



RECORD OF PROCEEDINGS

**RECORD OF PROCEEDINGS
MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE TOWN OF FRISCO
SEPTEMBER 1, 2016**

Call to Order: Melissa Sherburne, Chair

Roll Call: Brian Birenbach, Jason Lederer, Melissa Sherburne, Donna Skupien, Andy Stabile, Steve Wahl, Kelsey Withrow

Minutes: Approval of the August 18, 2016, Planning Commission meeting minutes

Public Comment (non-agenda items): No public comments were received.

Work Session Items:

1. Planning File 181.16.SK: A sketch plan review for the Alley Shacks multiple family development project located at 416 Galena Street Alley/Lot B Galena Street Studios Amended. Applicant: Five Partners LLC, represented by Tony Seibert

Planner Katie Kent presented the sketch plan application noting that the new development proposal reduced density as opposed to a previous application submission for the same property. The proposal appeared to comply with setbacks and parking requirements should the units remain one bedroom. The proposed driveway width dimension was proposed at 24 feet, where 16 feet is allowed by the Town's street standards. The applicant would need to gain a variance from the Public Works Department for this plan. In using the density bonus, one of the units would be deed restricted. The project is in the Galena and Granite Overlay District and feedback was asked of the Commission on bulk plane encroachment.

Questions for staff included the location of the affordable unit and clarifications of the setbacks, bulk plane, and driveway.

The Applicant presented, noting that each building would have two, one bedroom units, and he is anticipating selling one unit and keeping the other three available for rent.

Questions for the Applicant included clarifying the number of units, rooftop access, tower elements and rental management questions.

There were no public comments.

Comments to the Applicant circulated around bulk plane suggestions with additional comments on roof access and green space.

Public Hearing Items:

1. Planning File 146-16-DA: A development application for a commercial addition to the Boatyard American Grill and a residential addition of five (5) new dwelling units at 304 East Main Street / Lots 8-10, Block 9, Frisco Townsite. Applicant: Barthold Stelling Trust, represented by Matthew Stais Architects

Assistant Community Development Director, Bill Gibson, presented the staff report noting the project appeared to comply with zoning district requirements. The fifth proposed unit would be deed-restricted to meet density bonus standards. The materials and design of the building appeared to comply with the Main Street Overlay District requirements and some of the landscaping would be moved to the functional rooftop space. Mr. Gibson recommended approval with conditions.

Questions posed to staff included if any variances were required, if the open patio lighting complied with dark sky regulations, which unit was ADA accessible, density bonus possibilities, and possible code regulations of fire pits and window sizing. Comments from Community Development Director Joyce Allgaier noted that the project was a beneficial addition to Main Street with the infill breaking up a large façade, set-in sidewalks that allowed more curbside seating, and that better storm water planning was shown with this application.

The Applicant presented the project, noting changes from the initial sketch plan based on Staff and Commission feedback, including changes to the building footprint, exterior design, back deck improvements, snow storage, and the common rooftop element. Tenants would be able to access the building through Main Street as well as the principle access from the alley.

Questions for the Applicant included clarification on landscaping, type of seating proposed for the patio, potential pedestrian access in the alleyway next to Hotel Frisco, the elevator access and locations, and means of egress. Additional questions included ADA unit locations, deed restriction opportunities, and the design of the stairwell windows.

Public comments expressed support for the project as well as concerns regarding the amount of parking in the alley, adequate snow storage, and the window design in the stairwell.

Planning Commission final comments expressed general favor of the project, design, and appreciation for the incorporation of initial sketch plan comments for this application. Concerns over the design of the east elevation (in particular the proximity to the neighboring business) and the design of the windows in the stair tower were expressed.

Discussion followed about approval with conditions.

WITH RESPECT TO **FILE NO. 146-16-DA**, COMMISSIONER STABILE MOVE THAT THE RECOMMENDED FINDINGS SET FORTH IN THE SEPTEMBER 1, 2016, STAFF REPORT BE MADE AND THAT THE RECOMMENDED CONDITIONS SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION HEREBY APPROVES THE REQUEST FOR A DEVELOPMENT APPLICATION FOR A COMMERCIAL ADDITION TO THE BOATYARD AMERICAN GRILL AND A RESIDENTIAL ADDITION OF FIVE (5) NEW DWELLING UNITS

LOCATED AT 304 EAST MAIN STREET / LOTS 8-10, BLOCK 9, FRISCO TOWNSITE. COMMISSIONER BIRENBACH SECOND.

VOTE:

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

MOTION CARRIED

Staff and Commissioner Updates:

- Revisions to the Land Use Code are continuing forward and during a recent meeting with the Citizen Advisory Committee, three smaller groups were established to tackle sustainability, affordable housing, and the central core. The Planning Commissioners were welcomed to join any code update meetings.
- The next Planning Commission meeting, September 15, 2016, would potentially have a work session on the land use code updates.

Adjournment:

There being no further business, the meeting was adjourned at 6:08 pm.

Respectfully Submitted,

Sarah Hoffman
Community Development Administration Assistant