

FRASER PLANNING COMMISSION  
MINUTES

**DATE:** Wednesday, June 22, 2022

**MEETING:** Planning Commission Regular Meeting

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

**PRESENT**

**Commission:** Commissioners: Philip Vandernail, Margaret Bowles, Sam Brewer, Bob Gnuse, Andy Miller, Parnell Quinn

**Staff:** Baseline Planning Services, Town Clerk Antoinette McVeigh

**Others:** See list

Roll call was at and the meeting 6:30.

1. **Roll Call:** Philip Vandernail, Margaret Bowles, Sam Brewer, Bob Gnuse, Andy Miller, Parnell Quinn
2. **Appointment of Chair and Vice Chair:**  
The appointment of the chair and vice chair have been moved to the next meeting.
3. **Approval of Agenda:**  
Commissioner Bowles moved, and Commissioner Miller seconded the **motion** to approve the amended agenda, removing the appointment of the chair and vice chair. **Motion carried: 6-0.**
4. **Consent Agenda:**
  - a. Minutes April 27, 2022Commissioner Bowles moved, and Commissioner Quinn seconded the **motion** to approve the consent agenda. **Motion carried: 6-0.**
5. **Public Hearing And Possible Action:**
  - a. Middle Park Health- Fraser Health Center Major Site PlanCommissioner Gnuse moved, and Commissioner Miller seconded the motion to open the public hearing regarding Middle Park Health- Fraser Health Center Mayor Site Plan at 6:41 p.m. **Motion carried 6-0.**

Julie Esterl from Baseline Planning Services presented to the commission. There is a correction on the lot it is The Village at Grand Park, Filing 2, Lot 12C.

The owner, Kremmling Memorial Hospital District, a Colorado Special Tax District also known as Middle Park Health, is requesting Major Site Plan approval for the construction of a new outpatient medical clinic to be located at the south end of The Village at Grand

Park, Filing 2, Lot 12C. The project is a 2-story, 31 thousand square foot building on a 2.7-acre site to include 53 parking spaces and an at-grade helistop.

The applicant purchased the 2.7-acre property from Grand Park, LLC. A Final Plan for The Village has been previously processed and recorded. A final plat for this property was previously approved by Planning Commission and Town Board and recently recorded by Town Staff. The recorded plat is included in the Planning Commission (PC) packet.

The applicant received conditional approval for the same application in April 2020. Since it has been over two years, the approval has expired, and the application has been resubmitted for a new approval. The applicant made revisions to the drawing set based on the comments from 2020.

The applicant is proposing to construct a 27,345 +/- SF in-patient services hospital with two beds and a 3676 +/- SF outpatient services medical clinic with six beds. The town code requires the following parking spaces.

- Section 19-4-230 TABLE 4.1, INSTITUTIONAL USES – HOSPITAL:
  - o Requires 1 space per 2 beds plus 1 per employee at maximum staff occupancy
  - o They have 2 beds in 27,345 SF, plus 20 employees.
  - o This requires 1 + 20 spaces = 21 spaces
- Section 19-4-230 TABLE 4.1, COMMERCIAL USES – MEDICAL AND DENTAL CLINICS:
  - o Requires 4 spaces per room
  - o They have 6 rooms in 3,676 SF
  - o This requires 6 x 4 spaces = 24 spaces.
  - o The total spaces required are 43. The total spaces provided are 53 spaces. Site plan parking appears to meet the code.

Public Comment, none.

Commissioner Brewer **motioned**, and Commissioner Gnuse seconded the motion to close the public hearing Middle Park Health- Fraser Health Center Mayor Site Plan at 6:48 p.m. **Motion carried 6-0.**

Commissioner Bowles **motioned**, and Commissioner Brewer seconded the motion to approve Resolution 2022-06-02 Approving A Major Site Plan for A New Fraser Health Center to Be Located at The Village at Grand Park, Filing 2, Lot 12c, Town of Fraser, Grand County, Colorado, Part of Sec. 28, Township 1 South, Range 75 West of the 6th Pm. **Motion carried 6-0.**

b. Koselig On Main Final Plat

Commissioner Miller **motioned**, and Commissioner Brewer seconded the motion to open the public hearing regarding Koselig on Main Final Plat at 6:50 p.m. **Motion carried 6-0.**

Alyssa Rivas from Baseline Planning Services presented to the commission.

The applicant, 406 Zerex LLC, is requesting Final Plat approval of Koselig on Main, 406 Zerex St. & 315 Fraser Ave.

This subdivision application is being processed as a Major Subdivision in accordance with Section 19-3-210 of the Fraser Municipal Code. The purpose of a major subdivision plat is to divide one (1) or more lots or parcels of land into a total of five (5) or more lots or five (5) or more dwelling units. The Preliminary Plat and Major Site Plan were conditionally approved at the Fraser Planning Commission meeting on April 27, 2022 by Resolution 2022-04-01.

As outlined in the April 27, 2022 Planner Briefing for the Preliminary Plat and Major Site Plan approval, the applicant's project will consist of 4,000 SF of retail space and 20 apartment units. The project aims to deliver restricted low-income housing units and attainable market units to provide for rental housing to the residents of Fraser and Grand County. Residential density and parking requirements were considered consistent with the Fraser Municipal Code and conditionally approved per Resolution 2022-04-01

Staff is recommending that the Planning Commission forward this application to the Fraser Board of Trustees with a recommendation of approval including the conditions listed in the Resolution.

Commissioner Brewer **motioned**, and Commissioner Miller seconded the motion to close the public hearing regarding Koselig on Main Final Plat at 6:50 p.m. **Motion carried 6-0.**

Commissioner Miller **motioned**, and Commissioner Bowles seconded the motion to approve Resolution 2022-06-01 Approving A Final Plat for Koselig on Main, 406 Zerex St. And 315 Fraser Ave, A Replat of Lots 30-33 Lying N Of Us 40, Block 7, 1st Addition to The Town of Eastom (Aka Fraser), Grand County, Colorado, Part of Sec. 19, Township 1 South, Range 75 West of the 6th Pm. **Motion carried 6-0.**

6. **Other Business:**

- a) Commissioner Gnuse inquired about parking downtown. The Economic Development Advisory Committee has been tasked with researching this. Grand County will be conducting a County Master Plan.
- b) Mayor Vandernail, Sam Brewer has resigned and thank you for serving on the Planning Commission for many years.

7. **Open Forum:**

8. **Future Agenda Items:**

None

9. **Adjourn:**

Commissioner Bowles moved, and Commissioner Brewer seconded the **motion** to adjourn. **Motion carried: 6-0.** Meeting adjourned at 7:10 p.m.

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Antoinette McVeigh, Town Clerk