

**TOWN OF PARKER COUNCIL
MINUTES
AUGUST 16, 2021**

Mayor Jeff Toborg called the Town Council meeting to order at 5 p.m. All Councilmembers were present.

Attorney Kristin Hoffman announced the topics for discussion in the Executive Session were three (3) items. Under C.R.S. § 24-6-402(4)(b) there was one (1) item which was concerning the Community Development Block Grant (CDBG) Program; under C.R.S. § 24-6-402(4)(f) there were two (2) items, the first item was concerning the Town Administrator evaluation process; and the second item was concerning the Town Attorney evaluation process.

EXECUTIVE SESSION

Laura Hefta moved and Cheryl Poage seconded to go into Executive Session at 5 p.m., to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b); and to consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f).

The motion was approved unanimously.

Joshua Rivero moved and Todd Hendreks seconded to come out of the Executive Session at 6:30 p.m.

The motion was approved unanimously.

Joshua Rivero moved and Todd Hendreks seconded to recess the regular Town Council meeting until 7 p.m.

The motion was approved unanimously.

REGULAR MEETING

Mayor Toborg reconvened the Town Council meeting at 7 p.m., and led the Pledge of Allegiance.

SPECIAL PRESENTATIONS

The Mayor announced that the Parker Teen Court received the distinguished honor of hosting the 9/11 Flag of Honor Across America Memorial Ceremony on September 11, 2021. Teen Court was selected as only 1 of 100 communities and tribes across the country to lead the inaugural event. During the memorial event, 50 of the 2,983 victim's names will be read aloud, along with short biographical information about each person. The memorial will conclude with a moment of silence at the flagpole in front of Town Hall and the raising of the 9/11 Flag of Honor. The 9/11 Flag of Honor was created by the Flag of Heroes Project. The flag is created from the names of those who died in the World Trade Center, the Pentagon, United flights 175 and 93 and American flights 11 and 77 so they will forever be remembered.

This event is open to the public and will take place here in Council Chambers, on Saturday, September 11, 2021, at 10 a.m. At 10:03:11, specific to the time flight 93 crashed in Pennsylvania, the opening statement will begin.

The Mayor presented Teen Court with this Special Certificate of recognition for being selected for this great honor.

PUBLIC COMMENTS

There was one written general public comment to be included in the approved Town Council minutes.

Steve Jewitt, 12521 S. Cypress Creek - He spoke about safety issues on Motsenbocker Road. He requested the installation of a traffic light at French Creek, reduce the speed limit and enforce the speed limit.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember provided a report on meetings they attended since the last Town Council meeting.

PRESENTATION OF FINANCIAL STATEMENTS BY CLIFTONLARSONALLEN LLP

Paul Miller of CliftonLarsonAllen LLP provided a presentation on the Town's financial statements.

He noted that the Town implemented four GASB standards in 2020. The Town received a clean opinion. There were no issues discovered during the audit process.

CONSENT AGENDA

A. APPROVAL OF MINUTES - August 2, 2021

B. Parker North, 1st Amendment, Tract D Property Annexation

Department: Community Development, Bryce Matthews

Second September 7, 2021

Reading:

1. ORDINANCE NO. 2.277 - First Reading

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Town Parker North, 1st Amendment, Tract D Property

2. *ORDINANCE NO. 3.359 - First Reading*
A Bill for an Ordinance Zoning Certain Property Within the Town of Parker, Colorado, Known as the Town Parker North, 1st Amendment, Tract D Property to PF-Public Facilities District Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

- C. *ORDINANCE NO. 3.308.3 - First Reading*
A Bill for an Ordinance to Amend the Anthology North Development Plan Second Amendment Pursuant to the Town of Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith
Department: Community Development, BrieAnna Simon
Second September 7, 2021
Reading:

- D. *RESOLUTION NO. 21-035*
A Resolution Assigning and Transferring to Douglas County Housing Partnership All of the Town of Parker's 2021 Private Activity Bond Volume Cap Allocation from the State Ceiling for Private Activity Bonds, and Authorizing the Execution and Delivery of an Assignment and Other Documents in Connection Therewith
Department: Community Development, Bryce Matthews

- E. *CONTRACTS OVER \$100,000*
 1. *Downtown Circulation Improvements (CIP21-018)*
Amount: \$1,236,809.00
Contractor: T & M Construction, LLC
Department: Engineering and Public Works, Tom Gill

 2. *Motsenbocker Road and Hess Road Widening and Intersection Improvements (CIP21-001)*
Amount: \$1,368,617.55
Contractor: Villalobos Concrete, Inc.
Department: Engineering and Public Works, Tom Gill

Joshua Rivero moved to approve Consent Agenda items 6A through 6E.

Todd Hendreks seconded the motion.

Councilmember Poage moved to remove Consent Agenda item 6E.

Councilmember Rivero stated there was already a motion on the floor that needed to be dealt with first.

Laura Hefta seconded the motion made by Councilmember Poage.

Councilmember Rivero again stated there was already a motion on the floor that needed to be dealt with first.

After some discussion, Joshua Rivero withdrew his motion and Todd Hendreks consented.

The motion to remove Consent Agenda item 6E failed. The vote was 2-4. (Rivero, Hendreks, Diak, and Barrington voted no)

Joshua Rivero moved to approve Consent Agenda items 6A through 6E.

Todd Hendreks seconded the motion.

The motion was approved 5-1. (Poage voted no)

PUBLIC HEARINGS

A. OLDE TOWN AT PARKER F2 - Sketch and Preliminary Plan

Applicant: Bill Mahar, Norris Design

Location: Generally located south side of Mainstreet between Jordan Road and Motsenbocker Road

Department: Community Development, Stacey Nerger

TRAKiT SUB20-038 and SUB20-039

No.:

The Public Hearing was opened at 7:29 p.m.

The subject property fronts Mainstreet and is bordered to the east by American Academy Charter School at Motsenbocker Road and to the west by the Mainstreet Dental Plaza commercial development. The property is bordered to the north by the Clarke Farms residential neighborhood and to the south by the Olde Town/Senderos Creek residential neighborhood, of which it is a part.

The Olde Town at Parker Planned Development (PD) was annexed into the Town of Parker in December 2000 with approved PD zoning that incorporated 5.5 acres of commercial area and permitted 595 residential units with parks, trails and open space. In 2003, the PD zoning was amended and sketch and preliminary plans were approved that enlarged the commercial area (PA1) to 13.35 acres. The commercial area includes the access drive and adjacent drainage swale on the east boundary of the new planning area proposed with this application.

Also in 2003, the original Olde Town at Parker PD zoning was amended to create a large park and community pool within the center of the residential community. The development of the western half of the PD temporarily ceased in 2008 with the Great Recession, but has since been largely built-out. In 2017, the Olde Town at Parker PD zoning was again amended to reorganize

the eastern half of the PD to be developed with a mix of single-family detached and attached homes that are currently under construction.

On August 3, 2020, the applicant proposed a further amendment to the PD zoning and a Sketch and Preliminary Plan for a residential community of condominiums and townhomes that was denied by the Town Council because of concerns about the condominium use, building height, residential yield/density and parking. The applicant responded by revising their development proposal to eliminate the condominiums, decrease residential yield/density, reduce building heights and improve parking. On December 7, 2020, the applicant obtained Town Council approval for an amendment to the Olde Town at Parker PD zoning that incorporates these revisions and permits a residential community of single-family attached townhomes with a residential yield of 122 units at a residential density of 10 units per acre.

The proposed Sketch and Preliminary Plan proposes a total of 122 single-family attached townhome lots on 12.2 acres, which complies with the PD zoning that permits a residential yield of 122 housing units and a residential density of 10 units per acre. Additionally, the proposed plans will reconfigure two (2) commercially zoned lots and incorporate 1.86 acres from the adjacent tract through a redesign of the drainage. These two (2) commercial lots and the tract will be incorporated into Filing 2 through the replatting process.

The design of the proposed Sketch and Preliminary Plans allows for adequate access, landscaping, parking and the required park amenities. The applicant has also submitted a site plan application that is currently under review and the plans will be required to meet all setbacks, building height, landscaping, open space, park dedication and development design requirements.

The proposed Sketch and Preliminary Plans have been comprehensively reviewed and comply with the Olde Town at Parker PD zoning and are consistent with the Parker 2035 Master Plan. As such, the applicant has satisfied the criteria for approval under the Land Development Ordinance.

The applicant held a neighborhood meeting on June 1, 2021, to present their proposed Sketch and Preliminary Plans and address comments and questions.

The Planning Commission held a public hearing on July 22, 2021, and voted unanimously to recommend approval.

Norris Design Representative Bill Maher, 1101 Bannock St, Denver, provided an overview of the project.

Public Comment: None.

The Public Hearing was closed at 7:44 p.m.

Todd Hendreks moved to approve, based on staff findings, with the following conditions:

1. All Final Plats shall be substantially similar in design and layout and the inclusion of

amenities to this Preliminary Plan, as determined by Town staff.

2. The applicant shall add the IREA Note to all Final Plats for this development.
3. The applicant shall continue to work with Douglas County on street names and addresses which will be finalized at the time of any final plats for the property.
4. The applicant shall meet required setbacks, stagger and zoning as stated with the Olde Town at Parker Planned Development Guide and Plan and the Parker Land Development Ordinance.

Cheryl Poage seconded the motion.

The motion was approved unanimously.

B. OLDE TOWN 1A AMD 2 LOT 4A - Use By Special Review

Applicant: Advanced Pet Care of Parker
Location: East of Jordan Road, North of Cedar Gulch Parkway
Department: Community Development, BrieAnna Simon
TRAKiT Z21-009
No.:

The Public Hearing was opened at 7:52 P.M.

The subject property is located in a commercial area off the southeast corner of the intersection of Mainstreet and Jordan Road. The property is part of the Olde Town at Parker PD with a total area of 1.07 acres and is currently undeveloped. It is located within Planning Area 1 of the PD and the zoning is designated a Commercial Center that permits veterinary clinics and hospitals as a Use by Special Review. The applicant is requesting Use by Special Review approval to permit a veterinary hospital on Lot 4A of Olde Town at Parker PD Filing 1A, Amendment 2.

The applicant proposes to build a 5,000 s.f. commercial building on the site with parking, landscaping and a 300 s.f. outdoor space to be used as a pet run/relief area. The applicant currently has a veterinary hospital known as Advanced Pet Care of Parker that is located in the adjacent multi-tenant commercial building at the southeast corner of the intersection of Mainstreet and Jordan Road on Lot 1. The proposed Use by Special Review would allow the applicant to construct a larger, build-to-suit facility that better supports the business and its clients.

Staff has reviewed the application and determined that the proposed veterinary hospital complies, subject to conditions, with the nine (9) criteria for approval of a Use by Special Review. The criteria and related staff analysis are summarized in the attached Planning Commission staff report.

The Planning Commission will hold a public hearing to consider the proposed Use by Special Review application on August 12, 2021.

Applicant: Dr. Shawn Sibel, 17002 Mainstreet #J, Parker, was present and provided a brief overview of the project.

Public Comment: None.

The Public Hearing was closed at 7:58 p.m.

Joshua Rivero moved to approve the Olde Town Filing 1A, AMD 2 Lot 4A Use by Special Review, based upon staff findings, with the following (6) conditions contained in the staff report:

1. The applicant will operate the facility using fecal removal procedures on a daily basis. The applicant will ensure that fecal matter will be immediately cleaned up, disinfected with a pet safe and environmentally friendly product (for example, a hydrogen peroxide-based product) and then kept in a sealed container. To prevent the accumulation of feces on site, the feces will be frequently removed from the site by a third party.
2. Following the Use by Special Review approval, a site plan will need to be reviewed and approved by the Town of Parker.
3. Operations of the facility will be subject to the Town's noise ordinance, as amended.
4. All animals shall be supervised at all times when utilizing outdoor areas.
5. A building permit shall be required for any interior or exterior work completed on site.
6. This approval shall expire twelve (12) months after the date of approval unless a building permit or grading permit has been applied for. The Community Development Director, upon written request, may grant a ninety-(90) day extension.

Todd Hendreks seconded the motion.

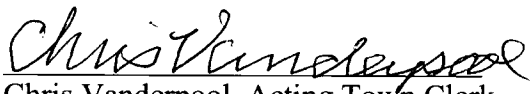
The motion was approved unanimously.

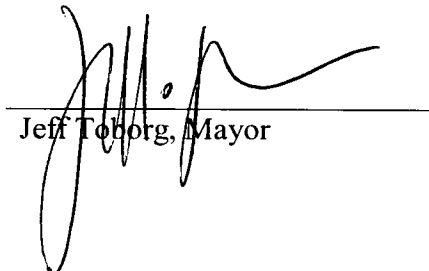
ADJOURNMENT

Joshua Rivero moved to adjourn the meeting at 8:02 p.m.

Todd Hendreks seconded the motion.

The motion was approved unanimously.


Chris Vanderpool, Acting Town Clerk


Jeff Toborg, Mayor

From: noreply@civicplus.com
Sent: Wednesday, August 04, 2021 7:31 AM
To: Clerk; Robberson, Dannette; Sullivan, Cheri; 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. Public comments can be made in writing via the online form below, live during the meeting via the Zoom application, or in person at the public meeting.

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/Calendar and go to the specific meeting date for details.

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	James
Last Name	Cahalin
Address	12808 Domingo Ct
City	Parker
State	CO
Zip Code	80134

General Public Comment

The jake brakes and trucks started at 5:45am today on August 4, 2021. They are constant and loud, waking up both of my young children. Please reroute this truck traffic to Parker road, this noise and air pollution is negative impacting my family's quality of life.

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