



RECORD OF PROCEEDINGS

MINUTES

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

Call to Order: Andy Stabile, Chair

Roll Call: Andy Held, Jason Lederer, Lina Lesmes, Donna Skupien, Andy Stabile, Kelsey Withrow
Robert Anton Franken arrived at 5:22 p.m.

Minutes: Approval of the July 5, 2018 Planning Commission meeting minutes

Public Comment (non-agenda items): There was no public comment

Agenda Items:

1. **Planning File No. 127-18-MAJ:** A review of the Sketch Plan step of the Major Site Plan Application for the proposed Woodhaven Townhomes multi-family residential project, located at 205 South 2nd Avenue/The Woods Inn. Applicant: Little Big Dog LLC

Planner Katie Kent presented the staff report noting that the project proposed four (4) attached residential townhome units; two 3- bedroom units and two 4-bedroom units. The former Woods Inn was currently being demolished. The property currently houses four (4) condominium units known as the Woods in Frisco Condominiums. The property is undergoing a final plat application for a subdivision to divide the property in half and the existing four condo units are being proposed to remain on one lot with the Woodhaven Townhomes proposed on the second lot. Zoning code was reviewed and as the property faces two public right of ways, the applicants have chosen S. 2nd Avenue as the front. New driveway accesses were proposed from South 2nd Avenue and Teller Street Alley. Parking needed to illustrate full compliance and snow storage at time of major site plan review. The Commission was requested to provide feedback on the building materials including the off-white color and bulkplane encroachments which do not appear to be for architectural relief. Kent added that the Town is moving forward with a bikeway on the opposite side of S. 2nd Avenue.

Commission questions for staff included:

- Clarification on visitor parking requirements?
- Clarification as to why the parking is not being met?
- Clarification and explanation on proposed Town bike path location?
- Verification on the 55% lot coverage requirement?
- Clarification on how the front of the lot is determined?

- Verification if there would still be parking allowed on both sides of the street with the improvements?
- Clarification on the chroma colors?

The Applicant, Mark Harris of S-arc, presented and noted the objective to create a project that would enhance the neighborhood and touch on modern elements. The proposed lot is an L-Shape which impacted the bulkplane and the encroachments were an architectural feature. Mr. Harris stated that the project would meet the parking and snow storage requirements. The design was reflective of a modern farmhouse look blending into Frisco. Lot coverage was exactly at 55% including all of the overhangs.

Robert Franken arrived at 5:22pm.

Commission questions for the applicant included:

- Did this project consider being involved with the planning for the Town bikeway?
- Clarification on the location of the reclaimed wood listed in the materials?
- Clarification on the configuration of current buildings and how the two buildings interact?
- Have color options other than white been considered?
- Clarification on materials on board and batten and garage doors.
- Have they considered minimizing the number of curb cuts on S. 2nd Avenue?

There were no public comments.

Final Commission comments included:

- The farmhouse look does not seem to fit in with Frisco.
- The scale is a little too large, the bulkplane not architectural feature, lessen curb cuts to protect heavily trafficked area, white would be better as an accent color.
- A little too much for the space it's in and a little too much of a beach feel.
- Okay with the white, not happy with bulkplane encroachment, safety improvement on 2nd Ave for multi-use lane. Take look at the stormwater infiltration in drainage plan.
- Do not support the white, understand that it's a separate property but white is in stark contrast of what is existing. Prefer to see if parking access could be altered on 2nd, does not approve of the bulkplane encroachment.
- Not okay with the bulkplane encroachment. Tandem parking is fine, lot coverage if passes regulations, would prefer to reduce curb cuts. Nice project and attractive design.
- Overall favor for the project and request to consider renewables.

2. **Work Session:** Discussion of potential revisions to Frisco Unified Development Code, Section 180-5.2.4, Outdoor Commercial Establishments

Planner Katie Kent gave a background on the issues the Town was facing with Outdoor Commercial Establishments (OCE's) including difficulty interpreting current regulations and limiting size of mobile vendors. Noted involvement with working group, work session with Planning Commission, and joint work session with Town Council and Planning Commission. Looking for Planning Commission feedback to finalize the direction staff goes. It was agreed upon by the Working Group, Planning Commissioners and Town Council that mobile vendors for Town of Frisco events and private property musicians would be exempt from the OCE regulations.

Kent reviewed a powerpoint prepared for the meeting and the Planning Commission discussed:

- Public vs. private property exemptions.

- No fees or permits for lemonade stands and they should be on private property.
- Tents in conjunction with mobile vendors. All applicable permits by state, county, fire department permits will be required. One tent per block was suggested. Selling things verses personal use is an important distinction. The Commission was divided on if tents should be permitted in association with OCEs.
- Bathroom location requirements.
- How to regulate the number of mobile vendors. Main Street frontage as regulation clarification for “per block”. Commissioners agreed that in the new regulations, one per block should be Main Street frontage one on each side.
- Perhaps add mobile vendors to Unified Development Code’s Table of Uses to delineate where permitted by right or conditional use.
- Signs and banners were discussed and Commissioners agreed that signage should be allowed to be sized to be the size of vehicle/equipment and no unattached signage allowed.
- Minimum and maximum days to be enacted? Main Street verses Summit Boulevard was discussed in whether a property owner or the vendor themselves holds the permit.
- Fees were discussed including a sliding fee.
- Mobile vendor size was discussed and it was agreed that there should be a maximum size and they be required to fit into the space. It was agreed a different size limit on Main Street could be considered versus Summit Boulevard.
- Town Staff proposed that the Town could designate two (2) parking spaces in the Town ROW in front of Town Hall for for mobile food truck use only. Parklets and bike parking was discussed.

Staff and Commissioner Updates

- The Colorado APA annual conference is in October and Commissioners are invited and supported to attend.
- Thanks to those able to attend the Community Plan outreach event.

Adjournment

There being no further business, the meeting adjourned at 7:12 pm.

Respectfully submitted,

Katie Kent

Community Development Department