
**RECORD OF PROCEEDINGS
MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE TOWN OF FRISCO
JUNE 9, 2016**

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

Present: Brian Birenbach
Jason Lederer
Melissa Sherburne
Steve Wahl
Kelsey Withrow

Absent: Andy Stabile
Donna Skupien

Minutes: The May 19, 2016, Planning Commission meeting minutes were tabled for approval at the June 23, 2016 meeting.

Public Comment: No public comments were made.

Commissioner Comments: Commissioners had no comments.

Public Hearing Items:

1. Planning File No. 096.16.SK: A sketch plan review of a commercial and residential addition to the Boatyard Grill located at 304 East Main Street / Lots 8-10, Block 9, Frisco Townsite. Applicant: Barthold Stelling Trust, represented by Matthew Stais Architects

Community Development Director Joyce Allgaier briefly outlined the purpose of a sketch plan hearing for the new Commissioners. Assistant Community Development Director Bill Gibson reiterated that this application required no voting and the Commission will only provide feedback on the proposed development. Mr. Gibson also gave a brief overview of the current building and what was proposed. Initial staff plan review determined that the application appeared to comply with setbacks and other zoning regulations but landscaping and bulkplane had not been assessed.

The Applicant presented, indicating the intent of the building expansion was not only to increase commercial space but to also provide workforce housing above (three studios and a one bedroom unit). The Applicant began with a current site plan, showed the layout of the new proposal, and then walked through previous iterations of the design which were changed based on Town and outside agency feedback at a pre-application meeting. Feedback was also requested for the rooftop patio landscaping concept on the common deck, including a bocce ball court.

Commissioner questions to the Applicant included clarifying which stairs the tenants would use and where the delivery access point would be.

Commissioner comments included inquiries into the anticipated use of the rentals and the foot traffic on the deck in conjunction with mechanical equipment. Suggestions included giving more thought to the development of the alley-facing elevation, choosing more hearty, year-round vegetation for the upper deck, and to consider giving the entire building an update rather than matching the existing look. Lastly, clarifications included entrances to the patio, parking space and landscaping code requirements, and materials for the bocce ball court.

It was recommended by the Applicant to the Town to consider a different water tap fee schedule as a way to incentivize affordable housing construction. Ms. Allgaier indicated that she was open to bringing the suggestion forward to other Staff.

Public comment:

An adjacent property owner gave public comment, indicating that he received no notice about the sketch plan and as a neighboring property, had concerns about his patrons in the hot tubs below the proposed bocce ball area and how parking would be sufficiently added in order to accommodate the additional units. He also noted that the current snow storage wasn't adequate and was questioning the accommodation of additional storage.

Commissioner Comments:

Commissioner comments were generally favorable toward the proposed sketch plan with suggestions in improving the façade and requesting better landscaping, perhaps meeting the code requirements with art displays. Ms. Allgaier also recommended to the Commission to keep in mind that the Boatyard contributes a historic feel to downtown even though it was built in the 1960's and that the Town Code is trying to avoid long facades on Main Street.

Staff and Commissioner Updates:

- The United Development Code (UDC) group is still working, meeting again on June 22nd, 12-2. Melissa and Donna are representing the Planning Commission at this meeting and Staff will be sending out emails to keep the Commission posted.
- The next Planning Commission meeting will be held June 23rd, 2016 with two sketch plan applications and if the Town Attorney has availability he will be administering legal training.
- Master Trails Plan: In March the Town was awarded a \$50k GoCO grant to reformulate our connectivity through trails and other means of keeping Frisco connected.
- The PRA has been in the Town's focus for the last six months and the Recreation Department is working on a master plan to develop that area.

Adjourn:

- There being no further business, the meeting adjourned at 6:17 p.m.

Respectfully Submitted,

Sarah Hoffman
Community Development Department