



## RECORD OF PROCEEDINGS

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### MINUTES

**Meeting of the Planning Commission for the Town of Frisco  
Town Hall, 1 East Main Street  
Thursday, January 18, 2018 at 5:00 P.M.**

**Call to Order:** Andy Stabile, Vice Chair

**Roll Call:** Brian Birenbach, Jason Lederer, Andy Stabile, Steve Wahl, Kelsey Withrow  
Absent: Melissa Sherburne, Donna Skupien

**Minutes:** Approval of the January 18, 2018 Planning Commission meeting minutes

**Public Comment (non-agenda items):** There was no public comment

#### **Agenda Items:**

1. **Planning File No. 300-17-RZ:** A final public hearing for a rezoning application to remove the Historic Overlay District designation located at 113 Granite Street / Lots 18-20 & Pt 21, Block 3, King Solomon Subdivision #1. Applicant: Town of Frisco

Commissioner Lederer moved to table the above agenda item to the March 1, 2018 Planning Commission meeting. Commissioner Wahl seconded and passed by a unanimous vote.

2. **Work Session:** Discussion of potential code revisions

Assistant Community Development Director Bill Gibson presented an overview of the staff report stating that at the time of the Unified Development Code adoption it was noted that there would be future clean-up to certain sections. The items noted in the staff report reflect the first round of clean-up items.

Mr. Gibson noted that concerns have been raised about potential parking reductions and so staff is proposing to remove the administrative adjustment for parking. Feedback was requested from Commissioners regarding the 30% adjustment for parking. Mr. Gibson asked if the Commission would like a smaller percentage for parking reduction, or just removal in entirety.

Commissioners requested further understanding when the administrative adjustment for parking would be useful to staff. Staff noted that if there was an existing condition with a physical constraint it potentially could be utilized but has not been requested at this point in time. Commissioners agreed that since parking is a hot topic, it may be safest to strike the parking reduction for now until further discussions occur in the town with regards to parking. Commissioners noted that there needs to be further discussions on parking as a whole in Town.

Further Commissioner questions and clarifications to staff included how the Historic Overlay District was being amended. Staff noted that it is in response to a formatting issue with no changes to the process at this time.

**Staff and Commissioner Updates:**

- Commissioners questioned the 90 day timeline between a sketch plan meeting and Development Application submittal and asked if it was too short of time for an applicant to submit their full site plan.
- Commissioners requested Staff consider requiring 3-D models at time of sketch plan review.
- Commissioners discussed the need to take extra consideration for rooftop decks and the implications of structures which could go on the deck and exceed the height limit after the structure is built. It was agreed that clarification regarding structures on rooftop decks may be needed in the Uniform Development Code.

**Adjournment**

There being no further business, the meeting adjourned at 5:30 pm.

Respectfully submitted,  
Community Development Department