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To: [Mattka, Cheryl](#); [Kent, Katie](#)
Subject: New submission from Post a Comment for Planning Commission Meetings
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Your Comment

To whom it may concern,

We live in Windstream Townhomes across the right of way from Lot 23 and 24 Block D, Frisco. A variance request has been submitted for this property to reduce the 25ft wetland setback to 10 ft on three sides of the property.

We are formally submitting our objection to this variance application.

First and foremost, this piece of land spends a good portion of the summer season covered in a significant amount of water, both ground and from the river. There was no discussion in this application as to the consequences of displacing the water that is present on the property every year. It has to go somewhere. We are requesting the variance be denied until a water study has been completed to look at not only where that water will end up but also find out potential flooding problems related to the removal of that area of water storage, as well as if a building with that size foot print (or any size) will have an adverse impact on the flood plain on both sides of the 4th Ave bridge. This is something we feel needs to be addressed and studied in depth before a variance is even considered. A change in flood plain and a disruption of unknown magnitude to the flow of ground water that may only be evident after the build is finished, is unacceptable. Not only will it hurt property values but it will effect the health and well-being of the neighborhood when faced with potential new water problems due to the placement of a new build, which is only possible with variances to code on 3 sides. We understand that the Army Corp is involved and has issued a permit. We feel that does not mean The Town of Frisco has to follow suit. Being that this application was conveniently submitted in the middle of winter so no one could "take a field trip" and look at the wetland in season, in person, makes it hard for the staff and the commission to make an educated decision. This is about more than what someone puts on paper.

Our second concern is that this is one of the last accessible areas of river for our wildlife. A house that is the size of 2 of our units, with the footprint that is proposed, is the wrong size for a wetland that functions as a significant wildlife corridor and hangout in addition to water storage, Moose, bear, fox and numerous birds all bed down and travel through that land most of the year. A small cabin in line with historical Frisco may be a better physical fit for that piece of property if anything can go there at all.

The third point of contention with allowing a variance on that property has to do with potentially turning an unimproved right of way into an alley. Have a road on three sides of our complex will significantly decrease our property values and make our home harder to sell to the families that are so important to

keep in our town. Having spoken to several Realtors in the past few days, the consensus is that if the variances are approved and the unimproved right of way is turned into a road, not only will our property values go down but so will the safety and security of our homes. No one wants their property turned into a fish bowl.

Also for your consideration: for the last 35 years, the assessors office and Lakewood Properties LTD. have had these two lots, Lot 23 and 24, declared as 'vacant open space' and valued as unbuildable. Essentially about 1% of what the value should be (currently its at just over \$3,000.). Lakewood Propertied LTD at no time since 1985 disputed this assessment and it was only when the Town of Frisco did in August of 2019, that it was changed back to a residential property. The Town and community at large have already been swindled out of a large amount of property taxes from this lot. Even though it was zoned buildable 140 years ago, the owner of this property has been reaping in the benefits of having this assessed as not buildable and as open space for over 3 decades. It is a shame that the Town even has to deal with this variance given the history of the lot assessment and agreement to that assessment by the owner.

We hope our concerns will be seriously considered by the Planning Commission. Thank you for your time,

Derek and Crystal Goossen

2/6/2020

Submitted from:

<https://www.frisco.gov/meeting/planning-commission-meeting-34/>