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

May 7, 2015

Planning Commission Chair Skupien called the meeting to order at 5:00 p.m. Roll was called.

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

Minutes: The April 2, 2015, Planning Commission meeting minutes were approved.

Public Comment:

There was no public comment.

Commissioner Comments:

There was no Commissioner comment.

Work Session Items:

1. Planning File 085.15.SK. A Sketch Plan review of a proposed multi-family residential project located at 105-145 Beaver Lodge Rd & 1200 Dillon Dam Rd, Lots 5-7, Raintree Sub. Two & Lot 1, Raintree Sub. Two. Applicant: Thomas Silengo.

Community Planner, Emily Wood, presented the staff report to the Commission.

The applicant, Tom Silengo, presented the project and was available for question. He informed the Commission the proposed project is under density, under maximum building height, under lot coverage, and over parked and without tandem parking spaces.

The architect, Mike Shult, presented colored renderings of the proposed buildings. He described the building massing and articulation. The design concept is for a central core entry in each building rather than exterior staircases for every unit. He described the exterior building materials and colors.

The Commissioners had questions about if the units will be rentals or condominiums, the building materials and locations, if the construction will be phased, storage on the decks, the number of parking spaces and the number of stories for each building.

The Commissioners had some concern with the flat lines of the building and the roof, building materials and design not reflecting Frisco mountain town character, and the location of the snow storage and dumpster.

Generally, Commissioners liked the site plan, incorporation of the buildings into the topography and the possibility of long term rental units. The Commissioners requested more details about the exterior block materials, the deck guardrail materials and a 3D schematic. Commissioners recommended proceeding to formal application.

Public Comment:

Nancy Lee, 1503 Point Drive #204, stated she was not contacted with a public notice. She walked the site with a friend and found many fox dens. Lee said it is against the law to disturb the fox dens when kits are present. She asked how the foxes will be protected and when will construction begin.

Bill Erdcamp, Bay Club Condos, mirrored earlier Commissioner comment about concerns with flat rooflines. The project is an improvement over the vacant lot and views of the Summit Inn today.

Peter Shafroth, Pointe at Lake Dillon Unit 101E on Morningstar Circle asked why the project is over parked. He had concerns about too many people occupying the units, flooding issues, and snow storage from an oversized parking lot.

Terry Golden, Pointe at Lake Dillon resident, had concerns about access to the lots from Beaver Lodge Road. There is a tremendous volume of vehicles at Beaver Lodge and Dam Road at peak times. She thinks there should be access from Holiday Inn and Summit Inn side. She recommended a flagger, three way stop, or round about at that intersection.

Gladys Nieto, Pointe at Lake Dillon resident, had concerns about landscaping near the neighbors buildings' because people could walk through. She recommended a berm and landscaping.

Virgil Robinson, from Yacht Club, had concerns about Beaver Lodge Road snow storage being relocated off of the site. He suggested a sidewalk from the roadway to the Holiday Inn parking lot to accommodate pedestrian traffic.

Jane Shafroth, Pointe at Lake Dillon resident, requested clarification of elevation drawings. She asked if the units will be short term or long term rentals. She had concerns with more traffic and people smoking pot if short term rentals.

Andrew Schaller, Bay Club resident, had concerns about bike path pedestrian traffic near the Holiday Inn because someone broke into his car.

Leslie Hudak, Mountain Meadows resident, asked if there will be an onsite property manager so residents do not have to call the police.

Regina Foley, Pointe at Lake Dillon resident, said she is pro-development but has enjoyed the open space behind her unit especially with a hot tub. She asked how the driveway entrance relates to Morningstar Circle because she has concerns with headlights pointing at her unit.

Mike Grady, Towers at Lakepoint resident, asked if there will be any common elements like hot tubs.

Public Meeting:

There were no public meeting agenda items.

Staff and Commissioner Updates:

1. Wellness Building phasing plan
2. Discussion about outdoor displays on Main Street
3. Zoning Code Update status
4. Summit Stage Transit Center design charrette
5. First and Main Building purchase

Adjourn:

There being no further business, the meeting adjourned at 6:38 p.m.

Respectfully Submitted,

Emily Wood
Community Development Department