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RECORD OF PROCEEDINGS

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**Regular Meeting of the  
Planning Commission for the Town of Frisco  
Town Hall, 1 East Main Street  
Thursday, May 2, 2019  
5:00 P.M.**

**Call to Order:** Andy Stabile, Chair, opened the meeting.

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

**Minutes:** The April 18, 2019 Planning Commission meeting minutes were approved unanimously.

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

**Agenda Items:**

1. Planning File No. 238-18-MAJ: A public hearing of the Major Site Plan Application for the proposed Rainbow Court East Building mixed-use project, located at 310 East Main Street / Lots 3-5, Block 9, Frisco Townsite. Applicant: Myra Mesko, MM Properties LLC (*TABLED FROM APRIL 18, 2019*)

Planner Katie Kent presented the changes the applicant made since the March 21<sup>st</sup> meeting noting the change from residential to retail space on the ground level, modifications in exterior finish, parking requirements and reduction in courtyard space.

Commission questions for staff included:

- Clarification on if there is a change in use in the building, will Staff reevaluate parking requirements. Staff stated that if they receive a business license for a property, they look at if the use is permitted.

Tom Connolly of TC3 Architects noted that Owner/Applicant Myra Mesko and Attorney Kent Willis were in attendance. Mr. Connolly addressed changes made since sketch plan review.

Commission questions for the Applicant included:

- Describe what exterior changes will be made to the south of the structure. Mr. Connolly described changes and noted painting will be done.
- Why couldn't there be shared doors going up to residential units? Mr. Connolly replied with the implication of the size of landings and other concerns that would lead to.
- Clarify which part of site is wheelchair accessible. Mr. Connolly showed locations on site plan.

- Is the west building still going to get a refresh? Mr. Connolly replied yes.
- Why is there a variation of materials on the north first floor exterior? Mr. Connolly replied that it was an element that the applicant wanted to stand on its own.
- Could the curve of the roof where it comes up above the railing be reduced to minimize the bulkplane encroachment? Mr. Connolly replied that it probably could.

Public comments:

- Suzanne Johnston, 615 Frisco Street thanked the Applicant for putting retail on the first floor. Asked if there was ADA access to the 2<sup>nd</sup> floor condominiums? Staff replied that that would be reviewed through the Building Code. Ms. Johnston asked if upgrading the exterior with the grease traps and hoods be the tenant or owner's cost? Chairman Stabile stated that was between the owner and their tenant. Ms. Johnson noted the importance of a loading area for commercial deliveries.

Commissioner discussion included:

- Planning Commissioners expressed that they were comfortable with the plans as they are. The commission discussed the compatibility and agreed that the renderings are acceptable.
- Commissioners thanked the applicant for listening to their comments and for the changes they made.

WITH RESPECT TO FILE NO. 238-18-MAJ, COMMISSIONER FRANKEN MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE MAY 2, 2019 STAFF REPORT BE MADE AND THAT THE RECOMMENDED CONDITIONS SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION HEREBY APPROVES THE REQUEST FOR A MAJOR SITE PLAN APPLICATION FOR THE RAINBOW COURT EAST BUILDING MIXED-USE PROJECT, LOCATED AT 310 E MAIN STREET / LOTS 3-5, BLOCK 9, FRISCO TOWNSITE WITH THE SUGGESTED CONDITION PROVIDED BY STAFF:

SECONDED BY COMMISSIONER SKUPIEN

**Vote:**

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

***MOTION CARRIED***

2. Work Session to discuss the Community Plan update. The discussion will focus on the topics of mobility and recreation.

Susan Lee, Community Planner, gave an overview of the work session goals. She reviewed the progress made on the Frisco Community Plan thus far, outreach, next steps and the schedule. She reinforced the hierarchy and purpose of the six Guiding Principles, Goals, Policies and Implementation actions.

In reviewing the Mobility, the commission expressed the following items be addressed.

GP 4.1

- There is no definition for multi-modal, please add;
- Mobility for GP 4.2 will be moved to GP 4.1 and be more explicit (elaborate);
- Highway 9 Gap Project is going to change traffic patterns;
- The Town needs stronger coordination with CDOT on the changes that the Gap Project will create;
- Explore the idea of a parking pass for shop owners and residents or use buses to encourage parking elsewhere than Main Street;
- Overnight on-street parking permits for guests (there are provisions for safety of inebriated drivers);
- How do we handle Copper shuttle parking (currently near the bus stops)? The easier we make it for them to go up to Copper, they will return to Frisco to shop and eat –nice resource. Instead of just allowing it to happen, embrace it. Create an express bus to/from Copper.

Commission Withrow requested to be dismissed and was excused at 6:05 p.m. by Commissioner Stabile.

#### GP 4.2

- We should address the entire area bordered by Granite and Galena. Numbered avenues should continue the pattern of diagonal parking that has been established;
- Bicycles should be allowed to use Main St. for shopping, etc., i.e., shared sharrow lane;
- Finish off with drainage pans to help the longevity of the streets;
- Address infrastructure;
- Promote year-round bicycle and pedestrian accessibility;
- Along Summit Blvd. manage alternative modes for winter transportation;
- Require, not just encourage, developers to build and connect to bike paths;
- Talk to Summit Stage about adding more bikes spaces to the busses and year-round;
- Commission liked the multi-modal transportation network on Galena and Granite in GP 4;
- Consider diagonal parking on South side of Galena ( possibly by employment center, century link;
- Ensure safety and efficiency.

#### GP 4.3 Regional:

- Don't miss the boat on I-170 Exit 203, SH9;
- Advocate for better transportation alternatives between Denver and mountain communities; lessen the traffic;

In reviewing the Recreation element, the commission expressed the following items be addressed.

#### GP 5

- Create a sign plan or design for public trails, etc.;
- Work to amplify or create awareness of trails ("portal posts");

#### GP 5.2

- Add something to address countywide event coordination of events;

GP 5.3

- Work with USFS and Summit County to develop new trails and improve trail network, i.e., Wichita, Little Chief;
- Partner with Summit County Trails and Open Space to purchase land for open space, i.e., Mt. Royal parcel;
- Include more interpretive signage (signs in general);
- Add parking lots to our trail maps; make interesting and cohesive.

**Staff and Commissioner Updates:**

- May 16<sup>th</sup>, Community Plan Housing and Environment elements
- Possibly a CRG meeting in June

**Adjournment:**

There being no further business, Commissioner Franken moved to adjourn, seconded by Commissioner Lederer. Motion passed unanimously and the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Cheryl Mattka  
Community Development Department