
**RECORD OF PROCEEDINGS
MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE TOWN OF FRISCO
JUNE 23, 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
Donna Skupien
Andy Stabile
Steve Wahl
Kelsey Withrow

Absent:

Minutes: The May 19, 2016 and June 9, 2016 Planning Commission meeting minutes were approved.

Public Comment: No public comments were made.

Commissioner Comments: Commissioners had no comments.

Public Hearing Items:

1. **Planning File No. 113.16.SK:** A sketch plan review of the Kum & Go commercial project (gas station and convenience store) located at 55 Lusher Court/Lot 2B, a Resubdivision of Lot 2, Block A, Discovery Interchange West. Applicant: Ryan Halder, Kum & Go LC

Community Development Director, Joyce Allgaier, presented the staff report, outlining the site plan and where the building and gas pump sites would be installed. She noted that the site is potentially difficult to develop due to its location at the intersection of Lusher Court and Summit Boulevard, in the Accommodations Zone District. She also noted the potential areas of concern regarding the alignment of the Kum & Go curbcut/entrance with the cross-street Safeway access, an existing service ramp to the hotel, and available space for a gas truck's turning radius. Staff suggested relocating the pumps closer to the building to improve intersection traffic flow because of the concern for car stacking to the curbcut and potentially impacting traffic on Lusher Court. The applicant's need to address snow storage and storm water management was also mentioned. Building setbacks, height, and trash preliminarily met Code and the proposed signage would need further review as well as a future landscaping and lighting plans in the development application. Exhibit A, the site plan illustrating access points, was highlighted for further clarification including the subdivision of the lot.

Questions for staff included the best viable option for the proposed access point to the site, traffic study requirements, which direction the entrance would be extended to, curb cut opportunities for storm water, the chroma of the white siding, and if the Applicant had been receptive to staff comments during the review process. Clarification was also requested on the subdivision requirements of the lot, how parking was allocated with the hotel, and the proposed design of roof and "mountain style" elements to meet the Code requirements.

Phil Harris, engineer with Boundaries Unlimited, and Kendra Meyer, Kum & Go corporate representative, presented. They outlined the history of the Kum & Go franchise to express the value they would contribute to the community as well as the application's building elevations, the proposed materials incorporating a mountain feel, and highlighted sections of the Code to demonstrate how the proposal complied. Mr. Harris presented the technical proposal, including existing conditions, previous and the current iteration of how the site would be organized including parking, entry and exit markings, snow storage, and storm water. The Applicant indicated that a traffic study had been conducted; concluding the feasibility of the project provided the Highway 9 turn lane be extended. The fueling trucks would use Lusher Court and using an analytical program, the Applicant demonstrated the feasibility of the turning radius for fueling trucks by widening the entrance by approximately 15 feet. An easement with the Baymont Hotel needs to be agreed upon and executed for the site plan to work.

Commissioner questions for the Applicant:

Clarification on the roof designs, light pollution, how the Kum & Go brand standards would meet the Code chroma standards, and sign designs were requested. The possibility of speaking with neighboring companies to improve the intersection was mentioned as well as questions regarding how the proposal would accommodate a long queue of cars, more realistic snow storage options, other storm water considerations and curb cuts, and how many fueling trucks at what hours would they expect, and the status of the contract.

Chris Viscardi, of Kentro Group, informed the Commission that he is negotiating the purchase of the site, clarifying for the Commission that the site has been in contract for approximately a year and that Kum & Go has worked to incorporate the Town Code design standards and is under easement negotiations with the neighboring Baymont.

Commissioner comments included discussion around signage improvements (the white "Market" sign particularly), LEED certification, concern about the number of proposed pumps and their location, parking, lack of green space (the addition of which near the food service could enhance the setting there), request for storm water best practices, improving design by adding additional mountain elements and/or more wood to the front entrance, and snow storage. A traffic study was noted to be a critical part of showing how the site would function. The Applicants were requested to restudy if the proposal met architectural standards (roof pitch, colors, etc.) of the Code. The Commission requested that applicant pay strong attention to the fact that this is an entrance and gateway to Frisco and encouraged the Applicant to be respectful to Frisco's character. The Commission did not favor a tall "highway sign", and asked the Applicant to work with the Town to make the sign more appropriate to the location and town. Additionally, it was suggested that the sign plan include integrating the Kum & Go sign into the Base Camp sign so that the commercial development in this vicinity (including Base Camp) would have a more unified feel. Commissioners decided another sketch plan was not needed unless significant site plan changes were made.

2. Planning File No.114-16-SK: A sketch plan review of the Water Lofts on West Main mixed-use project (eight residential units and one commercial unit) located south of the existing West Main Professional Building at 101 West Main Street/Lot B-1, West Frisco 70 Subdivision Filing 2. Applicant: Robert Philippe, Westmain Professional LLP

Community Development Director, Joyce Allgaier, presented the staff report, noting a few areas of concern including the zoning standards and how the subsequent two proposed buildings would need a conditional use approval due to the lack of commercial space proposed according to these standards. Clarifying developable acre definition, allowable density, parking, and easements would be required for a development application. In addition, the bulkplane would

need to be examined more closely as well as clarification of setbacks, landscaping, and lot coverage.

There were no immediate questions for staff.

The Applicant, Robert Philippe, presented a 3D model of his proposal, noting current issues with the lot and the ability to relocate easements. Building would be accomplished in three phases, including three stories of residential units and one 3,000 square foot space accommodating a restaurant. He indicated his intentions to work with the Town to improve landscaping and plans for the future use of the current West Main building.

Commission questions and comments included clarifying the timeline of the proposed construction due to shared parking, the distance between the buildings and the possibility of combining them, discussion of materials and comments on proposed colors, and a request to see more specific parking detail for the entire site. The Commissioners supported and requested that the real brick as shown at the meeting be used in lieu of an imitation brick product. There was overall appreciation for developing the west side of Frisco and further questions on deed restriction requirements and the regulations for constructing each phase.

Members of the public noted general support for the project as well as one person noting concern with the height of the new building and easement clarification.

Staff and Commissioner Updates:

- Legal training from the Town Attorney had been postponed to an undetermined date.
- Discussion followed on procedural guidelines and if the repainting of the Walmart store met current chroma standards.

Adjourn:

- There being no further business, the meeting adjourned at 7:21 p.m.

Respectfully Submitted,

Sarah Hoffman
Community Development Department