



RECORD OF PROCEEDINGS

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**Meeting of the Planning Commission for the Town of Frisco**

**Virtual Meeting**

<https://zoom.us/j/93529524405?pwd=ZnJmM0RkcVpYK0lWUXFrbGhiTWxtUT09>

**Meeting ID: 935 2952 4405**

**Passcode: 037074**

**Thursday, November 5, 2020 at 5:00 P.M.**

**Call to Order:** Kelsey Withrow, Chair, opened the meeting.

**Roll Call:** Robert Franken, Patrick Gleason, Lina Lesmes, Donna Skupien, Andy Stabile, Ira Tane, Kelsey Withrow

**Minutes:** The October 15, 2020 Planning Commission meeting minutes were approved unanimously.

**Public Comment (non-agenda items):** There were no public comments.

**Agenda Items:**

- 1. Planning File No. ORD-20-0178** A public hearing to consider Code Text Amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, concerning the Unified Development Code, to promote more sustainable land use and development by amending Subsection 180-2.5.2.B., concerning Thresholds for Site Plan Review Type; Section 180-5.2, concerning Use Specific Standards; Subsection 180-5.1.5., concerning the Table of Allowed Uses; Subsection 180-5.2.3, concerning Outdoor Storage Areas; Subsection 180-5.3.3., concerning Solar Energy Facilities; Section 180-6.4, concerning Improvements Agreement; Section 180-6.5, concerning Land-Disturbing Activities; Section 180-6.6, concerning Drainage Plans; Section 180-6.7, concerning Water Quality; Subsection 180-6.11.2., concerning Non-Vehicular Access Requirements; Section 180-6.13, concerning Parking and Loading Requirements; Subsection 180-6.14.5., concerning General Landscape Requirements; Section 180-6.17, concerning Refuse Management; and Section 180-9.3, concerning General Definitions.

Prior to Planner Susan Lee's presentation, Ms. Lee shared with the Commission a written comment submitted by Greg Hess with Greg Hess Consulting and Contracting. Ms. Lee, then reviewed each of the following topic areas:

- Transportation
- Water Quality

Ms. Lee turned the presentation over to Ms. Gilly Plog, Environmental Programs Coordinator, to cover the following topics:

- Waste Diversion
- Solar Readiness

**Commission questions for staff included:**

- Commissioners discussed Electric Vehicle (EV) and Handicap parking requirements.
- Commissioners questioned whether there are any requirements for where EV spaces are located. Code does not dictate where. Building code states that at least one EV station must be a handicap accessible space.
- Commission questioned whether there is a state requirement requiring EV vehicles exclusively in EV spaces. Staff responded that property owners have the ability to install signage dedicating the spaces for charging.
- Commissioners questioned the cost of putting in an EV station vs. a standard space. Staff responded a station which serves 2 EV parking spaces costs approximately \$10,000. If conduits are already installed, the cost is less.
- Commissioners questioned what drainage changes there were. Staff responded that there were no major changes. A new reference to the CDOT M Standards is included as well as general clean up.
- Commission questioned the town's mechanism for reviewing wetland disturbance applications. Staff responded that we would likely use the services of a consultant similar to the contracted services for the Town Engineer.
- The Commission discussed a comment noted in the staff report regarding the mitigation of groundwater issues in older houses.
- Commissioners questioned Section 180-6.7.2 stating snow storage in wetland setbacks has been eliminated. Staff said this was not intentional and will look further into the issue.
- Commission discussed dumpster enclosures and requirements at multi-family projects. Commission requested that there be code language that will incentivize dumpsters be brought up to code including being made wildlife proof.
- Commissioners asked if ground mounted solar would be held to normal setbacks? Staff responded that the required setback is the greater of the existing zoning setback requirement or five feet.
- Commission questioned a large building with a flat roof, built to max height, if solar panels could still be put on a 35-degree angle. Staff responded there are also fire codes. You could add 8' of solar height to the roof but not to the edge of the building.
- Could a resident put solar panels in the front yard? Staff responded yes, but not in the front setback.

**Public comments:**

- There were no public comments.

**Commissioner Discussions:**

- Commission would like to incentivize EV charging stations. Encourage EV parking spots be located in areas with easier access. Be sure have had the 10% cap on EV parking spots so developers don't take advantage of parking credits.
- The Commission supports additional solar growth. Flat roof buildings with solar would have parapets around it for screening.
- Commissioners would encourage more wildlife proof dumpsters on existing properties. The presence of private garages at multi-family developments should not be a reason for exemption. Dumpster enclosures should be required on multi-family developments of based on the number of units. Adding diagrams might clarify code.
- Commissioners believe the soils report is necessary in the planning stage prior to permit.

WITH RESPECT TO PLANNING FILE NO. ORD-20-0178, COMMISSIONER LESMES MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE NOVEMBER 5, 2020 STAFF REPORT BE MADE AND THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO TOWN COUNCIL OF THE PROPOSED CODE AMENDMENTS WITH THE FOUR MODIFICATIONS AGREED UPON BY THE PLANNING COMMISSION. COMMISSIONER FRANKEN SECONDED THE MOTION.

1. ALL NON-RESIDENTIAL, MIXED USE, AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT PROJECTS GREATER THAN FIVE UNITS WOULD BE REQUIRED TO PROVIDE A DUMPSTER ENCLOSURE. OTHER MULTI-FAMILY DEVELOPMENTS WITH PRIVATE GARAGES, DUMPSTER ENCLOSURES ARE RECOMMENDED.
2. A REQUIREMENT TO LOCATE AT LEAST 50% OF THE REQUIRED EV SPACES IN A PROMINENT LOCATION.
3. FOR PROPERTIES WITH IDENTIFIED SLOPES GREATER THAN 15% REQUIRE A GEOTECH SOILS REPORT AS PART OF THE DEVELOPMENT APPLICATION.
4. SNOW STORAGE IS PROHIBITED IN THE WETLANDS AREA. (SNOW STORAGE AREA SECTION 6-13.7)

**Vote:**

FRANKEN	YEA
GLEASON	YEA
LESMES	YEA
SKUPIEN	YEA
STABILE	YEA
TANE	YEA
WITHROW	YEA

***MOTION CARRIED***

**Staff and Commissioner Updates:**

- Reminder that the Nordic Pass Registration Deadline is November 6, 2020
- Wash Bay remains under repair
- Update on the 310 E Main Street property
- Update on dumpster at Outer Range and location of the storage of grains
- Safeway potholes/Private property

**Adjournment:**

There being no further business, Commissioner Franken made a motion to adjourn, seconded by Commissioner Stabile and was unanimous. The meeting adjourned at 6:44 p.m.

Respectfully submitted,

Cheryl Mattka  
Community Development Department