



RECORD OF PROCEEDINGS

MINUTES

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

Call to Order: Andy Stabile, Chair

Roll Call: Robert Anton Franken, Andy Held, Jason Lederer, Lina Lesmes, Donna Skupien, Andy Stabile, Kelsey Withrow

Minutes: Approval of the May 3, 2018 and May 17, 2018 Planning Commission meeting minutes

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

Commissioner Lederer arrived at the meeting 5:03 p.m.

Agenda Items:

Commissioner Stabile recused himself due to conflict of interest for the following agenda item.

1. **Planning File No. 043-18-MAJ:** A review of the sketch plan step of the Major Site Plan Application for the proposed multi-family residential project, located at 307 S. 8th Avenue / Lots 10-12, Block 29, Frisco Townsite. Applicant: Shane Wagner

Planner Katie Kent presented the staff report and noted that at the sketch plan phase, the Commission provides comments and feedback and there would be no vote. The application proposed to construct a third residential dwelling unit on a property which currently contains two (2) units.

A previous variance specifically designated the south property line as the rear property line and, by extension, designated the north property line as the front which required a twenty (20) foot setback. Zoning compliance and lot coverage was reviewed. At time of full site plan review, there will be referral comments including Public Works and Fire District review for the existing, non-conforming access point to the property. Kent noted public comments concerning access were verbally received after the completion of the staff report. With the original proposal, nine parking spaces were required but only eight spaces were proposed. Since the staff report was distributed, the applicant decided to most likely retain the one bedroom connected to the garage instead of converting it into two to remain compliant with eight parking spaces. Commission feedback was requested regarding the residential design standards including building articulation, clarification of colors and materials including the proposed cement, and bulkplane encroachments as the intent did not appear to create architectural relief.

Questions for staff included:

- Clarification regarding the location of the bulkplane encroachments, wall materials, and if driveways were required to be paved for a multi-family project.
- Clarifications on slope standard measurements and if the retaining wall would have an engineer's review.
- Clarification on if there were any issued permits for the current work being done on the property.
- Clarification if South 7th Avenue on the west side was planned to remain unimproved.
- Clarification regarding the access point and if the applicant had any plans to use 7th Avenue as an access point to their property.

The applicant, Shane Wagner, spoke and addressed the current work being performed on the site and that S. 7th Avenue access to the property was not anticipated. The proposed structure utilized a modular home and as design options were somewhat limited, Mr. Wagner requested consideration for a bulkplane allowance, particularly since the design had already been altered to decrease the encroachments on the second level.

Commission questions for the applicant included:

- If there was a way to address the flat wall on the north façade, particularly from the ground view.
- Inquiry regarding the removal of trees on the lot.
- Clarification on the front (north) setback showing a one foot encroachment.
- Request to expound upon proposed materials.
- Was a three-point turnaround at the end of the driveway considered?
- How are the three separate units on the lot coordinated? A request was made to provide a color depiction of all the buildings on the lot, including the proposed.
- Clarification on driveway paving.
- Question regarding the slope analysis plan and its relation to proposed construction disturbance.
- Clarification on the anticipated revegetation plan for the steeper slopes to mitigate erosion.
- If any renewable energies were considered.

A neighboring property owner gave a public comment requesting that access, parking, and snow storage be adequately solidified as their property at the end of the street could be negatively affected.

Ms. Kent briefly noted that if solar panels were being proposed they should be included with the final major site plan application or a separate administrative site plan application would be required in the future.

Overall Commission comments indicated a general consensus that the design was a bit of a monochromatic square box that did not offer much architectural relief and that building articulation, color, and choice of materials could make a big difference. Requests were made to see a depiction of the site as a whole to confirm the site's cohesiveness. Some concern regarding the lack of turn-around and space in the driveway was expressed. In general the Commission did not take issue with the bulkplane encroachments and one Commissioner indicated approval for the façade as it was only two stories.

There was general concern regarding the length a vehicle would have to back down the driveway. Concerns were raised on the strength of the existing retaining wall. A request was made to potentially add a curb at the end of the driveway to mitigate potential issues. Concern was raised about the potential revegetation issues on the steep slope, and concern that the slope analysis did not take

construction disturbance into account. Appreciation was noted for the planned use of solar panels and the interesting lot configuration.

Staff and Commissioner Updates

- The new tablets from IT were taking longer than expected and would hopefully be in by the next meeting. If Commissioners had any issues with their current ones, they were requested to pass them along to staff so IT could incorporate these fixes while processing the new ones.
- The Town would be hosting a Community Plan interactive discussion on Wednesday, July 11th at 5:30pm at the Day Lodge and Commissioners were requested to join.

Adjournment

There being no further business, the meeting adjourned at 5:46 pm.

Respectfully submitted,
Sarah Hoffman
Community Development Department