



RECORD OF PROCEEDINGS

---

**Regular Meeting of the  
Planning Commission for the Town of Frisco  
Town Hall, 1 East Main Street  
Thursday, July 18, 2019  
4:00 P.M.**

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

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

**Minutes:** The June 20, 2019 Planning Commission meeting minutes were approved unanimously.

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

**Agenda Items:**

**Public Comments (agenda items):**

George Spence was introduced and announced that he and Mark Wimberly were attending and representing Frisco Station Condos between Walmart and Safeway. Mr. Spence is owner of the condo space occupied Himalayan Restaurant. Mr. Spence wanted to provide feedback on the long range plan on Summit Blvd. They are excited about being a part of Frisco and are trying to be team players in the community. It is clear that the Town of Frisco is not changing zoning but they are concerned that the Town is allowing shadowing in tall buildings. Retailers are concerned about their visibility to the mountains being blocked. We're a major source of commercial activity. We feel there is a negative impact if there is a wall of buildings blocking visibility.

- Commissioner Stabile asked if parcels are currently between these retailers and the mountains? Mr. Spence replied that Breeze Ski Rentals, Bank of the West and Subway are between us and Summit Blvd. (see pg. 67 of handout) We're parcel 5. We understand what the Community Plan is trying to do but are concerned.
- Staff explained that current Gateway zoning allows for 50 foot height of buildings. Hotels are an allowed use in the Gateway Zone District.
- Commissioner Stabile asked specifically what in the plan is their concern - density, height limit?
- Mr. Spence added that a pitched roof at 50' totally blocks our center. Density is not only the height but also footprint.
- Staff responded with quote from page design principles – creating a better entry experience off of Exit 203. Today's zoning code does address these issues. Goal of Community Plan was to develop concepts to improve this area.

- Commissioner Stabile noted that perhaps language could be added that any new development needs to be sensitive to existing businesses' views.
  - Staff added that we do have language on page 66, number 3 "...maintain open views" There are also requirements in the development code to regulate articulation in the vertical and horizontal wall planes.
  - Commissioner Stabile suggested that something be added at the 10,000' level about not blocking existing views of businesses.
  - Joyce Allgaier suggested that it could be broken up in boxes with views through to add depth. Also noting that the 1<sup>st</sup> floor will be commercial and residential could be 2<sup>nd</sup> and 3<sup>rd</sup> levels.
  - Commissioner Stabile suggested that buildings must provide visual break or a visual corridor.
  - Staff responded that this is a long range conceptual view of corridor. Goal is to ensure we will not block views and keep the corridor open.
  - Mr. Spence added that the current building (Frisco Station) cannot go up vertically.
  - Commissioner Skupien noted that a vertical addition would add interest.
  - Mr. Spence commented that the structure is currently only set-up to hold snow load and roof – cannot expand vertically.
  - Commissioner Franken added that breaking up buildings could hurt them down the road.
  - Commissioner Stabile concluded that the Commission acknowledged that (with respect) we will be careful and sensitive to views. We will include new language to support the idea that new development "should support efficient land use, and maintain visual access to support economic vitality".
  - Mr. Spence thanked the Commission for hearing them out.
1. Work Session to discuss the Community Plan update. The discussion will focus on the final draft review.

Susan Lee, Community Planner, gave an overview of the public outreach received on the Frisco Community Plan

In review of the CRG/PC meeting on June 26<sup>th</sup>, the Commission expressed the following items be addressed:

- Historic preservation - wanted stronger language, entered in 1.3
- Housing – added paragraph to the Lake Hill call-out
- Complete Streets – ensure we maintain alternative for downtown core bikers moving them off Main St.

Ms. Allgaier stated that the Town was looking at Green box where bikers could line up and be first to cross when the light turns green.

Ms. Lee stated that last week's open house (see Recent Public Outreach and Input) resulted in adding language on cellular support and memorializing an overpass. (We will expand the current section.)

Commissioner Held - 10 mile spillway perhaps a tunnel.

Commissioner Stabile – cell service language

Ms. Lee noted during the Town Council review they expressed concern over regulating the provision of cell services.

Ms. Lee reviewed State statute language on Master plans and recommended adding additional information on existing recreational facilities and parks.

## Ch. 1 – Guiding Principles

### Inclusive Community 1.0

- 1.1B – Commissioner Skupien asked to add language to include drainage improvements. Can we add sidewalks/storm water management/drainage pans because they protect the homeowners.
- 1.2C Commissioner Franken - Should we expand reference Summit Blvd. and nearby areas, i.e., Lake Hill.
  - Commissioner Stabile suggested and all agreed to use the following “the Greater Summit Blvd. and the Mixed Use Gateway District”
- 1.4C Commissioner Franken – add create a balanced mix of “business” uses... It’s in code so will remain.
  - Ms. Lee suggested and all agreed to use the following: “Housing may be located above the ground floor to help support the vitality of downtown.”
- 1.5A Commissioner Franken – do we want to separate STR, 2<sup>nd</sup> home, full-time. No this is workforce housing, unnecessary. But will add what type of unit.
- Lake Hill below map Commissioner Franken below the 80% AMI. Franken does not want this document to limit the 80% AMI. Ms. Lee will add “and below”
- Also add language to include collaboration with SCHA, County, and other entities

### Economy 2.0

- Intro Paragraph: Commissioner Franken made minor word edits.
- Commissioner Franken suggested language about supporting the continued growth of remote workers.
- Ms. Allgaier went to detail on what constitutes a good job.
- Commissioner Stabile asked of Commissioner Franken in a few years what could the Town do to support/attract these remote workers?
- Commissioner Franken “zone for co working spaces, encourage transportation to airport, ideally situated in a beautiful location.”
- Commissioner Franken suggested and all agreed to add policy to support the continued growth of remote workers.
- Add 2.1.E. Encourage the creation of homebased businesses and continue the growth of remote workers. All agreed to add.

### Quality Core Services 3.0

- Add to 3.1 language to support private partners to ensure necessary digital infrastructure for a burgeoning digital age.
- Commissioners agreed to add 3.1C “Support private sector investment in telecommunication infrastructure to improve service and network reliability for the community.”
- Commissioner Stabile asked for better language to support Goal 3.2 “opportunities to engage with town staff...” Ms. Lee clarified the language under Strategy 3.2-a, and expanded it to include “other innovative outreach methods.” Kudos to Ms. Lee from Commissioner Stabile for the Community Plan outreach.

#### Mobility 4.0

- Make photo larger so you can see “G”, etc.
- Storm water under 4.2 has been added.
- Should we add language about Copper Mountain? It is mentioned in 4.3B.

#### Recreation 5.0

- Commissioner Franken suggested we strengthen the strategy language under 5.1-d to encourage the prioritization of the Marina project.
- “Opportunities for the Future” ~~move to an appendix~~, keep in line
- Any talk that Tubing hill becomes an outdoor venue. Has this been included in a strategic plan. Ms. Allgaier explained that a visioning and implementation plan is being conducted for the PRA.

#### Environment 6.0

- Education on what goes into recycling. Ms. Allgaier explained that HC3 has a survey out there and they are doing a push.

#### Chapter 4: Growth Framework

- Developed properties “based on underlying zoning”. Ms. Lee explained that PUD amendemnts would be required to achieve the density shown. Disclaimer is on Map and will use the word analysis in title.
- Like new district use titles. We do not have to change our code to reflect these.
- What is setback off of Summit Blvd? If setback is close, it’s fine, as long as it is in the realm of accuracy. Renderings were done by Studio Seed, using accurate height and setback requirements.
- Pg 68 - People want to readdress this. What is possible under current zoning? People are not happy with the setback. Say “existing potential”
- Complete Streets and Parking Analysis – this where we want to go.
- Pg. 72 - Parallel parking only on Galena and Granite. Diagonal parking is less safe for bikers and pedestrians. We have bike lane Granite will have one separated by trees. Galena will not. Galena should have its own bike lane separated by trees. Show Galena as future, will add a conceptual lane.
- Pg 69 - Bike path behind Town Hall could be potential this should be addressed as an amendment on the Trails Master Plan, not the Community Plan.
- Make Granite and Galena in larger font.

#### Parking

- How do we want to treat Copper parking here in Frisco. We want to encourage better option than parking on Main St. Embrace it, we want to encourage people to park here, ski at Copper, and come back to eat and shop in Frisco.

#### Mobility

- 4.1.C include overpass memorialize it. Improve crossing at the marina.

#### Sustainable Environment

- Solar Panels continue to examine and update the Town code so that we are not hindering progress in sustainable development and building technologies.

#### **Staff and Commissioner Updates:**

- August 1, 2019 Planning Commission Adoption Hearing
- August 13, 2019 Town Council Adoption Hearing
- Commissioners commended Susan Lee on bringing the Community Plan to the culmination of a year-long project.

- Please provide an Update on Thrift & Treasure. Outside only under awning. Flashing open sign. CO flag is higher than the American flag. Only 1 cone. Remove outside clothing racks. Conditional Use zoning violation \$1000/day. Ms. Allgaier will get with Community Service Officer.
- Can Public Works block off parking .
- Town Council is not dealing with 113. Staff is reviewing to see where the Excelsior House could go, Lund House too but needed all through next summer.
- 2<sup>nd</sup> Deming Cabin any word? Excavation in August was last update.

**Adjournment:**

There being no further business, Commissioner Skupien moved to adjourn, seconded by Commissioner Held Motion passed unanimously and the meeting adjourned at 6:12 p.m.

Respectfully submitted,

Cheryl Matka  
Community Development Department