



PLANNING COMMISSION MINUTES

November 14, 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 Richard Foerster, Ruth Ann Nelson, John Howe, Eliana Burke; Alternates Susan Caudill and Tracie Manske, seated for the absent Commissioners Erik Frandsen and Duane Hopkins. Alternate Kimberly Rodell was present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the October 24, 2019 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:02 P.M. UNPLATTED LOOKING GLASS SEGMENT

1 – Sketch and Preliminary Plans

Applicant: JEN Colorado 18, LLC, Larry Jacobson

Location: Generally located at the southwest Corner of Crowfoot Valley and Stroh Roads

Department: Community Development, Paul Workman

TRAKiT No.: SUB19-021 and SUB19-022

Paul Workman, Planner presented the staff report for the Looking Glass Segment 1 – Sketch and Preliminary Plans concurrently. Mr. Workman concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the sketch and preliminary plans.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Lawrence Jacobson, 4100 E Mississippi Avenue, Suite 500, Denver, CO 80246 presented project highlights:

- previously approved infrastructure plat for Filing 1
- previously approved planned development guide to accommodate dendritic drainage

- introduced team members:
 - Matt Osborn, Partner
 - Eric McDaniel, EMK Consultants, Inc.
 - Karen Henry, The Henry Design Group
 - CJ Kirst, Tahoe Land Services
- detailed lot sizes per filing (45, 50, 60 and 70 foot lots)
- paired homes to be developed in Planning Area 6 through a future platting process
- parks, trails and open space developed with input from Town of Parker Planning and Parks Recreation Open Space Department

Matt Osborn, 4100 E Mississippi Avenue, Suite 500, Denver, CO 80246 presented details for each Planning Area:

- overview of each neighborhood
- park locations, size and amenities
- trail details
- open space locations
- residential buffering provisions
- rebranding from Hess Ranch to Looking Glass
- requested Planning Commission recommend approval to Town Council
- agreement with conditions in staff's report
- thanked staff for their work

Planning Commissioners discussed with Mr. Osborn:

- the number of planned paired homes in Planning Area 6; (*Mr. Osborn said the approved August 2019 Planned Development Guide allows for 90-paired homes.*)
- if any of the parks would be transferred to the Town of Parker after development; (*Mr. Osborn said all parks in the proposed sketch/preliminary plans will be Homeowners' Association owned.*)
- the regional trail surface material; (*Mr. Osborn said the regional trail will be concrete with a mix of materials for other trail types.*)

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:31 P.M. UNPLATTED LOOKING GLASS SEGMENT 1 – Sketch and Preliminary Plans

PLANNING COMMISSION DISCUSSION

Commissioners discussed the proposal:

- is well thought-out; well designed
- provides a variety of lot sizes; open space
- provides dendritic drainage

- will be a great asset to the Town
- provides an impressive amount of green and park space

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the proposed Unplatted Looking Glass – Segment 1 Sketch and Preliminary Plans subject to the three (3) conditions in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:34 P.M. BLAIR INDUSTRIAL PARK REPLAT OF TRACT 3 L3 – Use by Special Review for Camp Bow Wow Kennel Expansion

Applicant: Todd Woody, PM Design Group

Location: Generally located at the west side of the intersection of Progress Drive and Mountain Main Drive

Department: Community Development, BrieAnna Simon

TRAKiT No.: Z19-020

BrieAnna Simon, Planner, presented the staff report for the Blair Industrial Park Replat of Tract 3 L3 – Use by Special Review for Camp Bow Wow Kennel Expansion. Ms. Simon concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the use by special review request as conditioned in staff's report.

Commissioners discussed with staff:

- actions to address submitted barking issues; (*Staff said, based on a search of the last five years with Community Services for complaints, there were none; staff therefore evaluated the issue as not needing to be addressed.*)
- if the proposal includes the entire building; (*Staff said no, there will be one other tenant, a dog groomer, in the building.*)
- the location of the individual with concerns for the proposal relative to the proposed location; (*Staff said the proposal is for the southern area of the building; the individual with concerns is located across the street to the north of the property.*)

APPLICANT PRESENTATION

None

Gina Paradiso, Camp Bow Wow owner, 10325S Progress Way, answered questions:

- instructions to camper parents to help them be good neighbors; (*elimination areas, permitted parking will be increased, quick drop-off and pick-up by clients were discussed.*)
- noise mitigation in new section; (*not aware of noise complaints in the past twelve years; so no noise mitigation plans; just giving dogs more space.*)

PUBLIC COMMENT OPENED

Nicholas Ratkai, 10315 S Progress Way, Parker, CO spoke with concerns:

- dogs barking
- increased rental vacancy due to noise
- parking issues
- dog waste
- business depends on leasable space
- request Planning Commission not recommend Town Council approve request

Commissioner Ruth Ann Nelson requested information on the parking lot improvements; will there be new landscaping areas in the parking lot for relief of the dogs.

Maurissa Muha, PM Design Group, 7200 S Alton Way, Suite B270, advised:

- heavy landscaping equipment will not be on the site to damage the parking lot
- 13 parking space striping will be added; two ADA parking spaces will be included
- the existing trash bins will be enclosed to the south corner
- the eastern parking area has one ADA and 14 parking stalls that will be used by the dog grooming company and Camp Bow Wow
- the Land Development Ordinance requires 30 parking spaces for the expanded use; 31 are proposed; 28 standard stalls and 3 ADA
- the entrance concrete pad will be heated in the winter to keep it free from snow and ice
- the hope is to alleviate identified parking issues
- the existing landscaped area will be maintained for the clients to use for relief and not the other businesses' parking areas

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:52 P.M. BLAIR INDUSTRIAL PARK REPLAT OF TRACT 3 L3 – Use by Special Review for Camp Bow Wow Kennel Expansion

PLANNING COMMISSION DISCUSSION

Commissioners discussed and agreed:

- recommending approval as long as the six conditions for approval continue to be met
- understood concerns of other property owner
- the proposal will improve the conditions
- no changes to noise if proposal not approved
- encouraged the other property owner/tenants to contact Community Services if have complaints
- proposal meets nine criteria for approval
- proposal will improve parking

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Blair Industrial Park Replat of Tract 3 Lot 4 Use by Special Review request to allow the expansion of the observation kennels and pet day care facility to include 7,450 square-feet of indoor space and 3,810 square feet of outdoor space, subject to the six (6) conditions in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 7:58 P.M. DRAFT RESOLUTION NO. 19-101 - A
Resolution to Adopt the Parker Road Corridor Plan as a Part of the Parker 2035 Master Plan
Applicant: Town of Parker
Location: Townwide
Department: Community Development, Mary Munekata

Mary Munekata, Planner, presented the staff report for the draft update to the Parker Road Corridor Plan and its adoption as part of the Parker 2035 Master Plan. Ms. Munekata concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council adopt the proposed resolution.

Commissioners discussed with staff and the consultant:

- schedule of updates to the plan as development occurs; *(Staff said the Plan has a 20-year horizon; as a living document it will be updated as necessary.)*
- the level of cooperation between the Town of Parker and the Colorado Department of Transportation (CDOT); *(Staff deferred to Troy Russ, 1819 Lakespur Lane, Louisville, CO Kimley-Horn Consultant. Mr. Russ said the agreement between the Town and the state regards access management on Parker Road. Mr. Russ said the state is a referral agency for review of proposed developments. He said in place of that, CDOT has an Access Development Agreement that the Town of Parker Public Works department will review with Planning staff to determine the development is consistent with the agreement. He said the agreement also covers future plans for the Parker Road Corridor for all entities.)*
- the impacts to obtain federal funding for the corridor; *(Mr. Russ said the plan sets the framework for projects to meet federal requirements for support.)*
- if the Town of Parker will be able to choose one of the two alternatives suggested for Mainstreet investment by CDOT or will it be collaborative; *(Mr. Russ said the expectation is that the decisions will be collaborative.)*
- if Parkglenn Way will be restricted to right-in/right-out; *(Mr. Russ deferred to staff; Staff said that is a question for Engineering/Public Works; traffic warrants need to be met to be eligible for traffic signals at intersections. Mr. Russ said long-term the recommendation is put a signal at the intersection of Parkglenn Way and Parker Road but the traffic counts are not warranted at this time.)*
- once approved, will implementation start in 2020; *(Staff said smaller pieces of the plan may be implemented in 2020.)*
- if there is a separate hearing to update the Parker 2035 Master Plan or will it be updated with tonight's recommendation; *(Staff said an amendment to the Parker 2035 Master Plan to include the Parker Road Corridor Plan will come through a future hearing.)*

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

The following citizen's spoke regarding traffic concerns with the intersection of Parkglenn Way and Parker Road:

- Betty Cooperman, 11532 N Donley Drive, Parker, CO
- Wendy Peters, 38437 County Road 13, Elizabeth, CO

PUBLIC COMMENT CLOSED

Chair Gary Poole advised with staff concurrence that traffic signals are determined by CDOT in conjunction with Town of Parker Engineering/Public Works.

Staff agreed to bring the concern to Town of Parker Engineering/Public Works and have the citizens contacted.

PUBLIC MEETING: CLOSED: 8:23 P.M. DRAFT RESOLUTION NO. 19-101 - A Resolution to Adopt the Parker Road Corridor Plan as a Part of the Parker 2035 Master Plan

PLANNING COMMISSION DISCUSSION

Commissioners discussed:

- it is evident that all involved have provided a solid means to move forward to implement and fund the Parker Road Corridor Plan
- that the plan is a living document that can be updated to accommodate future development
- appreciation for the consistent outreach and public engagement/comment that has been taken into consideration in the development of the plan
- look forward to the fruition of the plan
- appreciation for the time and effort by staff and the consultant in the development of the plan
- thanks for the comprehensive, easy to read document; encouraged citizens to review the plan

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the proposed resolution adopting the Parker Road Corridor Plan as part of the Parker 2035 Master Plan. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 8:27 P.M. DRAFT RESOLUTION NO. 19-097 - A Resolution supporting the Recommendations Concerning the Park Dedication Standards Contained in the June 2019 Park Dedication Standards Update Recommendations Report

Applicant: Town of Parker

Location: Townwide

Department: Community Development, Mary Munekata

Mary Munekata, Planner, presented the staff report for the draft resolution supporting recommendations concerning the Park Dedication Standards contained in the June 2019 Park Dedication Standards Update Recommendations Report. Ms. Munekata concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council adopt the proposed resolution.

Commissioners discussed with staff:

- if the proposed manual would be in the same format as the recently updated commercial design standards; with pictures and flow charts; (*Staff said it would have graphics and be more user friendly.*)

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 8:34 P.M. DRAFT ORDINANCE NO. 19-097 - A
Resolution supporting the Recommendations Concerning the Park Dedication Standards Contained in the June 2019 Park Dedication Standards Update Recommendations Report

PLANNING COMMISSION DISCUSSION

Commissioners discussed the request:

- is a step in the right direction
- is a result of a lot of staff time and effort to provide standards for developers ensuring quality parks for communities
- provides a living document that can be updated for future developments
- is impressive in the level of detail as to amenity requirements and why they are necessary
- will be a benefit to the community that aligns with the vision and values of development in the communities
- is appreciated for consistency with this presentation and what has been proposed for new developments

Commissioner Richard Foerster moved that the Planning Commission recommend Town Council approve the proposed Resolution 19-097. Commissioner Tracie Manske seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

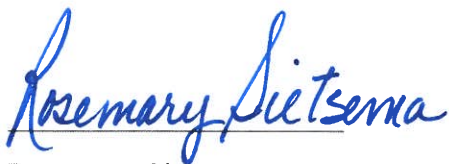
Staff presented the proposed 2020 Planning Commission meeting schedule and asked for a motion to approve.

Commissioner Eliana Burke moved the Planning Commission approve the 2020 Planning Commission meeting schedule. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 7:0.

Staff reminded the Planning Commission of the next training on Environmental Standards and the Built Environment at 5:30 p.m., on December 12, 2019; there will not be a Planning Commission meeting.

ADJOURNMENT

The meeting was adjourned at 8:39 p.m.



Rosemary Sietsema
Recording Secretary



Gary Poole
Chair