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MINUTES
TOWN OF FREDERICK
PLANNING COMMISSION
MEETING CONDUCTED IN PERSON AND VIA ZOOM
February 15, 2024
6:00 PM

CALL TO ORDER: At 6:30 p.m., Chairperson Moe called the meeting to order and requested roll call.

ROLL CALL:

- Present: Chairperson Moe, Commissioner Kelley, and Commissioner Sammartino.
- Not present: Vice Chair Conroy, and Commissioner Scott.
- Youth Commissioner Liaison: Peyton
- Staff: Planning Manager Ali van Deutekom, Deputy Town Attorney Christine Francinceti, Senior Planner Audem Gonzales, Planner II Maureen Welsh, and Assistant Town Clerk Emily Nitcher.

APPROVAL OF AGENDA:

APPROVAL OF JANUARY 18, 2024, MINUTES:

Motion by Commissioner Sammartino and seconded by Commissioner Kelley to approve the January 18, 2024, Minutes.

Upon roll call vote, the motion passed 3 to 0.

DISCUSSION ITEM:

DEVELOPMENT DIRECTION, Senior Planner Audem Gonzales presented.

The Commissioners were shown two options to choose from and asked to pick one and explain the reasoning why.

Outdoor Storage

1. Size/ Ratio
 - a. 50% Outdoor Storage
 - b. +50% Outdoor Storage

Chairperson Moe, Commissioner Kelley, and Commissioner Sammartino agreed that they preferred option A.

- Chairperson Moe explained that option A promotes growth and looked neater.
- Commissioner Kelley agreed with Chairperson Moe and added that if there is going to be as much storage as in option B, then it should be called a storage yard.
- Commissioner Sammartino explained that option A allowed for a buffer and provided the ability to screen.

When asked if they would be ok with Option B if it were to be screened completely Chairperson Moe and Commissioner Sammartino did not see a problem with it, and Commissioner Kelley would still not be ok with Option B.

2. Fencing – Type and Location

Built on What Matters.

- a. Solid screen fencing
- b. Natural berms as screening

Commissioner Kelley preferred option A and Chairperson Moe and Commissioner Sammartino preferred option B.

- Chairperson Moe expressed that option B was more appealing and cost effective than option A.
- Commissioner Kelley explained that Option A was more suitable for commercial projects as a 15 – 20-foot fence would provide protection for their things, as option A would not provide any protection.
- Commissioner Sammartino agreed with Chairperson Moe and added that option B would need more landscape for the berming.

When asked if they preferred the distance in option A or B, all three agreed that they would like a combination of both.

Parking

1. Non-Residential – Street Frontage

- a. No parking between building and arterial
- b. Limited parking between building and arterial

Commissioner Kelley and Commissioner Sammartino preferred option A. Chairperson Moe preferred option B.

- Chairperson Moe explained that option B was like shopping in Loveland and is the more visible option and keeps all the congestion to the back side of the building.
- Commissioner Kelley agreed with Commissioner Sammartino that option A was more accessible and more inviting.
- Commissioner Sammartino explained that option A was more accessible and more inviting.

Residential Fencing

1. Height

- a. ~7 foot fence maximum along streets
- b. 5-6 foot fence maximum along streets

Chairperson Moe, Commissioner Kelley and Commissioner Sammartino all preferred option A.

- Chairperson Moe expressed that she was happy with both options, and recommended a step down for neighborhoods, taller fences for main arteries and shorter fences for normal neighborhoods.
- Commissioner Kelley agreed that it should depend on the business of the street.
- Commissioner Sammartino also agreed that it should depend on the business of the street.

2. Articulation

- a. No articulation for residential fencing along Collectors and Arterials
- b. Required visual breaks in fencing every 50-feet along Collectors and Arterials

Chairperson Moe, Commissioner Kelley and Commissioner Sammartino all agreed that they preferred option B.

- Chairperson Moe expressed that option B was more appealing.
- Commissioner Kelley agreed that option B was more appealing, but that there is not usually fencing like it in front of houses.
- Commissioner Sammartino agreed that Option B was more appealing but that there should be less articulation inside of subdivisions.

Overhead Utilities

1. Utility Lines

- a. Underground
- b. Overhead

Chairperson Moe, Commissioner Kelley, and Commissioner Sammartino all preferred option A.

- Chairperson Moe explained that she preferred option A because overhead utility lines are visually ugly, and have a lot of problems with storms.
- Commissioner Kelley stated that he chose option A because we don't need another Marshall Fire.
- Commissioner Sammartino agreed with both Chairperson Moe and Commissioner Kelley.

Landscaping

1. Residential Front Yard Landscaping – Sod Maximum
 - a. 50% sod maximum
 - b. No sod maximum

Chairperson Moe, Commissioner Kelley and Commissioner Sammartino prefer option A.

- Chairperson Moe agreed with Commissioner Sammartino.
- Commissioner Kelley agreed with Commissioner Sammartino.
- Commissioner Sammartino explained that option A made good water sense and would be a good way to be proactive on water saving. Option A also provides some articulation to the yard.

2. Residential Front Yard Landscaping – Live Material
 - a. 50% sod maximum
 - b. No sod maximum but uses xeric options

Commissioner Sammartino preferred option A. Chairperson Moe and Commissioner Kelley preferred option B.

- Chairperson Moe expressed that she is pro no sod and has zero scaped her own home.
- Commissioner Kelley supported option B because of water scarcity.
- Commissioner Sammartino supported option A, because he felt that option B was too much and too far.

3. Right of Way Landscaping – Tree Lawn
 - a. Up to 100% sod maximum
 - b. No sod requirement. Permit 50% live materials.

Chairperson Moe, Commissioner Kelley and Commissioner Sammartino prefer option B.

- Chairperson Moe supported option B, as option A would have drainage issues.
- Commissioner Kelley expressed that option B looked better aesthetically.
- Commissioner Sammartino supported option B and stated that the only downside would be pets and walking.

4. Right of Way Landscaping – Mulch vs. Rock
 - a. Mulch
 - b. Rock

Chairperson Moe, Commissioner Kelley and Commissioner Sammartino agreed that they prefer option B.

- Chairperson Moe chose option B, because rocks are better for drainage, and she has an opposition to mulch.
- Commissioner Kelley chose option B, because rocks are better for drainage, and he has an opposition to mulch.
- Commissioner Sammartino chose option B, because rocks are better for drainage, and he has an opposition to mulch.

5. Street Landscaping – Side Yard ROW
 - a. Rock
 - b. Grass

Chairperson Moe preferred option A. Commissioner Kelley and Commissioner Sammartino preferred option B.

- Chairperson Moe chose option A, because of bad drainage, if they were to move the sod back in option B, she would go with that.
 - Commissioner Kelley Chose Option B, he would like it better if it was zero scaped, may side yards with sod have a lot of weeds.
 - Commissioner Sammartino chose option B but also commented on the high probability of weeds.
6. Downtown Right-of-Way Landscaping
- a. Hardscaped tree lawn
 - b. 50% live plant material in tree lawn
- Chairperson Moe, Commissioner Kelley, and Commissioner Sammartino preferred option B.
- Chairperson Moe preferred option B because it gave a softer look, and she is worried about tree roots with option A.
 - Commissioner Kelley agreed that option B had a softer look.
 - Commissioner Sammartino likes both options, option B is more appealing, but option A would last longer.

Parks and Open Space

1. Outlot Landscaping
- a. Designed and targeted plantings in Outlots
 - b. More natural and open landscaping in Outlots
- Chairperson Moe, Commissioner Kelley, and Commissioner Sammartino preferred option A.
- Chairperson Moe preferred option A, and added that it would be better with trees.
 - Commissioner Kelley preferred option A as more landscaping breaks up the area.
 - Commissioner Sammartino would prefer option A more with trees.
2. Outlot Landscaping – Between Homes
- a. Grass
 - b. Rock
- Chairperson Moe, Commissioner Kelley, and Commissioner Sammartino preferred option B.
- Chairperson Moe thought a hybrid combo would be best, zero scaped with trees.
 - Commissioner Kelley agreed that a hybrid combo would be best, zero scaped with trees.
 - Commissioner Sammartino preferred option B, and would add the trees from option A.
3. Open Space – Natural vs. Manicured
- a. Natural
 - b. Manicured
- Chairperson Moe, Commissioner Kelley and Commissioner Sammartino all preferred option A.
- Chairperson Moe agreed with Commissioner Kelley.
 - Commissioner Kelley preferred option A because option B is more like a park, open space should be open space.
 - Commissioner Sammartino agreed with Commissioner Kelley.
4. Private Open Space – Functionality
- a. Remnant pieces counting towards private open space requirements
 - b. More open and functional pieces counting towards requirements
- Chairperson Moe, Commissioner Kelley and Commissioner Sammartino preferred option B.
- Chairperson Moe agreed with Commissioner Kelley.
 - Commissioner Kelley preferred option B as it would be more functional.
 - Commissioner Sammartino agreed with Commissioner Kelley.

Architecture

1. Architecture – Articulation
 - a. Minimal standards along public facing facades
 - b. List of items to choose from to enhance public facing facadesChairperson Moe, Commissioner Kelley, and Commissioner Sammartino preferred option B.
 - Chairperson Moe preferred option B, but thinks that there needs to be a variety, especially for affordable housing.
 - Commissioner Kelley likes the eye candy of option B but agrees that there needs to be a variety of options.
 - Commissioner Sammartino thought that option B was more appealing, but that there needs to be different scales of housing.
2. Architecture – Street Side and Rear
 - a. No side street requirements
 - b. Enhanced side street architecture through optionsChairperson Moe, Commissioner Kelley, and Commissioner Sammartino preferred option B.
 - Chairperson Moe preferred option B, Cantilevers look good, but they increase the cost, option A would allow for them to have options to choose an enhancement.
 - Commissioner Kelley preferred option B because option A does not have a visually entertaining appearance.
 - Commissioner Sammartino agrees with Chairperson Moe.

Street Sections

1. Street Sections – Estate Zoning Sidewalks
 - a. No Sidewalks
 - b. SidewalksChairperson Moe and Commissioner Sammartino preferred option A. Commissioner Kelley preferred option B.
 - Chairperson Moe preferred option A and stated that it looks like Rinn Valley.
 - Commissioner Kelley preferred option B, because you need to give people a place to walk.
 - Commissioner Sammartino preferred option A because it provides the opportunity for larger lots.
2. Street Sections – Sidewalks
 - a. Detached
 - b. AttachedCommissioner Kelley and Commissioner Sammartino preferred option A. Chairperson Moe preferred option B.
 - Chairperson Moe chose option B, for drainage reasons.
 - Commissioner Kelley preferred option A for safety reasons.
 - Commissioner Sammartino preferred option A for safety reasons.
3. Street Sections – Private Street
 - a. No Sidewalk
 - b. SidewalkChairperson Moe, Commissioner Kelley, and Commissioner Sammartino preferred option B.
 - Chairperson Moe agreed with Commissioners Kelley and Sammartino.
 - Commissioner Kelley preferred option B for connectivity purposes.
 - Commissioner Sammartino preferred option B for connectivity purposes.

OTHER BUSINESS:

Commissioner Reports

Commissioner Kelley: Watching the King Soopers come up out of the ground is exciting.

Commissioner Sammartino: Would like to know the projections of growth for this year.

UPCOMING MEETING:

Regular meeting Thursday March 21st, 2024.

ADJOURNMENT:

There being no further business of the Planning Commission, Chairperson Moe adjourned the meeting at 7:12 p.m.

Approved by the Planning Commission:

A handwritten signature in black ink, appearing to read 'Tracy Moe', written over a horizontal line.

Tracy Moe, Chairperson

ATTEST:

A large, stylized handwritten signature in black ink, written over a horizontal line.

Emily Nitcher, Secretary to Planning Commission