



**Planning Commission
Regular Meeting Agenda
Fraser Town Hall, 153 Fraser Avenue and Virtually
Wednesday May 26, 2021
6:30 PM- 9:00 PM**

NOTE: Times are approximate and agenda subject to change

Watch the meeting live on Fraser's YouTube Channel
<https://www.youtube.com/channel/UCs5aHnl7d-kk0j1cxV28DSg>

Participate in the meeting through our virtual platform
Zoom Meeting Information

<https://us02web.zoom.us/j/2590408013>

Meeting ID:259 040 8013

Phone 1-346-248-7799

1. Roll Call

2. Approval Of Agenda

3. Consent Agenda

a. Minutes March 24, 2021

Documents:

[PCM 2021-03-24.Pdf](#)

b. Minutes April 28, 2021

Documents:

[PC-TBM 2021-04-28.Pdf](#)

4. Executive Session

For a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b).
Regarding Willows Apartments

5. Public Hearing And Possible Action

- a. Preliminary Plat And Final Plan The Willows Apartments At Grand Park

Documents:

[The Willows Apartments Planner Briefing 5-20-2021 Short Version.pdf](#)
[Proof Of Publication.pdf](#)

6. **Discussion And Possible Action Regarding**
7. **Other Business**
8. **Open Forum**
9. **Future Agenda Items**
10. **Adjourn**

UPCOMING MEETING

WED. JUNE 23, 2021 PLANNING COMMISSION

FRASER PLANNING COMMISSION
MINUTES

DATE: Wednesday, March 24, 2021

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; Town Clerk, Antoinette McVeigh; Interim Town Manager, Wesley LaVanchy, Marketing and Economic Development Manager, Sarah Wieck

Others:

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

1. **Roll Call:** Chair, Jean Wolter, Vice Chair Katie Soles, Margaret Bowles, Parnell Quinn, Bob Gnuse and Sam Brewer.
2. **Approval of Agenda:**
Commissioner Soles moved, and Commissioner Bowles seconded the **motion** to approve the agenda. **Motion carried: 6-0.**
3. **Consent Agenda:**
 - a. Minutes October 28, 2020

Commissioner Bowles moved, and Commissioner Soles seconded the **motion** to approve the Minutes from October 28, 2020. **Motion carried: 6-0.**
4. **Discussion and Possible Action Regarding:**
 - a. Planning Commission Discussion on The Future of Fraser

There has been an interest and a request to review and discuss potential next steps in the planning and development for the Town. The PC would like to have a joint meeting with the Town Board.
5. **Other Business:**
Gnuse, inquired about summer events. The Town is planning Music in The Park. Soles, inquired about Entertainment District.
6. **Open Forum:**
7. **Future Agenda Items:**
8. **Adjourn:**

Commissioner Bowles moved, and Commissioner Quinn seconded the **motion** to adjourn. **Motion carried: 6-0.** Meeting adjourned at 8:20 p.m.

Antoinette McVeigh, Town Clerk

**FRASER PLANNING COMMISSION AND
FRASER BOARD OF TRUSTEES
JOINT MEETING
APRIL 28, 2021
MINUTES**

- DATE:** April 28, 2021
- MEETING:** Planning Commission and Board of Trustees Joint Meeting,
- PLACE:** Fraser Town Hall Board Room and Virtually
- PRESENT**
Planning Commission: Chair Jean Wolter, Vice Chair Katie Soles, Philip Vandernail, Parnell Quinn, Bob Gnuse
- Board:** Mayor Philip Vandernail; Mayor Pro-Tem Eileen Waldow; Katie Soles, Parnell Quinn, Brian Cerkvenik, Kaydee Fisher and Andy Miller (arrived at 6:50)
- Staff:** Interim Town Manager Wesley LaVanchy; Town Clerk, Antoinette McVeigh; Town Planner, Catherine Trotter; Marketing and Communications Manager, Sarah Wieck; Public Works Director, Russell Pennington
- Others:** Clark Lipscomb

Jean Wolter Chair of the Planning Commission called the meeting to order at 6:00 p.m.

1. **Roll call:**
 - a) Chair Jean Wolter, Vice Chair Katie Soles, Philip Vandernail, Parnell Quinn, Bob Gnuse
 - b) Town Board of Trustees- Mayor Philip Vandernail; Mayor Pro-Tem Eileen Waldow; Katie Soles, Parnell Quinn, Brian Cerkvenik, Kaydee Fisher and Andy Miller
2. **Agenda:**

Commissioner Vandernail moved, and Commissioner Gnuse seconded the **motion** to approve the agenda. **Motion carried: 5-0.**
3. **Discussion and Action**
 - a) Fraser Strategic Planning - General Discussion

DTJ Design Chris Moore and Francois de Kock presented to the Planning Commission and Board.

Clark Lipscomb and Paula Stewart spoke

The 2017 Resiliency Plan will be discussed at a future Town Board meeting.

4. **Open Forum:**

5. **Planning Commission Adjourn:**

Commissioner Soles moved, and Commissioner Gnuse seconded the **motion** to adjourn the Planning Commission Meeting. **Motion carried: 5-0.** Meeting adjourned at 7:50 p.m.

6. **Town Board Adjourn:**

Trustee Waldow moved, and Trustee Cerkvenik seconded the **motion** to adjourn the Fraser Town Board Meeting. **Motion carried: 7-0.** Meeting adjourned at 7:50 p.m.

Antoinette McVeigh, Town Clerk



MEMO TO: Chairperson Wolter and Planning Commissioners
FROM: Catherine E. Trotter, AICP, Town Planner
DATE: May 21, 2021
SUBJECT: Planner Briefing on The Willows Apartments at Grand Park

MATTER BEFORE THE PLANNING COMMISSION:

Preliminary Plat and Final Plan - The Willows Apartments at Grand Park, Planning Area 2W.1 and 2W.2

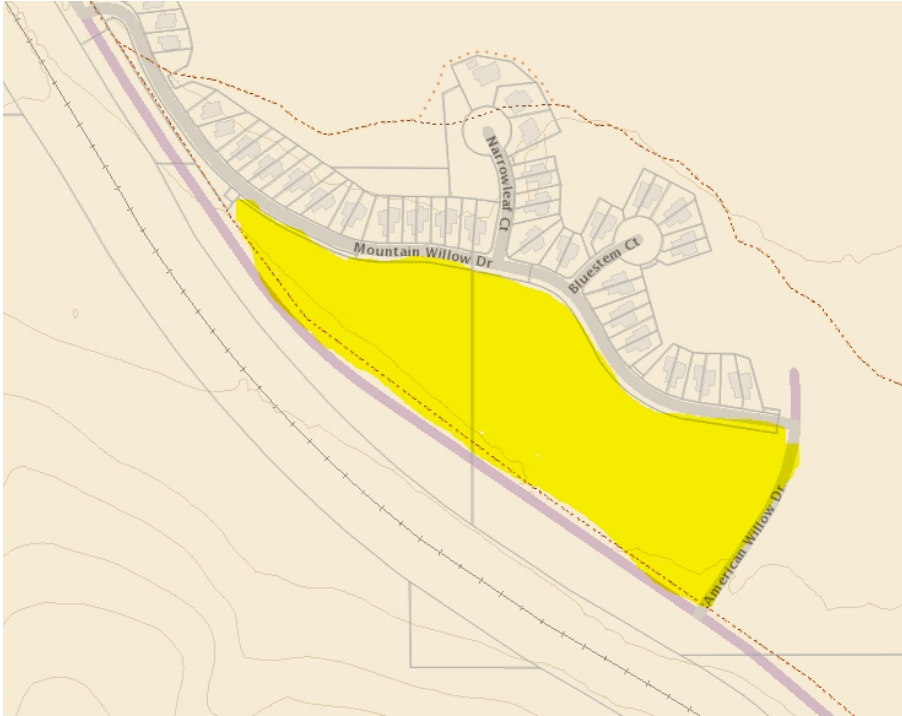
ACTION REQUESTED:

The applicant, Grand Park Development, LLC., is requesting Preliminary Plat and Final Plan approval of The Willows Apartments at Grand Park.

BACKGROUND:

This subdivision application is being processed as a Major Subdivision in accordance with Section 17-5-10 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.

Map below indicates the general vicinity of this proposed development:



We have confirmed with the applicant that notices were not sent

out to all property owners within 200' of the boundaries of the subject property at least 14 days in advance of the hearing per code below:

https://library.municode.com/co/fraser/codes/municipal_code?nodeId=CH19LADECO_ART1GEP_R_DIV2REPR_S19-1-215PUNORE

Under Section 19-1-215(a) of the Town Code, the Planning Commission has the authority to deny the application or continue the public hearing until the required notice is given. That determination will be made at the May 26, 2021 meeting.

Code §19-1-215(a):

- (a) Notice shall be sent to all property owners within two hundred (200) feet of the boundaries of the subject property at least fourteen (14) days in advance of the hearing. The applicant shall provide this notice, along with evidence it has been satisfied as part of the hearing record.
 - (1) Such notice shall be sent via certified mail, return receipt requested, and shall include the following information: A copy of the application with a plat or drawing depicting the proposal; the name, address and phone number of the authorized contact for the applicant; and the time, date and place of the public hearing.
 - (2) The applicant shall provide the Town with a written affidavit prior to the time of the public hearing reflecting the date of mailings and the names, addresses and legal descriptions of all parties to whom the notifications were transmitted.

- (3) Failure to properly mail the documents, notify the necessary parties and/or provide the required affidavit shall be grounds for denial of the application or a continuance of the public hearing until such notice is provided.

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

Ad #: 0000683722-01

Customer: TOWN OF FRASER,


Your account number is: 1095750

**PROOF OF PUBLICATION
MIDDLE PARK TIMES
STATE OF COLORADO
COUNTY OF GRAND**

I, Meg Boyer, do solemnly swear that I am Publisher of the MIDDLE PARK TIMES, that the same weekly newspaper printed, in whole or in part and published in the County of Grand, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Grand for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 5/13/2021 and that the last publication of said notice was dated 5/13/2021 in the issue of said newspaper.

In witness whereof, I have here unto set my hand this day, 5/14/2021.



Meg Boyer, Publisher

Subscribed and sworn to before me, a notary public in and for the County of Grand, State of Colorado this day 5/14/2021.



Jeri Medina, Notary Public

My Commission Expires: August 19, 2024

