



RECORD OF PROCEEDINGS

MINUTES

**Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, April 19, 2018 at 5:00 P.M.**

Call to Order: Donna Skupien

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

Minutes: The March 15, 2018 Planning Commission meeting minutes were approved with an amendment requesting that the dollar amount for the Public Works construction of \$1.8 million be reflected.

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

Agenda Items:

1. **Planning File No. 020-18-MAJ/CU:** A public hearing of the Major Site Plan application for an addition to the Frisco Maintenance Building and a Conditional Use application for accessory dwelling units as a part of said addition, located at the Town of Frisco Public Works Facility at 102 School Road / TR 5-78, Sec. 26, Qtr. 4, Acres 4.93. Applicant: Jeff Goble, Town of Frisco Public Works Director

Planner Katie Kent presented the staff report and reviewed the previous sketch plan application and past Commissioner comments. New information since the sketch plan included site access and landscaping details. Commissioners were asked for feedback to see if they found that the site meets the landscape requirements for a public project.

Questions for staff:

- Clarification of landscaping materials.
- A notation that Russian Sage may not be the best choice for screening as it most likely wouldn't bloom until September.

The applicant, Public Works Director Jeff Goble, presented noting that there were no major changes from the sketch plan. Landscaping details were fleshed out including intended screening around residential areas. The strategic implementation of plant material would soften the industrial look of the building and improve water conservation. Alternate landscaping options were discussed. Mr. Goble mentioned that the milled asphalt would be reused and the installation of solar panels remained undetermined at this time; more information would be available when bids for construction were received. If solar panels were not feasible, there remained an opportunity to work with an Xcel Energy program to purchase solar garden credits. Fifteen years in the making, this 1.8 million dollar project is greatly needed.

Questions for the applicant:

- Concern remained for the separation of the residential units from Town operations to protect visitors to the units.
- Clarification of security and access to the property.
- Have any press releases been released or created for this project?
- Will the property retain an entry code for after-hours access?
- If two bids were currently on the table, would the Town negotiate to the best proposal to have enough left in the budget to install solar panels?
- Is there a possibility to paint the current bay doors to tone down the bright white?

There was no public comment.

The Commission did not hold a discussion.

WITH RESPECT TO PLANNING FILE NO. 020-18-MAJ/CU, COMMISSIONER LEDERER MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE APRIL 19, 2018, 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 MAJOR SITE PLAN APPLICATION FOR AN ADDITION TO THE FRISCO MAINTENANCE BUILDING AND A CONDITIONAL USE APPLICATION FOR ACCESSORY DWELLING UNITS AS PART OF SAID ADDITION LOCATED AT 102 SCHOOL ROAD / TR 5-78, SEC 26, QTR 4 ALSO KNOWN AS THE FRISCO PUBLIC WORKS MAINTENANCE BUILDING. COMMISSIONER WAHL SECOND.

Vote:

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

MOTION CARRIED

2. **Planning File No. 035-17-VAC:** A public hearing of a request for the vacation of a portion of a public right-of-way consisting of a 4,131 sq. ft. (0.095 acres) triangular tract of the South 1st Avenue right-of-way within Block 38, Frisco Townsite; generally located adjacent to and west of 421 Juniper Street / Lots 13-15, Block 38, Frisco Townsite. Applicant: Brian and Debra Reiss

Commissioner Lederer moved to table the above agenda item to May 3, 2018. Commissioner Birenbach second.

3. **Planning File 056-18-MAJ:** A review of the Sketch Plan step of the Major Site Plan Application for the proposed Town of Frisco, "Frisco Adventure Park", for recreation improvements including the expansion of a skate board park area, boulder feature, expansion of restrooms to Day Lodge, landscaping and site improvements, located at 621 Recreation Way / TR 5-78 Sec 36 QTR 2 (Peninsula Recreation Area). Applicant: Town of Frisco, represented by NV5.

CDD Director Joyce Allgaier presented the staff report noting minor changes to the property including an approximately 200 square foot addition of exterior bathrooms to the Day Lodge and a remodeled skate park area. Ms. Allgaier requested input on the sketch plan regarding amendments to a previously

approved master plan. Ms. Allgaier introduced Katie Barton, General Manager of the Adventure Park and Tyler Lundsgaard of NV5 who were going to present updates to the master plan. These updates included a new bouldering feature, skate park, walkways, hardscape, and landscape to increase ease of access. At this time, there would be no change to onsite parking. The restrooms would be tucked under the existing eaves of the Day Lodge with complementing materials. Additional bike parking was also proposed.

Questions for staff:

- If a project is under a certain threshold of square footage, doesn't it fall under administrative review without a requirement to be reviewed by the Commission?
- Clarified if the motivation with the installation of the outdoor restrooms was to improve the quality of existing event space.
- What materials would the proposed bouldering wall be made out of?
- Would the new outside restrooms be open 24/7 or locked at some point?

Ms. Allgaier mentioned current flooding in the Day Lodge due to factors including melting snow from the tubing hill and noted improvements needed to be made to solve drainage problems.

Applicant Tyler Lundsgaard of NV5 presented, noting the development of the current master plan and presented a variety of proposed amenities including the current priorities of a sport court, skate park expansion, and a lake access trail. Also in discussions were a natural play area, disc golf enhancements, the addition of the Excelsior cabin for the Nordic ski club, and a general increase in community areas. There was the potential for an airbag for off-season aerial ski training and Two-Below Zero reconfigured their operations to create a better separation between Nordic and sleigh ride activities. The outside restrooms would provide amenities to recreation users without needing to interrupt private events. The goal was to begin improvements by the end of May/early June.

Questions for applicant:

- Would the bike and skate park have fees?
- Is the Town liable for free recreation areas?
- Is the skate park available for other types of sport equipment or solely skateboards?
- How far along was the planning process for these amenities?
- Would the third-party skate park contractor be landscaping and were they involved during the community planning process?
- How would the project be coordinated and managed between the parallel projects and contractors?
- Who would be performing the drainage work?
- Does the skate park company haul all of their equipment with them to different job sites?
- Was consideration given to improving the tubing hill drainage during this construction?
- Where does drainage ultimately tap into?
- Would the tennis courts on Galena Street and N. 6th Avenue be relocated to the recreation area?
- What other future activities were being considered?

Commissioner comments:

- Favor for the project and the improvements to the Adventure Park were expressed.
- The recreational improvements support Frisco in maintaining competitiveness for recreational opportunities in the county.
- Appreciation for redesign of the skate park and addition of outside bathrooms

Staff and Commissioner Updates

- Commissioners asked about the follow up for Commissioner re-appointments.

- Ms. Allgaier noted that the Town Council requested that Commissioners interested in re-appointments submit a cover letter and reapply, though an interview would most likely not be necessary. Advertisements would be posted in the paper for two positions as Brian Birenbach was resigning due to his relocation to Silverthorne. Discussion followed.
- Commissioners were welcomed to attend the Town Council reception on April 24th at 6 pm.
- New Commissioners would be seated no sooner than June 22, 2018.
- A Commissioner requested to have advanced notice regarding Commission application deadlines.
- The Frisco Community Plan will be revamped and a consultant, Design Workshop, was selected to work with the Town.
- Staff noted that there were two trailers for CDOT on the Sabatini lot to support their Summit Boulevard improvement project.
- In early May, the Town will meet with CDOT to further discuss the future of the CDOT lot.
- More info to come regarding the Foote's Rest project, particularly the logistics in staging. Discussion followed about new developments throughout town.
- A town-wide parking plan is being discussed with the Town Council.

Adjournment

There being no further business, the meeting adjourned at 6:20 pm.

Respectfully submitted,
Sarah Hoffman
Community Development Department