



RECORD OF PROCEEDINGS

MINUTES

**Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, February 21, 2019 at 5:00 P.M.**

Call to Order: Andy Stabile, Chair

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

Absent: Robert Franken

Minutes: Approval of the January 3, 2019 Planning Commission meeting minutes passed unanimously.

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

Agenda Items:

1. Planning File No. 001-19-ORD: A public hearing regarding amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, concerning the Unified Development Code, by amending Subsections 180-2.5.1.D, concerning approval criteria for Conditional Uses, 180-2.5.2.B.1, concerning Thresholds for Site Plan Review Type, 180-2.5.2.D concerning Major Site Plan Review Procedures, 180-2.7.2 at Table 2-3 concerning allowed administrative adjustments, 180-3.11.2 at Table 3.11-1 concerning CC District Dimensional Standards, 180-5.1.5, concerning Table of Allowed Uses, Section 180-5.2, concerning Use-Specific Standards, Subsections 180-5.5.1.B, concerning Density Bonuses, 180-6.13.3, concerning On-Premise Parking Requirements, Section 180-6.18 concerning Fences and Walls, Subsections 180-6.19.12.C concerning Flags, 180-6.22.F concerning Garage Standards, Sections 180-8.5 concerning Nonconforming Buildings or Structures, 180-9.2 concerning Definitions of General Use Categories, 180-9.3 concerning General Definitions, and cross references to Chapter 65, Building and Constructions Standards throughout this chapter.

Bill Gibson, Assistant Director of the Community Development Department, provided an overview of the staff report. Mr. Gibson reviewed all proposed changes as stated in the staff report attachment.

Commissioners discussed proposed changes with regards to commercial/industrial laundromats and if self-service should be a conditional use or not. Commissioners agreed that the self-service portion of a commercial/industrial laundromat shall not exceed 30% of gross floor area. The Commission emphasized the importance to protect the LI District since it is so small in area.

Commissioners requested that the parking requirement for laundromats, commercial/industrial be modified to 1 per 750 sq. ft. to match the parking requirements for Warehouses in the LI District.

Public Comments:

- Jason Swinger, owner of property on Ten Mile Drive. Proposed a question on conditional use and grandfathering status and stated disagreement with how it is being looked at. Stabile requested Mr. Swinger discuss separately with Planning staff as it is not part of the agenda item.

Commissioners discussed fence heights in side yards and agreed they would like to see them allowed at six (6) feet in height.

Public Comments:

- Susanne Johnston, 310C Creekside Dr., Frisco, CO. Posed a question about wildlife migration with six foot fences; how will wildlife get through? Ms. Johnston further commented that we don't need wildlife on Main Street.

Commissioner Lederer asked about set-backs applicable to fences. Mr. Gibson responded that the Town does not have permitting requirements for fences; the onus is on the property owner to follow code as it pertains to fencing. Further, the setbacks allow room for wildlife travel. The Planning Commissioners expressed that they were comfortable with the proposed fencing verbiage.

Commissioners discussed community centers and agreed that they should be added as a conditional in the Mixed-use, Residential-High and Gateway Districts.

Commissioners requested that Community Gardens be added as a conditional use in the LI District as they could go on rooftops.

Commissioners discussed Light Goods Repair and that it also includes bike and ski repair uses. Commissioners requested that Lights Goods be a permitted use in the Gateway and Mixed Use Districts.

The Planning Commissioners commented on, and expressed appreciation to, Mr. Gibson for his thoroughness on the ordinance revisions.

Public Comments:

- There were no additional public comments.

Mr. Gibson recapped the changes that the Planning Commissioners requested:

1. 180-5.1.5 Table of Allowed Uses: Commercial Laundromats will be a permitted use in the LI District rather than a conditional use.
2. Section 180-5.2.7 B: Remove proposed 30-49% threshold. The self-serve component will be capped at 30% (as a permitted accessory use).
3. Table 6-1: Parking for the Commercial/Industrial Laundromats shall be 1 per 750 to be consistent with the warehousing, wholesale business and contractor trades uses.
4. 180-6.18.6: Fence height shall be proposed to be six (6) feet in side yard.
5. 180-5.1.5 Table of Allowed Uses: Community centers will be added as a conditional use in the Mixed-Use, Residential High and Gateway Districts.
6. 180-5.1.5 Table of Allowed Uses: Community Gardens will be added as a conditional use in the LI district.
7. 180-5.1.5 Table of Allowed Uses: The Lights Goods will be a permitted use rather than conditional in the Gateway and Mixed Use Districts
8. Section 180-5.2.10: Staff will work with the Town Attorney to clarify the 2nd sentence of proposed changes

WITH RESPECT TO PLANNING FILE NO. 001-19-OR, COMMISSIONER LEDERER MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE FEBRUARY 21, 2019 STAFF REPORT BE MADE AND THE

RECOMMENDED CONDITIONS STATED ABOVE BE TAKEN AND THAT THE PLANNING COMMISSION RECOMMENDS APPROVAL TO TOWN COUNCIL OF CODE TEXT AMENDMENTS TO CHAPTER 180 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, COLORADO, CONCERNING THE UNIFIED DEVELOPMENT CODE, BY AMENDING SUBSECTIONS 180-2.5.1.D, CONCERNING APPROVAL CRITERIA FOR CONDITIONAL USES, 180-2.5.2.B.1, CONCERNING THRESHOLDS FOR SITE PLAN REVIEW TYPE, 180-2.5.2.D CONCERNING MAJOR SITE PLAN REVIEW PROCEDURES, 180-2.7.2 AT TABLE 2-3 CONCERNING ALLOWED ADMINISTRATIVE ADJUSTMENTS,180-3.11.2 AT TABLE 3.11-1 CONCERNING CC DISTRICT DIMENSIONAL STANDARDS, 180-5.1.5, CONCERNING TABLE OF ALLOWED USES, SECTION 180- 5.2, CONCERNING USE-SPECIFIC STANDARDS, SUBSECTIONS 180-5.5.1.B, CONCERNING DENSITY BONUSES, 180-6.13.3, CONCERNING ON-PREMISE PARKING REQUIREMENTS, SECTION 180-6.18 CONCERNING FENCES AND WALLS, SUBSECTIONS 180-6.19.12.C 001-19-OR, UNIFIED DEVELOPMENT CODE AMENDMENTS 7 CONCERNING FLAGS, 180-6.22.F CONCERNING GARAGE STANDARDS, SECTIONS 180-8.5 CONCERNING NONCONFORMING BUILDINGS OR STRUCTURES, 180-9.2 CONCERNING DEFINITIONS OF GENERAL USE CATEGORIES, 180-9.3 CONCERNING GENERAL DEFINITIONS, AND CROSS REFERENCES TO CHAPTER 65, BUILDING AND CONSTRUCTIONS STANDARDS THROUGHOUT THIS CHAPTER.

SECONDED BY COMMISSIONER SKUPIEN

Vote:

FRANKEN	ABSENT
HELD	YEA
LEDERER	YEA
LESMES	YEA
SKUPIEN	YEA
STABILE	YEA
WITHROW	YEA

MOTION CARRIED

2. Planning File No. 062-18-MAJ: A public hearing of the Major Site Plan Application for the proposed addition to the Frisco Emporium Building and associated improvements, located at 307, 309, 311 East Main Street/Lots 6, 7, 8, 9, Block 6 Frisco Townsite, and 313 East Main Street/Lots 4, 5, Block 6, Frisco Townsite. Applicant: Robert Philippe

COMMISSIONER HELD MOVED THAT THE PLANNING COMMISSION TABLE THE ABOVE AGENDA ITEM TO MARCH 21, 2019, THE MOTION WAS SECONDED BY COMMISSIONER LEDERER AND PASSED BY A UNANIMOUS VOTE.

Vote:

FRANKEN	ABSENT
HELD	YEA
LEDERER	YEA
LESMES	YEA
SKUPIEN	YEA
STABILE	YEA
WITHROW	YEA

MOTION CARRIED

Staff and Commissioner Updates:

Adjournment:

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

Respectfully submitted,

Cheryl Mattka
Community Development Department