

FRASER PLANNING COMMISSION  
MINUTES

- DATE:** May 24, 2023
- MEETING:** Planning Commission Regular Meeting
- PLACE:** Fraser Town Hall and Virtual On-Line Meeting
- PRESENT  
Commission:** Commissioners: Chair Andy Miller, Vice Chair Bob Gnuse, Philip Vandernail, Katie Soles, Margaret Bowles, Parnell Quinn, Joy McCoy
- Staff:** Baseline Planning Services Ben Thurston and Alyssa Rivas, Town Manager Michael Brack, Town Clerk Antoinette McVeigh
- Others:** See list  
Online: Kevin R, Jardie Lauinger

Chair Andy Miller called the meeting to order at 6:31 p.m.

1. **Roll Call:** Chair Andy Miller, Vice Chair Bob Gnuse, Philip Vandernail, Katie Soles, Margaret Bowles, Parnell Quinn, Joy McCoy
2. **Approval of Agenda:**  
Commissioner Bowles moved, and Commissioner Quinn seconded the **motion** to approve the agenda. **Motion carried: 6-0.** (Commissioner Gnuse no volume)
3. **Appoint Chair and Vice Chair:**  
Commissioner Vandernail moved, and Commissioner Bowles seconded the **motion** to appoint Andy Miller as the Chair. **Motion carried: 6-0.** (Commissioner Gnuse no volume)  
  
Commissioner Quinn moved, and Commissioner Vandernail seconded the motion to appoint Bob Gnuse as the Vice Chair. **Motion carried: 6-0.** (Commissioner Gnuse no volume)
4. **Consent Agenda:**
  - a. Minutes March 22, 2023  
  
Commissioner Bowles moved, and Commissioner Quinn seconded the **motion** to approve the consent agenda. **Motion carried: 6-0.** (Commissioner Gnuse no volume)
5. **Discussion And Possible Action:**
  - a. Resolution 2023-05-02 Recommending Approval of a Conditional Use Permit for Wapiti Vista Town Homes

On April 5, 2023, Jardie Lauinger submitted an application for a Conditional Use Permit for the property at 832 Wapiti Drive. The Conditional Use Permit is being requested in order to construct a three-unit townhome on a lot with an overall area of 6,647 square

feet (2,215 square feet per unit). The lot area does not comply with the minimum of 2,500 square feet per residential unit required by the MDMF Zone District.

*Conditional use* means uses allowed only by permit of the Town, which permit may be granted or denied. If granted, certain conditions and performance standards may be imposed and must be complied with by the permittee. Conditional Use Permits require approval per the standards in Section 19-2-120. Section 19-1-210 of the Land Development Code requires a recommendation of approval from the Planning Commission to the Board of Trustees. The Board of Trustees is the final decision-making body for granting approval of a Conditional Use Permit.

Alyssa Rivas from Baseline Planning Services presented.

Applicant Jardie Lauinger answered questions.

Commissioner Vandernail moved, and Commissioner Bowles seconded the motion to approve Resolution 2023-05-02 Recommending Approval of a Conditional Use Permit for Wapiti Vista Town Homes. **Motion carried 7-0.**

b. Resolution 2023-05-03 Recommending Approval of Rezoning Clayton Court

The Clayton Subdivision was approved in 1986 with four tracts (A-D). In 1991, Tracts B and C were resubdivided and eight lots were established on Clayton Court. In 1993, Lot 8 was resubdivided into two lots, resulting in the current nine lots on Clayton Court. In 2018, with the adoption of the new Fraser Land Development Code (LDC), Clayton Court was rezoned from Medium Density Mobile Home (M2) to Medium Density Single Family (MDSF) with an overlay zone of Riverwalk Mixed Use (RMU).

According to Sec. 19-2-235 of the Fraser LDC, the MDSF district provides for:  
*...medium density residential neighborhoods that accommodate a wide variety of single-family dwelling types, parks and low-impact community facilities, where not more than two (2) single-family units are to be attached in one (1) structure on individually deeded and platted lots.*

According to Sec. 19-2-255 of the Fraser LDC, the RMU overlay district provides for:  
*...development that fosters the creation of a high density, walkable, mixed-use neighborhood which will integrate Fraser's historic downtown with the Fraser River and generate opportunities for downtown redevelopment, affordable housing and economic revitalization.*

The 2017 Downtown Strategic Plan's SWOT analysis identifies the MDSF zoning of Clayton Court as a "threat" because it allows single-family development that is contrary to the purpose of the RMU overlay stated above. Current conditions include vacant lots, some sheds, and three mobile homes on the east side of Clayton Court.

On August 19, 2023, staff presented a workshop to the Town Board regarding a proposal to rezone Clayton Court to Business (B). At the conclusion of the workshop, the Town Board directed staff to proceed with a Town-initiated rezoning of the property from MDSF to B. The change of the underlying zoning district will not affect the continued applicability of the Riverwalk Mixed Use (RMU) overlay.

Ben Thurston from Baseline Planning Services presented.

Public comment taken from Greg Bechler in favor of the rezoning.

Commissioner Soles moved, and Commissioner McCoy seconded the motion to approve Resolution 2023-05-03 Recommending Approval of Rezoning Clayton Court.

**Motion carried 7-0.**

4. **Public Hearing And Possible Action:**

a. Recommending Approval of Final Plant and Final Plan for Elk Creek Condos Planning Area 4w.1

In 2005, the Board of Trustees approved a Planned Development District Plan (PDDP) for the Grand Park Development. The PDDP encompassed approximately 1,311 acres of land divided into 27 planning areas. On the PDDP, planning area 4W is listed at approximately 11.2 acres. The proposed FPDP is the second phase in planning area 4W and includes plans for 4.09 acres. The first phase of development was previously approved and construction will be completed soon.

In March of 2022, the Final Planned Development Plan and Preliminary Plat for 4W.1 was brought before Planning Commission. At that time, the Preliminary Plat was approved with conditions, most of which involved corrections to be made to the FPDP before the Final Plats could move forward. A condition of the Preliminary Plat was that the "Applicant shall resubmit for review and approval all final plat and final plan & site plan documents. This development application shall be scheduled for Planning Commission once these conditions have been addressed". Due to this condition, the FPDP is being brought before the Planning Commission at the same time as the Final Plats. Additionally, the proposed Final Plats would subdivide the subject property into five lots for multi-family condominium units.

Commissioner Soles moved, and Commissioner Boles seconded the motion to open the public hearing regarding Final Plant and Final Plan for Elk Creek Condos Planning Area 4w.1. **Motion carried 7-0.**

Will Charles from Baseline Planning Services presented to the commission. Proof of publication was provided in the packet.

Layla Rosales presented on behalf of the applicant and Clark Lipscomb applicant answered questions.

Commissioner Soles **motioned**, and Commissioner Quinn seconded the motion to close the public hearing regarding Final Plant and Final Plan for Elk Creek Condos Planning Area 4w.1. **Motion carried 7-0.**

ai. PC Resolution 2023-05-01 Approving A Final Plat and Recommending Approval of a Final Planned Development Plan for A Residential Development Known as Elk Creek Condos Planning Area 4w.1, Located Near the Corner of Old Victory Road and Highway 40, Legally Described as a Parcel of Land Located in The Sw1/4 Of Section 20, Township 1 South, Range 75 West of the 6th Principal Meridian, Town of Fraser, County of Grand, State of Colorado

Commissioner Quinn **motioned**, and Commissioner Bowles seconded the motion to approve PC Resolution 2023-05-01 Approving A Final Plat and Recommending Approval of a Final Planned Development Plan for A Residential Development Known as Elk Creek Condos Planning Area 4w.1. **Motion carried 5-1-1**, McCoy abstained, Nay Miller

5. **Open Forum:**

none

6. **Other Business:**

- a. Commissioner Bowles Clayton Court cleanup
- b. Commissioner Vandernail Parking

7. **Future Agenda Items:**

8. **Adjourn:**

Commissioner Vandernail moved, and Commissioner Soles seconded the **motion** to adjourn. **Motion carried: 7-0**. Meeting adjourned at 8:19 p.m.

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Antoinette McVeigh, Town Clerk