

From: [Tom Metzger](#)
To: [Heth, Emma](#)
Cc: [Tom Metzger](#); terrykolehall@me.com
Subject: Planning File No. VAC-25-0001
Date: Saturday, October 4, 2025 7:51:27 PM
Attachments: [Town of Frisco ROW Vacation Petition.pdf](#)

You don't often get email from tmetzger@bsegllc.com. [Learn why this is important](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Please review the email and report as suspicious if you have any doubts of the integrity of the message.

[Report Suspicious](#)

Dear Emma,

We submitted a General Objection to this petition back on May 15, 2023 (see attached), when it first came up. We like to re-submit that section of the attached, and in addition we'd like to add the following.

Potential Unintended Consequences & Considerations.

- a. Existing building height restrictions and space between dwellings may be negated or unfairly leveraged (against offset homeowners), should the TOF ROW being vacated, lie topographically high and/or narrow to the surrounding private lots.
- b. There should be a mechanism whereby, a dwelling built upon a vacated ROW, should not allow the overall height to be higher than the offset roof height of topographically lower offsetting dwellings and/or legally allowable future dwellings, regardless of floor level reductions for the ROW dwelling.
- c. There could be an instance where a new ROW home blocks the neighbors view (nearby) in what was a reason that homeowner purchased that home/lot in the 1st place. Presuming that future development in public ROW's could not occur, a motivating factor in their lot choice.
- d. Should an offset homeowner(s), object to the building/development plan (based on issues such as above), they should have some recourse in the final "agreed upon" plan as a consolation for the potential loss of aesthetics, view, green space, and neighborhood/public corridors.

Please confirm receipt of these comments and the attached and forward to the Planning Commissioner in advance of this Oct 16 public hearing.

Respectfully submitted,
Thomas Metzger and Theresa Hall
500 Frisco Street
Frisco, CO 80443

Cell 303-941-2438

Tom Metzger

From: Lee, Susan <SusanL@townoffrisco.com>
Sent: Tuesday, May 23, 2023 3:45 PM
To: Tom Metzger; Mattka, Cheryl
Cc: terrykolehall@me.com
Subject: RE: Planning Commission Public Hearing 5/18/23 RE: Planning File No. VAC-21--0001 OBJECTION

Follow Up Flag: Follow up
Flag Status: Flagged

Tom –

We haven't produced minutes from last week's meeting but can forward to you when they're ready. The outcome was that Planning Commission is in favor of the vacation in exchange for up to four work force housing units and that one of the units should be deed restricted to a person earning 160% AMI. Planning Commission also recommended that the Town and developer enter into a development agreement that specifies when and how the units will be completed. Planning Commission's recommendation goes to Town Council for consideration. It will likely be on the June 27th Town Council work session agenda.

Susan

From: Tom Metzger <tmetzger@bsegllc.com>
Sent: Monday, May 22, 2023 9:54 PM
To: Lee, Susan <SusanL@townoffrisco.com>; Mattka, Cheryl <CherylM@townoffrisco.com>
Cc: terrykolehall@me.com
Subject: RE: Planning Commission Public Hearing 5/18/23 RE: Planning File No. VAC-21--0001 OBJECTION

Hi Susan or Cheryl,

I listened to the You Tube broadcast of the mtg, but it's very hard to hear and understand all that's said or decided. Is there a summary of how the VAC application was left that evening.

Regards,
Tom Metzger

From: Tom Metzger
Sent: Monday, May 15, 2023 3:48 PM
To: Lee, Susan <SusanL@townoffrisco.com>; Mattka, Cheryl <CherylM@townoffrisco.com>
Cc: terrykolehall@me.com
Subject: RE: Planning Commission Public Hearing 5/18/23 RE: Planning File No. VAC-21--0001 OBJECTION

Great, thank you so much!

From: Lee, Susan <SusanL@townoffrisco.com>
Sent: Monday, May 15, 2023 3:17 PM
To: Tom Metzger <tmetzger@bsegllc.com>; Mattka, Cheryl <CherylM@townoffrisco.com>

Cc: terrykolehall@me.com

Subject: RE: Planning Commission Public Hearing 5/18/23 RE: Planning File No. VAC-21--0001 OBJECTION

Hi Tom – Just writing to let you know your public comment has been received and will be forwarded to Planning Commissioner's in advance of this Thursday's public hearing.

Susan Lee | Planning Manager/Principal Planner | Community Development



Mailing PO Box 4100, Frisco, CO 80443

Physical 1 Main Street, Frisco, CO 80443

Email SusanL@TownofFrisco.com

Office 970-668-2566

FriscoGov.com

TownofFrisco.com

From: Tom Metzger <tmetzger@bsegllc.com>

Sent: Monday, May 15, 2023 10:52 AM

To: Lee, Susan <SusanL@townoffrisco.com>; Mattka, Cheryl <CherylM@townoffrisco.com>

Cc: terrykolehall@me.com; Tom Metzger <tmetzger@bsegllc.com>

Subject: Planning Commission Public Hearing 5/18/23 RE: Planning File No. VAC-21--0001 OBJECTION

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