



RECORD OF PROCEEDINGS

Meeting of the Planning Commission for the Town of Frisco
Virtual Meeting (<https://global.gotomeeting.com/join/482498197>)
Thursday, July 16, 2020 at 5:00 P.M.

Call to Order: Kelsey Withrow, Chair, opened the meeting.

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

Minutes: The May 21, 2020 Planning Commission meeting minutes were approved unanimously.
The June 18, 2020 Planning Commission meeting minutes were approved unanimously.

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

Agenda Items:

1. **Work Session** – Update on Frisco Bay Marina Master Plan Implementation

Bill Gibson, Assistant Community Development Director, presented the staff report and stated that we wanted to give the Planning Commission an update on the status of all the projects that are happening at the Marina. Mr. Gibson noted that present this evening were:

- Tom Hogeman, Town of Frisco Marina Manager
- Matt Stais, Stais Architects and Interiors
- Elena Scott, Norris Design

Mr. Hogeman introduced himself and thanked the Commission for allowing the presentation. Mr. Hogeman stated that he would ask Matt Stais, Stais Architects and Interiors, to run through most of the update as Matt has been a key player in everything that's being done at the Marina. Mr. Stais introduced himself and began to review the progress made on the Frisco Bay Marina Master Plan thus far, next steps and the schedule. The project has now moved into Phase 2 Design of Infrastructure; fire suppression, fuel system, sewer extension, electrical extension, and interim paths. We are hoping to be shovel ready for the new retail office and a new vehicular drop off area whenever the time is right. Obviously, this year, the timing is sort of up in the air, but we would like to get the design done, so when the Town wants, it can be put out to bid and built as early as 2021. Once the new building is occupied, we will be looking to upgrade the existing buildings, expand the food and beverage from the Island Grill into a portion, or maybe all of the Lund House. Renovate the Lund House, and also renovate those existing bathrooms to add some capacity there and give them a little fresher look. Following that, we are going to look at finishing out the Phase 2 site improvements, which would be potentially a new playground, new pathways, landscaping, potentially an event space, potentially a pavilion, and new bathrooms that are on the far side of the beach closer to the pier and the dock.

Historically, the Town talked to us about reworking everything from the Lund House eastward. The Town Council was very concerned about, what will happen on this new two acres of dirt east of the Lund House. That is the area in our scope of work for Phase 2. In January, we received direction from the Town Council to proceed with this Phase 2 site plan.

Mr. Stais introduced Elena Scott of Norris Design, to provide more detail about the Phase 2 site plan. Ms. Scott discussed how the plan changed to include more land, lawn space, the Lund House, and to also preserve historic structures like the lighthouse, which had not been preserved in the Master Plan and is now preserved. A key goal was to create a Gateway and arrival experience, relocate the fire lane, provide wide circulation pathways with access to the pier and beach. We wanted to have flexibility with the space for a removable stage, a pavilion, wide areas to incorporate food trucks, ample bike parking, potential for public art, decentralization of public restrooms. The site plan also allows for building expansion, perhaps an outdoor classroom training.

Mr. Stais concluded the presentation and turned it back over to the Chair.

Commission questions for applicant included:

- Commissioner Gleason noted that there has been significant mention of a net zero, carbon neutral, kind of approach to the new building, which I am all in favor of and, I think, that fully supports Frisco's mission. How will that be implemented? Mr. Stais responded that net zero ready is in accordance with the new sustainability codes and makes the energy footprint smaller. We are looking at substantial, on-site photovoltaics for the building, as well as potentially some ground-mounted photovoltaics. One thing we have done with the infrastructure is, to bring a three-phase power down to the docks at a cost of \$300,000 and then another \$100,000 to upgrade the gas line. Due to this cost, we have proposed to not extend the gas line, have the new buildings be more electric, more and more served by electric, and not gas. We will preserve what we have with the existing gas line for the food and beverage and take that \$100,000 from extending the gas line, and put that towards getting the building to net zero on day one.
- Commissioner Gleason continued by supporting a next phase signage campaign to educate people. As an example, this building uses X amount of kilowatts per year and we have X size photovoltaic array, wind turbines, possibly with some type of small wind turbines as a display opportunity. Mr. Stais responded that they are looking forward to bringing the buildings, specifically, back next month and every project is a great opportunity to up our sustainability leverage.
- Commissioner Gleason added that in the past there had been a skating pond and questioned its viability again. Don Reimer, Community Development Director, noted that this would be a discussion for the PRA. Ms. Scott added that it had been in both plans but eliminated because there is not a current desire to operate year round restaurants.
- Commissioner Tane asked how we are doing budget versus actual, and I heard you say in the beginning, what a great year we are having at the Marina, should I interpret that to mean you have maximum slips rented, and how are we doing on income? Mr. Hogeman replied that the June numbers are the best June numbers ever, revenue wise, by a large margin. We have \$4.9 million left in the capital fund with a good amount of money coming in summer revenue.
- Commissioner Franken asked if we are keeping the playground at the entrance as well as the new playground you have shown – two playgrounds on the site. Mr. Stais responded that at the Master Plan level, the plan would be to put in a new playground and remove/repurpose the old playground. The new playground would be expensive but also an opportunity for some grant money. Technically, that is not in our scope for Phase 2. The Lund greenspace will be kept until a new larger lawn is operational.
- Commissioner Franken then commented that I know this is not part of Phase 2, but I think it is always important to raise, and it is in our current Master Plan and that is, access across Highway 9 and how do we improve access across Highway 9, because the Marina should really be an extension of Main Street? Mr. Stais responded that he agreed. We tried very hard to get a walkway on the north side of Main

Street but with the CDOT Gap Project, they are putting in a dedicated right hand turn lane, and removing that large sweeping right turn as you are coming from the north. CDOT forbade us to have a crosswalk crossing on that side. We definitely pushed to get that Northside Crosswalk and, despite our efforts, we were shut down by CDOT on that one, unfortunately.

- Commissioner Franken acknowledged the debate over the restaurant being year-round or not. Commissioner Franken encouraged, with renovation, that redevelopment be done with year-round in mind. Mr. Stais commented that the lift station will be sized so that it will accommodate a year-round restaurant operation. We are looking long-term.
- Commissioner Stabile commented that there is a lot of program going on in the building, how is it divvied up in this new Master Plan? What is scheduled to go in the new building by the ramp, what is going in the Lund House? Mr. Stais responded that the current building is half the size of what it was two years ago due to cost. Previously the retail was a lot bigger. The new building is going to have about 900 square feet of retail with opportunity to expand to 1500 square feet. We have trimmed the staff area with the ability to add in more offices, more lockers, and more bathrooms as the needs grow. Decentralizing the public restrooms and changing from a large building to a collection of smaller buildings was more Frisco-style. Commissioner Stabile asked that when we saw the first plan years ago, does the plan cover all of these programs. Mr. Stais responded that the building is now approximately 2300 square feet and was 4,500 back then. Everything contemplated for that building is still in play; it is just that we do not have as much corridor. We are not trying to do everything; that one building was supposed to be all things to all people and we have just moved on from that and are going to try to deal with the needs that we have right now with this particular building. Everything is still on the table.
- Commissioner Gleason commented that with the pandemic, the beach is crazy crowded. Is there any discussion given to reprioritizing for more site improvements? Possibly having the great lawn sooner than later providing usable space, dealing with overcrowding – even if it is temporary?
- Commissioner Lesmes interjected that she was going to ask the same question. Mr. Hogeman responded that the utilities will need to be run through that area before we do anything else so we do not have to dig it up later. We have not come up with an alternative yet. A lot of the feedback from Council is to do it once – we are trying to balance those competing interests. Ms. Scott added that we are planning to work with a civil engineer on the building itself to ensure we do not have water/sewer lines that are servicing the new building and crossing through the lawn because the lawn offers such an amount of flexibility. Whether we would prioritize the outdoor space over the remodel of the restaurant – that is something maybe Council would consider. It would be a great use of the space and provide more opportunity for people to spread out comfortably, safely, and enjoy the space. Mr. Stais made a suggestion to write to your Town Council members to consider reprioritizing. Further, he commented that we share your concern and are looking at doing some interim work perhaps elevate the fire lane that goes to the pier to create a berm, sculpted a bit. Public Works suggested they might have some time to do that work but with Main Street closing, they have not been able to do that.

Public comments:

- There were no public comments.

Commissioner Discussions:

- Commissioners commented that the plan was a good plan and has evolved nicely, continuing to get better. Some added that it is a better plan than the one previous.
- Commissioners expressed great concern over crossing Highway 9. Would love a cool overpass over the highway but understand that CDOT is the driver. We have a great Marina but you cannot really get there.

- Commissioners agree that the more we can do to make usable space quicker, the better. With the picnic tables, hammocks, now we have to think how they will need to be spread-out. We are not going back 100% as before. Get us closer to spread people out sooner.
- Commissioners saw the decentralization of buildings and bathrooms as a positive and like the buildings broken up instead of a “mega” building. Love the separate areas, gives variety. Excited to see the Lund House and restaurant stand out a bit more instead of an afterthought. Concern about restroom capacity.
- Commissioners agree that boat fuel has to come in for the Marina.
- Commissioners stated that the Nordic Center should have the ice rink.
- Commissioners commented that this is a great opportunity for the brand of the Marina and way finding. Net zero education was a positive – this could be the poster child for the rest of the town.
- Commissioners were concerned over the sculpting berm and possibly it blocking a good view of the water from food and beverage table seating. Be careful about visual sight lines.

Staff and Commissioner Updates:

- Don announced that Town Council agreed to extend the Main Street pedestrian promenade at least through Labor Day and possibly through September.
- Commissioner Lesmes asked when the Planning Commission meetings would be held in Town Hall again. Don stated that a plasma filter was added into the mechanical system at Town Hall that actually kills all of the pathogens to improve air quality in the building. Measurements have been taken in Council Chambers that if we were to set-up spacing for Planning Commissioners, we could have another 13 people in the room and meeting the 6’ social distancing between everybody, there are still some folks that are just not comfortable. The Town Council is pleased with public participation on the Zoom and GoTo meeting calls and has directed staff to continue to improve that and make it available. For the foreseeable future we will be doing the Zoom type meetings.

Commissioner Franken dropped off the meeting at 6:07p.m.

- Commissioner Stabile brought up that Frisco Thrift & Treasure parking is backing up on the Marina Drive. This should not continue to be allowed. Don stated that he will follow-up. Commissioner Stabile stated that this was a condition to their approval and the Frisco Thrift & Treasure is ignoring it. Don stated that ultimately, if they choose not to comply with the condition, we can go forward with the process of revoking that conditional use if necessary. Commissioner Stabile added that he would hate to see it come to that. Commissioner Withrow asked if the Town bought that building. Don responded, no, an agreed upon price was never reached.
- Commissioner Withrow asked if Foote’s Rest requested and received an extension to their building permit application. Don replied yes, the permit application was extended because they submitted a site plan modification and they also submitted a status update on all of the other portions of the project. We have now moved into a new code set, including the 2018 codes, as well as a sustainable building code. The Marriott architects actually require a much higher standard than in 2012 as well; so they committed to us that they are going to have their architects update the building plans to meet our new codes. They are still working through financial details.
- Commissioner Skupien asked for an update on the old Baymont Hotel. Don replied that they submitted a permit to re-skin the entire building and do some interior work as well. We have received the permit and I believe the permit is currently on hold. I can check on the status.
- Commissioner Stabile noted that the Library Lofts are listing properties in the MLS. Don stated that they submitted a building permit application back in January just prior to the expiration of their conditional use permit. There was a period-of time this summer when they were negotiating for potentially another use. So again, under the building code, we can grant an extension to a permit if they are acting in good faith. We did allow them to extend the building permit until January 2021; this will be the last extension. Commissioner Stabile asked if they are planning on changing any of the use in that building, would it have

to come back in front of the Planning Commission, or would that be an adjustment? Don responded that it depends on the changes but yes, it would have to come back to Planning Commission no matter what. Commissioner Stabile noted that a conditional use was granted to go to 100% residential, even within the Mixed Use District. Even though code has changed, they could still do 100% residential.

- The Town has looked into the software firm Granicus to set-up our public meetings and staff was given permission to move that forward.

Adjournment:

There being no further business, Commissioner Lesmes made a motion to adjourn, seconded by Commissioner Stabile and was unanimous. The meeting adjourned at 6:17 p.m.

Respectfully submitted,

Cheryl Mattka
Community Development Department