



RECORD OF PROCEEDINGS

MINUTES

**Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, January 4, 2018 at 5:00 P.M.**

Call to Order: Andy Stabile, Vice Chair

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

Minutes: Approval of the December 7, 2017 Planning Commission meeting minutes

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

Agenda Items:

1. **Adoption of the Planning Commission Resolution 18-01:** A Resolution Naming the Public Place for Posting Notices of Planning Commission Meetings for the Town of Frisco, Colorado in Compliance with the Colorado Sunshine Act of 1972.

Assistant Community Development Director Bill Gibson stated that Section 24-6-402 CRS requires a public body to annually designate the public place for posting timely notice of public meetings at the Planning Commission's first regular meeting each calendar year. The Planning Commission confirmed the location is the same as last year (bulletin board outside the east vestibule at Frisco Town Hall and the Frisco Post Office).

COMMISSIONER WAHL MOVED THAT THE PLANNING COMMISSION APPROVE RESOLUTION NO. 18-01. THE MOTION WAS SECONDED BY SKUPIEN AND PASSED BY A UNANIMOUS VOTE.

VOTE:

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

MOTION CARRIED

2. **Planning File No. 307-17-MAJ:** A review of the sketch plan step of the Major Site Plan Application for the proposed Rainbow Court East Building mixed-use project, located at 310 E. Main Street / Lots 3-5, Block 9, Frisco Townsite. Applicant: MM Properties LLC

Assistant Community Development Director Bill Gibson presented the staff report noting that the east side of the existing Rainbow Court is being proposed for a mixed use redevelopment. The west portion of the property is not proposed for change. Gibson noted that the project meets the development standards, including parking for all uses including the three residential units proposed. Some of the site design is not yet finalized, including landscaping.

Highlights of the staff report included:

- Snow storage, landscaping, and lighting will be further defined at final site plan
- Refuse and recycling needs to be further determined with neighbors and verified by staff
- The bulk plane on the side property lines exceed the allowable, however staff thinks that the amount of encroachment is within what is allowed under today's code.

Upon a question about process, staff clarified the process of the Commission's handling of an exemption to the bulk plane. The Commission may allow a bulk plane encroachment if the Commission finds that the encroachment does not exceed the maximum building height and provides substantial architectural relief. Staff will soon bring a code amendment to the Commission regarding bulk plane requirements on internal lot lines in the Central Core (likely at the January 18, 2018 meeting) as it was an oversight when the UDC amendments were performed.

Questions for staff included:

Commissioners asked for clarification of the Commission's authority granting of the side bulk plane encroachment without the code amendment. Mr. Gibson indicated that the current code allow the Commission to make a determination based on if they think the bulk plane encroachment does not exceed the maximum building height and provides substantial architectural relief.

Applicants Presentation:

The Applicant, Tom Connolly, presented an overview of the redevelopment of the east side of the Rainbow Court building. He noted that the structure is in disrepair from water damage and aging and they have a goal to bring it back to life with additional space and new uses. Some highlights include:

- Uses may include restaurant, retail, office, and residential.
- Keeping eclectic nature of the building and site
- Providing solar panels desirable
- Adding an new elevator shaft for accessibility
- Enhancing courtyard aesthetics with new finish materials and sitting area
- The applicant described the parking spaces provided.
- Vinnie's Restaurant will increase in size by ~330 sq. ft.
- Partial basement is proposed.
- 3rd floor residential contains two units; offices on 2nd floor
- The east exterior wall and roof encroaches into the bulk plane.
- A portion of the mid-section roof encroaches in height
- Materials are natural wood, board and batten, vertical siding and a variety of metal balconies and rails.

Questions for the applicant included:

- Is elevator shaft in same location? Connolly explained yes but extended to accommodate modern day elevator size.
- Vinnie's to be closed? Connolly replied to the smallest extent possible and they will try to minimize impact.

- Regarding access via alley and where are the parking spaces? Connolly described the parking alignment with one outside space and two inside in a tandem layout.
- Where does drainage go? Connolly explained the drainage to the alley.
- Commissioners questioned the Main Street elevation and how the building steps back and on what plane? Connolly described the elevation changes and that the elevator shaft is set furthest back on the site. Commissioners asked if the applicant could try to define the Main Street 2-story element so that the building is better defined with a 2-story “feel” with a step back to the 3rd story. Expect to see 3-D modeling at full site plan.
- Would like to better understand the colors and where the proposed colors will be used on the building. Would like greater clarification regarding material transitions on the alley and back corner. Requested applicant to relook at the architecture in that area.

Public Comment

No comments were made by the public. Chairperson Stabile closed the public input section of the meeting.

Final Commissioner Comments:

- Would like 3-D rendering in order to better understand the redevelopment components along with connection to the existing building.
- Provide better cohesion between the old and the new sections of the structure. This could be achieved with design and possibly color. Would like a greater sense of entrance to make the building more inviting and have a front statement. Make sure that drainage is well-handled to avoid future damage.
- Likes architecture and “rainbow” element.
- Like the project and likens it to Uptown on Main. The relaxed architecture is complementary to Bagalis. Strive to relate the color of the existing real estate office to some portion of the new building.
- Okay with elevator height encroachment. Would like to have front door larger to give a greater sense of entry and “pop”.
- Commissioners had differing opinions regarding the eastern portion of the Main Street elevation 2nd and 3rd floor bump-outs and if they caused too much bulk. The Commission wanted better modeling so that the fluxuations in the building frontage could be more easily discerned in terms of its impact on the overall building massing and design.
- Under the previous Main Street Overlay bulk plane requirement, the bulk plane would have been approvable. Commissioners prefer not to have to approve of the bulk plane encroachment without the code revision as they do not see it as meeting the criteria for exceptions for bulk plane encroachments.
- Likes long frontage of the building along with the Bagalis building. Building is a “little on the big side”.
- Likes the center core of the building and think it will stand on its own. Stair tower encroachment is okay. Not comfortable with the bulk plane encroachment under the current code.
- Requested appropriate signage plan that serves all of the occupants, including Vinnies.

3. **Planning File No. 300-17-RZ:** A preliminary hearing for a rezoning application to remove the Historic Overlay District designation located at 113 Granite Street / Lots 18-20 & Pt 21, Block 3, King Solomon Subdivision #1. Applicant: Town of Frisco

Planner Katie Kent presented, noting that this is a preliminary hearing to be followed by a final public hearing before the Planning Commission at which time the Commission shall make a recommendation to the Town Council. Ms. Kent reviewed the staff report noting that pursuant to §180-4.2.4 of the Frisco Town Code, for historic structures or properties that have not utilized any of the incentives outlined, the

owner shall be entitled to revocation of designation. The property has not utilized any of the incentives outlined, therefore, the Town of Frisco is entitled to revocation of the Historic Overlay designation.

Commissioner questions to Staff included:

- Why can't the buildings be kept since the town has been trying to encourage historic preservation?
- Would like the Town Council to consider keeping the white clapboard "Wylie House" in conjunction with a development.
- Why not the Sabatini lot right now instead of 113 Granite? Staff explained that the Sabatini lot would hopefully be a partnership with the adjacent parking lot and so it has more planning needed. 113 Granite is a small stand-alone parcel which could be ready for development.
- Can 5A money be used for this project? The applicant, Randy Ready, responded that it is unknown at this point.

Applicant's Presentation:

Randy Ready, Frisco Town Manager, gave an overview of the genesis of identifying potential properties for affordable housing in the town. The subject property rose to the top due to ease of development and being under town control. Mr. Ready indicated that the town has put out an RFP for development on two town lots, this being one of them. Ready stated he is available for further questions.

Commissioner Comments:

- Would like the town to explore opportunities to keep the old white house in place to keep some community character. Requested Town Council seek to keep it on the property and not relocate.
- Town should set a good example of best practices in historic preservation and the white house could serve as a good transition between the new development and the historic park. Would encourage that the Council not make any changes to the site until we know that the white house needs to move for the new development.
- Would like the Town to consider the development site further and try to keep the white house and consider a design around it. Set an example by using the HO incentives and try to develop with the building on site.

Public Comments:

- Sean Andrish, 110 First Avenue. Thinks that this part of town is very indicative of old Frisco and its location downtown makes it special. Additionally, it is a unique location because the property is located near the park and should be kept as "the center of town". Feels that the historic building should stay in place in a central location instead of losing its sense of historic context and significance.
- Craig Petersen. Stated that the Sabatini lot was intended for parking lot or structure in the past. Likely that the 113 Granite property will be built with 9-13 units. Does not think that the historic houses will remain.

Discussion focused on the process for the removal of the HO and staffed explained that when an owner has not taken advantage of any incentive or waiver through the HO, that the designation must be removed, if requested. The Commission decided that in that they offer a recommendation to the town council and that the council will ultimately make a decision, that the Commission would vote what they truly feel about keeping the overlay on the property. Some Commission members felt that it might benefit the development process and program to have the HO on the property in case incentives were desirable.

COMMISSIONER WAHL MOVED THAT THE PLANNING COMMISSION NOT ADOPT, AS PRELIMINARY FINDINGS, THE RECOMMENDED PRELIMINARY FINDINGS SET FORTH IN THE PLANNING COMMISSION

STAFF REPORT DATED JANUARY 4, 2018 AND THAT, BASED ON THOSE PRELIMINARY FINDINGS, THE PLANNING COMMISSION PRELIMINARILY RECOMMENDS THAT THE TOWN COUNCIL NOT APPROVE THE REZONING REQUEST APPLICATION TO REMOVE THE HISTORIC OVERLAY DISTRICT FROM THE PROPERTY LOCATED AT 113 GRANITE STREET.

COMMISSIONER WITHROW SECONDED .

Vote:

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

MOTION CARRIED

Work Session Items:

1. Three Mile Plan

Community Development Director Joyce Allgaier distributed an example of how the Three Mile Plan will be restructured for easier readability and consistency. Ms. Allgaier focused on three items for the Planning Commission to consider and offer input on:

- Page 23 – in area known as Kids Pond and Ski Jump; the schematic shows a triangle which is labeled as “other”. Does the Planning Commission think that area could be an area for affordable housing or is it a significant recreational area? Commissioners agreed they wanted the parcel preserved as is for recreation, wildlife, wildland buffer, and wetland preservation.
- Page 25 – regarding N. Ten Mile Canyon; Should area not be for commercial development? The Commissioners confirmed that the area is best for recreation portal and wildland buffer.
- Allgaier noted that the Lake Hill property is indicated as a place for affordable housing within the current 3 Mile Plan. Is this supported for future land use. Yes. The Lake Hill Master Plan will be mentioned within the Three Mile Plan. Additionally, the County had performed a Master Plan within the past few years for the County Commons which will also be mentioned in the Three Mile Plan to confirm that it is an ideal place for facilities development.

Commissioner comments on the Three Mile Plan:

- Should the transportation section be modified with regards to Dillon Dam Road since the Summit Stage is now considering a bus route across it? Yes, address in some way in the plan.
- Clarification on the hearing process for the new plan and how the document is adopted by the Town Council with a recommendation by the Planning Commission.
- A chart would be helpful identifying properties and framework for what utilities/services exist for each property.

Staff and Commissioner Updates:

- A question was raised regarding Basecamp new construction occurring after November deadline and it was explained that the moratorium has to do with work in the public right-of-ways due the inability to repair and replace pavement.

Adjournment:

There being no further business, the meeting adjourned at 7:05 pm.

Respectfully submitted,

Community Development Department