

FRASER PLANNING COMMISSION
MINUTES

DATE: November 12, 2025

MEETING: Planning Commission Regular Meeting

PLACE: Fraser Town Hall and Virtual On-Line Meeting

PRESENT
Commission: Commissioners: Chair Andy Miller, Margaret Bowles, Brian Cerkenik and Katie Soles

Staff: Town Planner Garrett Scott, Assistant Town Planner, Alan Sielaff, Town Manager Michael Brack, Town Clerk Antoinette McVeigh

Others: See list, Virtual Donna Nortz, Fritz Westover, Sabrina Innocenti, Mike Scott, Adrienne Scott

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

1. **Roll Call:** Chair Andy Miller, Margaret Bowles, Brian Cerkenik, Katie Soles
2. **Approval of Agenda:**
Commissioner Soles moved, and Commissioner Cerkenik seconded the **motion** to approve the agenda. **Motion carried: 4-0.**
3. **Consent Agenda:**
 - a. Minutes October 22, 2025

Commissioner Bowles moved, and Commissioner Cerkenik seconded the **motion** to approve the consent agenda. **Motion carried: 4-0.**
4. **Open Forum:**
none
5. **Discussion And Possible Action:**
 - a. Review of the Draft Fraser Forward Comprehensive Plan

Town Planner Garrett Scott presented an overview of the draft Fraser Forward Comprehensive Plan. The presentation began by reviewing the document structure, which includes an executive summary, a section on Fraser today with existing conditions data, a community voices section detailing public input, and the main body organized by season (spring, summer, fall, and winter) with vision statements, goals, strategies, and actions. The implementation matrix and future land use maps were also highlighted.

Members of the Planning Commission identified items that could be improved in the plan:

- A typo was identified on page 34 regarding "5000 zip codes" in the trade area description; clarification needed.

- The graph on page 32 showing housing data from 2018-2022 was noted to be unclear and potentially misleading in representing vacation homes versus primary residences.

Proposed additions to the plan included:

- Add a snowmelt facility to the town services and infrastructure section (TSI 1) to address snow storage contamination concerns.
- Include Colorado Open Lands as a potential partner for open space efforts in section IGC 6.1.
- Enhance the focus on dark sky initiatives in the plan, suggesting it should be added to the implementation matrix with a priority level of 2, including future costs for the town to switch out lights.
- Balance the discussion about updating fees on page 91 with language about maintaining community affordability.
- Expand the vision for the Elk Creek Trail to potentially connect to the National Forest, rather than just ending at County Road 72.

Public Comment was received from John Ladd, Parnell Quinn, Clark Lipscomb, Justin LaFrancois, Mike Scott, Adrienne Scott, Fritz Westover and Sabriena Innocenti.

- Concerns were raised about stormwater runoff and snow being plowed into streams, highlighting the need for additional measures to prevent contamination.
- Questions arose about the town's economic development section, specifically the need for more housing to support year-round businesses.
- Feedback indicated a perception that the plan prioritizes Old Town Fraser while overlooking other areas, such as Grand Park and Rendezvous, with specific inconsistencies in data on vacation rentals and population growth.
- Suggestions included enhancing awareness of community assets, such as the Grand Park Community Recreation Center, The Foundry Cinema & Bowl, and the Middle Park Health Fraser Medical Center, which are major local employers.
- Calls were made to increase focus on education and infrastructure goals.
- Concerns were expressed about transportation plans impacting private roads, highlighting historical agreements regarding road use, specifically relating to Sun River Condominiums. The feasibility of a proposed road connection was questioned due to limited space and ADA compliance concerns.

Garrett, the town planner, acknowledged the suggestion to make the Fraser Today section more of a "sales pitch" for the town, highlighting its amenities. The Planning Commission suggested adding more information about special districts that have received accolades for exceptional performance.

Concerns were raised regarding the issue that the Riverwalk District code should be modified to encourage more restaurant and commercial spaces facing the river rather than just the main street.

b. 2025 Year in Review and 2026 Look Ahead

Town Planner Scott presented a review of accomplishments for 2025, highlighting:

- 84 building permits issued as of the end of October, which is more than the previous two years
- Higher building permit valuation due to major projects including the Spring Hill Suites hotel and St. Louis Landing Phase I

- 13 land use applications received, including 5 administrative reviews, 3 sketch plans and 5 public hearing applications
- Key projects completed or under construction include the Middle Park Health Medical Center, Strom Townhomes, Market Street buildings, Spring Hill Suites, and St. Louis Landing Phase I
- Five code amendments implemented
- A total of 13 different engagement/discussion opportunities as part of the Comprehensive Plan update across Board of Trustees, Planning Commission, and Downtown Development Authority Board meetings, as well as public open houses

Looking ahead to 2026, staff outlined several priorities:

- Adoption of the Comprehensive Plan and implementation priorities
- Proposition 123 fast-track review process for affordable housing
- Adoption of the Colorado Wildfire Resiliency Code
- Various other code amendments and updates

6. **Other Business:**

None

7. **Future Agenda Items:**

None

8. **Adjourn:**

Commissioner Soles moved, and Commissioner Cerkenik seconded the **motion** to adjourn. **Motion carried: 4-0.** Meeting adjourned at 7:53 p.m.

Antoinette McVeigh, Town Clerk