



## RECORD OF PROCEEDINGS

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### RECORD OF PROCEEDINGS MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF FRISCO NOVEMBER 3, 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 October 6, 2016 Planning Commission meeting minutes  
Approval of the October 20, 2016 Planning Commission meeting minutes

**Public Comment (non-agenda items):** There were no public comments.

**Public Hearing Items:**

1. **Planning File No. 188-16-DA:** A public hearing for a development application for 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 Subdivision. Applicant: Ryan Halder, Kum & Go LC

Commissioner Birenbach motioned to table; Commissioner Lederer second.

**Work Session Items:**

1. **Planning File No. 262-16-SK:** A sketch plan review of the Excelsior Mines Condominiums multi-family residential project (27 new dwelling units) located at 120, 122, 200, and 208 Galena Street / Lots 22, 23, and 24R, Block 2, King Solomon 1st Addition and Lots 13R, 14, 15, and 16, Block 7, Frisco Townsite. Applicant: Lawrence Feldman, Town Centre, Ltd. (dba Excelsior Mines Condominiums)

Community Development Director Joyce Allgaier referenced a memo submitted by the Town Attorney regarding legal recommendations on proceeding with the sketch plan discussion. The Town Attorney and Staff recommended that the sketch plan not be discussed because the Historic Overlay (HO) application had not been submitted by the Applicant at this time. Both the HO and Development Applications (DA) need to be reviewed concurrently as the sketch plan review relied on the submission of the HO. The Planning Commission must adhere to due process and avoid ex-parte communication of the sketch plan before the HO application is approved.

Questions for staff included a request for clarification as to whether the Commission could approve the DA without the HO if the Applicant was seeking incentives of the HO. Staff noted that the two applications needed to run together and were tied by the request for the incentives.

The Applicant spoke, noting his withdrawal of the sketch plan application. The Applicant then asked staff about the process for both the HO and DA together and how they are handled. Ms. Allgaier responded to the Applicant and explained the process.

2. **Planning File No. 248-16-SK:** A sketch plan review of the proposed Breeze Thru Car Wash commercial project located at 857 North Summit Boulevard / Lot B-1, Ten Mile Subdivision. Applicant: Wenga LLC, represented by AGPROfessionals.

Planner Katie Kent presented the staff report, noting the Applicant proposed to demolish the existing building to build a new car wash. The Applicant proposed to have access off Ten Mile Drive and North Summit Boulevard and close existing access to the property to the north. The Applicant is short on snow storage and may propose to use extra parking spaces for winter snow storage.

Questions for staff included if there were any public comments submitted, if there were going to be any access changes to North Summit Boulevard, and how the sign approval would be handled. One public comment was submitted through email by Carolyn Holland.

The Applicant presented noting the proposed change in access points to better direct traffic, similar to Taco Bell. The car wash could handle rooftop ski racks and storage and additional landscaping and open space were planned. A few vacuum spaces would be used for snow storage during the winter and the lot would have heated pavement to avoid ice collection.

Questions for the Applicant included potential business closures and hours of operation, what type of car wash was proposed, and the car load it could handle. Questions about the current tenant and the idea of the proposal were raised, as well as questions concerning traffic flow and any potential water issues off of the property. Clarification on the elevation sheets verses the 3D rendering were asked as well as how energy efficient the operation was.

Public comment included support for the project.

Commissioner discussion followed with the compliance of the existing and future structures, support for the project in that it would be an improvement to the lot with the right landscaping choices and interest in how the Applicant would better convey the character of Frisco in the design. The Applicant was asked to consider adding a residential unit above the business and pictures of other existing Breeze Thru's would be helpful.

#### **Staff and Commissioner Updates:**

- The Boatyard started construction and has made a sewer line easement agreement with the neighboring hotel. Their timeline is to continue to build through winter and to get the restaurant portion finalized before the upper level residential units. The restaurant would need to have working sprinklers.

#### **Adjournment:**

There being no further business, the meeting adjourned at 5:43pm.

Respectfully Submitted,

Sarah Hoffman  
Community Development Department