



RECORD OF PROCEEDINGS

Meeting of the Planning Commission for the Town of Frisco
Virtual Meeting (<https://global.gotomeeting.com/install/898721333>)
Thursday, September 17, 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, Kelsey Withrow
Ira Tane joined the video conference at 5:12 p.m.

Minutes: The August 20, 2020 Planning Commission meeting minutes were approved unanimously.

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

Agenda Items:

1. Planning File No. 149-20-MOD: A public hearing for modifications to the approved Major Site Plan (Planning File No. 078-18-MAJ) for the Frisco Bay Marina new office building, located at 277 Marina Road / Unplatted (TR 5-78, Sec 35, QTR 1). Applicant: Town of Frisco, represented by Stais Architecture & Interiors

Assistant Community Development Director, Bill Gibson, presented the staff report to the Commission.

Commission questions for staff included:

- Commissioners requested clarification of Town Code, Section 180-2.7.2 and the allowable administrative adjustment, Mr. Gibson explained Section 180-2.7.2.

Architect, Matt Stais, Stais Architecture & Interiors, and Elena Scott, Norris Design, made a presentation on the marina master plan implementation Phase 2.1, Site Improvements.

Commission questions for the Applicant included:

- Commissioners questioned extending the concrete foundation walls up three feet to the window sill level. Applicant responded that the reason is esthetics, we had it all at three feet.
- The Commission asked if there would be money left over after this phase is completed and if the fire lane would be included in this scope of work. Applicant responded yes and the fire lane is included.
- Commissioners questioned why the ADA entrance is on the side of the building and not at the front. Applicant explained that the elevation changes of the building and the ADA entrance would serve the retail use as well as the office.
- Commissioners discussed the number of restrooms and accessibility. Mr. Stais replied that there was a convenience restroom added at the back of the house.
- Commissioners asked the Applicant to address the parking design. Mr. Stais responded that there are seven new spaces for the proposed office building. Ms. Scott responded that one parking space per 350 square feet for a 2,200 square foot building is required, plus one ADA space and one EV space.

- Commission questioned the area north of the beach.
- Commissioners questioned whether the separate restrooms were a part of this phase or not. Mr. Stais responded that these restrooms were removed from this phase due to budget restraints.
- Commissioners asked the reasoning for taking out the observation deck for staff. Applicant responded that staff would rely more on cameras to reduce the need of the viewing platform.
- Commissioners questioned whether the convenience restroom is wheelchair accessible? Applicant responded yes.
- Commissioners asked about door panels, inside finish, windows, solar, and energy efficiency. Applicant addressed the questions.
- Commissioners asked what the timeline for construction was. Mr. Stais responded that initial projections were at nine months.

Public comments:

- Julie King, 317 Galena St Unit D, stated that more should be considered in regards to universal design and inclusivity. It does marginalize people with disabilities when they have to search for their accessibility options. It should not just be meeting the minimal ADA regulations. How will someone that is blind or visually impaired find this access? Applicant responded that is a part of a bigger wayfinder discussion.

Commissioner Discussions:

- Commissioners support the application and endorse the simple structure and find it to be comfortable and well proportioned.
- The Commission supports the sustainability aspects.
- The material pallet is suitable and the “water” blue gives more style.
- Commissioners stressed the importance of restrooms, parking, and showers.
- Commissioners expressed an interest in the AA accessibility not being a secondary entrance. Accessibility should be thought of as a primary concern.
- Commissioners looked at the ceremonial front porch to give it more importance to the north entry.

WITH RESPECT TO FILE NO. 149-20-MOD, COMMISSIONER FRANKEN MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE SEPTEMBER 17, 2020 STAFF REPORT BE MADE AND THAT THE PLANNING COMMISSION APPROVES THE MODIFICATIONS TO THE APPROVED MAJOR SITE PLAN APPLICATION (078-18-MAJ) FOR THE FRISCOBAY MARINA NEW OFFICE BUILDING, LOCATED AT 277 MARINA ROAD / UNPLATTED (TR 5-78, SEC 35, QTR 1). APPLICANT: TOWN OF FRISCO, REPRESENTED BY STAIS ARCHITECTURE & INTERIORS. MOTION SECONDED BY COMMISSIONER LESMES.

Vote:

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

MOTION CARRIED

Staff and Commissioner Updates:

- Reminder to submit application for the Nordic passes.

- Commissioners are invited to attend the APA Colorado 2020 Colorado Planning Conference to be held online during October 2020. Information will be sent out following this meeting.
- Commissioners questioned noxious weed control in the wetlands near Hawn Drive.
- Commissioners questioned outdoor storage at Outer Range Brewery. Staff stated they have been in touch with the owner and are trying to set up a site-visit to find a solution that meets Town Code.

Adjournment:

There being no further business, Commissioner Franken made a motion to adjourn, seconded by Commissioner Lesmes and was unanimous. The meeting adjourned at 6:16 p.m.

Respectfully submitted,

Cheryl Mattka
Community Development Department