



**Planning Commission
Special Meeting Agenda
Fraser Town Hall, 153 Fraser Avenue
Wednesday November 14, 2018
6:30 PM- 7:00 PM**

NOTE: Times are approximate and agenda subject to change

1. Roll Call

2. Approval Of Agenda

3. Consent Agenda

a. Minutes October 24, 2018

Documents:

[PCM 2018-10-24.Docx](#)

[Sign In Sheet PC 2018-10-24.Pdf](#)

b. Three Mile Plan

Documents:

[Three Mile Briefing.pdf](#)

[Three Mile Plan- Comprehensive Plan.pdf](#)

[PC Resolution 2018-11-01 Three Mile Plan.pdf](#)

4. Discussion And Possible Action Regarding

5. Other Business

6. Open Forum

7. Adjourn

UPCOMING MEETING

WED. JANUARY 23, 2019 PLANNING COMMISSION

**FRASER PLANNING COMMISSION
MINUTES**

DATE: Wednesday, October 24, 2018

MEETING: Planning Commission Regular Meeting

PLACE: Fraser Town Hall Board Room

PRESENT

Commission: Commissioners: Chair Jean Wolter, Parnell Quinn, Katie Soles, Margarette Bowles (via phone) and Sam Brewer

Staff: Town Planner, Catherine Trotter; Town Clerk, Antoinette McVeigh; Intern Will Russell

Others: See attached list

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

1. Roll Call

2. Agenda

Commissioner Soles moved, and Commissioner Brewer seconded the **motion** to approve the Agenda. **Motion carried: 5-0.**

3. Consent Agenda

a. Minutes of August 29, 2018

Commissioner Soles moved, and Commissioner Brewer seconded the **motion** to approve the Consent Agenda. **Motion carried: 5-0.**

4. Public Hearing/Regarding:

a. Glunk Minor Subdivision & Conditional Use Permit, 838 Wapiti Drive

Commissioner Quinn **moved**, and Commissioner Brewer seconded the **motion** to open the public hearing for Glunk Minor Subdivision & Conditional Use Permit, 838 Wapiti Drive. **Motion carried: 5-0.**

Background:

Michael and Shannon Glunk are the current owners of Lot 13, Block MH, Fraser - Ptarmigan Subdivision, Reception No. 125924 (AKA 838 Wapiti Drive). Michael Glunk is requesting the approval of a minor subdivision plat and conditional use permit. The applicant is proposing to subdivide 838 Wapiti Drive into two lots to construct one single family home on each newly created lot.

Recommendation:

Motion to recommend approval, pending the direction of the Planning Commission, of the Glunk Minor Subdivision Replat of Lot 13, Block MH and the Conditional Use Permit with the following conditions: 1. Remove the Planning Commission Certificate on the final plat.

Michael Glunk addressed the Planning Commission.

Commissioner Soles moved, and Commissioner Brewer seconded the **motion** to close the public hearing. **Motion carried: 5-0.**

5. Discussion and Possible Action Regarding

a. PC Resolution 2018-10-01 Glunk Minor Subdivision And CUP

Commissioner Soles **moved**, and Commissioner Brewer seconded the **motion** to recommend approval of PC Resolution No. 2018-10-01, A resolution recommending approval of the Minor Subdivision, Final Plat and a Conditional Use Permit for Glunk Minor Subdivision - Replat of Lot 13, Block MH, Ptarmigan, Reception #125924, Section 20, Township 1 South, Range 75 West of the 6th Principal Meridian, Town of Fraser, Grand County, Colorado with the amended change to include the condition that the Planning Commission certificate on the final plat be deleted. **Motion carried: 5-0.**

6. **Other Business:**

7. **Open Forum:**

8. **Adjourn:**

Commissioner Quinn **moved**, and Commissioner Brewer seconded the **motion** to adjourn. **Motion carried: 5-0.** Meeting adjourned at 7:00 p.m.

Antoinette McVeigh, Town Clerk



**PLANNING COMMISSION SPECIAL MEETING
REGISTRATION SHEET
OCTOBER 24, 2018**

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 address ONLY if you wish to receive the Planning Commission Agenda when posted PLEASE PRINT LEGIBLY
Michael Glunk Michael Glunk	29175 Hirstead Drive, Evergreen, CO	



MEMO TO: Planning Chairperson Wolter and Planning Commissioners
FROM: Catherine E. Trotter, AICP, Town Planner
DATE: November 7, 2018
SUBJECT: Planner Briefing on Annual Update to Fraser Three Mile Plan

MATTER BEFORE PLANNING COMMISSION:

Annual Update to Fraser Three Mile Plan

ACTION REQUESTED/EXECUTIVE SUMMARY:

Approval of PC Resolution 2018-11-01, recommending approval of Fraser's Three Mile Plan by the Fraser Planning Commission.

BACKGROUND:

According to Colorado State Statutes, the Town of Fraser needs to update the Three Mile Plan annually. The Three Mile Plan is a long-range plan that outlines where municipalities intend to annex property and describes how they will ensure adequate provisions of services within newly annexed territory and the remainder of the existing municipality.

The Three Mile Plan is a component of the 2010 Town of Fraser Comprehensive Plan. Included in the packet are pages 56-58 of the 2010 Comprehensive Plan (Three Mile Plan).

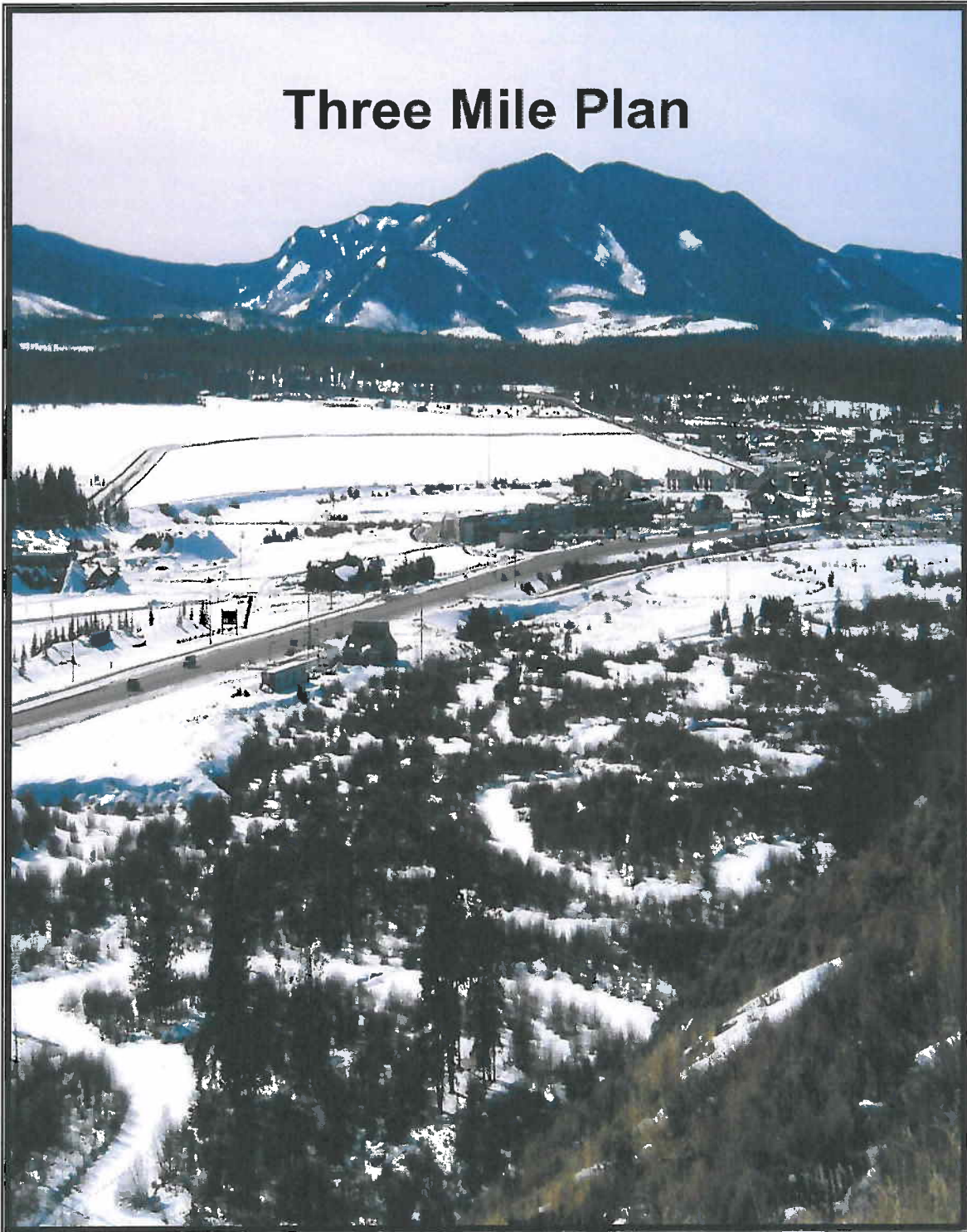
RECOMMENDATION:

Staff is recommending that the PC approve the Three Mile Plan as detailed in the Comprehensive Plan with no changes at this time. A resolution is included in the packet.

Please contact me with questions/concerns. ctrotter@town.fraser.co.us

TOWN OF FRASER

Three Mile Plan



TOWN OF FRASER

Three Mile Plan

Colorado State Statutes require that each community have in place a plan for that area within three miles of its boundary, and that said plan be updated at least once annually. This provides a framework for decision making regarding annexations and other extraterritorial matters. The Three Mile Plan is a long-range planning opportunity for municipalities to consider where they want to annex, how to provide service in the newly annexed areas, and how they will sustain adequate levels of service throughout the rest of the municipality. Although the Town of Fraser does not actively seek annexations, it intends to be prepared to make informed decisions should annexation petitions be presented to the Town. Additionally, the Town recognizes the effects that development outside the corporate limits can have on the Town and seeks to promote regional planning to improve regional decisions.

The Town of Fraser Three Mile Planning Area was established as follows:

- ❖ All properties within three miles of the Town boundaries were identified.
- ❖ Properties already included within another jurisdiction were removed.
- ❖ The National Forest Boundary Line was also used as a limiting factor on the plan map, though the Town is aware that property swaps can quickly change those boundaries.
- ❖ The Three Mile Planning Area will be modified as changes occur in the Town boundaries and/or Forest Boundaries.

The Town of Fraser Three Mile Plan is a component of the Comprehensive Plan. *The land use and development policies as outlined in the Comprehensive Plan for areas within Town also apply throughout the three mile area.*

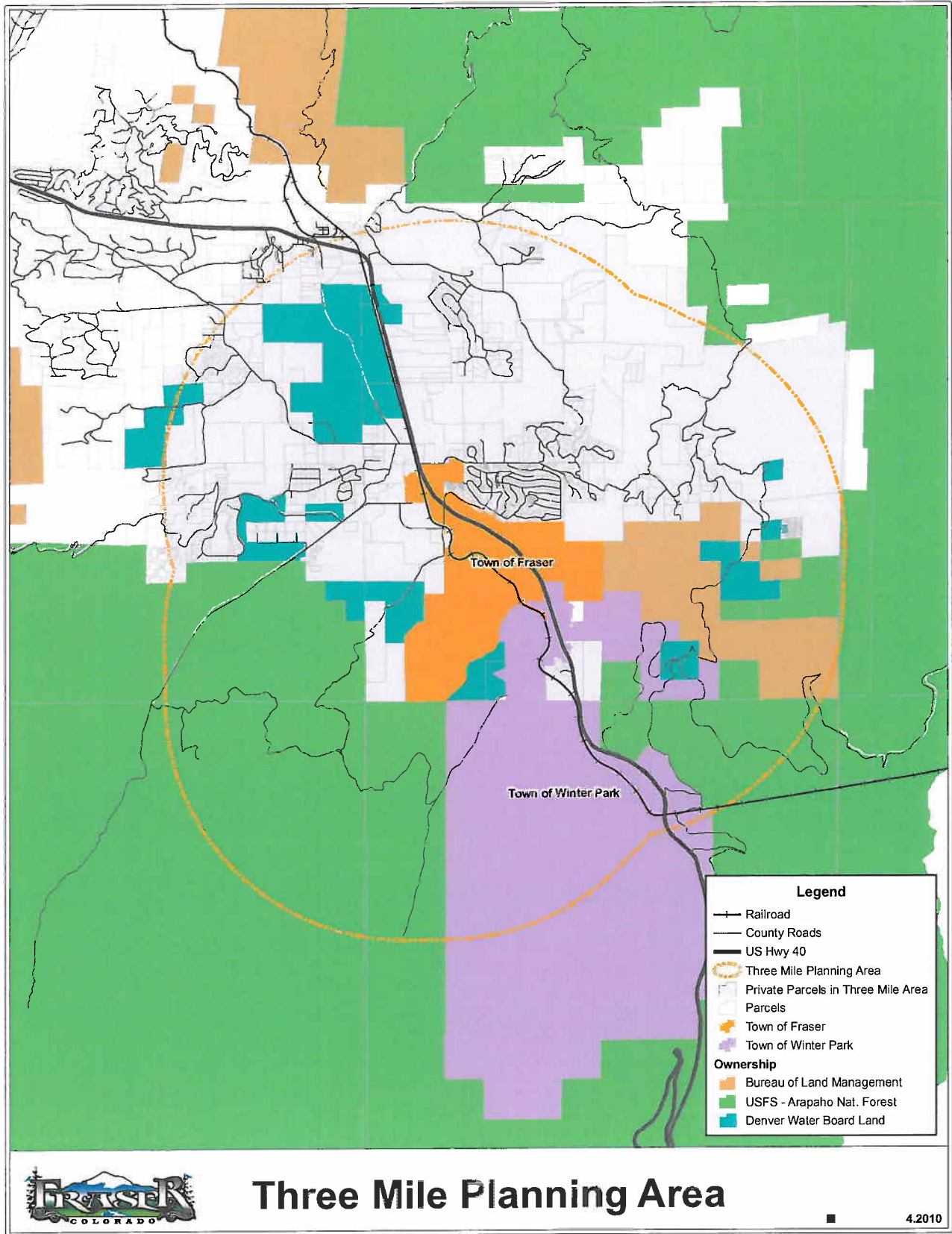
Generally, low to medium density residential land uses are preferred within the three mile planning area. Higher density residential, mixed use, commercial, and light industrial uses should be directed toward municipal areas.

Development proposals for areas surrounding the Town of Fraser should be considered for incorporation within the municipality before development in unincorporated areas. While the Three Mile Plan provides for low to medium density residential in these areas, low to medium density sprawl throughout the Valley is not a preferred land use pattern. The Town of Fraser recognizes that low to medium density residential development may occur in unincorporated areas; however, development within municipalities is preferable because public utilities and services can be provided more efficiently. The overall densities from these areas could be clustered into smaller higher-density areas enabling preservation of open space.

The fiscal impacts of development should be considered as a component of the decision making process regarding both development in unincorporated areas or annexation into the Town.

The Town of Fraser annexation policy provides that the Town of Fraser has no intention of annexing any developed areas that may be included within the Three Mile Planning Area, such as Winter Park Ranch Area, Icebox Estates and Sunset Ridge. The Town of Fraser intends to support a county-wide growth plan that reduces sprawl and provides for efficient provision of services while protecting the character, quality of life and sense of place that makes the Fraser Valley such a unique community. Growth or development that may be occurring outside the Town but within the Three Mile Planning Area should be consistent with these goals and policies.

TOWN OF FRASER



TOWN OF FRASER
PLANNING COMMISSION

RESOLUTION 2018-11-01

RECOMMENDING APPROVAL OF FRASER'S THREE MILE PLAN,
BY THE FRASER PLANNING COMMISSION

WHEREAS, the Town of Fraser is required by C.R.S. 31-12-105(1)(e) to have in place a plan that is updated annually to apply to all territory within the boundaries of the Town of Fraser and to those areas outside the Town as provided by C.R.S. 31-12-105(1)(e);

WHEREAS, the Three Mile Plan is incorporated within the Town of Fraser Comprehensive Plan;

WHEREAS, areas within the Three Mile Planning Area have been considered regarding general land description, land use, utilities, transportation, community services, open space, parks, and recreational amenities; and

WHEREAS, the Fraser Planning Commission extensively reviewed the Three Mile Plan as included within the 2010 Comprehensive Plan and recommends no changes at this time and recommends its adoption for the health, safety, and welfare of current and future residents of the Town of Fraser.

NOW THEREFORE, BE IT RESOLVED THAT THE TOWN OF FRASER PLANNING COMMISSION RECOMMENDS that the Town Board adopt the Three Mile Plan as included within the 2010 Town of Fraser Comprehensive Plan with no changes at this time.

DULY MOVED, SECONDED, AND ADOPTED THIS 14th DAY OF NOVEMBER 2018.

FRASER PLANNING COMMISSION

Chairman

ATTEST:

Town Clerk