
**RECORD OF PROCEEDINGS
MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE TOWN OF FRISCO
JULY 21, 2016**

Planning Commission Chair Sherburne called the meeting to order at 5:01 p.m. Roll was called.

Present: Brian Birenbach
Jason Lederer
Melissa Sherburne
Donna Skupien
Andy Stabile
Steve Wahl
Kelsey Withrow

Absent:

Minutes: The June 23, 2016 Planning Commission meeting minutes were approved.

Public Comment: No public comments were made.

Commissioner Comments: Commissioners had no comments.

Work Session Items:

1. Planning File No. 129-16-SK: A sketch plan review of the Bergman Townhomes multi-family residential project located at 215 South 2nd Avenue / Lot 21-24, Block 22, Frisco Townsite. Applicant: Gary Bergman, represented by Landon Greve

Giving an overview of the application, Assistant Community Development Director Bill Gibson noted the proposed demolition of the existing building to add new construction, the proposed building height meets the maximum zoning height, and the developer would be responsible for maintaining the alley. Concerns from staff included potential traffic issues and the first level floor plans having the ability to be made into illegal apartments. Staff has been working with the Applicant to address these issues and more details would be available upon Development Application submission.

Questions for staff included clarifications on the driveway design functionality, lot coverage and standards for the public right of way.

The Applicant, architect Landon Greve, presented, explaining the architectural design was influenced by the bulkplane requirements in the overlay district, along with creating a high end look and keeping in mind improving the alley. The Applicant also noted they are working with staff to minimize opportunities for illegal apartments to be created on the first floor.

Questions to the applicant included clarification on driveways and flex rooms, considerations for a common greenspace area, and if the units were intended to be market rate. Clarifications on snow removal requirements and storm water management were also asked of Staff.

Public comments included concern with storm water management, snow storage, and proposed driveways.

Commission comments and discussion expressed concern with the density of the building and lack of greenspace, along with exploring possibilities for options to use the alleyway. Altering the roof line while maintaining compliance with the bulkplane and adjusting the number of units was also suggested, as was improving drainage and fleshing out a storm water and snow storage management plan, perhaps integrating with a landscape plan.

2. Planning File No. 138-16-SK: A sketch plan review of three (3) new detached residential units located at 2 Miners Creek / Lot 7, West Frisco 70 Filing 1. Applicant: Harris Properties LLC, represented by Mike Caistor, Architectural Innovators

Assistant Community Development Director Bill Gibson summarized the staff report, noting that zoning in the RL district requires the units to be detached and if the owner would like to transfer ownership of the buildings, a subdivision process would be required. The height limit of the proposed building has been reached and Mr. Gibson noted traffic considerations for the driveway access points. It was recognized that several emails containing public comment were forwarded to Town Staff before the meeting.

There were no questions for staff.

The Applicant presented, highlighting design and spatial concepts of the project and noted the intention of preserving existing trees.

Questions for the Applicant included clarification on the orientation of the proposed units to maximize intended views, general design of the garages as well as concerns with snow and water run-off from them, clarification on proposed materials, color, and options of consolidating any driveways.

Public comments commenced with the submission of a petition signed by a handful of neighbors. Subsequent comments included concern with the lack of cohesiveness of the current neighborhood in the design of the proposed project, density on the lot and building separation, the prominence of the garage design, and questions of the Commission for future zoning restructuring opportunities.

Commissioner comments to the Applicant expressed concern with the number of buildings on the lot and the design of the garages pertaining to style and function. More details were requested to allow the Commission to better visualize what the project would actually look like, including further development in lot calculations (particularly clarifying parking areas). Design suggestions included siding transitions, building spacing, and varied building colors to break up continuity and to better integrate the design into the neighborhood.

A handful of the Commissioners also responded to public comments, articulating their appreciation for the public providing feedback in the development of their community, as well as reiterating the project is within zoning regulations.

Public Hearing Items:

1. Planning File No. 128-16-CU: A Conditional Use request for the proposed Outer Range Brewing Company to allow a brewery manufacturing facility and a tasting room that will

support onsite and carry out sales. Located at 182 Lusher Court / Lot 2A, Summit Stage Transit Center, Basecamp (a location commonly known as the Gateway Building). Applicant: Base Camp Holdings II LLC

Commissioner Sherburne recused herself as she is employed by Brynn Grey, the property owner in this public hearing item.

Planner Katie Kent presented, noting that a previous application for a 500 square foot addition to this property was reviewed and approved administratively by the Community Development Department. The Conditional Use hearing was to allow a manufacturing function in the Accommodations District. She outlined the uses and features of the proposed site and recommended approval to Town Council.

Questions for staff included clarification of which elevation the addition was proposed and if there could be a patio area, Town Council's role in the approval process, traffic into the building, delivery access points, and building structure.

The Applicant presented the proposed project, emphasizing the intent to build a unique and dynamic community space in Frisco with different types of seating, exhibiting local artist's work, holding local events, and exploring options to process wastewater and spent grain by sustainable means. They are currently working on partnerships with Basecamp food companies to provide and encourage outside food service. Deliveries wouldn't interfere with peak traffic times.

Questions for the Applicant encompassed brew capacity, use of external silos, and the timeline of current and future construction on the site. Appreciation was shown for the effort in considering sustainability with their business development.

MOTION:

WITH RESPECT TO **FILE NO. 128.16.CU**, COMMISSIONER BIRENBACH MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE JULY 21, 2016 STAFF REPORT BE MADE AND THAT THE RECOMMENDED CONDITIONS SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION HEREBY RECOMMEND APPROVAL TO TOWN COUNCIL FOR THE REQUEST OF A CONDITIONAL USE FOR THE OUTER RANGE BREWING CO. LOCATED AT 182 LUSHER COURT / LOT 2A, SUMMIT STAGE TRANSIT CENTER BASECAMP. COMMISSIONER SKUPIEN SECOND.

VOTE:

BIRENBACH	YEA	SKUPIEN	YEA
LEDERER	YEA	SHERBURNE	RECUSED
WAHL	YEA	STABILE	YEA
WITHROW	YEA		

MOTION CARRIED.

Staff and Commissioner Updates:

- The Commission requested updates from Staff regarding the progress of projects seen by the Commission, noteworthy new applications, open projects, as well as other Town updates.
- Staff provided the Commission with updates regarding a potential new purchase on Galena and 5th noting that the new buyer expressed an intention to keep at least one of the historic cabins on site.

- The revision to the Unified Development Code is still progressing and Staff will provide more detailed updates to the Commission as they are available.
- Discussion amongst Staff and Commissioners followed regarding interpreting the current code standards, the code update, and how Frisco could move forward with design and zoning standards.

Adjourn:

- There being no further business, the meeting adjourned at 7:04 p.m.

Respectfully Submitted,

Sarah Hoffman,
Community Development Department