



PLANNING COMMISSION MINUTES

October 24, 2019

Chair Gary Poole called the meeting to order at 7:00 p.m.

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

Also, present were Commissioners Duane Hopkins, Ruth Ann Nelson, John Howe, Erik Frandsen, Eliana Burke and Alternates Susan Caudill (seated for the absent Commissioner Richard Foerster) and Tracie Manske. Alternate Kimberly Rodell was absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the October 10, 2019 meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 7:02 P.M. DRAFT ORDINANCE

ORDINANCE NO. 3.326.2 - A Bill for an Ordinance to Amend Sections 13.06.020, 13.10.160, 13.10.200 and 13.16.040 of the Parker Municipal Code Concerning the Town of Parker Development Design Standards

Applicant: Town of Parker

Location: Townwide

Department: Community Development, Carolyn Washee-Freeland

Carolyn Washee-Freeland, Planner, presented the staff report for the draft update to the Land Development Ordinance concerning Development Design Standards. Ms. Freeland concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the proposed amendment.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:09 P.M.DRAFT ORDINANCE

PLANNING COMMISSION DISCUSSION

Commissioners discussed:

- they are aware and appreciate the thought, time and work that went into the document
- they were impressed with the charts and the clarity of the standards versus the current guidelines, as a great improvement
- congratulations to staff and Planning Commissioners for a well done document
- the document is straight-forward and easy to read
- great addition to the Town of Parker
- the document reflects the thoughts of the community

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the Development Design Standards and Ordinance 3.326.2. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 7:12 P.M. DRAFT ORDINANCE

ORDINANCE NO. 3.01.120 - A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code Regarding Hemp Operations in the Light Industrial Zone Districts

Applicant: Town of Parker

Location: Townwide

Department: Community Development, Bryce Matthews

Bryce Matthews, Planning Manager, presented the staff report for the draft update to the Land Development Ordinance regarding the hemp operations in the Light Industrial Zone Districts. Mr. Matthews concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the amendment.

Commissioners discussed with staff:

- the recommendation to allow the use by right versus use by special review; (*Staff said both uses were considered; in review of other jurisdictions there appeared to be a clear break between heavy industrial uses and similar light industrial uses currently permitted by right.*)
- if the use will be permitted throughout town; (*Staff said the use is specific to the light industrial zone areas in town.*)

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:16 P.M.DRAFT ORDINANCE

PLANNING COMMISSION DISCUSSION

Commissioners discussed the request:

- is clear
- administratively clarifies what is permitted and where
- addresses concerns for employees and the community surrounding noise and odors of hemp manufacturing
- allows for economic growth

Commissioner Eliana Burke moved that the Planning Commission recommend Town Council approve an ordinance to amend Title 13 of the Parker Municipal Code regarding Hemp Operations in the Light Industrial District. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 7:19 P.M. DRAFT ORDINANCE

ORDINANCE NO. 3.01.121 - A Bill for an Ordinance to Amend Subsections 13.12.030(c), (d) and (e), 13.12.040(b), (c) and (e) of the Parker Municipal Code Concerning Commercial Wireless Facilities

Applicant: Town of Parker

Location: Townwide

Department: Community Development, Bryce Matthews

Bryce Matthews, Planning Manager, presented the staff report for the draft update to the Land Development Ordinance to amend Subsections 13.12.030(c), (d) and (e), 13.12.040 (b), (c) and (e) of the Parker Municipal Code concerning Commercial Wireless Communication Facilities. Mr. Matthews concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the proposed amendment.

Commissioners discussed with staff:

- the allowed distance between cell facilities; (*Staff said the current code allows cell facilities no closer than 600 feet to other cell facilities unless they are co-located on an existing light post or other facility.*)
- at what point cell facility height is measured on a building; (*Staff said height is measured from the roof of the building and the proposed ordinance allows for a cell facility 12 feet above the building roof; the overall height may be five feet above the maximum building height allowed in the zone district when approved by the Planning Director.*)

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:26 P.M. DRAFT ORDINANCE

PLANNING COMMISSION DISCUSSION

Commissioners discussed the request:

- is clear and administrative
- is good to have extensive rules and regulations on wireless communication facilities installations
- allows the Town to be competitive in having 5G wireless technology capabilities for current, future business and residential use

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve an ordinance to amend Section 13.12 of the Parker Municipal Code regarding Commercial Wireless Communication Facilities. Commissioner John Howe seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

Commissioner Ruth Ann Nelson shared she participated in and recommended others participate, in an informative and enjoyable, Douglas Land Conservancy tour of the Harvie Open Space.

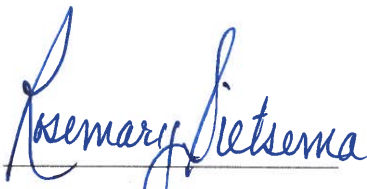
STAFF ITEMS

Staff invited the Planning Commission to participate in a presentation of the final draft of the Parker Road Corridor Plan at a Community Open House on Wednesday, November 13, 2019 between 5 and 7 p.m. at the PACE Center.

Staff reminded the Planning Commission of the next training on the Greater Downtown District zone district and the My Mainstreet project at 5:30 p.m., prior to the November 14, 2019 Planning Commission meeting.

ADJOURNMENT

The meeting was adjourned at 7:29 p.m.



Rosemary Sietsema
Recording Secretary



Gary Poole
Chair