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

**August 6, 2015**

Planning Commission Vice Chair Sherburne called the meeting to order at 5:03 p.m. Roll was called.

**Present:** Brian Birenbach  
Craig Peterson  
Larrie Mackie  
Melissa Sherburne  
Deborah Shaner

**Absent:** Andy Stabile  
Donna Skupien

**Minutes:** The July 9, 2015, Planning Commission meeting minutes were approved.

**Public Comment:**  
There was no public comment for items not on the agenda.

**Commissioner Comments:**  
There were no Commissioner comments.

**Work Session Items:**  
There were no work session agenda items.

**Public Hearing Items:**

1. Planning File No. 135-15-DA-SD-CU: a development application, preliminary plat and conditional use request for the Watermarke Condominiums multi-family residential project, located at 105-145 Beaver Lodge Road & 1200 Dillon Dam Road / Lots 1, 5, 6, & 7, Raintree Two Subdivision. Applicant: Thomas Silengo

Community Planner, Emily Wood, presented the staff report to the Commission which included a reminder of the previous sketch plan meeting on May 7, 2015, where commissioners provided comments on building materials and design, snow storage, and parking concerns. She noted that this application also requires a conditional use approval in the upcoming Town Council meeting on August 25, 2015. Staff found this application meets the Town Code requirements and its conditional use is more compatible to the adjacent land uses.

Michael Shultz, the architect representing Thomas Silengo, made a brief presentation and displayed physical samples of materials to be used in the development. In response to Commissioner questions, he confirmed that the second bedroom is approximately 150 square

feet, the concrete as proposed in the original plan will be reduced by 20-25%, the color scheme among the buildings will subtly vary on the wood siding, and he cannot confirm if the property is currently for sale.

The Commissioners had questions about the special conditions of approval, the proposed pathway addressed during public comment, drainage, and storage space. Generally, the Commissioners liked the changes made from the original sketch plan design and felt the proposed use is compatible with the surrounding land uses.

Absent from the meeting, Commissioner Skupien's comments were read, showing favor in approving the application and for its conditional use.

**Public Comment:**

Ten members of the public presented comments which included representation for the Bay Club at Frisco properties, and members from the Villas at Prospect Point, Prospect Point Townhomes, and the Pointe at Lake Dillon. The majority of concerns focused on drainage issues potentially impacting these communities and overwhelming support for a recreational path between these complexes to mitigate trespassing on private property and to improve walkability. There was concern with the lack of garages whose loss of storage space would impact aesthetics on the property. The impact of additional residents on the already congested Dillon Dam Road traffic was presented as well as a dislike of the building design, concerns with snow removal, and questions regarding the property value and leasing arrangements.

**MOTION:** WITH RESPECT TO FILE NO. 135.15.DA-CU-SD, I MOVE THAT THE RECOMMENDED FINDINGS SET FORTH IN THE AUGUST 6, 2015, STAFF REPORT BE MADE AND THAT THE RECOMMENDED ACTION SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION APPROVES THE REQUEST FOR A DEVELOPMENT APPLICATION AND PRELIMINARY PLAT FOR THE WATERMARKE CONDOS MULTI-FAMILY RESIDENTIAL PROJECT LOCATED AT 105-145 BEAVER LODGE ROAD AND 1200 DILLON DAM ROAD / LOTS 1, 5, 6, 7, RAINTREE TWO SUBDIVISION. I ALSO MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO TOWN COUNCIL FOR THE REQUEST OF A CONDITIONAL USE FOR THE WATERMARKE CONDOMINIUMS MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 105-145 BEAVER LODGE ROAD AND 1200 DILLON DAM ROAD / LOTS 1, 5, 6, 7, RAINTREE TWO SUBDIVISION.

COMMISSIONER SHANER MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED PROJECT FILE NO. 135.15.DA-CU-SD TO TOWN COUNCIL, COMMISSIONER BRIAN SECOND.

***VOTE:***

<b>BIRENBACH</b>	<b>YEA</b>	<b>SKUPIEN</b>	<b>ABSENT</b>
<b>PETERSON</b>	<b>YEA</b>	<b>SHERBURNE</b>	<b>YEA</b>
<b>MACKIE</b>	<b>YEA</b>	<b>STABILE</b>	<b>ABSENT</b>
<b>SHANER</b>	<b>YEA</b>		

***MOTION CARRIED.***

**Public Hearing Items:**

- 2. Planning File No. 157-15-SD: a preliminary plat request for a townhouse resubdivision of the Teller Street Residences located at 414 Teller Street / Lots 4-6, Block 26, Frisco Townsite.  
Applicant: Daniel Berkey

Community Planner, Emily Wood, presented the staff report to the Commission. Other agency's comments need to be addressed before a certificate of occupancy is issued and the HOA documents will be reviewed at time of final plat submittal.

Commissioner Mackie would like to state on the record that his daughter is a neighbor of the applicant though he feels it does not impede his impartiality.

The applicant, Dan Burke, made a brief presentation, asking that based on the staff report's recommended approval, to please approve his application.

**MOTION:** WITH RESPECT TO FILE NO. 157-15-SD, I MOVE THAT THE RECOMMENDED FINDINGS SET FORTH IN THE AUGUST 6, 2015, STAFF REPORT BE MADE AND THAT THE RECOMMENDED ACTION SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION APPROVES THE PRELIMINARY PLAT REQUEST FOR A TOWNHOUSE RESUBDIVISION OF THE TELLER STREET RESIDENCES LOCATED AT 414 TELLER STREET / LOTS 4-6, BLOCK 26, FRISCO TOWNSITE.

COMMISSIONER PETERSON MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED PROJECT FILE NO. 157-15-SD TO TOWN COUNCIL, COMMISSIONER BIRENBACH SECOND.

***VOTE:***

<b>BIRENBACH</b>	<b>YEA</b>	<b>SKUPIEN</b>	<b>ABSENT</b>
<b>PETERSON</b>	<b>YEA</b>	<b>SHERBURNE</b>	<b>YEA</b>
<b>MACKIE</b>	<b>YEA</b>	<b>STABILE</b>	<b>ABSENT</b>
<b>SHANER</b>	<b>YEA</b>		

***MOTION CARRIED.***

**Staff and Commissioner Updates:**

Reminder of upcoming meetings on August 20, 2015 for a sketch plan and September 3, 2015.

**Adjourn:**

There being no further business, the meeting adjourned at 6:15 p.m.

Respectfully Submitted,  
Sarah Hoffman  
Community Development Department