



RECORD OF PROCEEDINGS

Meeting of the Planning Commission for the Town of Frisco
Virtual Meeting (<https://global.gotomeeting.com/join/948418941>)
Thursday, May 7, 2020 at 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
Absent: Andy Held

Minutes: The March 19, 2020 Planning Commission meeting minutes were approved unanimously.

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

Agenda Items:

1. **Planning File No. 011-20-MAJ:** A review of the sketch plan step of the Major Site Plan Application for the proposed multi-family townhome project, located at 317 Granite Street / Lots 21-24, Block 9, Frisco Townsite. Applicant: Abby Ploen, PloenHaus representing E2MH LLC.

Planner Katie Kent stated that Abby Ploen with PloenHaus was on the call representing E2MH LLC as well as Pete Campbell with Campbell Construction. Kent presented, noting that no public comments have been received at the start of the meeting. Kent reminded the Planning Commission that a sketch plan was an informal review and there would be no vote taken. Kent noted that at the DRC meeting, Town Staff requested the applicant design the project with the only vehicular access taken off the alley which the application materials depict. The staff report was reviewed, noting the property is zoned Central Core and the proposed nine townhome units comply with setbacks, third floor stepback and building height requirements. Kent explained that the application materials note utilization of the density bonus provisions and show compliance with the size restrictions outlined in the Code. Kent reviewed the development standards including that parking, landscaping, snow storage and refuse management are complied with. Kent reviewed the Residential Development Standards noting Staff is requesting the Planning Commission provide feedback on the proposed bulk plane encroachments as well as the proposed building materials, including the decorative concrete in place to meet Xcel requirements.

Commission questions for staff included:

- Commissioner Lesmes questioned whether the study could be converted to a bedroom. Kent responded that they can't convert the studies into bedrooms on most units because they don't have enough parking spaces. However, they could on the deed restricted units because the parking allows it. Staff

would require, during final site plan, that the plans be stamped with a note when they go through the building department.

- Commissioner Lesmes asked if visitor parking was interior or exterior. Staff noted the location on the plan.
- Commissioner Lesmes referenced the staff report, wherein staff talk about tenants for the deed restricted units and asked if they would be rentals. Staff responded that was unknown at this point and that the Applicant would speak to that.
- Commissioner Stabile stated Staff mentioned three criteria that turn a study into a bedroom: a door, a closet, and the proximity to a bathroom. Are they required to have all three of those before it's a bedroom or just one of those and it is called a bedroom? Staff responded that just one and it is called a bedroom. Commissioner Stabile further stated that the proximity to the bathroom is the one he questions because it seems like all of the studies are conveniently close to bathrooms. Staff stated that the Planning Commission could address that and possibly the architect could make some changes.

Commissioner Stabile asked for the presentation from the Applicant.

Architect, Abby Ploen, Ploenhaus, stated a lot of time was spent trying to articulate the surfaces, break up the big box feeling, keep all materials natural, not have a duplicate feel, and try to keep cohesiveness with the neighborhood, making it blend as much as possible and also breaking up all the roof planes. Ms. Ploen noted that further detail is in the full narrative for reference if needed. Ms. Ploen noted that they are proposing a nice split face block for the concrete since it is off the alley they are hoping that this would blend nicely and fulfill both the aesthetic needs and Xcel's needs. Regarding the bulk plane encroachments, they wanted to use the corner piece at 4th and Granite as an anchor element and give the building some sort of significant architectural relief without exceeding the maximum height. Mrs. Ploen noted that they want to use the interior space as a study but will look at opening it up more if necessary, to give the Planning Commission what it needs.

Commission questions for the Applicant included:

- Commissioner Franken requested the Applicant speak to bulk plane encroachments on the decks. Applicant responded that it is a limitation of the 2D model and the glass railing deck encroachments will be better illustrated in 3D.
- Commissioner Lederer questioned the open areas, are they pedestrian walkthroughs? Applicant stated they are open for parking and there is no pedestrian access through those spaces. Commissioner Lederer asked if there was a sidewalk on the west side and Granite. Applicant responded, yes, there are two access sidewalks on the Granite side.
- Commissioner Skupien questioned the plans where it showed "Unit 5 extra parking space" is that an extra spot or really for Unit 5. Applicant responded that it is a dedicated to Unit 5 to meet the parking requirements of that unit.
- Commissioner Withrow asked about the access point from the alley and garages – is that covered or open air in-between the buildings? Applicant explained that Unit 4 handicapped parking is covered and all other is open air. Commissioner Withrow further questioned the architect statement that they won't be completing the sidewalk on Granite, that town has asked them to let that be. Applicant responded that was her understanding at the pre-development meeting since there will be some major sidewalk development along there at some point in time.
- Commissioner Lesmes asked to see where the visitor parking is? Applicant responded that the visitor parking is between the two deed restricted units, Units 5 and 7 (the site plan is correct).
- Commissioner Lederer asked what the plan was for snow management on the interior parking areas. Applicant noted that the parking spaces that are adjacent to the snow storage will have to be kept to 8'

minimum width to meet Code and so they will have a small truck with a front shovel do that. Commissioner Lederer asked if there would be any heated concrete or asphalt? Applicant responded, no.

- Commissioner Lesmes questioned the sidewalk connection – it seems it should be required as a part of this application. Is there any way they would consider putting that connection in, or contribute to whatever is needed by the Town to put that in? Applicant responded that it was her understanding there was a plan by the Town for that but it can be discussed if that is a sticking point.
- Staff requested Don Reimer, Community Development Director, give a brief update on the Granite Street plan. Mr. Reimer stated that one of the Town’s strategic plan priorities is to do a complete street design plan for Granite Street. The project went out for bid in February and the Town received the proposals in March prior to the COVID-19 issue. As a result, the Town Council has put a number of capital projects on hold for now so they haven’t issued any design award. Commissioner Lesmes stated that Silverthorne requires the developer put the sidewalk connections in even when it’s in the Town ROW.

Bill Gibson, Assistant Community Development Director, responded that currently that is not a Town of Frisco code requirement, it's something Staff has talked about internally, but that's a policy decision for the Town Council to make in the future.

Public comments:

- Chuck Capel, 201A South 4th Avenue, posed a question on the concrete block. Can that not be a manufactured stone overlay? Mr. Reimer replied that would be something for the Applicant to address. Applicant addressed that singular block wall build was due to space limitations. Mr. Capel further commented that this is a nice proposal and it is appreciated.

Commissioner Discussions:

- Commissioners noted that the studies were worrisome as they could easily be turned into bedrooms in the future. The more certain they can make it that they can't become bedrooms in the future, the better off.
- Commissioners expressed concern over the bulk plane encroachments and would prefer they not exist.
- Commissioners agreed that the sidewalks should be part of the project, both on 4th and Granite. The sidewalk is not just an amenity but needed by the renters and owners. Commissioners suggested that perhaps the Applicant could contribute to a fund for the sidewalk connection. Commissioners would encourage the Applicant to please pursue the sidewalk connection to compliment a great project and coordinate with the master plan so that there is no conflict.
- Commissioners agreed to withhold judgement on the concrete block vs. stone veneer and wait for materials, colors, renderings, and the 3D model.
- Commissioners expressed concern over snow stack/snow removal in the corridor, noting that extra parking may become snow storage. Commissioners would encourage Applicant to use storm water infiltration where possible.
- Commissioners felt the project was a good project and it was nice to see a project scaled down instead of a big bulky building. Noted the progression this project has taken: the open areas, parking and deed restricted housing are all positive.
- Commissioner Skupien requested that if the Planning Commission will hold a virtual meeting for the full site plan application, perhaps materials can be brought to the Town Hall Planning Department so that Commissioners can arrange to come in and look at them. Kent replied yes, that can be arranged.

Staff and Commissioner Updates:

- The Planning Commission openings are being advertised. There are four seats that are up, including one from Andy Held, who has left the Planning Commission to become a Town Council member. The terms of Kelsey Withrow, Robert Franken, and Jason Lederer are up. Kelsey and Robert have expressed that they would like to continue as Commissioners. The deadline for applications is May 15th. Town Council is scheduled to conduct both interviews and appointments on May 26th.
- The May 21, 2020 Planning Commission meeting will be a virtual meeting.

Adjournment:

There being no further business, Commissioner Franken made a motion to adjourn, seconded by Commissioner Lesmes and was unanimous. The meeting adjourned at 6:05 p.m.

Respectfully submitted,

Cheryl Mattka
Community Development Department