



RECORD OF PROCEEDINGS

**Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, January 3, 2019 at 5:00 P.M.**

Call to Order: Andy Stabile, Chair, opened the meeting.

Roll Call: Robert Anton Franken, Andy Held, Jason Lederer, Lina Lesmes, Donna Skupien, Andy Stabile, Kelsey Withrow

Minutes: The December 6, 2018 Planning Commission meeting minutes were approved unanimously.

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

Agenda Items:

1. **Planning Commission to elect officers.**

Commissioner Franken moved to have Commissioner Stabile remain as Chair and Commissioner Withrow remain as Vice-Chair. Commissioner Skupien seconded and Stabile and Withrow were appointed with unanimous approval.

2. **Adoption of the Planning Commission Resolution 19-01:** A Resolution Naming the Public Place for Posting Notices of Planning Commission Meetings for the Town of Frisco, Colorado in Compliance with the Colorado Sunshine Act of 1972.

Assistant Community Development Director Bill Gibson stated that Section 24-6-402 CRS requires a public body to annually designate the public place for posting timely notice of public meetings at the Planning Commission's first regular meeting each calendar year. The Planning Commission confirmed the location is the same as last year (bulletin board outside the east vestibule at Frisco Town Hall and the Frisco Post Office).

COMMISSIONER LEDERER MOVED THAT THE PLANNING COMMISSION APPROVE RESOLUTION NO. 19-01. THE MOTION WAS SECONDED BY SKUPIEN AND PASSED BY A UNANIMOUS VOTE.

Vote:

FRANKEN	YEA
HELD	YEA
LEDERER	YEA
LESMEs	YEA
SKUPIEN	YEA

STABILE	YEA
WITHROW	YEA

MOTION CARRIED

3. **Work Session:** Discussion of potential revisions to the allowed uses in the Light Industrial (LI) Zoning District.

Community Development Director Joyce Allgaier provided an overview of the staff report including the initial request by Aqua Marine Coin and Commercial Laundry, LLC to allow personal services in the Light Industrial (LI) District. Ms. Allgaier referenced the LI District location on the zoning map and noted that the Town Council has initiated a code amendment application to allow laundromat uses, specifically commercial laundromats, in the LI District and has requested the Planning Commission provide their opinion. The purpose of the LI District was read and the code amendment approval criteria was reviewed. Ms. Allgaier explained why the Planning Division did not initiate the code amendment for personal services when Aqua Marine Coin and Commercial Laundry, LLC initially requested it. Ms. Allgaier noted that the commercial laundromats could perhaps work in the LI District if not included with all other personal services uses.

Commissioner Stabile noted the public letter received by Tuyet Martin, dated December 30, 2018, and stated that when the Unified Development Code (UDC) was created, it was clear that the intention was to go back and look more closely at various sections in the future and code revisions were intended to be part of the process. Commissioners acknowledged that the UDC is an evolving document.

Community Development Assistant Director Bill Gibson reviewed specific questions for the Commissioner's discussion and outlined the approaches the Commissioners could consider taking. Staff noted a mistake in the staff report on page 5 and that the "professional trade" and "use, accessory" definitions are in Section 9.3 of the UDC. Commissioners discussed the intent of the LI District and what uses exist today.

Mr. Gibson explained that accessory uses may have up to thirty percent (30%) of floor area and so a coin operated use could be up to thirty percent (30%) of an accessory service to commercial laundromats. Mr. Gibson noted that there would be exceptions that coin operated laundry in a hotel or apartment building would not be prohibited. Staff discussed logistical concerns with coin operated laundry in the LI District including parking. Commissioners asked if there was anything tied to zoning with waste from a laundromat. Mr. Gibson replied not through zoning but there would be requirements through other agencies including building, environmental health, etc. Staff and the Commission recognized it was important to ensure the Town is not changing the Code for an individual applicant.

Diane Wieland, member of Aqua Marine Coin and Commercial Laundry, LLC, stated that she understood the integrity of the District and that they do believe the building and location is perfect for a commercial laundry as well as coin-operated. Wieland explained that there is large need for laundry services for local businesses including smaller property management companies and restaurants. Ms. Wieland clarified that they are no longer asking for all personal services, specifically commercial laundromats with a small portion of coin operated machines.

Commissioners and Ms. Wieland discussed commercial laundromats. Commissioners stated that the housekeeping companies who would like to have larger capacity machines through reserved times would probably still be considered a commercial laundry use.

Ms. Wieland explained why the location was ideal for their business noting the space is ideal with a section in the front for coin operated machines and a section with a large garage door where box truck or vans could bring laundry into. Ms. Wieland noted that they do not think they are causing further traffic concerns than what is there now and they plan to reconfigure parking so there are no tandem spaces. Ms. Wieland stated they are conscious of the environment and looking at water reuse and environmentally friendly approaches.

Commissioners discussed the potential mechanical equipment which would be required. Staff noted all rooftop mechanical equipment shall be screened and would need to be approved by Staff.

Commissioner final comments included:

- This area of Town is a good location for this type of use and seems fitting. Thirty percent (30%) of residential machines seems fine. Do not consider laundromat same level of impact as a spa or barber.
- The larger capacity machines make sense as they do not generate as much traffic and fit with the purpose of the zoning. The coin operated laundry does not fit.
- This is an important district to look at since there is poor traffic flow and the tandem parking will not work with coin operated use. Need to consider how would regulate a maximum of thirty percent (30%) and how to distinguish between property management companies and individuals using coin-operated. Agree with fellow Commissioners that need to ensure not changing the code for one applicant. It is difficult to support the coin-operated use in the LI District when it is permitted in other districts.
- Would rather see laundromats in this area of town than other parts. Existing uses currently operating in the LI District include cross fit, furniture sale, etc. and are not light industrial. A laundromat should be allowed. Parking situation may be something town needs to look at with regards to all businesses and impacts to the area. The goal is to help a business succeed, if allowing a commercial laundromat does that, then 1/3 coin operated is a good compromise.
- Would like to see a commercial laundromat in this location and is leaning towards allowing this use. Recognized that the code was meant to evolve. 100% personal services use should not go in the LI District.
- Would support commercial operated laundromats only with an expanded definition for small property management companies to utilize. Traffic is an issue in this part of town and there is a limited amount of land we have for light industrial. This district is set aside for certain businesses and only commercial laundry makes sense; not coin-operated. Would like to see change code to limit commercial laundry from going anywhere on Main Street or Highway 9 but allow in LI district.
- Agreement with Staff's initial comments on personal services not being well suited in the LI District. However, commercial laundry should be within the District and defined as a light industrial use. Opening doors to anyone off the street to utilize is asking for trouble over there so individuals who want to drive up and do laundry on the spot should not be allowed. Retail/off-street laundry should not be allowed, even as accessory use.
- Consideration should be given to what will happen when the existing coin-operated business on Main Street closes, then what? Staff noted that there are other locations in town that coin-operated laundry use is permitted.

Discussion ensued over commercial laundromat facilities and the incorporation of coin operated type usage and if they should be a permitted or conditional use. Commissioners agreed that commercial laundry could still have a self-service component unless the town defined a difference. Ms. Allgaier noted commercial machines could be defined with pound allowance limitations.

Final input from Commissioners was that commercial laundromats would fit into a permitted use within the LI district but the usage of self-service laundry should be a conditional use so that parking and other factors could be reviewed. Commissioners agreed that the LI is only district commercial laundry should be permitted.

Staff and Commissioner Updates:

- Commissioners were requested to save the date of January 23rd for a community resource group lunch meeting regarding the Community Plan.
- The February 7th Planning Commission meeting will be a Community Plan work session with the community, Town Council and Consultants.
- The new Town Manager, Nancy Kerry, will start January 28th.
- Commissioners requested information on a petition submitted to Council to amend the Code to prohibit residential uses on the first floor. Ms. Allgaier noted the petition was advisory to Council, not an official petition and that Staff has discussed the Code language with the Town Attorney and will propose clarification in the Code soon.
- Commissioners asked if there was any progress on the big dig. Ms. Allgaier noted it is moving forward and supposed to happen this spring.

Adjournment:

There being no further business, Commissioner Withrow made a motion to adjourn, seconded by Lesmes and was unanimous. The meeting adjourned at 6:28 p.m.

Respectfully submitted,

Katie Kent
Community Development Department