PARKER
COLORADO

PLANNING COMMISSION MINUTES
March 8, 2018

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

Commissioner John Howe led the Planning Commission and audience in the Pledge of Allegiance.

Also, present were Commissioners Richard Foerster and Eliana Burke. Alternates Erik Frandsen, Ruth Ann Nelson and Kimberly Rodell were present; seated in the vacancy and for the absent Commissioners Duane Hopkins and Sasha Levy.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner John Howe moved to approve the February 8, 2018 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 5:0:2 with Commissioners Erik Frandsen and Kimberly Rodell abstaining due to being absent from the February 8, 2018 meeting.

CONSENT AGENDA
None

PUBLIC HEARING: OPENED: 7:03 P.M. PINE BLUFFS FILING NO. 4, Stand-alone Emergency Room - Use by Special Review

Applicant:	Wendi Birchler, Norris Design for Mustang Development Company
Location:	Southeast Corner of Parker Road and Shady Ridge Parkway
Planner:	Paul Workman
TRAKiT NO.:	Z17-016

Paul Workman, Planner, presented the staff report for the Pine Bluffs Filing No. 4, Stand-alone Emergency Room - Use by Special Review (UbSR). Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request.

Commissioners discussed with staff:

- if all access points will be available for use by the entire built-out commercial development area; (*Staff said yes, the access points will serve all commercial developments for the area.*)

APPLICANT PRESENTATION

Wendi Birchler, Norris Design, 1101 Bannock Street, Denver, CO 80204, for Hospital Corporation of America (HCA) presented:

- representing the request for Use by Special Review (UbSR) to allow for the freestanding emergency department within the existing Pine Bluffs Planned Development (PD)
- thanks to Town staff for their work through the review process
- the request is consistent with the Parker 2035 Master Plan
- the request is consistent with the Town's Land Development Ordinance
- the request meets the approval criteria for a UbSR
- the development team, HCA, representatives from Sky Ridge Medical Center and the consultant team were available for questions

Commissioners discussed with Ms. Birchler:

- if the freestanding emergency department is affiliated with Sky Ridge Medical Center and able to bill Medicare/Medicaid; (*Ms. Birchler said yes, that is correct.*)

PUBLIC COMMENT OPENED

The following members of the public spoke against approval with concerns for increases in noise, traffic, lights, too many emergency facilities, potential approval for future reuse of the building and restricting/completion date of access to their community:

- Christopher Robinson, 19951 E Shady Ridge Road, Parker
- Dean Walker, 20293 E Shady Ridge Road, Parker
- Joshua Foerschler, 12155 E Shady Pine Court, Parker
- Viviana Shain, 12098 Majestic Pine Way, Parker

Dennis Houston, CEO Parker Chamber of Commerce, 19590 E Mainstreet, Parker, spoke in support of approval for the freestanding emergency facility citing the facility will provide emergency needs for the growth of the south side of Town, additional job opportunities and listed community services that will be provided by those employees. He said the facility will be a great addition to the community.

PUBLIC COMMENT CLOSED

Mr. Workman introduced Alex Mestdagh, Engineering Services Manager to address access and traffic circulation concerns.

Staff responses to public comments:

- reuse of the facility would depend on the proposed use; if a future use requires a UbSR, it would go through the same process as this request; if the proposed use is permitted, a Site Plan Amendment\Approval may be required
- all access points are being constructed with the multi-tenant commercial development adjacent to this request and will most likely be in place prior to the opening of this facility
- there are other access routes to get to Parker Road and Hess Road without going through the Pine Bluffs community
- there is the potential for traffic cut-through the community; if speeding becomes an issue that would be handle by Parker PD

Chair Gary Poole advised that the Sky Ridge Medical Center business model is not within the purview of the public hearing.

Commissioners discussed with staff:

- the number of homes approved but not yet built south of Hess Road; *(Staff said there are thousands of homes planned south of Hess Road and west of Parker Road.)*
- if there are plans for signage directing traffic to the commercial area; *(Staff said wayfinding signage has been discussed and is not included in the current plan; the access and circulation plan does direct traffic to the commercial area; traffic signage is included in the construction plan set.)*
- the estimated project construction completion date; *(Staff deferred to the applicant; the applicant anticipated a completion date of January 2019.)*
- if the four conditions of approval have been met or agreed to be met by the applicant; *(Staff said yes they have been agreed to be met.)*

<u>PUBLIC HEARING:</u> CLOSED: 7:30 P.M. PINE BLUFFS FILING NO. 4, Stand-alone Emergency Room - Use by Special Review

<u>PLANNING COMMISSION DISCUSSION</u>

Commissioner John Howe said he saw the need for the facility based on the growth to the south of Hess Road. He said being affiliated with Sky Ridge Medical Center will be an asset for the facility; the request meets the nine criteria for approval and he supported recommending approval.

Commissioner Richard Foerster said he agreed that the nine criteria for approval is met and if the four conditions continue to be met, the growth toward the south warrants the need for this facility. He said the traffic circulation design will minimize traffic through the community; the overall intensive use of the land is not excessive; the use is consistent with the Parker 2035 Master Plan and he believed the Town's landscaping requirements will provide adequate screening of the commercial area from the residential area. He supported recommending approval.

Commissioner Kimberly Rodell said the use meets the nine criteria for approval and is consistent with the Parker 2035 Master Plan. She requested the applicant continue to work with the surrounding community to minimize traffic issues. She considered Parker's growth and supported recommending approval.

Commissioner Ruth Ann Nelson said her initial concerns with the use were based on reported horror stories regarding billing practices of freestanding emergency facilities but this facility is affiliated with a hospital; able to bill Medicare/Medicaid directly; able to meet federal and state guidelines and be a true emergency room away from a hospital. She said the applicant has done a good job addressing traffic and noise concerns. She said she was persuaded to support recommending approval.

Commissioner Eliana Burke agreed.

Commissioner Erik Frandsen agreed.

Chair Gary Poole concurred with everyone's statements. He appreciated the differences between the proposed use and other existing stand-alone facilities. He supported recommending approval.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Use by Special Review, subject to the four (4) conditions contained in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

<u>PUBLIC HEARING:</u> OPENED: 735 P.M. TWENTY-MILE INDUSTRIAL PARK FILING NO. 2, FIRST AMENDED SUBDIVISION EXEMPTION LOT 2A, Parker Racquet Club - Site Plan

Applicant:	Christa Plaza, Essenza Architecture for Parker Tennis
Location:	Southeast Corner of Twenty Mile Road and Plaza Drive
Planner:	Paul Workman
TRAKiT NO.:	SP17-044

Paul Workman, Planner, presented the staff report for Twenty-Mile Industrial Park Filing No. 2, First Amended Subdivision Exemption Lot 2A, Parker Racquet Club – Site Plan. Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request, as conditioned in the staff report.

Commissioners discussed with staff:

- if parking for the racquet club with will be combined with the existing parking for the Fieldhouse; *(Staff said yes, the racquet club parking access aligns with the existing Fieldhouse parking for vehicles and pedestrian access.)*
- construction completion timeline; *(Staff said construction completion is anticipated for first quarter 2019.)*
- definition of "substantial change" mention in conditions for approval; (*Staff said if the building architecture or access should change, that would be substantial and would need to come before Planning Commission and Town Council.*)
- if the racquet club will hold tournaments attended by out of town participants; (*Staff deferred to the applicant for a response.*)

<u>APPLICANT PRESENTATION</u>

Barry Riddle, 10651 Clarkville Way, Parker, CO said between four and five tournaments a year will be hosted at the racquet club with an average of between 120-160 participants.

Commissioners discussed with staff and Mr. Riddle:

- the number of available parking spaces; *(Staff said there are 47 proposed parking spaces.)*

- where will tournament overflow traffic park; *(Staff and Mr. Riddle explained how tournaments worked in 24 people max are on site at one-time; he said the competitions are limited to the six courts, scheduled and timed.)*
- parking for spectators; *(Mr. Riddle said there aren't many spectators.)*
- confirmation that the facility is private/partnering with the Town and that it will be open to the public; *(Mr. Riddle confirmed the facility is private/partnering with the Town and that it will be open to the public.)*
- will the public be charged fees to use the facility; *(Mr. Riddle said yes there will be fees to use the facility; there will be membership fees, court fees and tournament fees.)*
- if Parker residents would receive a benefit in the cost for the fees; *(Mr. Riddle said yes, there will be resident fees and non-resident fees.)*
- confirmation of future expansion with outdoor courts; *(Mr. Riddle said that is correct the plan is to put additional outdoor courts.)*
- have the two conditions in staff s report been met or agreed to; *(Mr. Riddle said yes they have been and are agreed to.)*
- the number of planned outdoor courts; *(Mr. Riddle said the plan is for six outdoor courts.)*
- confirmation that the expansion could plan for additional indoor courts; *(Mr. Riddle said that is correct, there is land to the west of the facility to build two additional indoor courts. Mr. Workman advised that any expansion is consider a "substantial change" and would come before the Planning Commission and Town Council.)*
- if the courts will be available for pickle ball; *(Mr. Riddle said yes, they would be.)*

Mr. Riddle thanked staff and the Town for partnering on the project and they are thrilled to be in the Town of Parker.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:47 P.M. TWENTY-MILE INDUSTRIAL PARK FILING NO. 2, FIRST AMENDED SUBDIVISION EXEMPTION LOT 2A, Parker Racquet Club - Site Plan

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this is a great private/public partnership that will be a real asset to the area, along with the Fieldhouse, as a unique facility. He said he looked forward to having it built.

Commissioner Richard Foerster said this project will complement the Fieldhouse and Railbender Park. He said the recreational facilities will be great together.

Commissioner Eliana Burke said this is great for Parker and wished them the best of luck.

Commissioner Erik Frandsen said he planned on using the facility.

Commissioner Ruth Ann Nelson said she is excited about the development of the private/public partnership. She said she is aware that the Parks and Recreation Department are continuing to look for private/public partnership to defray costs for good, public facilities. She supported recommending approval to Town Council.

Commissioner Kimberly Rodell agreed with everyone's comments.

Chair Gary Poole said he is in support of approval; he said it is neat that in this area athletics like the Twenty-Mile Gymnastics, the Fieldhouse and now the racquet club will make this a hub to activate the area. He said he fully supported the private/public nature of the project.

Commissioner Eliana Burke moved that the Planning Commission recommend the Town Council approve the Twenty-Mile Industrial Park Filing No. 2, 1st Amended Subdivision Exemption Lot 2A, Parker Racquet Club – Site Plan request, with the two (2) conditions outlined in staff's report. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 7:0.

<u>PUBLIC HEARING:</u> OPENED: 7:49 P.M. SALISBURY EQUESTRIAN PARK LOT 1, Parker Water and Sanitation Bulk Water Distribution Station
- Site Plan Amendment

Applicant:	Leah Perkins, Black and Veatch for Parker Water and Sanitation District (PWSD)
Location:	12010 Motsenbocker Road
Planner:	Carolyn Parkinson
TRAKiT NO.:	SP17-107

Carolyn Parkinson, Planner, presented the staff report for the Salisbury Equestrian Park Lot 1, Parker Water and Sanitation Bulk Water Distribution Station – Site Plan Amendment. Ms. Parkinson concluded with the determinations in staff s report and recommended the Planning Commission recommend that Town Council approve the Site Plan request as conditioned in staff's report.

Commissioners discussed with staff:

- the number of years will the facility be on the site; *(Staff said the intent is to provide bulk water for small landscaping, small construction companies and Town facilities on a permanent basis.)*
- if the facility is serviced by a well or a waterline; *(Staff said the facility will be served by a waterline.)*
- clarification on the number of customers; *(Staff clarified the number at 118 customers.)*

- anticipated usage of the bulk water supply; *(Staff said per the applicant the intent is for small job usage; not large scale construction sites.)*
- the amount of traffic increase to the site; *(Staff said the applicant anticipates 10 to 20 trips per day.)*
- if there have been any noise complaints from the current traffic from the surrounding neighbors; *(Staff said not to her knowledge; the facility is more than 115 feet from the nearest property line of large acreages, buffered by an existing berm.)*

APPLICANT PRESENTATION

Rebecca Ejada, Parker Water and Sanitation District (PWSD), 18100 E Woodman Drive, Parker, CO 80134, was available for Planning Commission questions:

- the current average truck water capacity that use hydrants; *(Ms. Ejada said the average truck capacity is 1500 gallons; the same truck capacity that will use the new facility.)*
- if the full 1500 gallon truck capacity is not used, would that generate additional trips to the facility; *(Ms. Ejada said yes, that would, if needed by the job.)*
- if the facility will eliminate water tanks being filled from hydrants; *(Ms. Ejada said hydrant filling would not be eliminated but restricted in use to large construction companies.)*
- confirmation on the source of the water, by waterline or well; *(Ms. Ejada said the facility will be connected to a distribution system supplied from ground-water wells, as well as from the nutriment plant.)*

PUBLIC COMMENT OPENED

The following members of the public spoke against approval with concerns for use of personal wells (where is the water coming from to supply the facility); increased traffic; environmental impacts; need for additional screening; 5 a.m. start time; increased noise levels; height of the facility relative to the berm (pictures of varying angles from the berm were presented); the Town of Parker selling water; the number of trucks using the facility daily; impacts on horse property access:

- Theresa M. Gilroy-Nielsen, 6041 King Court, Parker
- Steve Lotito, 5929 King Court, Parker
- Elaine Lotito, 5929 King Court, Parker
- Keli Weland, 5975 King Court, Parker
- Wayne Bramford, 5948 King Court, Parker

PUBLIC COMMENT CLOSED

Chair Gary Poole clarified that the Town of Parker and Parker Water and Sanitation District are separate entities and commercial.

Staff addressed the public concerns:

- easements will be established with the Town to bring water from PWSD distribution lines
- the building is seven-feet tall and will be located at the lowest point of the berm
- the applicant estimates 10-20 vehicle trips per day; one vehicle at a time per trip
- if there is an agreement regarding an equestrian gate, it would not be altered with this request

Ms. Ejada said PWSD would work with the Town of Parker to address the 5 a.m. start time concerns.

Commissioners discussed with staff and the applicant:

- if the facility will be lit; (*Ms. Ejada said PWSD will meet Town of Parker lighting requirements.*)
- the load time for a 1500-gallon tank; (*Ms. Ejada estimated 10 -15 minutes with a limit of 100-gallons per minute.*)
- the start time for the Town Operations Facility; (*Staff said they didn't know the start time but would work with the applicant to the start time match.*)
- not all customers use the facility daily; (*Ms. Ejada said that is correct.*)
- the height of the existing public works building; (*Staff said they believed the height of the building to be between 25 and 35 feet.*)
- if there will be room for trucks to turn around vs. having to beep while backing-up after loading; (*Ms. Ejada said it is anticipated that the trucks will not have to back-up.*)
- if the access to the facility is the same for the Town Operations Facility; (*Staff said yes, the access is the same, as well as being public access to Salibury Park.*)

<u>PUBLIC HEARING:</u> CLOSED: 8:21 P.M. SALISBURY EQUESTRIAN PARK LOT 1, Parker Water and Sanitation Bulk Water Distribution Station
- Site Plan Amendment

<u>PLANNING COMMISSION DISCUSSION</u>

Commissioner Richard Foerster said based on the information presented there appears to be minimum truck visits per day to the facility; if the start time can be moved to 7 a.m., he would support recommending approval for the facility.

Commissioner Ruth Ann Nelson believed the construction of the facility to not be impactful; the building appears to be smaller than the berm but without knowing the elevation of the berm and the building it is hard to determine the actual effects. She said she is concerned with traffic, noise and back-up beeping and requested an additional condition on the start time.

Commissioner Kimberly Rodell said the request seems consistent with what is currently on-site; she said she did understand the residents' concerns. She said it appears the new building would be significantly shorter and asked the applicant to work on providing additional berm.

Commissioner John Howe said he understood the needs of the neighbors but also, understood if this facility is not approved; the entire Town will continue to be exposed to brown water. He said this needs to be done for the benefit of the entire Town; the trips appear to be minimal; there is a need for it and the building is not that tall. He said he supported recommending approval.

Commissioner Eliana Burke agreed.

Commissioner Erik Frandsen agreed. He said he didn't believe there is a need for a timing restriction.

Chair Gary Poole called for a motion to add a condition to set allowed times.

Commissioner Ruth Ann Nelson moved that the Planning Commission recommend that Town Council approve the Site Plan Amendment to Salisbury Equestrian Park Lot 1 for a bulk potable water fill station, subject to the eight conditions contained in staff s report plus an additional condition that the bulk facility will not operate outside of the operating hours of the Town Operations Facility. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Rosemary Sietsema, Recording Secretary advised the Planning Commission that Commissioner Sasha Levy submitted her resignation per the submitted documentation.

Ms. Sietsema called for a vote to accept the vacancy.

Commissioner John Howe moved to accept Commissioner Sasha Levy's resignation and create a vacancy to be filled according to the rotational rules established in Section 5. (B) Alternate Members of the Planning Commission By-laws. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

ADJOURNMENT

The meeting was adjourned at 8:32 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair