



RECORD OF PROCEEDINGS

Meeting of the Planning Commission for the Town of Frisco  
Virtual Meeting (<https://global.gotomeeting.com/join/607055941>)  
Thursday, June 18, 2020 at 5:00 P.M.

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

**Roll Call:** Present: Robert Franken, Lina Lesmes, Donna Skupien, Andy Stabile, Kelsey Withrow

**Swearing in – Oath of Office:** Don Reimer, Community Development Director swore in Commissioner Re-Appointments and New Appointments

**Roll Call:** Present: Robert Franken, Patrick Gleason, Lina Lesmes, Donna Skupien, Andy Stabile, Ira Tane, Kelsey Withrow

1. Planning Commission to Elect Officers

- a. Kelsey Withrow was nominated as chair by Commissioner Skupien; motion was seconded by Commissioner Stabile

**Vote:**

FRANKEN	YEA
GLEASON	YEA
LESMES	YEA
SKUPIEN	YEA
STABILE	YEA
TANE	YEA
WITHROW	YEA

***MOTION CARRIED***

- b. Lina Lesmes was nominated as vice-chair by Commissioner Skupien; motion was seconded by Commissioner Franken

**Vote:**

FRANKEN	YEA
GLEASON	YEA
LESMES	YEA
SKUPIEN	YEA
STABILE	YEA
TANE	YEA
WITHROW	YEA

***MOTION CARRIED***

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

**Agenda Items:**

1. Roles and Responsibilities Training  
Bill Gibson, Assistant Community Development Director, was introduced and spoke on roles and authority of Planning Commissions.
2. Planning Commissioner Legal Training  
Thad Renaud, Town Attorney, was introduced and proceeded to cover three topics:
  - a. Colorado Open Meetings Law
  - b. Quasi-Judicial Decision Making and Ex Parte Communications
  - c. Ethics in Government – Conflicts of Interest

**Public comments:**

Julie King, 317D Galena Street, asked Counsel if the public could hear the recordings of the executive sessions or access the transcripts? Counsel responded not except through a legal process in which a petition is made to the court.

Julie King, 317D Galena Street, asked Counsel if, in Counsel's example, trespassing private property from the street to the beach is considered prescriptive easement? Is this identified as public access? Counsel responded, I'm not aware of a legal theory under which a government can obtain an owner's private property by way of a prescriptive easement. Prescriptive easements are ways that one owner can obtain access over another's property and another private property owner, right? But, it's not sufficient for the government to say, well, the public has been using it for so long, so I guess it's ours.

Commissioner Withrow called for a 5-minute break at 7:06 p.m.

Commissioner Withrow reconvened the meeting at 7:10 p.m.

3. Community Plan – One Year Check-In  
Susan Lee, Community Development Planner, was introduced and presented an update on the strategic Community Plan noting each goal and progress made.

**Commission questions for staff included:**

- Commissioner Lesmes asked Staff how the CDOT housing plays into the housing element of the Community Plan? Lee responded that a Memorandum of Understanding has been signed to work together to issue an RFP to develop affordable housing on this property.
- Commissioner Tane asked if CDOT employees would be given preference to live in the affordable housing. Reimer responded that currently the project is a 50/50 endeavor, CDOT owns the property so that will remain to be seen.
- Commissioner Stabile commented that the Granite Street project has been put on hold and asked if that was the planning phase or if we would see any construction this year? Lee responded not at this time. Commissioner Stabile asked if the project would be brought before the Planning Commission. Lee responded yes, possibly a work session as the plan evolves.

**Public comments:**

- There were no public comments.

**Staff and Commissioner Updates:**

- Reimer commented on the Main Street Promenade stating that it is a great experiment and encouraged Commissioners to get out and enjoy.
- Commissioner Stabile asked if the Town has received any feedback on the Promenade. Reimer responded that at the outset, it was approximately 80/20 excited. The restaurants were really excited, the retail establishments were a bit hesitant. Since then, the excitement is more 75/25. The Town is trying to add parking spaces. All in all it appears to be a positive project.
- Commissioner Skupien asked if there has been any marketing for the Promenade on the Front Range. Reimer responded, yes, a fair amount on Channel 9 and social media like Facebook.
- Reimer encouraged the Commissioners to look into the Town's bonus gift card program online which encourages people to spend money locally by providing a match incentive.
- Commissioner Skupien stated at present, the Town has sold \$40,000 worth of cards.
- Kudos to Public Works for their work on the Promenade.
- Commissioner Lesmes asked when Town Hall is expected to open to the public. Reimer responded that the date is currently set for June 29<sup>th</sup>; however, the Town still encourages appointments. Town Council and Planning Commission meetings are moving toward having live meetings again soon. Possibly the July 16<sup>th</sup> Planning Commission meeting could be a live meeting if there is an agenda item for that date.
- Reimer asked new commissioners to please introduce themselves
  - Ira Tane – retired builder, living full-time in Frisco. Great seeing people out on the Main Street Promenade smiling and moving about. Excited about the future of Frisco.
  - Patrick Gleason – 4 ½ year resident, architect. Excited to contribute to Frisco's future.
- Chair Kelsey Withrow welcomed the new members.
- Commissioners congratulated Commissioner Stabile on his years of service chairing the Commission. Commissioner Stabile acknowledged that it has been his privilege.

**Adjournment:**

There being no further business, Commissioner Franken made a motion to adjourn, seconded by Commissioner Lesmes and was unanimous. The meeting adjourned at 7:44 p.m.

Respectfully submitted,

Cheryl Mattko  
Community Development Department