

**RECORD OF PROCEEDINGS
MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE TOWN OF FRISCO**

FEBRUARY 18, 2016

Planning Commission Chair Skupien called the meeting to order at 5:05 p.m. Roll was called.

Present: Brian Birenbach
Larrie Mackie
Craig Peterson
Deborah Shaner
Melissa Sherburne
Andy Stabile

Absent: Donna Skupien

Minutes: The January 21, 2016, Planning Commission meeting minutes were approved.

Public Comment: No public comments were made.

Commissioner Comments: Commissioners had no comments.

Work Session Items: None

Public Hearing Items:

1. File #361-15-DA-CU: A development application and conditional use request for the proposed Holiday Center building remodel project, including the addition of six (6) residential units.

Community Planner Emily Wood gave an overview of the application, noting that the project includes multi-family residential units in the Accommodations District and requires a conditional use approval by Town Council. She outlined the changes from the Sketch Plan and went through the conditions of approval, noting overlay issues including roof color (which had since been resolved by the Applicant prior to the hearing) and a building façade extension which the Commission could approve up to ten feet.

Commissioner comments included clarification on parking issues and the conditions of approval, and clarifying that the design included a pitched roof. Staff also remarked that the Code does not require the Applicant to establish their intent of specific future occupancies.

The Applicant presented, showing photos of the existing building and then demonstrated a 3D rendition of the elevations to show outside facade improvements. He noted other alterations encompassing landscaping to improve visual interest, including the installation of a flagstone walkway, and trees in front of and behind the building in addition to greenery between the units on the third story. He mentioned a recent, potential idea to include a fence in the parking lot to delineate residential parking from commercial uses and intends the units to be rentals.

Mrs. Wood read into the record concerns from neighboring Shell Gas and Towing that their company creates substantial noises throughout night and that they had concerns about customer access to their operations from the Holiday Inn parking lot.

Public comment then included a representative from Shell, Jeff Lewark, reiterating the submitted letter and his good intentions in maintaining good relations with future residents in the proposed building.

Commissioners appreciated the incorporation of their previous sketch plan comments into the application and favored the second-level decks, new materials, the number of proposed units, and preserving the original mixed use purpose of the building.

Conversation explored the conditional use process and its role in setting precedencies. A Commissioner expressed concern over allowing residential units in the Summit Boulevard Corridor as it contrasted to the commercial uses and did not feel the Applicant met all of the Conditional Use requirements. Concern of growing vehicle and pedestrian congestion in the parking lot and its entry and exit points was expressed, and Commissioners proposed a few solutions for the potential noise issues with the residents.

Staff reminded the Commission that they were able to recommend additional conditions of approval for Town Council's consideration, such as the idea of the fence on the north side of the property separating residential parking spaces from commercial. Community Planner Emily Wood also reminded the Commission that overnight hotel guests were aptly dealing with the parking lot noise and that Watermarke Condominiums conditional use request was recently approved in the same Summit Boulevard Corridor.

MOTION: WITH RESPECT TO **FILE NO. 135-15-DA-CU**, COMMISSIONER SHANER MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE FEBRUARY 18, 2016, STAFF REPORT BE MADE AND THAT THE RECOMMENDED CONDITIONS SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION HEREBY CONDITIONALLY APPROVES THE REQUEST FOR A DEVELOPMENT APPLICATION FOR THE HOLIDAY CENTER REMODEL PROJECT LOCATED AT 1121 DILLON DAM ROAD / LOT 2, HOLIDAY TRACTS SUBDIVISION. COMMISSIONER SHANER ALSO MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO TOWN COUNCIL FOR THE REQUEST OF A CONDITIONAL USE FOR THE HOLIDAY CENTER REMODEL PROJECT LOCATED AT 1121 DILLON DAM ROAD / LOT 2, HOLIDAY TRACTS SUBDIVISION. COMMISSIONER MACKIE SECOND.

VOTE:

BIRENBACH	YEA	SKUPIEN	ABSENT
PETERSON	NO	SHERBURNE	YEA
MACKIE	YEA	STABILE	YEA
SHANER	YEA		

MOTION CARRIED.

Staff and Commissioner Updates:

- Summit County has put out request for qualifications for a master plan for the Lake Hill property and narrowed choices to three firms. The master plan will be done by the end of August and the Planning Commission has a more informational than direct role.

Adjourn:

- There being no further business, the meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Sarah Hoffman
Community Development Department