



RECORD OF PROCEEDINGS

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**MINUTES**

**Meeting of the Planning Commission for the Town of Frisco  
Town Hall, 1 East Main Street  
Thursday, August 17, 2017 at 5:00 P.M.**

**Call to Order:** Melissa Sherburne, Chair

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

**Minutes:** No approvals of previous Planning Commission meeting minutes

**Public Comment (non-agenda items):**

One public comment was heard asking for an update on the status of any improvements to the 1<sup>st</sup> and Main site next to the Historic Park.

**Agenda Items:**

**1. Planning File No. 094-17-RZ:** A final public hearing for a rezoning application to rezone portions of Lot 13R, Block 7, Frisco Townsite and Lot 24R, Block 2, King Solomon Addition #1 (those portions being the North 2<sup>nd</sup> Avenue right-of-way vacated by Ordinance 14-08) to the Central Core District. A metes and bounds description of the subject property is on file at the Town of Frisco Community Development Department. Applicant: Lawrence Feldman, Town Centre, LTD

Planner Katie Kent had no additional comments from the first staff report presented at the preliminary hearing and made herself available for questions.

There were no questions for staff.

The Applicant, Larry Feldman, made himself available for questions.

There was no public comment.

The Commissioners had no questions for the Applicant nor was there discussion.

WITH RESPECT TO FILE NO. 094.17.RZ, COMMISSIONER SKUPIEN MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE AUGUST 17, 2017 STAFF REPORT BE MADE AND THAT THE RECOMMENDED ACTION SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO TOWN COUNCIL FOR THE REZONING REQUEST APPLICATION TO REZONE PORTIONS OF LOT 13R, BLOCK 7, FRISCO

TOWNSITE AND LOT 24R, BLOCK 2, KING SOLOMON ADDITION #1 (THOSE PORTIONS BEING THE NORTH 2ND AVENUE RIGHT-OF-WAY VACATED BY ORDINANCE 14-08) TO THE CENTRAL CORE DISTRICT. COMMISSIONER STABILE SECOND.

**VOTE:**

|           |     |
|-----------|-----|
| BIRENBACH | YEA |
| LEDERER   | YEA |
| SHERBURNE | YEA |
| SKUPIEN   | YEA |
| STABILE   | YEA |
| WAHL      | YEA |
| WITHROW   | YEA |

***MOTION CARRIED***

**2. Planning File No. 103-17-SK:** A sketch plan review of the proposed Mattox 3-plex multi-family residential project located at 100 Granite Street / Lots 10-12, Block 4, King Solomon Subdivision # 2. Applicant: Ronald Mattox represented by Mark Harris

Planner Katie Kent noted the receipt of public comments. Ms. Kent presented the staff report and noted the project proposed three three-bedroom attached townhome units. In 2008, an almost identical Development Application was approved but has since expired and this new application was submitted before the code update. The property is located in the Residential High District and Granite Street was chosen for the front setback. Ms. Kent outlined items needing to be addressed at Development Application, requested Commissioner comments on landscaping and design, and noted a chimney bulkplane encroachment.

There were no Commissioner questions for Staff.

As the applicant, Mark Harris, was not able to be present, Pete Campbell of Campbell Construction made himself available for questions. Mr. Campbell remarked that the proposal was essentially the same as the 2008 submission and they were working to contract with a civil engineer to address drainage concerns and would appreciate any input from the Commission. Mr. Campbell acknowledged the need for a landscape plan.

There were no questions or clarifications for the Applicant.

There were no public comments.

**Final Commissioner discussion and comments:**

- Overall favor for the project design and the improvement to the existing conditions was expressed along with requests for more detail and attention with the Development Application submission.
- Agreement with staff comments in the staff report was expressed.
- Appreciation for the placement of entry points.
- Responded to concerns raised in a submitted public comment regarding the density, noted the lot coverage needed review, and the building height appeared to be in compliance.
- Approval for fitting the project into the bulkplane requirements, comfort with the encroaching chimney but wanted to see the stairs pulled back from the setback.
- A request to consider planting trees to break up the building's mass.

**3. Planning File No. 114-17-SK:** A sketch plan review of the proposed Mumford Cabins multi-family residential project located at 212 Galena Street / Lots 17-19, Block 7, Frisco Townsite. Applicant: Peterson Investments represented by TC3 Architects

Assistant Community Development Director Bill Gibson presented the staff report, noting the application is being reviewed under the old code, that the project included six, one-bedroom, stand-alone town homes with one deed-restricted unit per density bonus regulations, and highlighted items in the proposal that needed clarification. Feedback was requested for roof overhangs, bulkplane encroachments, and a third floor stepback on the alley as the Applicant is requesting the alley be treated as a street.

**Commissioner questions to Staff included:**

- A request for the definition of a bedroom
- How the Applicants could alter the plans to ensure the second room is not a bedroom
- Rooms seem very small
- Does the building spacing comply with the code?

The Applicant, Tom Connelly of TC3 Architects presented, noting this is a new iteration of a previous sketch plan that ran into issues with Public Works and the Fire District and as such, parking standards drove a large part of the design. The Applicant expounded the architectural features and materials and discussed a previous bulkplane error in the code and presented two versions of the bulkplane encroachment based on this error.

**Questions and clarifications for the Applicant included:**

- Clarification of the timeline of the first sketch plan submittal and how it related to the request for consideration based on the previous bulkplane error
  - Staff noted this error was corrected by a Town Council Ordinance prior to the submittal of this sketch plan application
- How accurate are the depicted existing trees on the subject property?
- Was the garage area included in square foot calculations?

**Public comments**

- An adjacent property owner noted concern with future drainage flow impacting preservation efforts around an existing structure on his property and wanted to be able to maintain access around this structure for snow removal. The structure has previous historic value and is partially located on the Applicant's lot. He also expressed concern with the ability to recreate the structure in the future with current zoning setback limitations and though the project design was good, he thought the project did not fit the character of the neighborhood as it was too tall.
- Another adjacent property owner expressed favor for the building design but opined it was not compatible with small town character. He noted that while not explicitly labeled as a bedroom, the extra room in the plans could easily be changed into one. He also thought the buildings would create a canyon effect and urged the Commission to take a closer look at relevant codes for dimensions and take greater consideration of snow removal.
- The last public comment expressed favor for the project in that it was well-designed and unique.

The Applicant responded to the drainage question and neighborhood compatibility concerns.

**Final Commissioner discussion and comments:**

- Feedback on the bedrooms as follows:

- A general consensus of the Commission expressed discomfort with the proposed room layout consisting of one bedroom and one extra room as it was difficult to determine that the extra room would not be converted into a bedroom; further clarification was needed.
- Commissioner feedback on the project design and buildings were mixed:
  - Favor for the varied design details in the buildings
  - The Galena Street elevation, the street front, had the least curb appeal and didn't fit the character of Galena Street.
  - A request was made to brighten up the elevation neighboring 216 Galena Street.
  - Appreciation was shown for the design with the buildings having their own character and the fit into mountain character.
  - The project was too busy and had a canyon effect.
  - The project was too dense
    - A few of the units had three bathrooms and a suggestion was made to eliminate the third bathroom which would help with the mass of the building.
    - Could be broken up with one and two bedrooms to open up the space.
    - Would like to see the roof features altered or removed which could also help with the density.
  - Liked the initial view of the project and architecture but thought a lot of the elements didn't come together as a final product including the gabled accents and that four units would be much better than six.
- A Commissioner did not feel comfortable awarding a bonus density unit.
- Many Commissioners had issues with the bulkplane encroachments.
- The parking issue is of significant concern and needs further review with applicable codes. These units would be hard to market as a two bedroom as the second bedroom does not have a closet and the parking restrictions would most likely self-select tenants with single cars who would use that space as an office rather than a bedroom.
- Favor for the traffic pattern.
- Asked for the opportunity to move or stabilize the neighbor's shed before construction.
- Project appeared to be targeting second homeowners.
- Two Commissioners felt the project did not fit the community's feedback of what they wanted to see in their neighborhood.

**4. 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, Block A, Discovery Interchange West Subdivision. Applicant: Ryan Halder, Kum & Go LC (Continued from August 3, 2017)

Commissioner Birenbach moved to table this agenda item at the Applicant's request (not present). The agenda item was tabled to September 7th. Commissioner Lederer second.

**5. Planning File No. 030-17-DA/CU:** A public hearing for the Development Application and Conditional Use request for the proposed West Main Lofts mixed-use project located at 101 West Main Street / Lot B-1, West Frisco 70 Subdivision Filing #2. Applicant: Westmain Professional Building LLLP represented by Robert S. Philippe (Continued from July 20, 2017)

Commissioner Birenbach moved to table this agenda item at the Applicant's request (not present). The agenda item was tabled to a date unspecified. Commissioner Lederer second.

### **Staff and Commissioner Updates**

- Sponsored by the Council-appointed Housing Task Force, an affordable housing charrette took place earlier today with the goal of finding recommendations and providing recommendations to the Council moving forward. Next Tuesday the Housing Task Force will be presenting these recommendations to the Town Council work session.
- The Town has put out an RFP for an owner's representative for the Galena Street housing project with the anticipation of breaking ground this fall.
- Commissioners asked about the September through November meeting schedule and the upcoming APA conference was mentioned. Commissioners requested to have the new internal project calendar sent out and perhaps a calendar invite.
- At the last Town Council meeting, August 8<sup>th</sup>, the Council passed the first reading the rezoning for the Deming Crossing project at 112 N. 5<sup>th</sup> Avenue with a vote of 4-2 (the second reading will be at the next Council meeting). Concern with a few of the granted waivers was expressed and they had preferred the incorporation of an affordable unit. After discussion, the Council also approved the Conditional Use for the Library Lofts project at 90 S. Madison.
- The Mae Belle project at 215 S. 2<sup>nd</sup> Avenue will be going vertical soon.
- The building permit for Shops and Residences was submitted today.

### **Adjournment**

There being no further business, the meeting was adjourned at 6:13 pm.

Respectfully submitted,

Sarah Hoffman  
Community Development Department