

From: [Tom Metzger](#)
To: [Lee, Susan](#); [Mattka, Cheryl](#)
Cc: terrykolehall@me.com; [Tom Metzger](#)
Subject: Planning Commission Public Hearing 5/18/23 RE: Planning File No. VAC-21--0001 OBJECTION
Date: Monday, May 15, 2023 10:52:38 AM

Susan Lee
Community Development Department
Town of Frisco,
PO Box 4100
Frisco, CO 80443

RE: Planning File No. VAC-21-0001

Dear Susan,

My wife Terry Hall and I are full time residents living at 500 Frisco Street in Block 34, FRISCO TOWN SUB, RL (same as Applicants).

Opening Statement:

1. We recognize and sympathize with the Town's efforts to find "reasonable" solutions to local "affordable" housing.
2. We have no objection to the applicants' desires to upgrade, enlarge or replace their living space on their existing lot or to find an alternate location to facilitate same.

General Objection to Vacation of TOF Public Property for the Following Reasons

1. Loss of neighborhood/public uses, such as,
 - a. Pedestrian footpath.
 - b. Pet exercise avenues.
 - c. Wildlife corridor.
 - d. Greenbelt space between properties.
2. Unexpected Development/Consequences by Developers and/or Home-Owners/Home-Buyers.
 - a. Potential increased density to existing DU allotments.
 - b. Investment by a homeowner/buyer to reside, build or buy based on current surrounding density/setbacks, aesthetics and green space can be changed/minimized unexpectedly in the future.
 - c. Potential leverage (financial and/or lot size) granted to offsetting lot site owners adjacent to undeveloped TOF Public Property not afforded to others (not offsetting such ROWs).
 - d. Potential diminution of property value to existing nearby lot owners.
3. Other Considerations:
 - a. Loss of future infrastructure options by TOF.
 - b. Loss of existing or future vegetation/forestation sites.
 - c. Free and/or below current market value given or received by TOF.
 - d. **Specific:**
 - i) Does not provide deed restricted workforce housing units or require an AMI cap. The potential for such restrictions/requirements to limit buyer audience

and/or investment returns should not play a role.

- ii) If such Vacation has not been granted by TOF before, concerned this could be precedent setting (for the issues outlined above).

Respectfully submitted,
Tom Metzger and Terry hall
500 Frisco Street
Frisco, CO 80443