING APPROVAL OF THE ADOPTION OF AN AMENDMENT TO CHAPTER 19, ARTICLE 2, DIVISION 2 OF THE TOWN OF FRASER MUNICIPAL CODE REGARDING BUILDING HEIGHT REGULATIONS WITHIN THE VICTORIA VILLAGE OVERLAY DISTRICT.

WHEREAS, 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.

WHEREAS, the Town of Fraser Planning Commission has reviewed the proposed amendment to the Victoria Village Overlay District regulations as contained in the Fraser Municipal Code, Chapter 19, Article 2, Division 2; and

WHEREAS, it appears to the Town of Fraser Planning Commission that it would be in the best interests of the health, safety, welfare and economic well-being of the citizens of the Town of Fraser to adopt the amended Victoria Village Overlay District regulations as presented to the Planning Commission and reviewed at the Public Hearing on January 25, 2023.

NOW, THEREFORE, BE IT RESOLVED, THAT THE TOWN OF FRASER PLANNING COMMISSION HAS VOTED TO: RECOMMEND APPROVAL OF THE AMENDMENT TO THE MUNICIPAL CODE

1. Amend Chapter 19, Article 2, Division 2 of the Town of Fraser Municipal Code regarding building height regulations within the Victoria Village Overlay District to increase the height limitation to a maximum height of fifty-five (55) feet.

DULY MOVED, SECONDED AND APPROVED THIS 25TH DAY OF JANUARY, 2023.

ATTEST:

FRASER PLANNING COMMISSION

Town Clerk

BY: _____
Chairperson