

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.

Antoinette McVeigh, Town Clerk