



RECORD OF PROCEEDINGS

MINUTES

Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, September 6, 2018 at 5:00 P.M.

Call to Order: Jason Lederer, Acting Chair, opened the meeting.

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

Minutes: Approval of the August 16, 2018 Planning Commission meeting minutes. Minutes were passed unanimously by the Commission.

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

Agenda Items:

- 1. Planning File No. 110-18-MDA: A public hearing of modifications to the approved development application and conditional use application for the Library Lofts multi-family residential project, located at 90 South Madison Avenue / Unplatted (TR 5-78, Sec 34, Qtr 1 Sq. Ft. 21,127 Pt of Flora Placer Cont. 0.32 acres and Lot E-4, Frisco West 0.165 acres) also known as the "Summit County Library Tract". Applicant: Library Lofts LLC, represented by Crowe Architects

COMMISSIONER FRANKEN MOVED TO CONTINUE THE ABOVE AGENDA ITEM TO OCTOBER 4, 2018. COMMISSIONER LESMES SECONDED.

Vote:

Table with 2 columns: Name and Vote. Rows include FRANKEN (YEA), HELD (YEA), LEDERER (YEA), LESMES (YEA), SKUPIEN (ABSENT), STABILE (ABSENT), WITHROW (ABSENT).

MOTION CARRIED

- 2. Planning File No. 043-18-MAJ: A public hearing of the Major Site Plan Application for a multi-family residential project located at 307 South 8th Avenue / Lots 10-12, Block 29, Frisco Townsite. Applicant: Shane Wagner

Planner Katie Kent noted that one public comment was received from Bruce Cochran and Pam McCain dated September 6, 2018. Kent presented the staff report and noted that at the sketch plan phase, the Commission had addressed concerns regarding the lack of articulation on the north façade and also expressed interest in viewing all structures on the property and how they would complement each other. Kent noted that the application before the Commission was regards to the proposed new structure, not renovations occurring to the existing structures which have already been approved administratively. The application proposed to construct a third residential dwelling unit on a property which currently contains two (2) units.

Compliance with the Community Plan, RH District, and Use Standards was reviewed. Height and foundations ILCs will be required. Compliance with Development Standards were reviewed including that the Town Engineer has suggested two special conditions to satisfy outstanding concerns regarding soil stability and the effect on steep slope disturbance. Kent noted that with regards to access, Public Works has stated that the Town has no turnaround requirements and since access is non-conforming and not being altered, the applicant is not required to bring the existing access up to Town standards at this time.

Compliance with Residential Development Standards were reviewed and changes made since sketch plan were stated including building articulation on the north and west facades, and the foundation concrete appearance. Commissioners did not have concerns with the proposed bulkplane encroachments and that should the Planning Commission find the encroachments provide substantial architectural relief and advance the intent of Section 180-6.23, then the application meets the standard.

Commission questions for staff included:

- What assurance does the Town have that the studio apartment above the garage will not be converted back into a one-bedroom unit in the future.
- Clarification about the existing configuration of the driveway and parking spaces.
- Clarification about which retaining wall is being discussed in the public comments.
- Clarification of the architectural changes that were made since the sketch plan review.
- Clarification of what is included in the proposed disturbance area.

The Applicant, Shane Wagner, presented an overview of the project. He highlighted changes made to the plans since the sketch plan review including site drainage, exterior colors and materials, and parking.

Commission questions for the Applicant included:

- Describe how the construction will be contained within the allowed disturbance area.
- Are the units for rent? Wagner clarified that the two homes will be for their family use and the apartment above the garage could be sold sometime in the future. Katie Kent clarified that a condominium plat would be required before a unit could be sold. Commission asked about parking for the apartment and Wagner clarified.
- Does the proposed door landing comply with setbacks?
- A vehicle turn-around is preferred, but it is understood that it is not required.
- Is driveway lighting proposed? Wagner noted that low solar landscape lights will be considered.
- Are the drainage swales included in the maximum disturbance area?
- Will fencing be installed around the property, including along South 7th Avenue? Wagner indicated that they will be installing a fence around their property.
- Who owns the triangle with the larger street facing retaining wall. Kent answered the Town of Frisco, Wagner may pursue a vacation request for that area if South 7th Avenue is ever developed.

Public comments:

- Philip Ebersole, 703B Frisco Street, noted that the existing garage is located within one-half a foot of the property line, so there should be no parking or permanent storage allowed in the street right-of-way.

Commissioner discussion included:

- Generally supportive of the project.
- Design improvements have been made since the sketch plan review, including the installation of solar panels.
- A lot of bedrooms for one lot, but allowed by the Town Code.
- Concerns about the safety of the driveway at night and in snowy conditions.
- Concerns about keeping the excavation within the disturbance limits.
- Requiring a fence as a condition of approval to address safety concerns about the driveway and the nearby retaining wall in the street right-of-way.
- Any parking in the street will create neighbor and police problems.
- The drainage grading, including swales on east and west of structure, must be included in the site disturbance calculations.
- The project will need to comply with site revegetation requirements and the drainage features will need to be maintained to keep them functional.
- The bulk plane encroachments are appropriate and meet the code.

WITH RESPECT TO FILE NO. 043-18-MAJ, COMMISSIONER FRANKEN MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE SEPTEMBER 6, 2018, STAFF REPORT BE MADE AND THAT THE RECOMMENDED ACTION SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION APPROVE THE MAJOR SITE PLAN APPLICATION FOR THE MULTI-FAMILY RESIDENTIAL PROJECT LOCATED AT 307 SOUTH 8TH AVENUE / LOTS 10-12, BLOCK 29, FRISCO TOWNSITE WITH THE ADDITION OF THE FOLLOWING SPECIAL CONDITIONS:

1. THE APPLICANT SHALL SUBMIT A LETTER FROM THE DESIGN ENGINEER AND/OR THE FOUNDATION CONTRACTOR THAT THE FOUNDATION CAN SAFELY BE BUILT WITHIN THE LIMITS SHOWN ON THE SITE PLAN, BASED ON A REVIEW OF THE SOILS PRESENT.
2. A CONSTRUCTION FENCE SHALL BE INSTALLED WHERE THE LIMITS OF DISTURBANCE ARE SHOWN ON THE SITE PLAN AND CONSTRUCTION ACTIVITY SHALL BE LIMITED OUTSIDE THAT FENCE.
3. THE APPLICANT SHALL INSTALL A FENCE ALONG THE NORTH AND EAST PROPERTY LINES.

COMMISSIONER LESMES SECOND.

Vote:

FRANKEN	YEA
HELD	YEA
LEDERER	YEA
LESMES	YEA
SKUPIEN	ABSENT
STABILE	ABSENT
WITHROW	ABSENT

MOTION CARRIED

Staff and Commissioner Updates

- APA Conference October 3-5

Adjournment

There being no further business, the meeting adjourned at 6:01 pm. Commissioner Franken made a motion to adjourn, seconded by Lesmes. Unanimous

Respectfully submitted,

Bill Gibson, Community Development Department