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

June 4, 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
Donna Skupien

Absent: Melissa Sherburne
Andy Stabile

Minutes: The May 7, 2015, Planning Commission meeting minutes were approved.

Public Comment:

There was no public comment.

Commissioner Comments:

There was no Commissioner comment.

Work Session Items:

There were no work session agenda items.

Public Hearing Items:

1. Planning File 096-15-CU: A Conditional Use request for wetlands mitigation activities on Willow Preserve, located at 901 North Ten Mile Drive/Lot GG, Ten Mile Filing 1. Applicant: Frisco Sanitation District

Senior Planner, Bill Gibson, presented the staff report to the Commission. He made a staff report correction to the Commissioners that page 10 should read that the conditional use analysis should be "C" rather than "B". He also read a written public comment from Margaret Bailey into the record.

The Commissioners had questions about if there are other areas in Frisco that applicants could mitigate wetlands instead of Willow Preserve, and if the mitigation requirement of a one-to-one ratio is an Army Corps of Engineers requirement.

Rea Orthner, Western Ecological Resources, representing the applicant, Frisco Sanitation District, presented the project. She answered the Commissioners question regarding the ratios and said it is not uncommon for the Army Corps to require more than a one-to-one ratio. She also addressed the written public comment and said that Meadow Creek Drive is straight so the straight edge of mitigation area will follow the road. The inside area will have more standing water and willow shrub habitat.

Lastly, she said erosion control methods will be used and any road damage will be repaired by the applicant. There is a possibility of an increase in mosquitoes but it will likely be similar to the Whole Foods mitigation project. The observation well has been moved. The willows will be removed but the applicant is adding almost 1000 willows next spring.

Public Comment:

Jim Powell, 746B Lagoon Drive, Lagoon Townhomes, stated that he generally likes the mitigation that went on for Whole Foods and likes this mitigation project. He asked several questions: 1. How far the mitigation area goes to Meadow Creek Drive and if erosion will occur? 2. Are the big rocks going to disappear? 3. Will there be an increase in mosquitoes with the increased wetlands? 4. Where is the dirt going? 5. Can staff clarify if dogs are prohibited at Willow Preserve or if dogs are allowed off leash?

Mike Beaty, 900 Meadow Creek Dr. Unit 203, asked if an entrance and exit have been planned with the project for truck equipment and if the mature shrubs and trees will remain. He wanted to make sure the observation wells have been addressed.

MOTION: COMMISSIONER SHANER MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED PROJECT FILE #096-15-CU TO TOWN COUNCIL, COMMISSIONER MACKIE SECOND.

VOTE:

SHANER	YEA	MACKIE	YEA
SKUPIEN	YEA	PETERSON	YEA
BIRENBACH	YEA		

MOTION CARRIED.

2. Planning File 127-15-OR: an ordinance amending the Code of Ordinances of the Town of Frisco, Colorado, by repealing Chapter 157, concerning Subdivision of Land, repealing Chapter 180, concerning Zoning, transferring the content of both to a new Chapter, establishing a Unified Development Ordinance, also amending the administration provisions of the Unified Development Ordinance concerning application submittals, public notice, foundation only building permits, improvement location certificates, and condominium conversion inspection reports, and amending the sign code provisions of the Unified Development Ordinance concerning sandwich board signs, vehicular and pedestrian directional signs, temporary banners, residential signs, and sign district maps. Applicant: Town of Frisco

Senior Planner, Bill Gibson, gave a presentation on the staff report.

The Commissioners had questions about the Sign Code amendments, noticing procedures, condo conversion report, footnotes, and definitions. Generally, the Commissioners liked the draft ordinance.

Staff will make the following revisions to the draft:

- Revise page 260 regarding sandwich board signs to include the entire Summit Boulevard Corridor Sign District.
- Correct Item B on page 12 to 7 days
- Change page 12 to 14 days

Public Comment:

There was no public comment for agenda item 2.

MOTION: COMMISSIONER PETERSON MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE FILE #127-15-OR TO TOWN COUNCIL, COMMISSIONER MACKIE SECOND.

VOTE:

SHANER	YEA	MACKIE	YEA
SKUPIEN	YEA	PETERSON	YEA
BIRENBACH	YEA		

MOTION CARRIED.

Staff and Commissioner Updates:

1. Zoning code timeline
2. The June 18 meeting has been rescheduled to June 25 and July 2nd meeting has been rescheduled to July 9th.
3. Administrative staff updates

Adjourn:

There being no further business, the meeting adjourned at 6:03 p.m.

Respectfully Submitted,

Emily Wood
Community Development Department