

August 4, 2020

RE: Planning File No. 011-20-MAJ

Dear Town of Frisco Planning Commission Members:

Thank you for considering my comments on **Planning File No. 011-20-MAJ**: A review of the Major Site Plan Application for a proposed multi-family townhome project, located at 317 Granite Street / Lots 21-24, Block 9, Frisco Townsite.

Like most members of our Frisco community, I am excited to see this parcel being thoughtfully developed. I appreciate the efforts the current developer has put into the building architecture and site development approach, as well as their consideration of feedback provided by the Planning Commission and Town staff leading up to this Major Site Plan Application. However, I remain very concerned about the proposed bulk plane encroachments. Adhering to the permissible bulk plane helps maintain the “small town mountain” character described in the [Frisco Community Plan](#) completed just under a year ago with significant community input. The Planning Commission plays an important role in balancing development needs with community vision and I encourage Commissioners to direct the applicant to modify their design to fit within the permissible bulk plane.

For decades, Frisco has gone through a design and development renaissance as our regional tourism economy has grown. During this “tourism boom”, our town has been challenged with maintaining the mountain town character our residents and visitors know and love, while balancing the demand and needs of a growing full-time, part-time, and visiting population. While growing to support a tourism-based economy, numerous in-town developments have thoughtfully taken into account the Town’s development code and community vision – adhering to Code requirements for bulk plane, setbacks, etc. However, recently new developments seem to consistently push the boundaries of what is acceptable under the Town Code, as well as what our community has expressed they want in the Community Plan. I feel this developer can fully meet their development goals, while reducing the scale of the building to fit within the bulk plane. For these reasons I fully support the Commission prohibiting bulk plane encroachments in this particular instance.

Thank you again for your consideration of my comments, as well as serving in the challenging role of Planning Commissioner.

Best regards,
Jason Lederer
524 Galena Street #201