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MINUTES
TOWN OF FREDERICK
PLANNING COMMISSION
MEETING CONDUCTED IN PERSON AND VIA ZOOM
JULY 7, 2022
6:00 PM

CALL TO ORDER: At 6:01 p.m. Chairperson Moe called the meeting to order and requested roll call.

ROLL CALL:

- Present: Chairperson Moe, Commissioner Conroy, Commissioner Scott, and Commissioner Stark.
- Staff: Planning Manager Ali van Deutekom, Planner Maureen Welsh, Deputy Town Manager Ryan Johnson, Town Attorney Jason Meyers, Land Use Attorney Todd Messenger, and Deputy Town Clerk Taylor Kittilson.

APPROVAL OF AGENDA:

There were no changes to the agenda as presented.

APPROVAL OF JUNE 16, 2022 MINUTES:

Motion by Commissioner Stark and seconded by Commissioner Conroy to approve the June 16, 2022 Minutes. Upon roll call vote, motion passed unanimously.

LAND USE CODE UPDATE STRATEGIC ASSESSMENT:

Planner Ali van Deutekom and Land Use Attorney Todd Messenger addressed the commission to present the Land Use Code Update Strategic Assessment.

Key update suggestions presented were:

- Addressing all of forms of development so applications are processed in a timely manner.
- Use the lens of "community character" to evaluate current standards and propose new ones.
- Completely rework the land use that are set out in the current Table 3-1 so each use is a principal land use that is defined broadly enough to include a full range of activities.
- Coordinate the land use table and the parking table.
- Create new zoning districts and update current zoning districts to better reflect the town's development priorities.
- Creating established neighborhood zoning districts that allow for the expansion or modification of existing homes.
- Use maximum density and minimum open space requirements.
- Use a durable organizational structure that facilitates adaptation of the Code over time.

Built on What Matters.

CONSIDERATION OF THE MINERS PARK TOWN CENTRE REZONE:

Planner Maureen Welsh presented the proposed rezone.

The applicant, Karen Henry, was present but did not address the board.

Motion by Commissioner Scott and seconded by Commissioner Stark to approve PCR-2022-10 A, a Resolution of the Planning Commission Recommending Approval of The Miners Park Town Centre Rezone. Upon roll call vote, motion passed unanimously.

CONSIDERATION OF THE NO NAME CREEK WEST BLOCK 4 REPLAT 2:

Planner Ali van Deutekom presented the proposed replat.

Planner van Deutekom informed the that in the original agenda, this stated as PCR-2022-10. She corrected this to be PCR-2022-11.

At 7:39 P.M. Chairperson Moe opened the public hearing.

At 7:41 P.M. Chairperson Moe closed the public hearing.

Motion by Commissioner Stark and seconded by Commissioner Conroy to approve PCR-2022-11 A, a Resolution of the Planning Commission Recommending Approval of The No Name Creek West Block 4 Replat 2. Upon roll call vote, motion passed unanimously.

OTHER BUSINESS:

Jason Meyers addressed the Commission in regards to the commissioner position vacancy.

There being no further business of the Planning Commission, Chairperson Moe adjourned the meeting at 7:54 P.M.

Approved by the Planning Commission:



Tracy Moe, Chairperson

ATTEST:



Taylor Kittilson, Deputy Town Clerk