



PLANNING COMMISSION MINUTES

July 8, 2021

Planning Commission Chairman 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 and seated were Commissioners Richard Foerster, Kim Rodell, Ruth Ann Nelson, Eliana Burke and Erik Frandson.

OPENING REMARKS

Planning Commission Chairman Gary Poole: Thank you for attending the Parker Planning Commission meeting tonight. Before the meeting begins, there are two ways to make public comments on any item at this hearing. Comments may be made in person at the public hearing tonight or you can join the Zoom webinar link posted on the Town's website at www.ParkerOnline.org/PlanningCommission.

Facebook Live participants are only able to view and listen to the meeting and are unable to submit public comment on agenda items. If you are on Facebook Live and wish to submit public comment on an item tonight, now would be a good time to leave Facebook Live and join the Planning Commission meeting on Zoom.

For Zoom participants that wish to comment on any agenda item, use the Zoom "Raise Your Hand" feature when I open the hearing up for public comment.

We appreciate your attendance and participation at the Planning Commission.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the June 24, 2021 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. A BILL FOR AN ORINANCE TO AMEND THE PARKER AUTO PLAZA PD PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE

The Town of Parker is proposing to amend the permitted uses in the Open Space Planning Area of the Parker Auto Plaza Planned Development, 1st Amendment, to add parks and active recreation as a permitted use. The Site is generally located on south of Pine Lane, north of Ponderosa Drive, east of Twenty Mile Road and west of Parker Road.

Department: Community Development, Stacy Nerger

Stacy Nerger, Senior Planner, presented the staff report for Parker Auto Plaza PD, 2nd Amendment to amend the permitted uses in the Open Space Planning Area of the Parker Auto Plaza Planned Development, 1st Amendment, to add parks and active recreation as a permitted use. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend that the Town Council approve the Parker Auto Plaza PD, 2nd Amendment.

Commissioners discussed with staff:

- Will the small parking lot in the open space remain, *(staff said the parking lot is south of the Baldwin Gulch Trailhead and it will remain the same).*
- How many parking spaces are in the parking lot at Baldwin Gulch, *(staff said approximately 20 parking spots).*
- Where is the public parking located, *(staff said south of Ponderosa Rd.).*
- Can the Baldwin Gulch Trail be accessed from this parcel, *(staff said yes).*
- Are there any obligatory amenities, *(staff said Town code requires certain amounts of park space per residential unit and there is a certain amount of amenities required and the developer has been asked to enhance the park space with workout stations, benches and playground and some artificial turf).*
- What is the expected completion, *(staff said at the earliest late next summer or early fall).*
- How does the allowing of a developer to use current open space affect other open space adjacent to other developers, *(this is something the Town has allowed in the past, but not to this extent, these instances are reviewed on a case by case basis).*
- Are the amenities shown in green going to fulfill the requirements and is that what we can expect to see, *(staff said yes).*
- Are there any ongoing controls for the Town if the park deteriorates, I know it's the owner that's going to be maintain it, but can you talk to that, *(staff said that in order to use town owned property, the developer will have a license agreement where they agree that they're not going to own this land and that they're going to be maintaining it according to a maintenance schedule).*
- If someone gets hurt on this Town owned land, who has the responsibility or who carries the insurance, *(staff said that the developer provides liability insurance).*

- Access between the blue area and the green area on the map, the blue area is primarily intended for the residents of the multi-tenant buildings ,will there be free access between the blue area and red area, or is that gated or how is that handled, *(staff said there is another access point up from the green area to the blue area near the pet waste station and it is open access to the public).*
- Will the fenced dog park in the orange area be available to the public, *(staff said that this dog park will be fenced off and will be key card only).*

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:14 P.M. A BILL FOR AN ORINANCE TO AMEND THE PARKER AUTO PLAZA PD PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE

PLANNING COMMISSION DISCUSSION

Commissioners are supportive of the Ordinance, a good use of the land.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve a Bill for an Ordinance to amend the Parker Auto Plaza PD pursuant to the Town of Parker Land Development Ordinance. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:16 P.M. ANTHOLOGY NORTH – SKETCH AND PRELIMINARY PLAN TRAKIT NO(S): SUB20-005 AND SUB20-006

The applicant, PCS Group, is requesting the approval of the Sketch Plan for Anthology North Segment 1 for 1,532 residential lots, 109.33 acres of open space and 44.19 acres of park space. In addition, the applicant is requesting a Preliminary Plan for Anthology North Segment 1A (a portion of Segment 1) for 441 single family residential lots, 53 townhome residential lots, 47.92 acres of open space and 37.19 acres of park space. The site is generally located on the south side of Hess Road between Chambers Road and Motsenbocker Road.

Department: Community Development, BrieAnna Simon

BrieAnna Simon, Associate Planner, presented the staff report requesting the approval of the Sketch Plan for Anthology North Segment 1 for 1,532 residential lots, 109.33 acres of open space and 44.19 acres of park space. In addition, requesting a Preliminary Plan for Anthology North Segment 1A (a portion of Segment 1) for 441 single family residential lots, 53 townhome residential lots, 47.92 acres of open space and 37.19 acres of park space. Ms. Simon concluded with the determinations in the staff report recommended the Planning Commission recommend Town Council approve the requested Anthology North Sketch Plan for Segment 1A, 1B, and 1C.

Commissioners discussed with staff:

- No comments

APPLICANT PRESENTATION

John Prestwich with PCS Group presented project information:

- The community is being renamed from Anthology to Tanterra
- Acknowledged team members
- Sketch plan presented for segment 1 and preliminary plan for segment 1-A
- The PD amendment was processed last year to incorporate the dendritic planning working the planning around the natural drainages
- Drawings were presented shown the areas including in segment 1
- Discussed the relocation of the fire house based on resident feedback from the Horse Creek area
- Discussed the community park, open space, associated park amenities
- Discussed Segment 1-A in detail
- Shared pictures of Tanterra monument signs, Chambers Rd. bridge, general pictures of the development, parks, pool, amenities

Commissioners discussed with applicant:

- Concerning the schools and associated traffic issues, what are the plans to address this, *(applicant said they are working with Town staff and the school district modifying the roads around the park and the school is located on a collector road which will provide direct access out to Chambers Rd. and disperse traffic quickly).*
- Are the trails going to be HOA maintained or the Town of Parker, *(applicant said both, regional trails will be dedicated to the Town and the Town will maintain them, trails that are inside of the HOA tracts will be maintained by the HOA and the trails in the 30 acre park that is being dedicated to the Town will be maintained by the Town).*
- How many parking spots will be at the community center, *(applicant said based on the parking study he believes 84 parking spots).*
- Did you get agreement on the distance of the fire station to where you want to put it now, *(applicant said they are working with South Metro Fire).*
- Will the pool be open to the community or strictly for the homeowners, *(applicant said it will open to the public).*
- Approximately how far was the fire station moved, *(applicant said about a quarter mile).*

PUBLIC COMMENT OPENED

- Tejendra Dhakal who resides at 12723 Buffington Trail, Parker Colorado stated that the notice was not very helpful, it does not contain enough information to understand what is going on in their neighborhood. What kind of ecological studies have been done, are their plans to relocate some of the animals or leave some areas natural? One of the paths on the natural drainage didn't look accessible, how much thought is being put in when they are designing this community.
- Glenda Wilson who resides at 17726 Emelia Dr. Parker Colorado agreed with the previous commenter that more pictures would be nice in the notice. Her home backs up to segment

1-C and there is a very steep hill that looks like it is going to be open space, is concerned about drainage and if the hill will be flattened. Here sump pump works all the time. She has notice that with the current construction, animal wildlife is getting closer to their homes and that with the Parker split rail fences do not offer a lot of protection. She wanted to be mindful of whether preserving areas for the animals, but also seeing if there's a chance to rehouse or move them so that don't just keep closing in our homes.

- Ian via Zoom raised his hand, but we were unable to hear Ian in the council chambers. As an alternative Ian attempted to use the chat feature via Zoom. Via Zoom chat, Ian wanted to reiterate the need for the fire station to move as part of the approval.
- Dan McVon via Zoom's chat feature wondered if the engineering analysis for utility capacity included telecom, cellular and broadband.

PUBLIC COMMENT CLOSED

PLANNING COMMISSION DISCUSSION

- The planning commissioners do not see the notices that were sent out. Do they have a link to any documents or things like that so they could go online and see the same sort of TRAKiT information that the commissioners see, *(staff said that it is a mailed notice, paper copy so there's no actual links, but it does have the project numbers and general location so that they go into eTRAKiT and find more information or contact the Town for more information).*
- Does the notice give instructions on how to access information and if it doesn't, maybe it should, *(staff said they don't believe so, but they will double check).*
- Regarding grading and the hill in section 1-C, can more information be provided, *(applicant said they are focused on prelim plan for 1-A and he is aware of grading in 1-B and would be happy to meet with the commenter and find out exactly where she lives).*
- Can you speak to the other chat question regarding cellular and broadband, *(applicant said the engineering analysis does include all the telecom, referrals are sent to the agencies and we will continue working with them. The applicant acknowledged Ian's comments regarding the relocation of the fire station, but reminded everyone that these are two separate applications. The applicant has formally submitted an application to move the fire station, but it's not part of the sketch plan or segment 1-A).*
- If the planning commission votes on this tonight and for some reason the fire station can't be moved, is it part of this or does it come back to us a second time, are we voting on this without the fire station, *(staff said yes, the fire station is currently part of segment 3 and we are looking to move it to segment 2 which is outside of the realm of segment 1 at this point and the planning commission will review the rezoning comes as a separate fire station relocation application).*
- Is there a chance the fire station could be moved into segment 1 or is it going to stay in two or three, *(applicant said that that would be a major change and isn't likely).*
- Can segment 1 be serviced by a different fire station now that is approved, *(applicant said that the fire department is on the referral agency so they are definitely studying this and providing comments).*
- The applicant responded to previous Zoom chat comments, *(applicant said they would be*

happy to provide to the public whatever notice is needed with links to the files; all the ecological studies that are required through the process have been done; preserving natural drainages and some tails that cross the drainage will not be ADA compliant, but in the upper areas we will follow the rules).

- What about animals being pushed into backyards, what is being done or is this just a natural consequence, *(applicant said we don't have anything in our plans, just the environmental studies and what they allow as far as interaction and working with the animals in the area; staff said that preserving the dendritic areas will help keep those animals in the natural areas).*

PUBLIC HEARING: CLOSED: 7:54 P.M. ANTHOLOGY NORTH – SKETCH AND PRELIMINARY PLAN TRAKIT NO(S): SUB20-005 AND SUB20-006

PLANNING COMMISSION DISCUSSION

Commissioners discussed how they were inclined to vote on the motions, that there are two motions to be voted on, whether conditions need to be added to the motions concerning the relocation of the fire station is connected to tonight's discussion or future discussions, that the ecological studies are relied upon by the Town, that animals and humans will need to coexist, the commissioners appreciate that the applicant has worked hard to move the fire station. John Fussa, Planning Director, explained that while it is the commission's prerogative to add a condition to tonight's motions, staff would recommend against adding a condition since there is a second application for the fire house relocation and that the commission will see and review that application at a public hearing in the future.

The commissioners support both motions, that they enjoy the applicant's presentations and that they are confident the fire house issue will be handled and dealt with as it's been discussed tonight.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve the requested Anthology North Sketch Plan for Segment 1A, 1B, and 1C. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve the requested Anthology North Preliminary Plan for Segment 1A, subject to the following conditions:

1. The preliminary plans for Segment 1B and 1C must be approved by Town Council prior to the recordation of the first final plat for Segment 1A, as outlined in the Partial Wavier Resolution Amendment Resolution 21-022 as amended. Commissioner Erich Frandson seconded; a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

A. Appoint Vice Chair and Acting Vice Chair

Commissioner Erich Frandson moved to nominate Commissioner Eliana Burke as the Vice Chair. Commissioner Ruth Ann Nelson seconded the motion. A vote was taken and passed

unanimously.

Commissioner Ruth Ann Nelson moved to nominate Commissioner Rich Foerster as acting Vice Chair. Commissioner Erich Frandson seconded the motion. A vote was taken and passed unanimously.

STAFF ITEMS

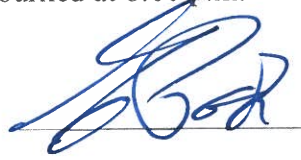
None

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be closed. Commissioner Erich Frandson seconded the motion. The meeting was adjourned at 8:06 p.m.

A handwritten signature in blue ink, appearing to read "Jeff Miller", written over a horizontal line.

Jeff Miller
Recording Secretary

A handwritten signature in blue ink, appearing to read "Gary Poole", written over a horizontal line.

Gary Poole
Chair