



TOWN COUNCIL STUDY SESSION AGENDA
February 10, 2020
5:30 PM

I. Town Council Items

II. Study Session Items

1. COPPS Policy - Tsurapas/Wynn - 15 minutes
2. Discovery Park Alcohol Discussion - Cleveland/Schledorn - 15 minutes
3. Veterans Memorial Banner Program Policy - Williams/Penington - 15 minutes
4. RTD Service Changes Update - Matthews/Munekata - 30 minutes
5. Wildlife Management/Environmental Assessment Follow-Up - Fussa - 30 minutes



MEMORANDUM

TO: Honorable Mayor Waid and Members of Town Council

FROM: Jamie Wynn, Assistant Town Attorney
Jim Tsurapas, Deputy Chief

DATE: February 10, 2020

SUBJECT: COPPS Policy

ISSUE:

As previously addressed before Council, the Police Department intends to utilize COPPS volunteers to assist with Downtown parking enforcement issues.

FISCAL/BUDGET IMPACT:

None.

BACKGROUND:

As Council will recall, the Police Department is intending to utilize COPPS volunteers to assist with Downtown parking enforcement concerns.

As part of their duties with respect to parking enforcement, COPPS volunteers may need access to Town resources, including digital and IT resources. Therefore, there was a need to update the Police Department's policies and Volunteer Manual to allow volunteer's the ability to access certain Town networks and/or information.

The Police Department worked with the IT Department to ensure that potential confidentiality and security concerns were addressed with any changes. Based upon that collaborative effort, the Police Department has updated the Auxiliaries/Volunteer policy to include specific information related to confidentiality and security requirements to allow volunteers access to Town networks. Updates have also been made to the Volunteer Manual that include additional security and confidentiality requirements for any network or information access. Every volunteer must review and sign off on the Manual as well as initial the added sections related to network/information access.

Currently there are two COPPS volunteers who are designated to assist with parking enforcement. Community Services Manager Mazzeo is putting together training and upon review by Command Staff will conduct the necessary training to get these volunteers ready to engage in the parking enforcement process. As previously discussed, upon the determination

that a violation exists, the COPPS members will contact a Community Services Officer to response and address the violation.

RECOMMENDATION:

This item is for information and updates only.

REQUESTED DIRECTION:

This item is for information and updates only.

ATTACHMENT:

None



MEMORANDUM

TO: Honorable Mayor Waid and Members of Town Council

FROM: Jim Cleveland, Acting Deputy Town Administrator/Parks,
Recreation and Open Space Director
Kristin Schledorn, Deputy Town Attorney

DATE: February 10, 2020

SUBJECT: Discover Park Alcohol Discussion

ISSUE:

As Council will recall, in 2019, Resolution 19-026 was approved initiating a pilot program allowing the open consumption of alcoholic beverages in Discovery Park between 4pm and closing during the Cultural Department's outdoor concert season. Upon completion of this concert season, staff representing the Parks and Recreation Department, the Cultural Department and the Police Department all agreed that this change was well received by the community and did not prove to be disruptive to the event.

If Council wishes to continue this program at Discovery Park during the 2020 season, staff will work to create an updated resolution (see attached) allowing this activity. As with 2019, the 2020 Resolution would allow for the consumption of any fermented malt beverage or malt, vinous or spirituous liquor in the park during designated times at the eight outdoor concerts held at Discovery Park.

FISCAL/BUDGET IMPACT:

None.

BACKGROUND:

RECOMMENDATION:

Staff requests Council direction and feedback on the proposed resolution allowing the limited consumption of alcohol in Discovery Park in 2020.

REQUESTED DIRECTION:

ATTACHMENT:

1. Draft Resolution_Consumption of Alcohol at Discover Park Concerts 2020

RESOLUTION NO. 20-, Series of 2020

TITLE: A RESOLUTION AUTHORIZING THE POSSESSION AND CONSUMPTION OF ALCOHOLIC BEVERAGES IN DISCOVERY PARK, SUBJECT TO CERTAIN CONDITIONS

WHEREAS, the Town of Parker is a home rule municipality duly organized and existing under laws of the State of Colorado and the Town's Charter;

WHEREAS, the Colorado General Assembly enacted SB 18-243, which, among other things, allows municipalities and counties to authorize the consumption of any fermented malt beverage or malt, vinous or spirituous liquor in any public place, other than a public right-of-way, if specifically authorized by ordinance, resolution or rule;

WHEREAS, Sections 8.08.010 and 12.02.200 of the Parker Municipal Code authorize the possession and consumption of alcohol on park lands designated by Town Council resolution;

WHEREAS, the Town Council of the Town of Parker desires to authorize the possession and consumption of alcoholic beverages in Discovery Park, subject to certain conditions; and

WHEREAS, on May 20, 2019, the Town Council approved by Resolution 19-026 such a measure for the 2019 concert series, which produced no increase in negative impacts as reported by Town staff, and therefore, the Town Council wants to authorize the consumption of alcoholic beverages in Discovery Park for 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. Discovery Park is hereby designated as the only park lands within the Town of Parker where the possession and consumption of alcoholic beverages, including any fermented malt beverage, or any malt, vinous or spirituous liquor, shall be allowed, subject to the following limitations:

a. Possession or consumption of alcoholic beverages in glass containers shall not be allowed.

b. Possession or consumption of alcoholic beverages shall only be allowed from 4:00 p.m. until 9:00 p.m. on the following dates: June 4, 2020; June 18, 2020; June 25, 2020; July 2, 2020; July 9, 2020; July 16, 2020; July 23, 2020; and July 30, 2020.

RESOLVED AND PASSED this _____ day of _____, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk



MEMORANDUM

TO: Honorable Mayor Waid and Members of Town Council

FROM: Tom Williams, Director Eng/PW
Elise Penington, Communications Director

DATE: February 10, 2020

SUBJECT: Veterans Memorial Banner Program Policy

ISSUE:

Town Council directed staff to prepare a Memorial Banner program for Veterans. After receiving feedback and direction from Town Council at the January 13th Study Session, staff has prepared the program policy and guidelines (attached) for consideration by Town Council.

FISCAL/BUDGET IMPACT:

There would be a one-time set-up cost of approximately \$2,500 to install the banner hanging hardware on the seven (7) lamp posts at Living Wheel Park, with minimal long-term maintenance costs. The set-up and long-term maintenance will be funded through the Traffic Services Division budget.

The cost to prepare and hang the banners will be \$150/each banner through the Town's vendor (Fast Signs). Staff is recommending these costs be paid by the Banner Program applicant.

BACKGROUND:

Town Council directed staff at the December 9, 2019 Study Session to investigate alternatives for a Veterans Memorial Banner program. At the January 13, 2020 Study Session, staff presented a proposal which utilized the existing seven (7) lamp posts at Living Wheel Park for the banners, which already recognizes military contributions and sacrifices. Town Council directed staff to move forward with this proposal and prepare the program policy and guidelines. Staff has prepared this policy which is attached for Town Council review and consideration.

Upon approval of the program policy, staff will begin marketing the new program through social media, Talk of the Town, the Town's website and other existing outreach resources. The Veterans Memorial Program would debut in May of 2020 and could potentially be expanded in the future depending on demand.

RECOMMENDATION:

Town staff recommends approval of the proposed Veterans Memorial Banner Program and Policy.

REQUESTED DIRECTION:

Staff requests direction from Town Council on this program.

ATTACHMENT:

1. Veterans Memorial Banner Program Policy_Study Session_2_10_20
2. Veterans_Memorial_Banner

Veterans Memorial Banner Program Policy

The Town of Parker's Memorial Banner Program was created to recognize and honor deceased Town of Parker residents who have served our country in the military. Each banner will honor one (1) veteran and will include their name, branch of service and photo (if provided). Banners will be displayed on a street light in or near Living Wheel Park during the month of May to remind our community of their dedication to our country.

Program Eligibility

To qualify for this program, the individual being recognized must have resided in the Town of Parker, served in one of the five (5) branches of the United States Armed forces (Army, Navy, Air Force, Marines, and/or Coast Guard), and have died in the line of duty or honorably discharged from service.

Cost

The cost per banner is \$150, which includes the design, production, installation, and removal of the banner. Banners must be requested and paid for by the immediate family of the service member to be honored.

Banner Display

Banners will be displayed approximately from May 1 through May 31. Banners will be removed and returned to the family at the end of the display period. The Town of Parker and Fast Signs of Parker are not responsible for replacing banners that are stolen, damaged, or destroyed due to age, vandalism, or any acts of nature including high winds.

Requesting a Banner

To request a banner, please fill out our Memorial Banner Request Form [ADD LINK](#). Our staff will contact you to let you know if your banner has been selected for use in the program. Once you have received confirmation that your banner has been accepted, payment of \$150 must be made to Fast Signs of Parker prior to your banner being produced and hung.

Fast Signs of Parker

Attn: Memorial Banner Program

18921 Plaza Drive, Suite 102

Parker, CO 80134

Please make checks payable to Fast Signs of Parker

Include "Memorial Banner Program" on the memo line

Selection Process:

- Banner applications must be received by April 1, 2020.
- Fourteen (14) banner spaces are available for the first year of the program and applications will be reviewed on a first-come, first-served basis.
- Once the application is verified and funding for the banner has been received, the applicant will be notified of the final banner approval.

- Banners will be installed annually on or around May 1 and displayed until approximately May 31, 2020.
- Once banner has been removed, it may be picked up by the family at Fast Signs of Parker.

Banner Requirements

Approved banners will be designed, produced and hung by Fast Signs of Parker, located at 18921 Plaza Drive, Suite 102 in Parker. Fast Signs may also be reached at 303.841.3278 or by [email](#). View banner requirements here **ADD LINK**.

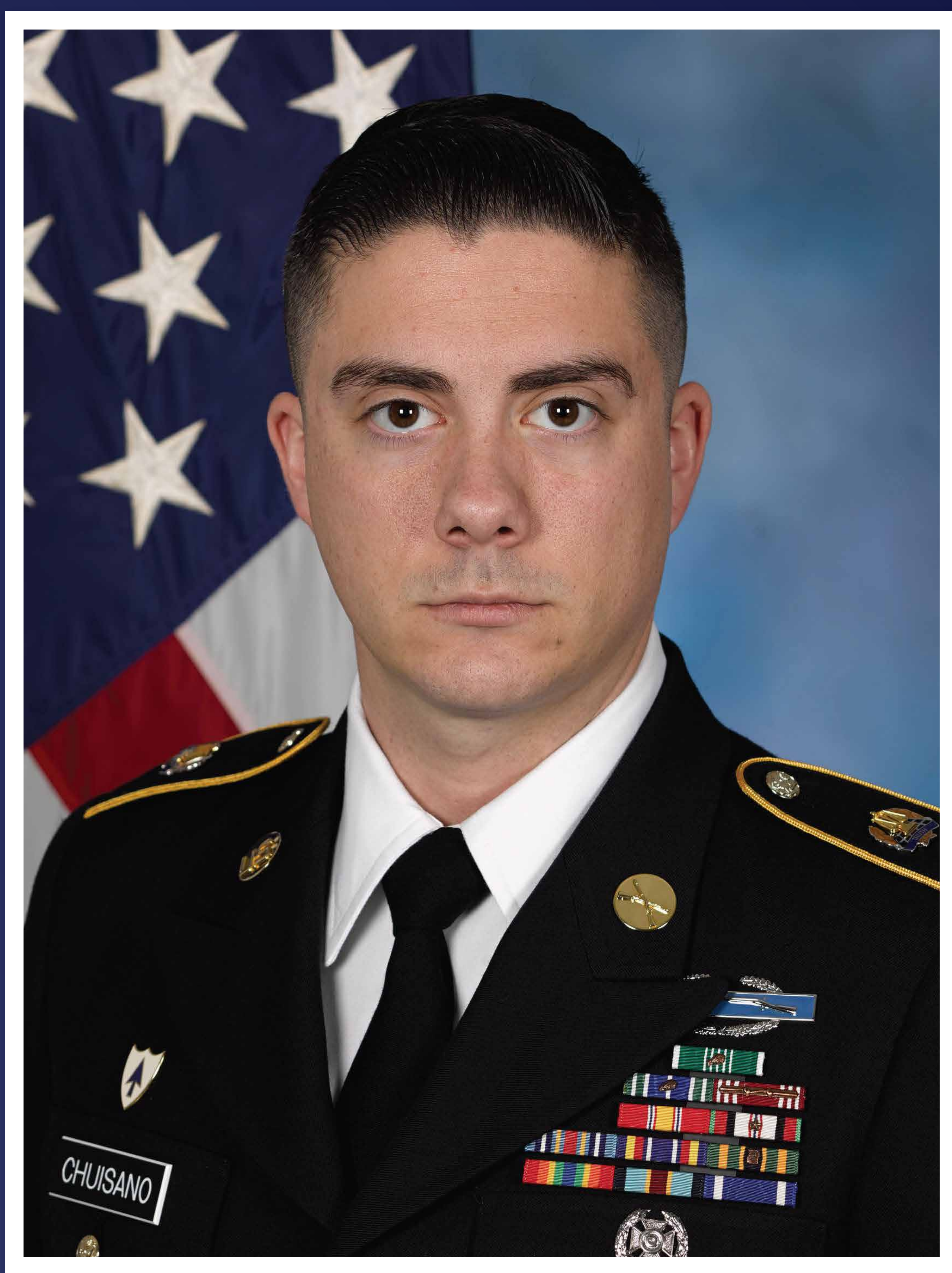
Questions

If you have additional questions, please [email us](#) or call 303.841.2332.



PARKER
C O L O R A D O

HOMETOWN HERO



Jonathan Doe

U.S. Army

Served: 2010-15



MEMORANDUM

TO: Honorable Mayor Waid and Members of Town Council

FROM: Bryce Matthews, Planning Manager
Mary Munekata, Senior Planner

DATE: February 10, 2020

SUBJECT: RTD Service Change Update

ISSUE:

The Regional Transportation District (RTD) reviews the performance of bus and rail service three times a year and makes annual recommendations for any needed service adjustments. RTD's annual performance reviews measure a route's effectiveness (maximum ridership objective) and efficiency (productivity/boardings per hour).

Route 483 serving Parker to Lincoln Station is being proposed for a permanent service reduction from the current service level of one (1) bus every 30-minutes during the morning and afternoon peak periods to one (1) bus every 60 minutes during this period. The proposed service change would become effective May, 2020 if approved by the RTD Board.

FISCAL/BUDGET IMPACT:

None

BACKGROUND:

The Route 483 bus service was implemented by RTD in April, 2016 after the Town spent several years advocating for increased transit service. Route 483 is a relatively new service that combined the former Route 153 to Aurora/ Montbello and the former Route 410 to Lincoln Station. The Route is important because it provides all-day service Monday to Friday for businesses, residents and workers who depend upon transit.

Route 483 currently provides all-day bus service through Parker with one (1) bus every 30 minutes during morning and evening peak periods and one (1) bus every 60 minutes during the off-peak periods. The Route connects the Town with RTD's Lincoln Station in Lone Tree and Nine Mile Station in Aurora. It provides connections to additional RTD bus and light rail service at these station for access to employment, services and shopping throughout the region.

RTD proposes to permanently reduce the peak period service on the Route 483 bus service

from the current service level referenced above to one (1) bus every 60 minutes. The existing off-peak service would remain unchanged.

RTD will hold a public meeting at Parker Town Hall on Thursday, March 5th from 6 to 8:30 PM to provide information about the proposed service change and an opportunity for public comment. The proposed Route 483 service change would be effective on May 17th if approved by the RTD Board.

RTD's proposed Route 483 service change would reduce transit service in Town and potentially have a negative impact upon residents with limited access to a vehicle, businesses that have staff who utilize transit and workers who utilize transit to reach jobs in Parker or major employment centers in the region.

Town Council has several options as follows:

- Take no position;
- Oppose the reduction in service; or
- Propose a modification to the reduction in service, such as making it temporary instead of permanent

RECOMMENDATION:

Staff recommends that Town Council oppose RTD's proposed service change for the Route 483 bus service and transmit a letter or resolution indicating the Town's position. The letter or resolution may include any alternatives or modifications that the Council would like RTD to consider such as making the service reduction temporary.

REQUESTED DIRECTION:

Staff update to Town Council and a request for direction about whether the Council wishes to take a position about RTD's proposed service change to Route 483. Related, does Council wish to communicate their position to RTD by letter or resolution?

ATTACHMENT:

None



MEMORANDUM

TO: Honorable Mayor Waid and Members of Town Council
FROM: John Fussa, Community Development Director
DATE: February 10, 2020
SUBJECT: Wildlife Management/Environmental Assessment Follow-Up

ISSUE:

Community Development staff last presented on the topic of wildlife management and Environmental Assessment (EA) at the September 23, 2019 Town Council Study Session. The Council took no action at that time but gave staff the following direction:

1. Revise the concept for management of prairie dogs to be simpler with an emphasis upon humane management;
2. Address several comments and questions about the concept for an EA provision in the Land Development Ordinance.

Staff will update the Town Council in follow-up to their direction at the September 23, 2019 meeting.

FISCAL/BUDGET IMPACT:

None

BACKGROUND:

The Town has experienced substantial growth and development during the past five to ten years like many communities in the Denver Metro region since the end of the Great Recession. This growth and development has the potential to impact wildlife and wildlife habitat as development proposals are approved and land is disturbed by construction activities. This issue is of concern to a segment of Parker and Douglas County residents who have commented upon it at Town Council meetings in 2019 in connection with public hearings for development projects.

In response, the Town Council directed the Community Development Department to research potential options for how to mitigate the impact of development upon prairie dogs and other wildlife as well as wildlife habitat. Community Development staff presented several options at

the September 23, 2019 Town Council Study Session (copy attached). Council took no action at that time but gave staff the following direction:

1. Revise the concept for management of prairie dogs to be simpler with an emphasis upon humane management;
2. Address several comments and questions about the concept for an Environmental Assessment (EA) provision in the Land Development Ordinance. The principal question was *"Are there other communities in Colorado that have adopted an EA provision to assist in the evaluation of development proposals?"*

Staff has attached a draft of the revised, simpler concept for prairie dog management for Town Council review.

Staff has researched the question of other communities in Colorado that have an EA provision and has confirmed that there are other jurisdictions in the State that utilize this planning and assessment tool. We have provided an example of an EA ordinance from the City of Fountain as an example (copy attached).

The other questions to be discussed include:

1. If Town Council supports the EA concept, should it be developed into an ordinance now or folded into the LDO Modernization project?
2. Should an EA provision be narrowly focused upon wildlife and wildlife habitat or more broadly constructed to address other issues such as contaminated sites, view corridors, ridgeline preservation, etc....?
3. The EA provision should include criteria for applicability but is Town Council supportive of some level of staff discretion?
4. Does the Town Council view the goal of an EA provision as preservation (of wildlife or natural features), mitigation (of impacts) or both depending upon the issue?
5. Does the Town Council wish to have staff discuss the EA provision with the DLC at the appropriate point?

RECOMMENDATION:

1. Staff recommends proceeding with an ordinance implementing the revised, simpler concept for prairie dog management subject to Council revisions and direction.
2. Staff recommends proceeding with the EA concept and preparation of a draft ordinance for further review and discussion.

REQUESTED DIRECTION:

Update to Town Council and request for direction

ATTACHMENT:

1. CD Update_Wildlife_TC SS_9-23-19
2. Final_Concept_Revised_Prairie Dog Mgmt_2-10-20
3. EA_Ordinance_Fountain

Town Council Study Session

September 23, 2019

Follow-up Discussion of Wildlife Management



Prairie Dog Management

July 22, 2019 Recommendation

- **Issue:** Growth and development is impacting existing prairie dog colonies and habitat. How to effectively and humanely manage the impacts?
- **Option 1:** Status quo
- **Option 2:** Encourage relocation
- **Option 3:** Encourage relocation, require humane mitigation *Staff recommendation*
- **Option 4:** Require relocation, require humane mitigation

Prairie Dog Management - Potential Approach

- **Intent:** Criteria and standards for the preservation of prairie dogs where appropriate and effective management of prairie dogs in connection with development inc. humane management
- **Applicability:** Applications for property where prairie dogs are present and certain Town approvals sought
- **Mechanism:** Applicant prepares a management plan (MP)
- **Relocation:** Good faith effort required, document in MP
- **Humane Management:** Lethal extermination permitted after good faith effort to relocate as documented in MP
- **Public Notice:** Standard notice w/all applications or additional notice? If additional notice recommend linked to MP
- **Alternative:** Limited text amendment encouraging prairie dog relocation and humane management

Wildlife Management

July 22, 2019 Recommendation

- **Issue:** Growth and development is impacting existing wildlife, wildlife habitat and natural ecosystems. How to protect animals, preserve habitat and provide opportunity for wildlife to re-establish?
- **Option 1:** Status quo
- **Option 2:** Status quo but seek greater review by C.P.W., U.S.F.W. and other relevant entities
- **Option 3:** Create Environmental Assessment Requirement **Staff recommendation**
- **Option 4:** Create Environmental Impact Statement Requirement

Wildlife Management – Environmental Assessment

- **Purpose:** Evaluation of proposal to determine potential to cause significant environmental effects inc. upon wildlife.
- **Threshold:** Significant environmental effects
- **Major Elements:**
 - Need for proposal
 - Alternatives
 - Environmental impact of proposal and alternatives
 - Mitigation of impacts
- **Applicability:** Presence of threatened/endangered wildlife, environmentally sensitive land, migration corridors, site contamination, etc...
- **Other Issues TBD:** Corridor preservation, land use conflicts, mating season protection, mitigation of construction impacts, review by other agencies, etc...
- **Administrative Considerations:** Cost to implement, inter-agency coordination, professional expertise, land use process, staff capacity, etc.

Wildlife Management – Potential Approach #1

- **Environmental Assessment** *Light*
- **Approach:** Modeled on Phase 1 Site Assessment
- **Basis:** Standard scope inc. consultation w/ property owner and stakeholders, review of records, site inspection, governmental regulations review, use analysis w/mapping, etc...
- **Outcome:** If known or likely environmental effects, proceed to version of Phase II Site Assessment
- **Phase II Site Assessment:** Further analysis of environmental effects, alternatives and mitigation

Wildlife Management – Potential Approach #2

- **Standard Environmental Assessment**
- **Approach:** General project review w/a more detailed analysis of proposal for potential environmental effects. Originated from NEPA
- **Major Elements of Review:**
 - Project purpose
 - Project need
 - Alternatives analysis
 - Potential environmental effects, impacts
 - Mitigation options
 - Additional approvals, clearances and permits required
 - Public comment and input
 - Mapping and supporting information
- **Outcome:** If known or likely environmental effects, identify mitigation actions or alternatives to address effects
- **Follow-up:** Coordinate w/development application review and incorporate mitigation where feasible



Wildlife Management

Next Steps if Town Council directs action:

Prairie Dog Management

- Draft ordinance w/Town Attorney's Office
- Consult w/Council
- Public hearing on proposed ordinance(s)

Wildlife Management

- Draft ordinance w/Town Attorney's Office
- Determine public outreach inc. DLC, other stakeholders
- Consult w/Council
- Public hearing on proposed ordinance(s)

Proposed Completion

- Q1 2020



REVISED DRAFT

Prairie Dog Management

- A. Intent: The purpose of this Section is to provide for the humane management of prairie dogs in connection with development. It is the intent of the Town of Parker that prairie dogs shall be managed humanely, with preference given to relocation, if feasible, and if not, humanely exterminated.
- B. Applicability: The provisions contained in this Section are in addition to, and do not supersede, any state or federal rules, regulations or standards concerning the management of prairie dogs. They shall apply to the following application types when prairie dogs are present on a site:
 - 1. Demolition Permit
 - 2. Grading Plan
 - 3. Sketch/Preliminary Plan
 - 4. Minor Development Plat
 - 5. Replat
 - 6. Site Plan or Preliminary Site Plan
- C. Relocation: Applicants are encouraged to relocate existing prairie dogs, provided however, no relocation of prairie dogs shall occur between April 1 and June 1, which is the birthing season.
- D. Use of Humane Extermination: If relocation of prairie dogs is infeasible or prohibited except as provided in subsection (c), the applicant may utilize humane extermination using a licensed professional exterminator to eradicate all or part of a prairie dog colony. All products shall be approved for use by the Colorado Department of Agriculture, U.S Fish and Wildlife Service and U.S. Environmental Protection Agency. Humane extermination shall not occur when endangered or threatened species such as the Western Burrowing Owl or Black-Footed Ferret are present on a site until such species are protected or relocated in accordance with the requirements of the U.S. Fish and Wildlife Service. For purposes of this section, humane extermination shall include the use of products that (1) are non-toxic (such as carbon dioxide and carbon monoxide), (2) eliminate or reduce secondary poisoning, and (3) eliminate or reduce impacts to non-target species.
- E. Certification: As a condition of approval, the applicant shall provide a certification to the Town indicating compliance with the provisions of this Section.

C. Within thirty (30) days after notification of violation of conditional use approval, the applicant shall rectify the violation. Upon completion of any required changes, the applicant shall notify the Zoning administrator in writing that said changes have been made.

D. Failure of the applicant to rectify said violations within thirty (30) days shall be cause for cancellation and revocation of the conditional use approved by the city council. A revocation hearing shall be conducted by the city council prior to any revocation. Notice of the hearing shall be provided as required by subsection (B) above. The revocation of the conditional use approval shall require the applicant to vacate the premises of or stop the use authorized by the conditional use approval. After revocation, the applicant may reapply for approval of a conditional use pursuant to the procedures outlined in this chapter.

E. Resubmittal of Denied Application. Same as the reconsideration requirements for zoning and rezoning requests.

Chapter 17.57 Environmental Assessment Study

Section 17.570 Purpose of Provisions

A. The purpose of an environmental assessment study is to determine if a land development proposal may affect to any significant degree the quality of the environment in the city. The provisions of this chapter achieve the following objectives:

1. To ensure that complete information on the effects of the proposed development is available to the Zoning administrator, the planning commission, city council and the public.
2. To ensure that long-term protection of the environment is a criterion to be considered in development planning, and that land use and development decisions, both public and private, take into account the relative merits of possible alternative actions.
3. To provide procedures for local review and evaluation of the impacts of proposed projects prior to granting of permits or other authorization for commencement of building and development.

Section 17.571 Required When; Applicable Projects Designated

A. The Zoning administrator, planning commission or Zoning administrator may require an environmental assessment study for any land development application. Conditions under which an environmental assessment study may be necessary include but are not necessarily limited to any significant impact defined as:

1. A major or unnecessary altering of an ecological unit or landform, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse or other natural landform feature.
2. A direct or indirect affect on an identified wildlife habitat, feeding ground or nesting ground.
3. An impact on the appearance or character of a significant scenic area, cultural or historic resource as identified by the Colorado State Historical Society or other recognized preservation organization.

4. Earth moving or other landform change that will cause landslides, or further the siltation, settlement, or flooding and thereby create a greater hazard to health and safety.
5. Hydrologic conditions, such as surface drainage and watershed characteristics, groundwater and soil permeability characteristics, natural water features and characteristics and any potential changes or impacts.
6. Geologic conditions, such as landforms, slope, soil characteristics, potential hazards and any potential changes or impacts.
7. Circulation and transportation conditions, such as volumes and traffic-flow patterns, alternative transit systems and potential changes or impacts to the region's investment or planned investment in transportation systems.
8. The discharge of toxic or thermally abnormal substance or use of herbicides or pesticides, or the emission of smoke, gas, steam, dust or other particulate matter.
9. Any waste treatment, cooling or settlement pond, or transportation of solid or liquid wastes to a treatment or disposal site.
10. The discharging of significant volumes of solid or liquid wastes.
11. A substantial increase in demand on existing or planned sewage disposal, storm drainage or other utility systems to a level, which is likely to cause an adverse impact on the environment or require new plant investments or improvements.

Section 17.572 Preparation

A. An independent, qualified professional consultant or personnel shall prepare the environmental assessment study.

B. The range of studies needed to develop the technical data for an environmental assessment study require natural systems and other studies as determined by the Zoning administrator. Where feasible, studies may include secondary data from such sources as the Colorado Department of Transportation, the Colorado Division of Wildlife, data collected and updated by the Pikes Peak Regional Council of Governments, studies commissioned by the Regional Flood Management District, USGS or other studies.

C. The environmental assessment study shall summarize the findings and recommendations of the technical and other supporting studies in terms that can be assessed and evaluated by city officials and the general public. Technical data shall be submitted as supporting documentation. Technical data prepared as a part of any other procedure or requirement of this or of any ordinances or federal, state, county or city regulation also may be used to support the environmental assessment study.

D. Contents.

1. The environmental assessment report study shall contain information and analysis, in sufficient detail and adequately supported by technical studies, to enable the Zoning administrator, planning commission and the city council to judge the impact of the proposal and to judge measures proposed to reduce or negate any harmful impacts.
2. The environmental assessment study shall include a general statement identifying and describing the proposed project and its purpose.

3. To the extent that such items are not otherwise included in other materials submitted with any application or preliminary site development plan descriptive materials, maps and plans shall be submitted showing the following information:
 - a. Project boundaries and boundaries of the area within which environmental impact is likely to be significant, (may include areas outside of the project boundaries if there is reasonable cause to believe the project is likely to have impacts greater than the project boundaries).
 - b. Present and proposed uses of the site.
 - c. Present and proposed zoning of the site.
 - d. Quantitative information relative to the development, such as site area, numbers of residential units, proposed height and bulk of buildings, building floor area in square feet and such other data as will contribute to a clear understanding of the scale of the development.
 - e. A list of regulatory or review agencies and the specific regulations to which the proposed development will be subject.
4. The environmental assessment study shall include an inventory, providing reasonably complete information on the environmental setting existing prior to the proposed development and containing sufficient information to permit independent evaluation by reviewers of factors that could be affected by the proposed development.
5. The analysis portion of the environmental assessment study shall assess the following items in reasonable detail:
 - a. Adverse effects, which cannot be avoided if the proposal is implemented.
 - b. Mitigating measures proposed to minimize the impact.
 - c. Cumulative and long-term effects of the proposal, which significantly reduce or enhance the state of the environment.
 - d. Possible alternatives to the proposed action.
 - e. Irreversible environmental changes resulting from implementation of the proposal.

E. Cost. The applicant shall pay the cost of preparing the environmental assessment study for the proposed development.

F. Submission. When required, the environmental assessment study, shall be submitted to the Zoning administrator with any land development application. The Zoning administrator shall prescribe the number of copies to be submitted. The Zoning administrator shall transmit the report to applicable federal, state or county agencies for review and comment.

Chapter 17.58 Rezoning Procedures and Amendments

Section 17.580 Initiation of Procedures

A. The procedure for rezoning property may be initiated by the city council, planning commission, Zoning administrator, any citizen of the city, or any landowner within the city.

