PARKER
COLORADO

PLANNING COMMISSION MINUTES
March 27, 2025

Planning Commission Chairperson Gary Poole called the meeting to order at 7:01 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present and seated were Commissioners Jane Lane, Erik Rieger, Ruth Ann Nelson, Angela Lindstrom and Bret Tueller.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Eric Rieger moved to approve the February 13, 2025 meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:03 P.M. – AN ORDINANCE TO AMEND SUBSECTION 13.05.030(E) OF THE PARKER MUNICIPAL CODE CONCERNING CAR WASHES

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Bryce Matthews

APPLICANT AND STAFF PRESENTATION

Bryce Matthews, Assistant Director - Planning, presented the staff report proposing to amend Section 13.05.030(e)(28) Car Wash of the Parker Municipal Code. The proposed changes will incorporate use-specific standards for car washes that will apply to all zone districts including Planned Developments (PD's). Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding car washes.

COMMISSIONER DISCUSSION WITH STAFF OR APPLICANT

- Commissioner Ruth Ann Nelson stated that the Town currently has car washes within the hard corners and if the property were to be redeveloped in the future, would a car

wash be allowed to be built there or would the new LDO amendment prevent a new car wash from being built;*(staff said within 660 ft of a hard corner, none of these areas have more than two, so they would be legal, but the existing car washes would count towards the two permitted in the 660 ft; also if there were a car wash within 250' of a hard corner, that use would be legal non-conforming, which means that it could continue in perpetuity, but couldn't expand in the future).*

- Commissioner Ruth Ann Nelson asked a follow-up question that if the property were redeveloped, it could not be redeveloped as another car wash; *(staff said yes).*
- Commissioner Jane Lane asked if this issue concerning the restriction on car washes allowed at or near hard corners were left to market forces, wouldn't it take care of itself by process of elimination; *(staff said it is not planning's role to understand market conditions and predict which businesses can survive).*
- Commissioner Jane Lane asked a follow-up question that if this LDO Amendment wasn't approved, there could be additional car washes at hard corners and how does this harm the Town; *(staff said there is the potential impact of a proliferation of car washes upon community character and economic vitality. The car washes would prevent other types of commercial uses that promote economic vitality and the proposed code would protect sensitive uses that may be impacted by car washes).*
- Commissioner Erik Rieger asked if an existing legal, non-conforming car wash were damaged beyond the point of repair, would they be allowed to continue as a car wash if it was repaired and what would that process look like; *(staff said for nonconforming uses, code says that if the damage is less than 50% of the value, then the use can be rebuilt and continue and if it was more than 50%, such as 75% or 100% of the value, it could not be rebuilt).*
- Commissioner Ruth Ann Nelson asked if stricter rules for new car washes were discussed; *(staff said they had several meetings with Town Council and staff presented a range of options from taking no action to a suspension and council directed staff to move forward with a middle ground option which is being presented tonight).*

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:11 P.M. – AN ORDINANCE TO AMEND SUBSECTION 13.05.030(E) OF THE PARKER MUNICIPAL CODE CONCERNING CAR WASHES

Commissioner discussion:

- Commissioner Ruth Ann Nelson said that market forces work to a certain extent, for example look at all the banks at hard corners such as Parker Rd. and Mainstreet; that she would have preferred a stricter ordinance, but that this is a good starting point and

if Town Council feels they haven't gone far enough, they can make changes prior to its adoption and she will be voting in favor of this amendment.

- Commissioner Angela Lindstrom appreciates Town Council taking this issue under consideration, that Town Council plans carefully for the Town and its development which is really appreciated, that this amendment is consistent with the language and spirit of the Town's LDO and Master Plan, is in favor of this and will be voting in support of the amendment.
- Commissioner Erik Rieger said he will also be voting in support of this amendment, that it does a fantastic job making sure that the Town's character is preserved, providing for development in the correct areas.
- Commissioner Jane Lane said this is the sort of thing that overall, the population of the Town is in support of, and she too is in support.
- Commissioner Gary Poole agrees with his fellow commissioners, that this is a step in the right direction, that we'd like to see variety at the hard corners and the economic impetus it brings.

Commissioner Angela Lindstrom moved the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding car washes. Commissioner Bret Tueller seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Jane Lane seconded the motion, a vote was taken and passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole