



## RECORD OF PROCEEDINGS

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### RECORD OF PROCEEDINGS MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF FRISCO JANUARY 5, 2017

**Call to Order:** Andy Stabile, Vice Chair

**Roll Call:** Jason Lederer, Donna Skupien, Andy Stabile, Steve Wahl, Kelsey Withrow

Commissioners Melissa Sherburne and Brian Birenbach absent

**Public Comment:**

There were no public comments.

**Work Session Items:**

1. **Planning File No. 301.16.SK:** A sketch plan review of the Mae Belle Creek Townhomes multi-family residential project located at 215 South 2<sup>nd</sup> Avenue / Lots 21-24, Block 22, Frisco Townsite. Applicant: Bergman Revocable Trust, represented by Cline Design Group.

Planner Katie Kent presented the staff report, noting that a sketch plan for the Bergman Townhomes was proposed for this site in July 2016 and the architectural changes in this iteration were made to further code compliance. The Applicant appeared to demonstrate compliance with the RH district development standards including setbacks, lot coverage and height. The applicant proposed six (6) new driveway access points and proposed a hammerhead at the intersection of the property and South Second Avenue at the request of Staff to mitigate potential traffic concerns. The Applicant requested Planning Commission feedback on bulk plane encroachments.

A question for staff inquired if the proposed hammerhead would be affected by a potential new bike path along South Second Avenue.

The Applicant, Jeff Cline of Cline Design Group, presented the project noting architectural inspiration and the resulting minor bulk plane encroachments. The Applicant acknowledged working with the Public Works Department on the driveway design for the Development Application. Staff noted that street design criteria deviations could be granted by the Town Manager and Public Works through an administrative process.

Questions for the Applicant concerned alley improvements, courtyard access, the type of stone material proposed, consideration to reduce the number of units, snow shedding, and an explanation of roof pitch designs.

Public Comment included concerns regarding drainage into Second Avenue, the future maintenance of the alley, sufficient snow storage, backing out onto streets, the courtyard not receiving sun, and encroachment into their viewshed.

Commissioner discussion followed, recognizing there may be drainage and parking issues to work out at the Development Application stage. Commissioners agreed that the new project design was an improvement and the bulk plane encroachments were minor and added to the design. Commissioners would prefer to see four units instead of the proposed five and requested to see a 3D rendering of the project at the time of Development Application.

**Staff and Commissioner Updates:**

- Staff is working with the Town Attorney to coordinate a Planning Commission training

**Adjournment:**

There being no further business, the meeting adjourned at 5:32pm.

Respectfully Submitted,

Sarah Hoffman  
Community Development Assistant