PARKER
COLORADO

PLANNING COMMISSION MINUTES
May 28, 2020

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 John Howe, Richard Foerster, Ruth Ann Nelson, Erik Frandsen and Eliana Burke. Alternate Tracie Manske was seated for the vacant position; Alternates Susan Caudill and Kimberly Rodell were present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner John Howe moved to approve the April 9, 2020 meeting minutes. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 7:02 P.M. DRAFT ORDINANCE NO. 3.01.122 - A Bill for an Ordinance to Amend Section 13.01.080 of the Parker Municipal Code Concerning Fees to be Established by Council Resolution

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

Bryce Matthews, Planning Manager, and Dannette Robberson, Assistant to the Town Administrator, presented the staff report for the draft update to Section 13.01.080 concerning fees to be established by Council resolution. 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:

- if development applications prior to Town Council approval on June 15, 2020 will be bound by the proposed ordinance; (*Staff said no; only new development applications submitted after the effective date of the approved ordinance will be bound by the proposed ordinance.*)

- process for fee increases; (*Staff said if the proposed ordinance is approved, the development fees from 2020 will be increased annually, in phases based on the TishlerBise cost recovery fee study and subject to an ongoing five-year study review which will consider the Construction Cost Index (CCI) for that time. The CCI at that time, is not yet known.*)
- the significant site plan cost difference for non-residential versus residential; (*Staff said the difference is a result of the required amount of plan review time per site plan type.*)
- the reason for higher Planned Development (PD) amendment fees compared to the general charges that appear within other municipalities; (*Staff said the higher fees reflect the time required to negotiate the amendments to the PD.*)
- if feedback regarding the fees was solicited from the development community; (*Staff said the Development Liaison Committee and development stakeholders were provided the study methodology and data through meetings and staff availability for discussions.*)

APPLICANT PRESENTATION
Staff presentation only.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:23 P.M. DRAFT ORDINANCE NO. 3.01.122 - A Bill for an Ordinance to Amend Section 13.01.080 of the Parker Municipal Code Concerning Fees to be Established by Council Resolution

PLANNING COMMISSION DISCUSSION
Commissioners discussed the request:

- explains why Town of Parker developments are historically lower than other municipalities
- will allow the Town of Parker to recoup and pass on the cost of service to new developments
- provides fees that are in-line with other jurisdictions
- is long overdue and will be good for both the Town of Parker and developers
- will be good for development
- provides for best-practice
- supports the current state of the Town of Parker budget conditions and allows those that use Town services a means to pay for the services
- provides a middle-ground to move forward in paying for services

Commissioner John Howe moved that the Planning Commission recommend Town Council approve an Ordinance to amend the Parker Municipal Code regarding establishing fees by Council Resolution. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Staff advised the Planning Commissioners that due to the Safer-at-Home Orders limiting gatherings to less than 10 people, Planning Commission meetings will continue to be held virtually.

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair