

FRASER PLANNING COMMISSION
MINUTES

- DATE:** Wednesday, January 26, 2022
- MEETING:** Planning Commission Regular Meeting
- PLACE:** Fraser Town Hall and Virtual On-Line Meeting
- PRESENT**
Commission: Commissioners: Chair Jean Wolter, Vice Chair Katie Soles, Margaret Bowles, Parnell Quinn, Bob Gnuse and Sam Brewer.
- Staff:** Town Planner, Catherine Trotter; Deputy Town Clerk Becky Allison; Town Manager Ed Cannon
- Others:** Marian Waldron (on Zoom)

Chair Jean Wolter called the meeting to order at 6:30pm.

1. **Roll Call:** Chair, Jean Wolter, Vice Chair Katie Soles, Margaret Bowles, Parnell Quinn, and Bob Gnuse (on Zoom). Sam Brewer joined by Zoom at 6:33pm (after the Agenda and Consent Agenda were approved).
2. **Approval of Agenda:**
Commissioner Bowles moved, and Commissioner Soles seconded the **motion** to approve the agenda. **Motion carried: 5-0.**
3. **Consent Agenda:**
 - a. Minutes October 27, 2021

Commissioner Soles moved, and Commissioner Bowles seconded the **motion** to approve the Minutes from October 27, 2021. **Motion carried: 5-0.**
4. **Discussion and Possible Action Regarding:**
Waldron Minor Subdivision

Town Planner Trotter presented information regarding the Minor Subdivision, Final Plat and Conditional Use Permit. The Planning Commission will make a recommendation to the Town Board. A public hearing has been scheduled at Town Board on February 16, 2022.

Marian Waldron is the current owner of Lot 4, Block 2, Byers Vista Subdivision, Reception # 93956. The property address is 401 Norgren Road. Marian Waldron is requesting approval of a minor subdivision final plat and a conditional use permit. The applicant is proposing to subdivide 401 Norgren Road into two lots. Lot 4A will be used for a future single family dwelling unit. Lot 4B has an existing single family dwelling unit.

Lot 4B meets the criteria for a stand-alone lot in the Low Density Multi-Family zoning district. The zoning district standards require a minimum lot area of 6000 SF for a single-family detached dwelling and 3000 SF per dwelling for a single-family attached or multiple-family dwelling and a minimum lot width of 50'. Lot 4B is 9213 SF with a lot width of 90.20'.

Lot 4A has a minimum lot area of 4612 SF and a minimum lot width of +/- 44'. Lot 4A meets the provisions delineated below:

Section 19-2-270 (d) of the Fraser Municipal Code allows that reduced lot size, width, setback and/or floor area for a residential dwelling may be permitted via a conditional use process in accordance with Section 19-2-120, *entitled Conditional use permits*, subject to the following provisions:

1. The minimum lot area may be reduced to two thousand five hundred (2,178) square feet, with a minimum lot width of twenty (20) feet, and a minimum side yard of five (5) feet.
2. The minimum floor area of the principal structure may be reduced to two hundred (200) feet.
3. No accessory dwelling unit (ADU) shall be allowed on the same lot.

The proposed buildable area of Lot 4A is 2000 SF. The narrative suggests that the proposed single-family dwelling on Lot 4A will be 1496 SF with a 440 SF two-car garage, 3 bedrooms, 3 bathrooms and will be a 2-story home. The proposed building footprint is 22' X 44' or approximately 968 SF. Building height is 35'. *No ADU shall be allowed on Lot 4A per Code.*

Marian Waldron presented her ideas for the property.

Because of their special or unusual characteristics, conditional uses require review and evaluation so that they may be located properly with respect to their effects on surrounding properties. Before acting on a conditional use permit, the Planning Commission and Board of Trustees shall consider certain factors in regard to the proposed use. The Planning Commission considered these factors per the Code and felt this proposal meet the criteria.

Commissioner Soles motioned and Commissioner Gnuse seconded to approve Resolution 22-01-01. **Motion carried 6-0.**

5. **Other Business:**

Commissioner Soles attended a meeting for big picture sustainable planning efforts for Fraser Valley.

The Town needs to update their comprehensive plan, which was last done in 2010.

Town Manager Cannon updated the Commission on the purchase of Victoria Village. The Town made an offer of \$3,800,000, which was accepted by the sellers. Assistant Town Manager Michael Brack has submitted a grant which would cover 80 percent of the cost. The Town will know by February if they received the grant, with the grant money in hand by May.

Town Manager Cannon briefed the Planning Commission on the acceptance of Grand Park Drive.

Town Manager Cannon gave an overview of the deed restriction program.

6. **Open Forum:**

Town Planner Trotter brought up another grant from Colorado Parks and Wildlife, which will be used to create a non-motorized trail on the west side of the Fraser River from the Lions Ponds to Rendezvous. The grant is for \$250,000.00 and the Town will be notified in March if we are awarded the grant.

7. **Future Agenda Items:**

Willows Apartments – Town Planner Trotter let the Commission know the Willows Apartments project has morphed into the Alpenglow project. It will be presented at the February 23, 2022 meeting.

Trotter has also met with the new owners of the One Love property (315 Fraser Ave/416 Zerex). They have submitted a sketch plan with both commercial and residential land uses.

8. **Adjourn:**

Commissioner Soles moved, and Commissioner Gruse seconded the **motion** to adjourn. **Motion carried: 6-0.** Meeting adjourned at 7:35pm.

Becky Allison, DeputyTown Clerk