

**TOWN OF PARKER COUNCIL
MINUTES
MAY 3, 2021**

Mayor Jeff Toborg called the meeting to order at 7:00 P.M. All Councilmembers were present.

Boy Scout Kirk Locey led the Pledge of Allegiance.

SPECIAL PRESENTATIONS

Former Mayors Greg Lopez and David Casiano recognized Town Clerk Carol Baumgartner for her hard work and dedication to the Town. Mayor Toborg presented Carol with a plaque.

Mayor Toborg read the Municipal Clerks Week Proclamation into the record and presented Carol Baumgartner, Chris Vanderpool, Mandy Denny, and Jennifer Malley each a copy of the Proclamation.

PARKER CHAMBER OF COMMERCE UPDATES

Manager Kara Massa provided an update on Chamber activities for the month.

DOWNTOWN BUSINESS ALLIANCE UPDATES

Board Member Anne Barrington provided an update for the month.

PUBLIC COMMENTS

There was one written general public comment that will be attached to the approved minutes. Kirk Locey, 1568 Terrawood Court, spoke about chickens and that the Town should allow them in backyards.

Neva Shearer, 12847 Capital Creek Street, spoke about the issue with the construction traffic on Motsenbocker.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Councilmembers reported on meetings they each attended since the last Town Council meeting.

CONSENT AGENDA

- A. *APPROVAL OF MINUTES - April 19, 2021*

B. LINCOLN PROFESSIONAL PARK - Annexation and Zoning

Department: Community Development, Stacey Nerger

Trakit No.: ANX20-006 and Z20-017

Second Reading: May 17, 2021

1. ORDINANCE NO. 2.276 - First Reading

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as Lincoln Professional Park in Douglas County

2. ORDINANCE NO. 3.358 - First Reading

A Bill for an Ordinance Zoning Certain Property within the Town of Parker, Colorado, Known as the Lincoln Professional Park Property to C-Commercial District, Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

C. ORDINANCE NO 9.75.2 - First Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement Terminating the Regional Hazardous Materials Board of Arapahoe/Douglas Counties

Department: Town Attorney, Jamie Wynn

Police Department, Andy Coleman

Second Reading: May 17, 2021

D. Motion to Reschedule the July 6, 2021 Meeting to July 12, 2021

Department: Town Council

Cheryl Poage moved to approve Consent Agenda Items 7A through 7D.

Laura Hefta seconded the motion.

The motion was approved unanimously.

PUBLIC HEARINGS**PARKGLENN SUBDIVISION FILING NO. 3, LOT 1, BLOCK 2 - Rezone to C-Commercial District**

Applicant: Masterworks, LLC
Location: Generally located on the west side of Parker Road south of Parkglenn Way
Department: Community Development, Krista Flynt
TRAKiT No.: Z20-020

7:40 P.M.

The subject property is currently developed for commercial use with a service station, convenience store and accessory car wash. The applicant proposes to demolish the service station and convenience store while retaining the car wash. The Parkglenn PD zoning permits car washes as an accessory use to a service station but not as a permitted principal use on their own. The rezoning application is required to retain the car wash as a primary use because they are permitted as a use by right in the C-Commercial district.

The subject property is completely surrounded by commercial development; some of which is zoned PD and others of which are zoned C-Commercial District. The property is adjacent to Parker Road, a state highway, which provides accessibility and visibility that make it suitable for commercial use. The proposed C-Commercial District is appropriate in this regard and would support the adjacent commercial uses as well as the commercial character of the Parker Road corridor.

The Parker 2035 Master Plan identifies the subject property as being located in the Central Commercial Character Area. The Central Commercial Character Area is recommended for retail, service and restaurant uses. The proposed rezoning will permit these uses and align development on the subject property with the Town's vision for future commercial use in this character area. As a result, the proposal to rezone the property to the C-Commercial District is consistent with the Master Plan.

Staff has reviewed the proposed rezoning for compliance with the nine (9) criteria for approval of such applications found at Section 13.04.240 of the Land Development Ordinance. Staff has determined that the application has satisfied the criteria for approval including consistency with the Master Plan as described in the Planning Commission staff report.

The applicant has submitted a site plan application that is being reviewed concurrently with the proposed rezoning application. The site plan would replace the service station and convenience store with a new commercial building containing a coffee shop.

The Planning Commission held a public hearing for the proposed rezoning at their April 8, 2021 meeting and voted unanimously to recommend that Town Council approve the application.

Applicant:

Jody Newton with Masterworks, LLC, on behalf of Wash and Go of Colorado – 360 E. Happy

Canyon Road, Castle Rock, was present and spoke. She described the site and concept of the business. She stated that this site will not be a gas station and the gas tanks will be removed from the ground. The car wash will be upgraded and will be an upscale express car wash with a coffee shop.

Public Comment: None

The Public Hearing was closed at 7:50 P.M.

1. ORDINANCE NO. 3.38.3 - Second Reading

A Bill for an Ordinance Amending Ordinance No. 3.38 by the Deletion of Certain Property (Parkglenn Subdivision Filing No. 3, Lot 1, Block 2) from the Planned Development Zoned Area Known as Parkglenn

Cheryl Poage moved to approve Ordinance No. 3.38.3 on second reading.

Todd Hendreks seconded the motion.

The motion was approved unanimously.

2. ORDINANCE NO. 3.357 - Second Reading

A Bill for an Ordinance Rezoning Certain Property (Parkglenn Subdivision Filing No. 3, Lot 1, Block 2) from Parkglenn Planned Development to C-Commercial District, Pursuant to the Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

Cheryl Poage moved to approve Ordinance No. 3.357 on second reading.

Todd Hendreks seconded the motion.

The motion was approved unanimously.

ORDINANCES

ORDINANCE NO. 9.328 - Second Reading

A Bill for an Ordinance Approving the Intergovernmental Agreement Between the Town of Parker and the Board of County Commissioners of the County of Douglas County Concerning Lincoln Avenue (Jordan to Parker Road)

**Department: Engineering and Public Works, Bob Exstrom
 Engineering and Public Works, Tom Williams**

Lincoln Avenue was widened to its current four (4) lane configuration in 1997. However, based on traffic projections at that time, a six (6) lane (three through lanes in each direction) was anticipated in the future. Due to existing and projected traffic increases on Lincoln Avenue, the time has come for this widening to occur. The project will include widening of four (4) bridge

structures with two (2) at Newlin Gulch and two (2) at Cherry Creek. This proposed roadway is an important component to the Parker area's long-term roadway transportation plan.

Douglas County agreed to jointly fund the project with the Town due to the regional significance of the roadway. After several years of discussions, the Town and County are ready to move forward with the conceptual/preliminary design of this roadway widening. The Town and Douglas County have both appropriated \$250,000 per entity (\$500,000 total) to fund this conceptual/preliminary design effort in 2021. Douglas County and Parker staff have agreed to utilize each entity's on-call engineering listing to select up to six (6) professional engineering firms to prepare proposals for the conceptual/preliminary design services. The selection of a professional engineering firm will be completed by a qualification based interview selection process of the short-listed firms. The Town and Douglas County have agreed to a 50/50 split on this conceptual/preliminary engineering cost to be completed by November 30, 2022. An IGA is needed to formalize this arrangement.

Public Comment: None.

Todd Hendreks moved to approve Ordinance No. 9.328 on second reading.

Laura Hefta seconded the motion.

The motion was approved unanimously.

RESOLUTIONS

RESOLUTION NO. 21-022

A Resolution to Amend Resolution No. 19-023, Series of 2019, to Allow, Subject to the Satisfaction of Certain Conditions, a Partial Waiver to Defer Compliance With Certain Requirements of Sections 13.07.060 and 13.07.060 and 13.070.070 of the Parker Land Development Ordinance as Amended, Associated With the Processing of the Sketch and Preliminary Plan for Certain Segments of the Real Property Commonly Known as the Anthology North Property Until Those Segments are Ready for Development

Department: Community Development, BrieAnna Simon

The Anthology North Planned Development (PD) is a large mixed-use development proposed for the southwestern section of the Town. The property owner, North Parker Investments, L.L.C., and their development partner in 2019 requested that the Town allow them to segment (phase) the development because of its large size, major infrastructure requirements and need to address housing market conditions. In response, the Town Council approved Resolution No. 19-023 (the "Partial Waiver Resolution") to allow them to segment the development of the PD into three (3) phases. The proposed Resolution No. 21-022 will amend the Partial Waiver Resolution to allow the property owner and their development partner to further sequence the initial phase into Segments 1A, 1B and 1C. It also incorporates several minor amendments related to the Parks Master Plan and dedication of school sites that are limited in nature. No

Segment 1A final plats may be issued until Segments 1B-1C have preliminary approval. This segmented approach provides a more clear roadmap for how this project moves forward and how development takes place.

Public Comment:

Michael Cavanaugh, 12793 Red Rose Circle, commented on the traffic congestion and speeds in the area due to this project.

John Diak moved to approve Resolution No. 21-022.

Todd Hendreks seconded the motion.

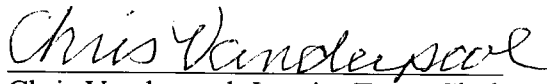
The motion was approved unanimously.

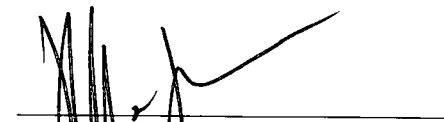
ADJOURNMENT

Chery Poage moved to adjourn the meeting at 8:25 P.M.

Todd Hendreks seconded the motion.

The motion was approved unanimously.


Chris Vanderpool, Interim Town Clerk


Jeff Toborg, Mayor

Vanderpool, Chris

From: noreply@civicplus.com
Sent: Thursday, April 29, 2021 6:48 PM
To: Clerk; Cleveland, Jim; Robberson, Dannette; Anderson, Andy; Penington, Elise
Subject: Online Form Submittal: Town Council Meetings - General Public Comment

Town Council Meetings - General Public Comment

Regular Town Council meetings are held on the first and third Monday of each month, unless announced otherwise. The general public comment period held during these meetings is an opportunity for the public to provide comments on items that are not on that meeting's agenda. Two options are now available for making public comments during the current Virtual Meeting format: either in writing via the online form included below or live during the meeting via the Zoom application.

Written general public comments via the form below can be submitted from noon on the Friday prior to the next meeting until 5 p.m. Monday (the day of the meeting). To learn how to submit a live public comment during a meeting via the Zoom application, visit www.ParkerOnline.org/VirtualMeetings.

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	Tom
Last Name	Petzinger
Address	18269 Peru creek ave
City	Parker
State	CO
Zip Code	80134

General Public Comment

The traffic on Motsenbocker Rd between Hess and Stroh Rd has become increasingly intolerable. The construction vehicles traffic beginning at 6am is beyond loud. The cement road with the seams in it makes it even worse. Wap wap wap wap. The increase over the last couple years makes it impossible to even sit on our deck or patio. My back yard backs up to the open area where the tunnel runs under the road. We have thought about moving many times but with the soaring home prices it is not in the budget. I don't even think we could sell our home with this non stop "highway" traffic noise. Sleeping with the windows open is impossible. Having a conversation or simply relaxing outside is out of the question. It is frustrating beyond words. This traffic especially the construction trucks need to be re routed immediately. I can't even begin to imagine how much worse it will get after the 5000 homes are built up Crowfoot Valley Rd. This was poor planning. The new roads should of been built first. Stroh Ranch is a nice community but those of us who back up to Motsenbocker are dealing with a living hell right now. Something must be done with this unfair situation. We are available for further comment, support or to attend any meetings. Thank you for your consideration in this dire matter.
Tom and Linda Petzinger 18269 Peru Creek Ave

Email not displaying correctly? [View it in your browser.](#)