

**TOWN OF PARKER COUNCIL
MINUTES
OCTOBER 5, 2020**

Mayor Mike Waid called the meeting to order at 5:30 P.M. All Councilmember were present.

Town Attorney Jim Maloney announced that the topics for discussion in Executive Session were four (4) item; under C.R.S. § 24-6-402(4)(f) there was one (1) item which was the Municipal Court Judge Evaluation Process; there were two (2) items under C.R.S. § 24-6-402(4)(b), the first was to receive legal advice on specific legal questions concerning Section 13.01.100 of the Parker Municipal Code – Waiver – Emergency Order No. 12-2020 – Extension of Approvals (Back 40 Gun and Archery Range); the second was to receive legal advice on specific legal questions concerning Section 13.01.100 of the Parker Municipal Code – Waiver – Emergency Order No. 12-2020 – Extension of Approvals (Retail/Office Building Lot 31B-2, Block 1, Twenty Mile Village Filing No. 2, 13th Amendment); and under C.R.S. § 24-6-402(4)(e) there was one (1) item which was the Proposed First Amendment to the Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement (Southern Property).

EXECUTIVE SESSION

Joshua Rivero moved and John Diak seconded to go into Executive Session at 5:36 P.M. to hold a conference with the Town's attorney to consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f); to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b); and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).

The motion was approved unanimously.

Debbie Lewis moved and John Diak seconded to come out of Executive Session at 7:00 P.M.

The motion was approved unanimously.

Debbie Lewis moved and Jeff Toborg seconded to recess the meeting at 7:00 P.M.

The motion was approved unanimously.

Following the Executive Session, Town Council briefly discussed Section 2.9 of the Town of Parker Home Rule Charter, concerning vacancies.

REGULAR MEETING

Mayor Waid reconvened the Council meeting at 7:08 P.M. All Councilmembers were present.

Mayor Waid led the Pledge of Allegiance.

PARKER CHAMBER OF COMMERCE UPDATES

Kara Massa provided a monthly update for the Chamber. They have started a new program for area businesses that are struggling and need help paying their membership dues which is called *Parker Pays It Forward*, and is now live online.

DOWNTOWN BUSINESS ALLIANCE UPDATES

Kristopher Schnell provided a monthly update.

PUBLIC COMMENTS

There was one written comment that will be attached to the approved minutes.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember provided an update of meetings they each attended since the last meeting.

CONSENT AGENDA

- A. *APPROVAL OF MINUTES - September 21, 2020*
- B. *Parker and Pine Minor Development Filing 1, First Amendment to Subdivision Agreement*
Department: Engineering and Public Works, Tyler Sandt
- C. *ORDINANCE NO. 3.321.3 - First Reading*
A Bill for an Ordinance to Amend Section 13.02.010 and Subsection 13.07.140(c) of the Parker Municipal Code Concerning Dedications for Parks, Trails, Open Space and Schools
Department: Community Development, Mary Munekata
Community Development, Stacey Nerger
Parks and Recreation, Dennis Trapp
Second Reading: October 19, 2020
- D. *ORDINANCE NO. 9.318.1*
A Bill for an Ordinance to Repeal Ordinance No. 9.318, Series of 2020, "A Bill for an Ordinance to Approve the Intergovernmental Agreement Regarding the Community Development Block Grant Program for Fiscal Years 2021-2023 Administered by the U.S. Department of Housing and Urban Development By and Between the Board of County Commissioners of the County of Douglas, State of Colorado, and the Town of Parker"
Department: Town Attorney, Jamie Wynn
Community Development, John Fussa
Second Reading: October 19, 2020

- E. *ORDINANCE NO. 1.546 - First Reading*
A Bill for an Ordinance to Approve the Douglas County Impact Unit (IMPACT) Collaborative Investigation Unit Memorandum of Understanding Among the Douglas County Sheriff's Office, Town of Parker, City of Lone Tree and Town of Castle Rock
Department: Police, Jim Prior
Town Attorney, Jamie Wynn
Second Reading: October 19, 2020
- F. *ORDINANCE NO. 9.324 - First Reading*
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the Colorado Department of Revenue Concerning Sales and Use Tax Software
Department: Finance, Linda Quade
Second Reading: October 19, 2020
- G. *ORDINANCE NO. 8.31 - First Reading*
A Bill for an Ordinance to Amend Chapter 4.03 of the Parker Municipal Code to Define Economic Nexus and Update Methods for Collection and Remittance of Sales Tax
Department: Finance, Linda Quade
Second Reading: October 19, 2020
- H. *RESOLUTION NO. 20-051*
A Resolution Approving the Grant Application for 2021 Department of Local Affairs Peace Officers Mental Health Support Grant
Department: Police, Amanda Hollander
Town Attorney, Jamie Wynn
- I. *CONTRACTS ABOVE \$100,000*
2020 Townwide Concrete Replacement Program (CIP20-003) Contract Modification
Amount: \$100,000
Contractor: Stone & Concrete, Inc
Department: Engineering/Public Works, Danny Smith

Joshua River moved to approve Consent Agenda items 6A-6I.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

PUBLIC HEARINGS**A. RESOLUTION NO. 20-043****A Resolution to Adopt the Chambers and Hess Roads Subarea Plan as a Part of the 2035 Master Plan****Department: Community Development, Carolyn Washee-Freeland****7:18 P.M.**

The Plan will support the implementation of the Parker 2035 Master Plan vision for a mixed-use Community Center centered at the intersection of Chambers and Hess Roads in the southwest section of Town. The Plan establishes a coordinated land use-transportation framework to guide future development with the goal of achieving a balance of land uses to several exiting residents, future neighborhoods and the shopping needs of the southern section of Town accessible through multi-modal connections for future commercial development that balances uses, multi-modal access, open space connections and market conditions at this future growth area.

The Plan study area consists of a total of 125 acres of undeveloped land located at the intersection of Chambers and Hess Roads. The study area is comprised of five (5) existing Planned Development (PD) planning areas zoned for future commercial and mixed-use development. The Plan addresses three (3) commercial planning areas and one (1) mixed-use planning area located within the Anthology North PD as well as one (1) commercial planning area in the Douglas 234 PD located at the northeast corner of the intersection.

Public Comments:

The following individuals were against the Plan:

Laura Mason, 12124 S. Swift Fox Way (written comments).

Ian Elfner, 15705 Indian Circle (participated by Zoom).

The Public Hearing was closed at 7:39 P.M.

Joshua Rivero moved to approve Resolution No. 20-043.

John Diak seconded the motion.

The motion was approved unanimously.

B. ORDINANCE NO. 1.539.3 - Second Reading**A Bill for an Ordinance to Adopt the 2020 Revised Budget for the Town of Parker and to Make Appropriations for the Same****Department: Finance, Rhonda Willey****7:46 P.M.**

This ordinance will increase the Town's Public Improvement Fund's revenue by \$12,860,000 to

account for the transfer of funds from Parker Authority for Reinvestment (PAR) from the loan agreement from Chase Bank which closed on September 4, 2020.

In coordination with PAR, the Town of Parker developed a capital projects list for the Parker Central Area, which could be funded through the urban renewal area. The process in which the project list was developed included reviewing the Town's capital list and identifying projects within the urban renewal boundaries, and then PAR evaluated the projects based on eliminating or reducing blight.

The capital project list was finalized in June 2020. The project list includes eight (8) projects, totaling \$12,750,000. To fund these projects, PAR entered into a loan agreement with Chase Bank which was approved by the PAR Board by PAR Resolution 2020-03 on August 17, 2020. The loan closed on September 4, 2020. The projects would need to be substantially complete within 3 years.

The funds from the loan will be transferred to the Town of Parker in the Public Improvements Fund. This budget amendment will increase the revenue. The projects are part of the 2021 capital budget.

As part of this action, PAR will reimburse the Town \$900,000 from the outstanding interfund loan. This will pay the Parker Central Area's portion of the loan from 2014.

Public Comments:

Brandi Wilks, 17402 E. Neu Town Parkway, asked what the money would go for?

The Public Hearing was closed at 7:49 p.m.

The Mayor responded to Ms. Wilks' questions by stating there would be no increase in taxes and that the money will go to fund several capital projects in Parker.

Cheryl Poage added that she was not in support of this item as the Town needs to fund projects that are fully planned and ready to be developed.

Joshua Rivero moved to approve Ordinance No. 1.539.3 on second reading.

Debbie Lewis seconded the motion.

The motion was approved 4-1. (Poage voted no.)

C. BOWEY PROPERTY - Annexation and Zoning *(to be continued to November 2, 2020)*

Department: Community Development, BrieAnna Simon

Cheryl Poage moved to continue the Bowey Property item to a date certain of November 2, 2020.

Joshua Rivero seconded the motion.

The motion was approved unanimously.

1. RESOLUTION NO. 20-052

A Resolution to Establish the Town Council's Findings of Fact and Conclusions Thereon Concerning the Bowey Property Annexation

Department: Community Development, BrieAnna Simon

2. ORDINANCE NO. 2.274 - Second Reading

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Bowey Property

3. ORDINANCE NO. 3.356 - Second Reading

A Bill for an Ordinance Zoning Certain Property Within the Town of Parker, Colorado, Known as the Bowey Property to A-Agricultural District Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

D. BELFORD NORTH METROPOLITAN DISTRICT

Department: Town Attorney, Kristin Hoffmann

7:55 P.M.

This resolution approves the First Amended and Restated Service Plan for Belford North Metropolitan District. The ordinance approves the First Amended and Restated Intergovernmental Agreement between the Town and the Belford North Metropolitan District.

In March 2018, the Town Council approved the original service plan for Belford North Metropolitan District, which now serves as the commercial district for the Belford project. Belford South Metropolitan District serves as the residential district.

The plan and intergovernmental agreement are submitted and processed under the recently approved metropolitan district policies. The analysis is attached to the staff report for Belford North Metropolitan District and the Belford South Metropolitan District's proposed amended and restated service plans and intergovernmental agreements.

Attorney Hoffmann reviewed the analysis memorandum.

Attorney Tom George, with Spencer Fane, attorney for the districts, 1700 Lincoln St., Suite 2000, Denver, CO, presented and described the project to Council. He provided a comparison of the current and amended service plans.

Lawrence Jacobson, 4100 Mississippi Ave., #500, Denver, CO, representing Front Range Communities was present and available for questions.

Cheryl Poage clarified that there will be no residential in the Belford North area. They will be two separate districts.

Public Comments:

Brandi Wilks, 17402 E. Neu Town Parkway, asked if the north area was only commercial?

The Public Hearing was closed at 8:13 p.m.

The Mayor responded to Ms. Wilks' question by reiterating that Belford North is commercial and there is no residential within its boundaries.

1. RESOLUTION NO. 20-049**A Resolution to Approve the First Amended and Restated Service Plan for Belford North Metropolitan District**

Joshua Rivero moved to approve Resolution No. 20-049, subject to Ordinance No. 9.303.1 being approved.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

2. ORDINANCE NO. 9.303.1 - Second Reading**A Bill for an Ordinance Approving a First Amended and Restated Intergovernmental Agreement Between the Town of Parker, Colorado, and the Belford North Metropolitan District**

Joshua Rivero moved to approve Ordinance No. 9.303.1 on second reading.

Debbie Lewis seconded the motion.

A roll call vote was taken due to technical difficulties:

Joshua Rivero - yes

Cheryl Poage - no

Jeff Toborg - yes

John Diak - yes

Debbie Lewis - yes

The motion passed 4-1. (Poage voted no.)

E. BELFORD SOUTH METROPOLITAN DISTRICT

Department: Town Attorney, Kristin Hoffmann

8:17 P.M.

Councilmember Poage explained her conflict of interest before leaving the meeting. She stated she is opposed to 77 mills for residential properties for 40 years.

The Mayor asked Attorney Maloney to clarify why Councilmember Poage's conflict of interest was declared.

Jim Maloney stated that Town Council disqualified Councilmember Poage concerning prejudgment statement associated with future residential metropolitan districts. The words used were that residential districts allowed for taxation without representation and she could no longer approve any residential district in the future.

The Mayor summarized that Council did not declare a conflict of interest on this exact issue and making her leave for this vote; it was any residential metropolitan district because of a prejudgment.

Joshua Rivero stated he made the original motion. He continued by stating that this is a constitutional item; this goes against the fifth and fourteenth amendments. This is a prejudgment. He added that Council sits in this realm as a quasi-judicial body and it is important that Council sits as judges up here and that is why the original motion was made.

Cheryl Poage left the meeting at 8:19 P.M.

The resolution approves the Second Amended and Restated Service Plan for Belford South Metropolitan District. The ordinance approves the Second Amended and Restated Intergovernmental Agreement between the Town and the Belford South Metropolitan District.

In March 2016, the Town Council approved the original service plan for Belford South Metropolitan District. The service plan was amended and restated and approved by Town Council in March 2018. Belford South Metropolitan District now serves as the residential district for the Belford project. Belford North Metropolitan District serves as the commercial district.

Belford South Metropolitan District has submitted an application to amend and restate its service plan. The plan and intergovernmental agreement are submitted and processed under the recently approved metropolitan district policies. The analysis is attached to the staff report for Belford North Metropolitan District and the Belford South Metropolitan District's proposed amended and restated service plans and intergovernmental agreements.

Attorney Tom George, with Spencer Fane, attorney for the districts, 1700 Lincoln St., Suite 2000, Denver, CO, presented and described the project to Council. He provided a comparison of the current and amended service plans.

Lawrence Jacobson, 4100 Mississippi Ave., #500, Denver, CO, representing Front Range Communities was present and available for questions.

Public Comments:

Brandi Wilks, 17402 E. Neu Town Parkway, asked about the Master Plan.

The Public Hearing was closed at 8:32 P.M.

Bryce Matthews responded to Ms. Wilks' question regarding the Master Plan. He noted that the

E-470 Corridor does align with the Master Plan. He asked that Ms. Wilks contact him regarding her questions about the Master Plan.

Attorney Hoffmann stated this item is not about zoning, but rather about the approval of the service plan and intergovernmental agreement.

1. RESOLUTION NO. 20-050

A Resolution to Approve the Second Amended and Restated Service Plan for Belford South Metropolitan District

John Diak moved to approve Resolution No. 20-050, subject to approval of Ordinance No. 9.304.1.

Joshua Rivero seconded the motion.

The motion was passes 4-0.

2. ORDINANCE NO. 9.304.1 - Second Reading

A Bill for an Ordinance Approving a Second Amended and Restated Intergovernmental Agreement Between the Town of Parker, Colorado, and the Belford South Metropolitan District

John Diak moved to approve Ordinance No. 9.304.1 on second reading.

Debbie Lewis seconded the motion.

The motion passed 4-0.

ORDINANCES

A. ORDINANCE NO. 5.75.3 - Second Reading

A Bill for an Ordinance to Amend Section 6.02.040 of the Parker Municipal Code Concerning Exceptions to Tobacco Smoking Restrictions

Department: Town Attorney, Kristin Hoffmann

8:36 P.M.

Cheryl Poage returned to the meeting at 8:36 P.M.

This ordinance amends Section 6.02.040 to comply with HB 20-1001, which raised the minimum age of a person to whom tobacco products may be sold from eighteen years of age to twenty-one years of age.

Public Comments: None.

A question was asked as to how we can restrict someone from entering a business that sell tobacco products.

Attorney Hoffmann asked for time to get the definition of a retail tobacco establishment at 8:42 P.M.

Attorney Hoffman returned to the meeting at 8:56 P.M.

Attorney Hoffmann provided the definition of a Retail Tobacco Business from the statutes which is a place of business that sells solely tobacco products and smoking devices. Proper signage needs to be displayed at these types of businesses.

At the advice of the Town Attorney, the Mayor reopened the meeting for public comments at 8:57 P.M.

Public Comments:

Laura Hefta, 18236 Shadberry Lane, asked about enforcement and the fine for violations.

Public Comment was closed again at 8:59 P.M.

Town Attorney Maloney stated the fine could be no greater than \$499.00.

Joshua Rivero moved to approved Ordinance No. 5.75.3 on second reading.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

B. ORDINANCE NO. 9.323 - Second Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Colorado Department of Transportation and the Town of Parker Concerning Project: MTF 083A-144 (23970), Parker Road Trail: 20 Mile to Hess Road Funding for the Construction of the Parker Road Sidewalks Project (Twenty Mile Road to Hess Road)

**Department: Engineering and Public Works, Tom Gill
Engineering and Public Works, Chris Hudson**

8:42 P.M.

This item was moved up so that Attorney Hoffmann could obtain information for Ordinance No. 5.75.3.

Ordinance No. 9.323 is to approve an intergovernmental agreement (IGA) with the Colorado Department of Transportation (CDOT) to receive state multi-modal funding for the construction of a trail/sidewalk on the west side of Parker Road from the Hilltop Road/Twenty-Mile Road intersection to the Hess Road intersection.

The Town of Parker is proposing to construct a trail/sidewalk on the west side of Parker Road from the Hilltop Road/Twenty-Mile Road intersection to the Hess Road intersection in 2021.

Although some portions of this trail/sidewalk exist along this section of Parker Road, the vast majority of Parker Road does not have an improved walkway. In addition to the sidewalk, the project will also include a spur trail to the Cherry Creek Regional Trail at McCabe Meadows.

Through the Denver Regional Council of Governments (DRCOG), the Town was approved to receive partial state multi-modal funding for construction of this trail/sidewalk. An IGA with CDOT is required to receive these funds. The proposed IGA is for direct construction funding and is a 50/50 split with 50 percent of the construction funding being reimbursed by the state up to \$1,000,000. The Town will be required to fund the remaining 50 percent of the direct construction cost. The state funding cannot be used for non-direct construction expenses like design, material testing or construction administration and the Town will be responsible for these costs. The state funding comes with considerable administration, including increased documentation and environmental clearances that must be submitted/approved with CDOT oversight.

The Town's consultant is currently working on the final design for this section of trail/sidewalk. The Town is intending to competitively bid and award the construction contract in 2021 with construction occurring during the 2021 construction season. Approximately two (2) years ago, the Town constructed a federally funded section of trail/sidewalk on the east side of Parker Road between Plaza Drive and the Sulphur Gulch Trail. That project was successfully funded and completed with a similar IGA with CDOT.

Public Comments:

Brandi Wilks , 17402 E. Neu Town Parkway, is in favor of the sidewalk. She asked if additional funds could be allocated for a crossover from the east side to the west side?

The Mayor closed Public Comments at 8:52 P.M.

Staff stated that there is not an allocation for a crossover as mentioned by Ms. Wilks.

John Diak moved to approve Ordinance No. 9.323 on second reading.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

C. ORDINANCE NO. 9.291.1 - Second Reading

A Bill for an Ordinance Approving the Amendment to Agreement Regarding Final Design and Construction of Fee-In-Lieu Drainage and Flood Control Improvements for Green Acres Tributary at Compark Village South (Agreement No. 19-06.01A, Project No. 107382) By and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker

**Department: Engineering and Public Works, Michael Grabczyk
Engineering and Public Works, Alex Mestdagh**

9:00 P.M.

This ordinance is to approve an amendment to an Intergovernmental Agreement (IGA) between the Town and the Mile High Flood District (MHFD) regarding improvements to Green Acres Tributary at the Compark Village South development. This amendment codifies the construction costs for these developer-funded improvements that will be constructed by MHFD at no cost to the Town.

Green Acres Tributary is a major drainageway located within the northwestern area of the Town. A portion of the drainageway is located within the proposed Compark Village South development, which is located south of E-470 and north of the Grandview Estates subdivision. In accordance with Town Code, the developer of the Compark Village South property is required to design and construct any master-planned improvements to the major drainageway.

The Mile High Flood District has agreed to construct these improvements to Green Acres Tributary as a Fee-in-Lieu Improvement (FILI) project. In a FILI arrangement, the developer funds 100 percent of the cost to design and construct the improvements, while the District manages the design and construction contracts with assistance and input from Town staff. This arrangement is attractive to the Town and District due to their increased control over the project, and is attractive to the developer because they can remove this work from the scope of improvements they will oversee.

The developer funding for the FILI improvements will be codified and collected by the Town through the Subdivision Agreement for the Compark Village South development. An IGA between the Town and District is necessary to transfer the developer funding to the District and memorialize the improvements that will be designed and constructed by the District. This IGA was originally executed in 2019 to codify the design of the FILI improvements, and with final design of the improvements now complete, is now proposed to be amended to include the construction costs.

Public Comments:

Laura Hefta, 18236 Shadberry Lane, asked if homeowners would have to purchase flood insurance or purchase additional flood insurance?

Public Comment was closed at 9:10 P.M.

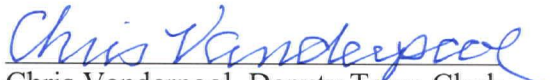
Staff stated that the floodplain will be redefined, but no floodplain insurance or additional flood plain insurance would be required by homeowners for these improvements.

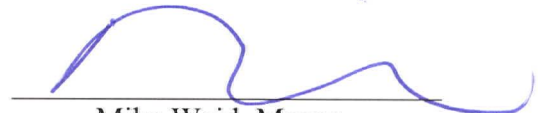
Joshua Rivero moved to approve Ordinance No. 9.29.1 on second reading.

Jeff Toborg seconded the motion.

The motion was approved unanimously.

The meeting adjourned at 9:12 P.M.


Chris Vanderpool, Deputy Town Clerk


Mike Waid, Mayor

Vanderpool, Chris

From: noreply@civicplus.com
Sent: Monday, October 05, 2020 9:34 AM
To: Clerk; Cleveland, Jim; Robberson, Dannette; Anderson, Andy; Penington, Elise
Subject: Online Form Submittal: Town Council Meetings - General Public Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Town Council Meetings - General Public Comment

Regular Town Council meetings are held on the first and third Monday of each month, unless announced otherwise. As per Town Emergency Order No. 8-2020, general public comment rules regarding participation have been adjusted due to the COVID-19 health emergency. In lieu of attending in person, community members may submit a general public comment online starting at noon on the Friday prior to the next meeting until 5 p.m. Monday (the day of the meeting).

This online form will also be used for other virtual meetings held by the Town of Parker's Special Licensing Authority. Public comments that are provided by 5 p.m. on the day of the Special Licensing Authority meeting will be provided to the Authority and will be included with the approved meeting minutes.

General Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. No action will be taken on these items. Public comments will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting. For those unable to provide comments electronically through this form, please contact the Clerk's Office to make arrangements. The Town Clerk can be reached by phone at 303.805.3198.

First Name Laura

Last Name Mason

Address 12124 S Swift Fox Way

City Parkee

State CO

Zip Code 80134

General Public Comment My name is Laura Mason and I live at 12124 S Swift Fox Way. I have lived there with my husband and sons since 2006. My home is located 300 feet north of the commercial zoned lot in

the NE corner of Chambers and Hess, aka Douglas 234.

At the time that we purchased our home in 2006, Hess Road was not expected to be the major thoroughfare that it is now projected to be. As a result of the enlargement of Reuter Hess reservoir, Hess Road replaced Stroh Road to be an East-West roadway to I-25. As long time residents of a growing community, we understand and accept that there will be development at some point on Douglas 234.

The Subarea Plan that the Town Council is being asked to adopt on October 5, contains Land Use Concepts that add a fourth leg onto the current roundabout at Red Sky Drive and S Swift Fox Way. The addition of a fourth leg to the roundabout is both dangerous and will negatively impact the quality of life for neighboring residents.

The increase in the number of vehicles using the roundabout will increase the light and noise pollution that homeowners experience every day. This increase is due to the current average daily traffic (ADT) of 1,443 (Exhibit 4, Existing (2019) Traffic Volumes) and the projected ADT of 8,377 (based on the traffic analysis in Douglas 234 PD Minor Development Plat (MDP) Application SUB20-002, Exhibit 9, Short-Term Background + Project Traffic Volumes (2021)). An increase of nearly 6X is unacceptable. Because of the uncertainty of what type of development may occur, there is a potential that there may be businesses that are off hour establishments which will provide no relief from the potential nuisance we may experience.

I have provided additional detailed comments on Douglas 234 PD Minor Development Plat (MDP) Application SUB20-002 about the effects on pedestrians and school traffic around Gold Rush Elementary School which is located 900 ft north of the roundabout.

In addition to the safety and nuisance issues raised here for the immediate area around the roundabout, the addition of a fourth

leg to the roundabout will have an impact to the homes in the subdivisions of Antelope Heights and lower Horse Creek. Due to the location of Douglas 234 and the surrounding road design, there will be limited options for drivers to head east. For example, unless there is a light added directly onto Hess Road, drivers that want to drive east on Hess Road from Douglas 234 will have two options; to exit on the roundabout and either head west to turn left onto Chambers from Red Sky Drive and then turn left onto Hess from Chambers, or turn east from the roundabout and drive through lower Horse Creek to right turn exit onto Jordan Rd and then turn left onto Hess Road (or a similar route through Antelope Heights). I won't bore you with the additional routes that drivers will discover at the expense of neighboring residents' safety.

I ask the Town Council to take into consideration the impact of adding a fourth leg to the roundabout at Red Sky Drive and S Swift Fox Way when determining if the Chambers and Hess Roads Subarea Plan should be adopted.

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