

TOWN OF PARKER COUNCIL AGENDA

January 18, 2022

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Start times for regular agenda items are tentative; some items may be held earlier than scheduled time.

Public comment for items that are not on the agenda may be made in person, by Zoom or electronically at <http://parkeronline.org/CouncilPublicComment>. For those unable to provide comments in person, electronically through the website or via Zoom, please contact the Clerk's Office to make alternative arrangements. The Town Clerk can be reached at 303-805-3198. Public comments provided electronically through the website that are provided by 5:00 p.m. on the day of the regular or special Town Council meeting will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting.

Virtual Public Participation by Zoom Webinar: Instructions on how to participate in the public comment or public hearing part of the meeting are available by viewing the individual Town Council meeting listings on the Town's online calendar at www.parkeronline.org/calendar.

Public Viewing Only - Facebook Live: Town Council meetings may be viewed through Facebook Live from the Town of Parker website: www.facebook.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through Facebook Live.

1. TOWN COUNCIL MEETING SCHEDULE

- A. 5:30 P.M. – Call to Order Town Council Meeting and Roll Call**
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)**
- C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.**

- 2. PUBLIC COMMENTS (No action will be taken on these items.)** *Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. This comment period is limited to 30 minutes total time, with each individual allowed a maximum of 3 minutes to speak. You must sign up ahead of time in order to comment, and that sign up begins 30 minutes before the start of the meeting. The Council will accommodate as many speakers as possible during this time—with preference to Town residents—but if public comment extends beyond the allotted 30 minutes, Town Council will continue the comment period at the end of the meeting, prior to adjourning for those who signed up before the meeting.*

3. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

4. **CONSENT AGENDA**

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. **RESOLUTION NO. 22-003**

A Resolution to Amend Resolution No. 18-003, Series of 2018, to Adopt Revised Rules of Procedure and Conduct for the Parker Cultural and Scientific Commission Dated January 18, 2022

Department: Cultural, Carrie Glassburn

B. **RESOLUTION NO. 22-004**

A Resolution to Fill a Vacancy, Appoint Regular Members to the Parker Cultural and Scientific Commission, and to Appoint the Chair

Department: Cultural, Carrie Glassburn

C. **RESOLUTION NO. 22-005**

A Resolution Ratifying the Purchase and Binding of Insurance Coverage for the Town of Parker

*Department: Risk Management, Steve Bedard
Town Attorney, Kristin Hoffmann*

D. **RESOLUTION NO. 22-010**

A Resolution to Revise the Investment Advisory Committee Section of the Town of Parker Investment Policy Number 1-2015.

Department: Finance, Rhonda Willey

E. **PROCLAMATION - Health for Humanity Yogathon**

F. **CONTRACTS OVER \$100,000**

Sasquatch Productions - The Wizard of Oz - Amendment

Amount: \$109,000.52

Contractor: Sasquatch Productions

Department: Cultural, Carrie Glassburn

5. **TOWN ADMINISTRATOR**

- **2022 Winter Town Administrator's Report**

6. PUBLIC HEARINGS

PARKER HILL TOP SQUARE L10 - CAR WASH - Use By Special Review

Applicant: Tim Varley
Location: 11375 S. Parker Road
Department: Community Development, Julia Duncan
TRAKiT No.: Z21-003

7. ORDINANCES

A. ORDINANCE NO. 1.556 - Second Reading

A Bill for an Ordinance to Vacate a Slope Easement on Real Property Previously Owned by Parker Land Associates Limited Partnership, Pursuant to Section 13.07.120(C)(5) of the Parker Municipal Code

Department: Engineering and Public Works, Alex Mestdagh

B. ORDINANCE NO. 1.557 - Second Reading

A Bill for an Ordinance Approving the Conveyance of Certain Real Property by Quit Claim Deed to the State of Colorado for Parker Road (SH 83) South and West of Mainstreet

Department: Engineering and Public Works, Chris Hudson

8. PUBLIC COMMENTS CONTINUED IF NECESSARY

9. ADJOURNMENT

Parker Town Council

Executive Session Agenda

January 18, 2022

“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).”

1. Proposed Landlord’s Consent Agreement between the Town and Parker Tennis Center, LLLP

2. Douglas County Community Foundation

“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).”

3. Section 4.03.380 concerning Finance Director remedies in case of nonpayment of sales taxes by a taxpayer

“To consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f).”

4. Town Attorney



Request for Town Council Action

Date: January 18, 2022

Submitted By: Carrie Glassburn, Cultural Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 22-003**
A Resolution to Amend Resolution No. 18-003, Series of 2018, to Adopt Revised Rules of Procedure and Conduct for the Parker Cultural and Scientific Commission Dated January 18, 2022

Department: Cultural, Carrie Glassburn

EXECUTIVE SUMMARY

The Parker Cultural and Scientific Commission (PCSC) Rules of Procedure and Conduct serve as the bylaws for the Commission. There are several clarifications, updates and revisions to these rules that the current Commission members and Cultural Staff recommend. Incorporating those changes requires amending the existing Resolution No. 18-003.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Rules of Procedure and Conduct for the PCSC were last amended in January of 2018 by Resolution No. 18-003. Due to changes in the way the PCSC meetings are now conducted, the process for recommending new Commissioners, the elimination of Town Council liaisons, and other content that no longer applies, the current Commissioners and Cultural staff are recommending amending the resolution to reflect those changes. During the January 10, 2022 Study Session, the Cultural Director reviewed these recommendations and addressed questions from Town Council members.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 22-003

RECOMMENDED MOTION

I move to approve Resolution No. 22-003 as part of the consent agenda.

RESOLUTION NO. 22-003, Series of 2022

TITLE: A RESOLUTION TO AMEND RESOLUTION NO. 18-003, SERIES OF 2018, TO ADOPT REVISED RULES OF PROCEDURE AND CONDUCT FOR THE PARKER CULTURAL AND SCIENTIFIC COMMISSION DATED JANUARY 18, 2022

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby adopts the Rules of Procedure and Conduct for the Parker Cultural and Scientific Commission, dated January 18, 2022, attached hereto as **Exhibit A**.

Section 2. The Town Council further determines that any and all rules, procedures, bylaws or similar regulations previously adopted or used by the Cultural Commission are hereby replaced in their entirety by the Rules of Procedure and Conduct adopted herein.

RESOLVED AND PASSED this _____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

Town of Parker

Parker Cultural and Scientific Commission

Rules of Procedure and Conduct

SECTION 1. AUTHORITY

The Parker Cultural and Scientific Commission (the "Commission") for the Town of Parker was established by the Town Council of the Town of Parker by ordinance (the "Cultural Ordinance"). The Cultural Ordinance, currently codified in Chapter 2.04 of the Parker Municipal Code, may be amended by the Town Council of the Town of Parker, hereinafter referred to as "Council," through its power to enact and amend ordinances.

Any provision of these Rules of Procedure and Conduct (the "bylaws") which is not in conformance with the Cultural Ordinance or other Ordinances enacted by the Council shall be of no effect.

SECTION 2. OFFICE

The business office of the Commission shall be at the Town of Parker's Town Hall, 20120 East Mainstreet, Parker, Colorado 80138.

SECTION 3. POWERS & DUTIES

The Commission shall perform the duties as authorized by the Cultural Ordinance, or as otherwise provided by the Council.

The Cultural Ordinance states in part that, "The duties and responsibilities of the Cultural and Scientific Commission shall be to serve in an advisory capacity to the Town Council." This advisory position is in reference to the Commission's mission to foster, implement, and participate in providing opportunities for cultural and scientific experiences for the community of Parker. In addition to the advisory role of the Commission, the following duties are assigned:

- A. The Commission shall work in partnership with staff to prepare a vision and master plan for science, arts and cultural activities in Parker, as well as programs to implement these activities, to be presented to the Council.
- B. The Commission shall provide advocacy and leadership in the sciences and arts, and make recommendations to Town staff and Council regarding scientific and cultural issues.
- C. The Commission shall provide opportunities for public input into scientific and cultural issues and activities.
- D. The Commission will encourage public and private partnerships to benefit scientific, arts and cultural activities in the Town of Parker.

E. The Commission will work to facilitate communication and cooperation among local and regional arts groups.

F. The Commission shall, in carrying out its duties and responsibilities, have the authority to conduct open public hearings. Whenever a public hearing is held before the Commission, public notice shall be published in a newspaper of general circulation within the Town at least seven (7) days prior to the scheduled hearing.

SECTION 4. STAFF

A. The Commission works closely with the Town's cultural staff and other assigned Town staff members; however, the Commission does not exercise direction or authority over staff members. These staff members report to the Department Director who reports to the Deputy Town Administrator. Decision making matters of administrative concern shall rest with the Town Administrator and designated staff members.

B. The cultural staff is the Town's primary resource and point people for all scientific, cultural and arts activities, according to the guidelines established by the Town Administrator. It is the responsibility of the cultural staff to carry out the Town's operations and programs in arts, scientific and cultural areas; work with the citizens on the Commission; coordinate public and media relations; implement fundraising activities, including grant proposals; administer the cultural fund budget and conduct all financial transactions, with approval from the Department Director; handle all contracts with outside organizations, agencies and artists; supervise volunteers and any assigned staff; liaise with other Town staff; and give staff reports and updates to the Commission as requested.

SECTION 5. FUNDING AND BUDGET

A. The annual budget prepared by the Town Administrator and approved by the Council shall contain such appropriations as the Council deems necessary and appropriate to fund scientific, arts and cultural activities in the Town of Parker. Commission members are welcome to provide recommendations to the Council regarding the budget.

B. The cultural budget is administrated by and all expenses must be approved by the Department Director. All donations, grants and revenues from scientific and cultural expenses will be deposited into Town accounts in the proper fund and administered as part of the Town's budget.

C. While Commission members may make recommendation on the use of cultural and scientific funds, they do not have the authority to expend funds, make commitments of funding, or enter into contracts on behalf of the Town.

SECTION 6. MEETINGS

A. Regular Meetings

Regular Commission meetings shall be held at least once each quarter at a designated time. If such meeting dates fall on a legal holiday, the Commission shall determine the

change of date, and all members will be notified at least seven (7) days prior to the change of meeting.

B. Special Meetings

Special meetings of the Commission shall be held when:

1. Requested by the Chair of the Commission, or
2. Approved by majority vote of the Commission at a regular meeting, or
3. Requested by a majority of Commission members.

All Commission members and representatives will be notified at least seventy-two (72) hours prior to the meeting of the time and place of a special meeting.

C. Public Meetings

All Commission meetings shall be open to the public.

D. Record of Proceedings

Minutes shall be filed with the cultural staff and Town Clerk after they have been approved by a majority of the Commission. The minutes shall reflect pertinent information, such as members present, motions, actions and other proceedings of the Commission, and will be available for public inspection during regular business hours.

E. Adjournment

Section 2.04.040(d) of the Cultural Ordinance states, "In the event there is no business pending before the Commission, the regular quarterly meeting may be cancelled upon posted notice to the public."

SECTION 7. MEMBERS

A. Commission Members

The Cultural Ordinance provides that the number of Commission members may be expanded or contracted from time to time at the discretion of the Council, upon recommendation by the Commission and appointed by the Council. The commitment of Commission members includes regular attendance at meetings of the Commission, staying informed about cultural activities both locally and regionally, and fulfilling the duties as outlined above and any additional tasks assigned by the Council.

Commission members are not required to live within the Town of Parker boundaries. Commission Members are appointed by the Council and serve at its pleasure.

Commission members carry out their duties as a group and do not have individual authority or responsibility to implement action on behalf of the group, authorize the expenditure of Town funds or direct Town staff members. Commission members are encouraged to attend Commission events and may choose to act in volunteer positions at these events. When working in a volunteer position, Commission members work under the direction of the staff member organizing the event.

SECTION 8. OFFICERS OF THE PARKER CULTURAL AND SCIENTIFIC COMMISSION

A. Election of Officers

The Commission and the Cultural Director shall recommend the Chair of the Commission, and the Council shall appoint the Chair to serve as the Chair for a term which is at the discretion of the Council. The Chair will usually be appointed when Commission members are appointed as provided in Section 2.04.020. The Commission shall choose one of its members as Vice Chair, Secretary and Art in Public Places Liaison to serve for a term of one year, until the next election of officers. Any Commission member is eligible to hold office. Staff members are not eligible.

B. Chair

Duties and Responsibilities:

1. Plan and preside at all meetings of the Commission.
2. Facilitate annual planning process.
3. Set meeting agendas in partnership with the cultural staff.
4. Work closely with the cultural staff to stay informed about cultural programming and communicate with other Commission members.
5. Receive reports from all committees and staff.
6. Act as liaison with cultural staff regarding all Commission issues.

C. Vice Chair

The Vice Chair shall preside over meetings in the absence of the Chair, and fulfill the duties of the Chair in the Chair's absence.

D. Secretary

Duties and Responsibilities:

1. In partnership with staff, ensure that accurate minutes are taken at each meeting and distributed to Commission members. Minutes must be filed with the cultural staff and kept on file at Town Hall for public inspection.
2. Advise Council of any vacancies on the Commission.
3. Respond to and distribute written correspondence at request of the Commission.

E. Art in Public Places Liaison.

The Art in Public Places Liaison will serve as a link between the Commission and the Art in Public Places Committee to facilitate information sharing and coordination.

F. Art in Public Places Committee

The Art in Public Places Committee (the "Committee") is appointed by the Commission. The Committee will serve in an advisory capacity to the Commission and shall make recommendations to the Commission concerning public art to the extent provided herein. Any recommendations to the Town Council regarding public art will be made by the Commission. The Commission may designate the Committee to administer part or all of the Public Art Program that is approved by the Town Council. The Committee shall include professional artists, community representatives and Parker Cultural Department staff. The Chair for the Committee shall be the Art

in Public Places liaison. The Commission may change the size and composition of the Committee and will determine the length of the term for members of the Committee, which shall be contained in the minutes of the meeting.

G. Vacancy of Office

If an officer vacates an office before his/her term is completed, a new officer shall be elected at the next regular meeting.

SECTION 9. CONDUCT OF BUSINESS

A. Quorum

No business of the Commission shall be transacted, except at a regular or special meeting at which a quorum of the Commission shall be present. A majority of Commission members shall constitute a quorum for the transaction of business.

B. Vote Requirements

Any recommendation or action of the Commission shall require the affirmative vote of a majority of the Commission members present and voting. In the event of a dissenting vote by one or more Commission members, a roll call vote shall be recorded.

C. Disqualification

Commission members who believe they have conflicts of interest on any matter on the agenda shall comply with Chapter 2.05 of the Parker Municipal Code.

D. Deadline for Agenda

The deadline for placing any item on the agenda will be 5 days prior to the scheduled meeting, or 30 days if the agenda item requires a public hearing. The agenda will be posted and distributed to Commission members 72 hours prior to the meeting.

E. Public Hearings

The following procedures will normally be observed for public hearings:

1. Staff presents reports and makes recommendation.
2. The Commission may ask questions regarding the staff presentation and report.
3. Proponents of the agenda items make presentation.
4. Any opponents or interested citizens make presentation.
5. Presenter makes rebuttal of any points not previously covered (may not apply).
6. Staff makes additional comments as necessary.
7. Commission asks any questions it may have of the proponents, opponents or staff.
8. The public testimony is closed and the matter returned to the Commission for discussion and action.
9. Commission reserves the right to set a time limit on public testimony.

F. Experts and Advisors

The Commission may, subject to Council approval, utilize competent, disinterested experts and advisors to assist the Commission in the rendering of a decision, subject to an approved budget and appropriation. The Commission may, if desired, request information from other agencies prior to rendering a decision.

G. Code of Ethics

Commission members are expected to comply with the Town's Code of Ethics as codified in Chapter 2.05 of the Parker Municipal Code, as amended.

SECTION 10. VACANCIES

Commission members shall continue to serve on the Commission, unless they have missed two (2) unexcused consecutive meetings, their terms of office expire, they are removed from the Commission by Council, upon recommendation of the Commission to Council, they resign, or they are incapacitated to an extent which prohibits proper performance of duties. To fill a vacancy, the Commission will solicit applications from the community. The Commission will recommend Commission members from the community applicant pool to be appointed by Council. Council will have the opportunity to meet new Commission members prior to being appointed by Council if requested.

SECTION 11. ATTENDANCE

A. Commission members are expected to miss no more than twenty-five percent (25%) of regularly scheduled Commission meetings during their term.

B. Whenever possible, Commission members must report absences in advance to the Chair or the cultural staff. Absences reported in advance will be considered excused. In case of emergency, Commission members must report their absences as soon as possible. The Chair shall determine if the emergency constitutes an excused absence. This decision may be appealed to a vote of the Commission.

C. It is the responsibility of absent Commission members to contact the Chair for information that was missed.

D. Any Commission member may request a leave of absence for no more than four (4) meetings by submitting a request in writing with a brief explanation for the reason for the leave to the Commission for approval. No more than two (2) Commission members may be granted a leave of absence at any one time.

E. A Commission member's position is declared vacated if more than two (2) unexcused consecutive meeting absences occur.

SECTION 12. MODIFICATION OF BYLAWS

These rules of procedure and conduct shall only be amended by Council resolution.

Amended and Approved by Town Council Resolution No. 22-003, on January 18, 2022.



Request for Town Council Action

Date: January 18, 2022

Submitted By: Carrie Glassburn, Cultural Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 22-004**
A Resolution to Fill a Vacancy, Appoint Regular Members to the Parker Cultural and Scientific Commission, and to Appoint the Chair

Department: Cultural, Carrie Glassburn

EXECUTIVE SUMMARY

The terms of four (4) regular members of the Parker Cultural and Scientific Commission (PCSC) expired December 31, 2021. All four of the regular members desire to be reappointed for an additional two-year term, and the current Chair desires to be reappointed as Chair for 2022. The Commission and Cultural staff support reappointing all four (4) of the regular members and the Chair, in addition to adding two (2) new members.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The terms of Judy Bazile (originally appointed in 2017), Michael Edwards (originally appointed in 2014), Lance Martin (originally appointed in 2014), and Terri Tillis (originally appointed in 2020) expired on December 31, 2021. All four Commissioners desire to be reappointed for an additional term. The rest of the regular Commission, PCSC Chair and Cultural staff recommend that all four be reappointed for a two-year term ending on December 31, 2023.

Daine Roth (originally appointed in 2011) has served as the PCSC Chair since 2014, and desires to be reappointed as Chair for 2022. The members of the regular Commission and Cultural staff recommend that Diane Roth be reappointed for a one-year term ending on December 31, 2022.

Under the Parker Cultural and Scientific Commission Rules of Procedure and Conduct, the number of Commission members may be expanded or contracted from time to time at the discretion of the Council. Because one of our Commissioners resigned in 2021, and the amount of programming the PCSC Committee manages continues to expand, the current Commissioners and Cultural staff decided to recruit additional members. After putting out a call for interested citizens to apply, a committee of Commissioners conducted interviews with two candidates who submitted strong resumes and letters of interest. Based on their background, experience and interest in the arts, the Commission and Cultural staff recommend that Phillip Kramer replace

Alexis Watts (term to expire December 31, 2022) and that Tom O'Malley (term to expire December 31, 2023) be appointed as an additional member of the Cultural and Scientific Commission.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT

ATTACHMENTS

1. Resolution No. 22-004

RECOMMENDED MOTION

I move to approve Resolution No. 22-004 as part of the consent agenda.

RESOLUTION NO. 22-004, Series of 2022

TITLE: A RESOLUTION TO FILL A VACANCY, TO APPOINT REGULAR MEMBERS TO THE PARKER CULTURAL AND SCIENTIFIC COMMISSION, AND TO APPOINT THE CHAIR

WHEREAS, Alexis Watts, whose term expires December 31, 2022, resigned as a regular member of the Commission;

WHEREAS, the terms of four (4) regular members of the Parker Cultural and Scientific Commission (the "Commission") expired on December 31, 2021;

WHEREAS, the Town Council of the Town of Parker desires to fill the one (1) vacancy created by the resignation, for the term ending December 31, 2022 (leaving one (1) vacancy in this term), as provided herein;

WHEREAS, the Town Council of the Town of Parker desires to appoint five (5) regular members for the term ending December 31, 2023, as described herein;

WHEREAS, Section 2.04.020 of the Parker Municipal Code provides that the Town Council shall appoint one member of the Commission to be the Chair; and

WHEREAS, the Town Council desires to appoint the Chair to the Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby appoints Philip Kramer to fill the vacancy created by the resignation of Alexis Watts, for the term ending December 31, 2022, as described in **Exhibit A**, which is attached hereto and incorporated by this reference.

Section 2. The Town Council of the Town of Parker hereby appoints five (5) regular members to the Commission for the term ending December 31, 2023, as described in Exhibit A.

Section 3. The Town Council of the Town of Parker hereby appoints Diane Roth as the Chair of the Commission.

RESOLVED AND PASSED this _____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

1. Six (6) Regular Parker Cultural and Scientific Commission Board Members for a term up to and including December 31, 2022.

- a. Lisa Hinz
- b. Janine Jackson
- c. Diane Roth
- d. Annie Day
- e. Phillip Kramer
- f. _____ (vacant)

2. Five (5) Regular Parker Cultural and Scientific Commission Board Members for a term up to and including December 31, 2023.

- a. Judy Bazile
- b. Michael G. Edwards
- c. Lance Martin
- d. Terri Tillis
- f. Tom O'Malley



Request for Town Council Action

Date: January 18, 2022

Submitted By: Steve Bedard, Risk Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 22-005**
A Resolution Ratifying the Purchase and Binding of Insurance Coverage for the Town of Parker

Department: **Risk Management, Steve Bedard**
Town Attorney, Kristin Hoffmann

EXECUTIVE SUMMARY

If approved, this resolution will ratify the purchase and binding of insurance for the Town of Parker for the year 2022.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Insurance is a necessary requirement of the Town to cover any expected or unexpected losses. Risk Management identifies exposures and works to mitigate those exposures through risk avoidance, risk transfer and risk acceptance. The Town's cost of insurance is in line with the size of the organization, its risk exposures and maintaining an excellent loss ratio history with few claims and lawsuits. This is due to excellent loss control practiced in all departments. Risk Management recommends passing this resolution for the purchase and binding of insurance coverage.

FINANCIAL IMPACT

Financial Impact is \$845,841.00

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 22-005

RECOMMENDED MOTION

I move to approve Resolution No. 22-005, as part of the consent agenda.

RESOLUTION NO. 22-005, Series of 2022

TITLE: A RESOLUTION RATIFYING THE PURCHASE AND BINDING OF INSURANCE COVERAGE FOR THE TOWN OF PARKER

WHEREAS, the Town of Parker contracts for the purchase of insurance to provide coverage for property damage, liability, and workers' compensation, among other risks;

WHEREAS, Gallagher Insurance, acting as broker on behalf of the Town of Parker, obtained the insurance coverages identified on **Exhibit A** attached hereto (the "Insurance Coverages"); and

WHEREAS, the Town's Risk Manager, on December 16, 2021, did bind such Insurance Coverages on behalf of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby approves and ratifies the binding of the Insurance Coverages identified in on Exhibit A for the 2022 fiscal year.

RESOLVED AND PASSED this _____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A**Insurance Coverages**

Coverage Type	Insurer	2022 Premium	Coverage Limit
Property	Travelers	\$ 114,566	\$1 million/\$2 million
Crime		\$ 1,172	\$1 million/\$2 million
Inland Marine		\$ 11,232	\$1 million/\$2 million
General Liability		\$ 98,017	\$1 million/\$2 million
Liquor Liability		\$ 739	\$1 million/\$2 million
Employee Benefits Liability		\$ 370	\$1 million/\$2 million
Law Enforcement Liability		\$ 77,151	\$1 million/\$2 million
Public Entity Liability		\$ 19,966	\$1 million/\$2 million
EPL		\$ 47,987	\$1 million/\$2 million
Auto Liability		\$ 42,166	\$1 million/\$2 million
Auto Physical Damage		\$ 38,491	\$1 million/\$2 million
Umbrella Excess		\$ 91,987	\$4 million/\$4 million
Excess Liability	Allied World	\$ 75,557	\$5 million/\$5 million
Cyber	Cowbell	\$ 26,196	\$1 million/\$1 million
Work Comp	Pinnacol	\$ 200,244	\$500,000/\$500,000/\$500,000



Request for Town Council Action

Date: January 18, 2022

Submitted By: Rhonda Willey, Controller

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 22-010**
A Resolution to Revise the Investment Advisory Committee
Section of the Town of Parker Investment Policy Number 1-
2015.

Department: Finance, Rhonda Willey

EXECUTIVE SUMMARY

This resolution will amend the Investment Policy to allow the term of committee members to extend beyond the specific term if there is a delay in appointing a successor.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town adopted Investment Policy Number 1-2015 by approving Resolution 15-031. The Investment Advisory Committee section of the policy defined specific terms of the members. This resolution would allow for the appointment to extend beyond the specific term if there is a delay in appointing a successor.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT

ATTACHMENTS

1. Resolution 22-010

RECOMMENDED MOTION

I move to approve Resolution No. 22-010, as part of the consent agenda.

RESOLUTION NO. 22-010, Series of 2022

TITLE: A RESOLUTION TO REVISE THE INVESTMENT ADVISORY COMMITTEE SECTION OF THE TOWN OF PARKER INVESTMENT POLICY NUMBER 1-2015

WHEREAS, Parker Investment Policy Number 1-2015 (the “Investment Policy”) provides for the appointment of the Mayor or a Councilmember and two financial professionals for a specific term (the “Appointments”); and

WHEREAS, the Town Council desires to amend the Investment Policy to allow the appointment to extend beyond a specific term if there is a delay in appointing a successor.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The “Terms” paragraph of the Investment Advisory Committee section of the Parker Investment Policy Number 1-2015 is amended to read as follows:

INVESTMENT ADVISORY COMMITTEE

The Town of Parker maintains an Investment Advisory Committee that consists of the Mayor or a Councilmember appointed by the Mayor and ratified by Town Council, the Town Finance Director, the Town Administrator, and two financial professionals.

* * *

Terms. The Mayor, during the Mayor’s term in office, or if the Mayor appoints a Councilmember, the term shall be two (2) years beginning in January of each even numbered year. Financial professionals shall be appointed for four-year staggered terms. Reappointment of members shall be considered. **A member may remain beyond the expiration of the term until the appointment of a new member.**

* * *

RESOLVED AND PASSED this ____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

PROCLAMATION

WHEREAS, YOGA is an ancient Hindu practice developed thousands of years ago in the Indian subcontinent for maintaining spiritual, mental, and physical wellbeing;

WHEREAS, SURYA NAMASKARA, or Sun Salutation, is a traditional yogic practice combining a sequence of postures with breathing exercises;

WHEREAS, HINDU SWAYAMSEVAK SANGH, or HSS, is a nonprofit charitable organization with over 250 branches in 171 cities and in 34 states including 5 branches in the state of Colorado, through which it conducts a Hindu values education program for the Hindu families, and community service activities such as food drives, providing hot meals to shelters and other sewa (“service”) activities in several cities across Parker.

WHEREAS, HSS is organizing its annual Health for Humanity Yogathon with the goal of having 20,000 individual participants practice Surya Namaskar to promote the spiritual, mental, and physical wellbeing of all members of the community; and

WHEREAS, YOGA enthusiasts, yoga studios, local schools, and other community organizations are participating in the HSS Health for Humanity Yogathon.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Parker does hereby recognize HSS for organizing its annual Health for Humanity Yogathon to promote the spiritual, mental, and physical wellbeing of all members of the community, and encourage the citizens to participate in this health awareness activity.

NOW, THEREFORE, I have hereunto set my hand this 18th day of January, 2022 in recognition of

Health for Humanity Yogathon
January 15 – January 30, 2022

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



Request for Town Council Action

Date: January 18, 2022

Submitted By: Carrie Glassburn, Cultural Director

Reviewed By: Michelle Kivela, Town Administrator

Title: Sasquatch Productions - The Wizard of Oz - Amendment

Amount: \$109,000.52

Contractor: Sasquatch Productions

Department: Cultural, Carrie Glassburn

EXECUTIVE SUMMARY

This agenda item is to request the Council's re-approval of a Performance Agreement with Sasquatch Productions Ltd., for production services for the musical "The Wizard of Oz." Town Council originally approved this agreement at the October 18, 2021 Town Council meeting, but due to a wave of recent COVID cases among the cast and crew, the decision was made to postpone the opening weekend of the production and move the run back one week. As the dates of each show are specifically outlined in the Performance Agreement, any changes to those dates require an amended contract. There are no other proposed changes to the Agreement.

The maximum cost for "The Wizard of Oz" production will still not exceed \$109,000.52.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Town Council previously approved Sasquatch Productions as one of three companies to receive a master agreement awarded under SOQ-19- 005. This master agreement allows us to award work on productions to one of the three approved companies and dictates that production costs may not exceed \$130,000 per production.

FINANCIAL IMPACT

Total production expenses and revenues for this theatrical production are in line with past years, and have been accounted for in the 2022 Cultural budget.

STRATEGIC GOAL(S)



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Town Administrator's Report

Winter 2022



PARKER
C O L O R A D O

Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Tel: 303.841.0353
Fax: 303.805.3153
townadministrator@parkeronline.org



Communications

Department Updates

Town Sponsorship and Events Budget

Communications Department staff exceeded its 2021 event sponsorship revenue goals, bringing in \$71,225 (an almost 5% increase over the budget of \$68,000). The department goal of a 40% revenue-to-expense ratio was also achieved. Staff worked diligently to ensure that in-person events returned in 2021, along with bringing back some of the new fun and engaging activities from 2020. Town staff would like to take this time to say thank you to our 2021 event sponsors. During a regular event season, sponsors play a large part in helping us bring events to our community. Our 2021 events would not have been possible without these partners and friends!

Parks and Recreation Activity Guide Returns to Print

After transitioning to an online-only version for the past two years, the Parker Parks and Recreation Activity Guide has returned to print and will once again be mailed to all residents of the 80134 and 80138 zip codes. The recent Winter/Spring edition includes January through April programs and events for both Parker Recreation and Parker Arts. An online version of this one-stop-shop resource is still available at www.ParkerRec.com/Guide, while additional printed copies are available for free at the Parker Recreation Center and Fieldhouse or Town Hall.

It's Easy to Find Volunteer Opportunities in Parker

Following the retirement of the Douglas County-based Volunteer Connect shared volunteer management system in December, the Town of Parker launched its own stand-alone system. The new Volunteer Parker website offers new flexibility and features for both volunteer applicants and back-end users.

Over the coming months, we will be further building out the volunteer opportunities available through this portal. Town staff began promoting the new website to the community

and to our local high schools in January.

Visit the Volunteer Parker portal today at www.VolunteerParker.org!



Holiday Events



Thank You for the Holiday Memories!

The Town of Parker's 2021 holiday festivities kicked off with the Mayor's Holiday Lighting, which featured record-breaking weather and attendance! Around 6,000 community members and friends joined Mayor Jeff Toborg (pictured above alongside event host Ebenezer Scrooge) and the Parker Chorale in a sing-along to Silent Night and a countdown to the Town Tree and Grand Park Lighting. Congratulations to Parker resident Katrina Babic, who won our holiday scavenger hunt grand prize, a 65-inch TV donated by our Events Partner, Xfinity!

After the fun of the Mayor's Holiday Lighting, the Town continued to celebrate the season with activities each Saturday and Sunday during the month of December. These included ice sculptures and walk-around characters, as well as festive décor in Downtown Parker. Visitors were able to take fun family selfies at Candy Cane Lane at Discovery Park, Toyland on Mainstreet and Santa's Workshop at O'Brien Park. Nearly 300 children created a day of holiday memories when Santa and the North Pole Pass returned for 2021. Pass activities included a petting zoo, chance to learn secrets of the North Pole from Santa's elves while playing reindeer games, milk and cookie refreshments, and, most importantly, time with the big guy himself.

Communications - cont'd

4th Quarter Digital Marketing Report

Social Media

The following statistics were collected from the Town of Parker's and Parker Parks and Recreation's Facebook, Twitter and Instagram accounts between Oct. 1 and Dec. 31.

Account Followers

Town Facebook: 21,188 to 21,572; +2%
Town Twitter: 4,704 to 4,758; +1%
Town Instagram: 7,223 to 7,434; +3%
Parks and Recreation Facebook: 9,651 to 9,639; +1%
Parks and Recreation Twitter: 2,112 to 2,125; +0.5%
Parks and Recreation Instagram: 2,484 to 2,544; +2%

Post Engagement

(number of likes, comments, shares, link clicks)

Town Social Media Accounts: 64,218
Parks and Recreation Social Media Accounts: 18,085

Post Impressions (number of views)

Town Social Media Accounts: 973,297
Parks and Recreation Social Media Accounts: 276,189

Follow the Town of Parker (@TownofParkerCO) and Parker Parks and Recreation (@ParkerRec) with the same username on each platform.

Website Statistics

The following statistics demonstrate activity for the Town of Parker (www.ParkerOnline.org) and Parker Parks and Recreation (www.ParkerRec.com) website between Oct. 1 and Dec. 31.

Website Visits

Town of Parker: 87,438
Parks and Recreation: 117,561

Page Views

Town of Parker: 159,115
Parks and Recreation: 193,847



Town Facebook:
36,448 impressions; 8,612 reactions,
comments and shares

Voting is open for the Winter Holidays Porch Parade



Parks and Recreation Facebook:
11,898 impressions; 844 reactions,
comments and shares

Celebrate Thanksgiving Day with family and friends while getting a workout at Parker Parks and Recreation's annual Turkey Day 5K FUN Run/Walk on Nov. 25.



Parks and Recreation Facebook:
16,131 impressions; 3,474 reactions,
comments and shares

Are you ready to go bobbin' for pumpkins?! That's right, pumpkins float! Join us on Oct. 22 at the indoor Recreation Center pool for the Pumpkin Patch Splash!



Town Facebook:
14,184 impressions; 3,787 reactions,
comments and shares

Congratulations to the Winter Holidays Porch Parade decorating contest winners!



Town Instagram:
271 likes

Hello old friend!



Parks and Recreation Instagram:
126 likes

Those pumpkins are gourd-geous! Therapeutic Recreation pumpkin carving party.



Community Development

Planning Division Updates

LDO Modernization Project

The second of three installments of the Land Development Ordinance (LDO) Modernization Project, Module 2 – Development Standards, has been completed and is now available for public review and comment online through Feb. 18, 2022 at www.ParkerOnline.org/LDO. Planning staff is taking public, stakeholder and interdepartmental comments, which can be added to the ‘Comments and Ideas’ tab, or emailed directly to the Project Managers found on the website.

The proposed changes in this public draft build on the previous work in phase 1 of this project, which included community and stakeholder outreach and meetings and resulted in the LDO Diagnostic Report, Annotated Outline and Project Charter that informs the project. Phase 2 of the project consists of the drafting of the new LDO in three installments: Module 1—Zoning Districts and Land Uses, Module 2—Development Standards, and Module 3—Administration and Procedures. The public draft of Module 1 has been completed and is posted on the project website for reference. Staff and consultant Clarion Associates are currently drafting Module 3.

Mark your calendars for Feb. 9 from 5 to 7 p.m. at the PACE Center for the next Community Open House, which will focus on Module 2. Citizens are encouraged to drop in and learn more about the proposed changes.

Bike and Pedestrian Master Plan

Staff continues efforts to develop a consolidated Bike and Pedestrian Master Plan that will serve as the Town’s policy document and ‘road map’ to support safe, comfortable and connected bike and pedestrian infrastructure. This project began in Winter 2020-21, and plan adoption is expected to occur in Q3 2022.

Visit www.ParkerOnline.org/BikeAndPedPlan to find an interactive map tool where positive areas and areas of concern can be pinned, along with a Comments feature where citizens can add their thoughts and ideas on biking and walking in Parker. **A Community Open House will also be held March 8 from 4:30 to 6:30 p.m. at the Parker Fieldhouse** where citizens can learn the latest updates about this project and provide feedback.

Census and Population Projections

The Town’s current population as of Jan. 1, 2022 is approximately 62,244 residents. Parker’s population is expected to be about 80,000 residents by 2035. The Town expects continued strong residential building activity in 2022 and the coming years spurred by new residential developments, such as Looking Glass and Anthology North in the southwest quadrant of Town. Having up-to-date population figures is important for the Town to plan for services, including the Police Department, and planning for the physical infrastructure of our community, such as roads.

Building Division 4th Quarter Statistics

Q4 Single-Family Permits: 100

\$38,539,180 Q4 valuation

639 total in 2021

\$243,978,942 total valuation

390 / \$142,801,970 End Q4 2020

Q4 Multi-Family Permits: 12

\$67,483,218 Q4 valuation

376 apartment units in 2021

0 condo units

9 townhome units

\$67,538,218 total valuation

26 / \$46,044,240 End Q4 2020

Q4 Other Permits: 678

\$7,601,757 Q4 valuation

2,833 total in 2021

\$24,427,928 total valuation

3,463 / \$28,542,459 End Q4 2020

Q4 Commercial Permits (New): 9

\$2,690,505 Q4 valuation

21 total in 2021

\$32,787,921 total valuation

27 / \$31,947,292 End Q4 2020

Q4 Commercial Permits (Remodel): 167

\$2,823,564 Q4 valuation

821 total in 2021

\$15,846,135 total valuation

724 / \$17,965,548 End Q4 2020

Q4 Total Permits: 965

4,334 total in 2021

4,630 / End Q4 2020

Q4 Total Permits Valuation: \$119,138,224

\$384,579,144 2021

Total Valuation

\$267,301,509 / End Q4 2020

Total Valuation

Q4 Inspections: 10,586

40,066 total in 2021

31,497 / End Q4 2020

Community Development - con't

Development Review - Project Updates

Development Projects of Interest - Under Review

See the Development Tour Map at www.ParkerOnline.org/Development for information on all projects in Town.

<i>Project Description</i>	<i>Project Type</i>	<i>Case #</i>
Newlin Crossing * NE corner of Chambers Road and Mainstreet * 290 single-family lots along with parks and open space	Sketch Plan Preliminary Plan	SUB20-041 SUB20-042
Compark Village South * W of Chambers Road on future Belford Avenue * 300 multifamily homes with parks and landscaping	Site Plan	SP21-118
Olde Town/Senderos Creek North * S of Mainstreet, E of Jordan Road * 122 townhomes along with parks	Final Plat Site Plan	SUB21-064 SP21-023
Olde Town/Senderos Creek Office and Commercial * S of Mainstreet, E of Jordan Road * Two 24,761 sq. ft. two-story commercial/office buildings	Site Plan	SP19-131
Lincoln Professional Park (Peaslee) Commercial * SE corner of Lincoln Avenue and Dransfeldt Road * Future commercial uses	Subdivision and Preliminary Site Plan	SUB21-055 SP21-107
In-N-Out Burger * SW corner of Parker Road and Pine Lane * 3,900 sq. ft. fast food restaurant	Rezoning Preliminary Site Plan	Z21-012 SP21-126
Kime Ranch Sketch and Preliminary Plan * N of Mainstreet at Willow Park Drive * 150 single family home lots with parks and open space	Sketch Plan Preliminary Plan	SUB21-053 SUB21-054
Anthology North * S of Hess Road, W of Motsenbocker Road * 1,038 single family home lots, future development tracts, parks and open space	Preliminary Plan for Segment 1B/1C and Final Plats for Segment 1A	SUB20-006
Townhomes at Pine Drive * NE corner of Pine Drive and Summerset Lane * 85 attached townhome lots, along with parks, trails and open space	Final Plat	SUB21-077
Looking Glass (Hess Ranch) Segment 2A * SW of Crowfoot Valley Road and Stroh Road * 905 residential lots, future development and commercial tracts, parks and open space on 342.86 acres	Sketch Plan Preliminary Plan	SUB20-010 SUB20-011

Project Focus: New Light Industrial Building and Business

Currently under review on the north side of Compark Boulevard, west of Chambers Road, is a new 75,074 sq. ft. light industrial office building. The project proposes a one-story office/showroom and distribution facility for Xybix, a company that specializes in desk and workspaces.

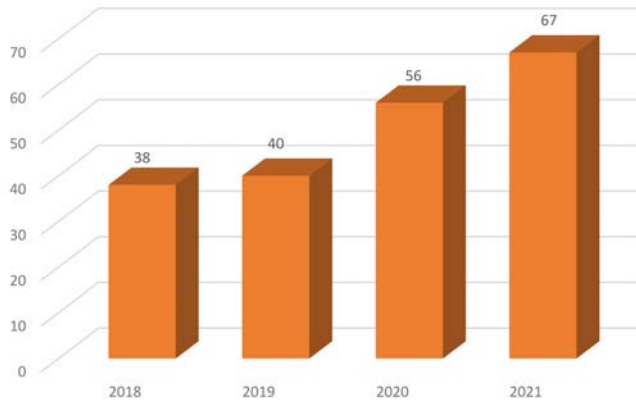


Community Development - con't

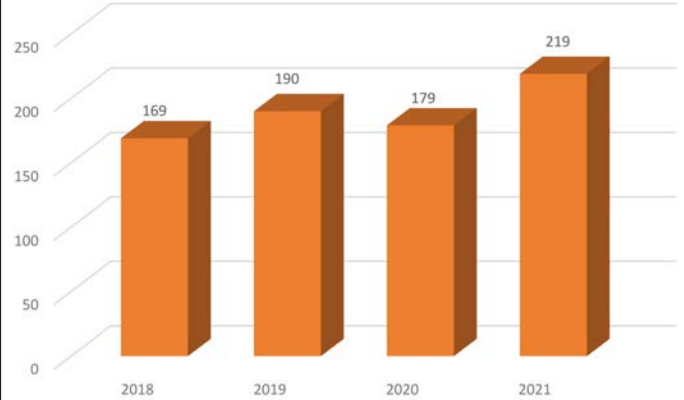
Major Administrative Approvals - 4th Quarter 2021

Proposal	Applicant	Case #	Approval Date
Pine Bluffs Filing No. 4, Lot 2 <i>* N of Hess Road, E of Parker Road</i> <i>* 5,200 sq. ft. multi-tenant retail building</i>	Koebel	SP21-030	Dec. 16
Parker and Pine Filing No. 1, Lot 2 <i>* W of Parker Road, S of Pine Lane</i> <i>* 2,800 sq. ft convenience store and gas station</i>	Murphy Oil	SP20-019	Sept. 27
Parkglenn Filing No. 3, Lot 1, Block 2 <i>* E of Parker Road, S of Lincoln Avenue</i> <i>* Coffee shop and rehabilitation of existing car wash</i>	Masterworks LLC	SUB20-119	Sept. 20

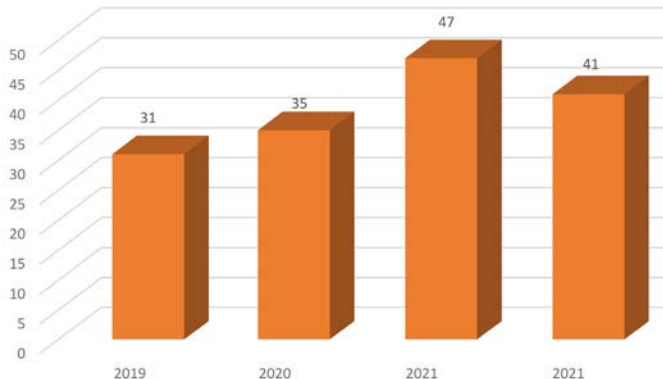
Development Review Submittals - 4th Quarter



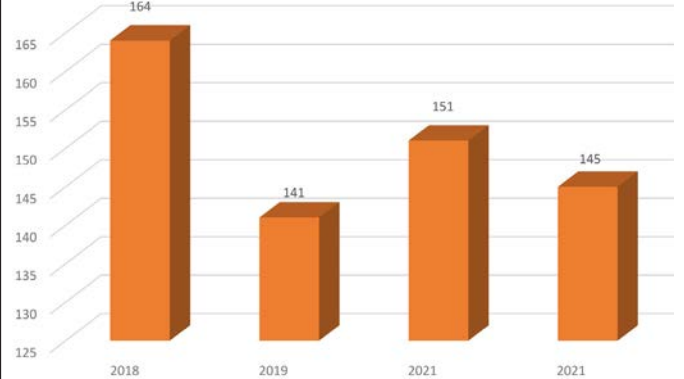
Development Review Submittals - Year Total



Development Review Approvals - 4th Quarter



Development Review Approvals - Year Total



See the Development Tour Map at www.ParkerOnline.org/Development for information on all projects in Town.



Cultural Department



Education

- Nearly 400 students from six area schools attended Parker Arts' first post-COVID in-person student matinee, The Let's Go Science Show (pictured above).
- Despite Douglas County School District (DCSD) bus driver staffing challenges, school group orders have filled two shows of The Wizard of Oz, four shows of Dragons Love Tacos and one show of Dinosaur World Live. Parker Arts has availability for two school shows of The Story Pirate with an in-school residency. Parker Arts is promoting bus scholarships to schools to potentially hire private buses for transportation.
- A total of 180 enrichment classes brought in 1,863 youth and adult students this fall. Classes ranged from Italian Cooking to Ukulele. New adult dance classes have been very popular and include: Burlesque Dance, Adult Ballet, The Dancer's Class, Improver Line Dance and Belly Dance Advanced!
- Parker Arts Education has coordinated efforts with DCSD's English as a Second Language (ESL) team to promote multi-cultural events and shows and partnered to offer a DCSD Sources of Strength free community scheduled for January 2022.

Facility Rentals

- This quarter, among multiple meeting rentals, Parker Arts also booked the following events:
 - * Six weddings
 - * Three holiday parties
 - * One quinceanera

On Point School of Dance Opportunities

Parker Arts is proud to have provided an enrichment scholarship to eighth grade student Hannah Anderson (pictured below) who has been dancing with On Pointe School of Dance since she was five years old and recently performed as a lead character in Clara's Dream. "[Hannah] has been blessed with partial scholarships for the past few years, and taking more than one dance class has made a huge difference," said her mother, Kimberly Anderson. "[Hannah] enjoys lighting the stage with her talents and passion of dance," said Colleen Moeller, owner of On Pointe.



Cultural Department - con't

Box Office Highlights

- Parker Arts was happy to see full houses again this past quarter! These October shows were a huge success:

- * **Take Me Home:
The Music of John Denver**
80% capacity
- * **Big Bad Voodoo Daddy**
80% capacity
- * **Oak Ridge Boys: Elvira 40 Tour**
100% capacity
- * **Clue: The Musical**
80% capacity

- November and December continued this trend with many sold out events, including:

- * **The Greatest Showman
Sing-Along**
- * **Veterans of SNL**
- * **Michael Martin Murphey's
Cowboy Christmas**
- * **A Classic Parker Holiday**
- * **The Nutcracker of Parker**

- Since Bill Berry, former Box Office Manager, has moved on to The Alley Theatre in Houston, a new role has been created that will oversee all front of house operations, including concessions and patron services. Laura Nell Borden will be stepping in as the new Front of House Coordinator after overseeing food and beverage operations for Parker Arts for six years.



John Lovitz, Veterans of SNL



Oak Ridge Boys

Volunteer/Outreach

- Parker Arts volunteers attended the Mayor's Holiday Lighting to share information about Parker Arts with attendees.
- Volunteers were celebrated at a seasonal holiday party where two amazing volunteers opened up their homes for the festivities!
- Staff became familiar with and started using a new online volunteer platform that will help keep volunteers more informed about Parker Arts events.
- In 2021, volunteers donated 1,375 hours of their time to Parker Arts.

Development

- Parker Arts Members enjoyed attending a Wine and Halloween Candy Pairing event and a 2022 Journal Creation Event in the last quarter, promoting new memberships and friendships.
- The Johnson Foundation made a generous \$20,000 donation at the end of the year, for which we cannot thank them enough.
- An anonymous donor also donated money for the purchase of equipment to make much-needed upgrades to the Discovery Park sound system.
- Over 200 people donated to end-of-year giving efforts that also included Giving Tuesday and Colorado Gives Day.
- Parker Arts is thankful for all of its 2021 donors. Their generous donations help to continue providing enriching cultural programs in our community.



Economic Development

The Great Rebalancing

The great resignation and great re-shifting are two of the many terms used to define our local and national economies in 2021. Many of our industries from retail, office, hospitality and manufacturing to healthcare have dealt with labor shortages, supply chain disruptions, shift from work to home and inflation pressures.

We have all rolled up our sleeves to make sure businesses have access to capital through programs such as the Parker Revolving Loan Program and other lending partners, leveraging resources such Arapahoe/Douglas Workforce Center that provide no-cost services to businesses and job seekers to ensure

our region’s workforce and economy remain competitive, and to many of our residents who continue to support our small businesses by shopping local.

Many of our metrics held steady in Parker in fourth quarter 2021 during these uncertain times. As we look to the new year, several new to market retail concepts and industrial flex buildings will announce and open in Parker. We will also embark on a comprehensive economic development strategic planning process that will position Parker for the future and continue to focus on developing a vibrant and economic resilient downtown.

Retail Market Outlook

In its 2022 Market Outlook, commercial real estate firm CBRE predicts the retail construction pipeline will remain modest as developers instead focus on industrial and multi-family projects. With retail development expected to remain constrained, retailers will continue to use space more efficiently. Grocery-based e-commerce is expected to grow more than 20 percent in 2022, and grocery-anchored retail assets will remain the gold standard

of retail investment. Retail vacancy remains low in Parker at 1.4 percent (4.5 million sq. ft. existing) compared

Commercial Real Estate Outlook

While office, multifamily, industrial and retail remain important classes for commercial real estate investment and development, some non-conventional asset classes are gaining momentum. The COVID-19 pandemic has diverted investors’ attention into more niche, but downturn-proof, real estate sectors, including cold storage, self-storage, medical offices and data centers.

Source: Metro Denver Economic Development Corporation

Retail Market Statistics						
	Quarter 4 2021	Quarter 3 2021	Quarter 4 2020	Quarter 4 2019	Quarter 4 2018	Quarter 4 2017
Number of Buildings	12,967	12,959	12,928	12,846	12,717	12,573
Existing Square Feet (millions)	174.7	174.6	174.2	173.4	172.1	170.1
Vacant Square Feet (direct, millions)	8.0	8.6	8.8	7.3	6.3	7.0
Vacancy Rate (direct)	4.6%	4.9%	5.1%	4.2%	3.7%	4.1%
Vacancy Rate (with sublet)	4.7%	5.1%	5.2%	4.3%	3.8%	4.3%
Avg. Lease Rate (direct, per square foot, NNN)	\$19.27	\$18.82	\$18.82	\$18.45	\$18.90	\$18.04
New Construction Completed (year-to-date)	0.46 MSF, 39 Bldgs	0.34 MSF, 27 Bldgs	0.90 MSF, 64 Bldgs	1.22 MSF, 123 Bldgs	1.88 MSF, 139 Bldgs	1.62 MSF, 101 Bldgs
Currently Under Construction	0.78 MSF, 43 Bldgs	1.13 MSF, 34 Bldgs	0.58 MSF, 41 Bldgs	1.31 MSF, 72 Bldgs	0.97 MSF, 53 Bldgs	1.46 MSF, 60 Bldgs

Source: CoStar Realty Information, Inc. MSF=Million Square Feet

to Douglas County at 2.3 percent and the rest of the metro Denver region as shown in the above chart.

Economic Development - con't

Industrial and Flex Market Outlook

CBRE predicts that amid record demand, rent growth and investment activity, the industrial real estate market will remain strong in 2022. Demand will primarily be driven by growing e-commerce sales, the improving economy, population migration and the need for onshore “safety stock” inventory to avoid further supply chain disruptions. The industrial vacancy rate in Parker is 9.5 percent (896,000 sq. ft. existing) and is expected to fluctuate as new buildings come online and get absorbed with new users. Douglas County's vacancy rate is 7.7 percent.

Labor Force/Unemployment Outlook

Unemployment in Metro Denver decreased 2.5 percent over the year to 4.4 percent in November. The unemployment rate was 0.1 percent lower than the prior month. All seven counties in Metro Denver reported over-the-year decreases in the unemployment rate. Douglas County reported the lowest unemployment rate of 3.4 percent in November, while Adams County reported the highest rate of 5.1 percent.

Office Market Outlook

The return of workers will likely have to precede a true recovery in office leasing, as many companies will monitor the COVID-19 Omicron variant and other risks and look to continue to test drive whatever hybrid work schedules or revamped office layouts they put in place before they commit to a new lease. Some companies will look to relocate and leave behind larger blocks of space than new companies are willing to fill, and vacancy will likely rise as leasing activity picks up.

According to CBRE, the shifting role of the office will likely accelerate a flight to quality, with office buildings that offer desirable technology, amenities and flexible space capturing a growing share of demand. Concessions, such as free rent and tenant-improvement allowances, are expected to remain elevated.

Parker's office vacancy rate was 9 percent (1.4 million sq. ft. existing) in fourth quarter 2021 and is projected to see small increases over the next four quarters. Based on CoStar data, the direct office vacancy rate in Metro Denver was 12.5 percent.

Office Market Statistics						
	Quarter 4 2021	Quarter 3 2021	Quarter 4 2020	Quarter 4 2019	Quarter 4 2018	Quarter 4 2017
Number of Buildings	6,612	6,608	6,590	6,559	6,527	6,480
Existing Square Feet (millions)	200.0	199.8	197.9	196.2	194.6	190.3
Vacant Square Feet (direct, millions)	25.0	24.5	21.6	17.7	17.7	17.8
Vacancy Rate (direct)	12.5%	12.3%	10.9%	9.0%	9.1%	9.3%
Vacancy Rate (with sublet)	14.1%	13.9%	12.3%	9.6%	9.9%	10.2%
Avg. Lease Rate (direct, per sq. ft., full service)	\$29.47	\$29.36	\$28.88	\$28.03	\$27.19	\$26.72
New Construction Completed (year-to-date)	2.14 MSF, 22 Bldgs	1.88 MSF, 18 Bldgs	1.58 MSF, 28 Bldgs	1.62 MSF, 29 Bldgs	4.21 MSF, 46 Bldgs	3.00 MSF, 38 Bldgs
Currently Under Construction	1.78 MSF, 16 Bldgs	1.39 MSF, 16 Bldgs	2.82 MSF, 28 Bldgs	3.62 MSF, 43 Bldgs	4.12 MSF, 46 Bldgs	5.11 MSF, 43 Bldgs

Source: CoStar Realty Information, Inc. MSF=Million Square Feet

Labor Force Statistics (000s, not seasonally adjusted civilian labor force)								
	November 2021 (p)		2021 YTD AVG		2020 YTD AVG		2016 Ann Avg	2011 Ann Avg
	Total Labor Force	Unemploy- ment Rate	Total Labor Force	Unemploy- ment Rate	Total Labor Force	Unemploy- ment Rate	Unemploy- ment Rate	Unemploy- ment Rate
Metro Denver	1,895.6	4.4%	1,869.3	5.8%	1,824.8	7.4%	2.9%	8.4%
Adams County	284.9	5.1%	281.4	6.6%	274.2	8.1%	3.4%	10.3%
Arapahoe County	380.5	4.7%	375.3	6.1%	366.5	7.9%	3.0%	8.6%
Boulder County	200.0	3.5%	196.6	4.8%	192.8	6.2%	2.6%	6.7%
Broomfield County	41.7	3.7%	41.1	5.0%	40.2	6.7%	2.8%	7.3%
Denver County	438.3	4.8%	432.8	6.3%	423.4	8.3%	3.0%	8.9%
Douglas County	203.4	3.4%	200.2	4.5%	194.4	5.8%	2.6%	6.7%
Jefferson County	346.7	4.1%	341.8	5.4%	333.3	7.1%	2.8%	8.3%
Colorado	3,217.5	4.4%	3,191.3	5.8%	3,117.6	7.3%	3.1%	8.7%
United States	162,099	3.9%	161,159	5.5%	160,808	8.2%	4.9%	8.9%

Source: Colorado Department of Labor and Employment, Labor Market Information. (p) =preliminary



Engineering and Public Works

Traffic and Sidewalk Projects

North Parker Road Operational Improvements

- *Traffic and multi-modal operational improvements on Parker Road between Lincoln Ave and E-470*

Preliminary design for the project is complete. Intergovernmental agreements to commit State, Federal and County funding for the project were approved by Town Council in summer 2021. A Notice of Intent to Acquire ordinance for the right-of-way and easements needed for the project were approved by Town Council on Jan. 3, 2022.

Responsive Signal System Expansion

- *Installation of seven new count stations and monitoring equipment, as well as creation of new Traffic Responsive control signal programming*

Design is underway and an intergovernmental agreement with CDOT was approved by Town Council in summer 2021 to secure joint funding for the project. Following CDOT approval of the design, the project was bid out in late 2021. Full operation is expected by summer 2022.

Motsenbocker Road/French Creek Avenue Traffic Signal

- *Installation of a mast arm traffic signal at the Motsenbocker Road/French Creek Avenue intersection*

Design on the project is progressing. The project is anticipated to be constructed in 2022.

Parker Road Sidewalk - East Side Connection Project

- *Installation of a multi-use trail/sidewalk on the east side of Parker Road from Sulphur Gulch Trail to just south of Parker Square Drive with a pedestrian bridge over Sulphur Gulch*

Design is underway. An intergovernmental agreement was approved by Town Council in June 2021 to solidify partial State multi-modal funding for the project. Project bidding is expected to occur in late 2022, with construction taking place in 2023.

Downtown Circulation Improvements (map on next page)

- *Pedestrian safety and circulation improvements on Victorian Drive and Mainstreet, including a traffic signal at the Mainstreet/Victorian Drive (west) intersection*

The construction contract was awarded by Town Council in summer 2021. Construction is underway and is anticipated to be completed by late spring 2022.



Parker Road Sidewalk Project - South (pictured above)

- *Installation of a multi-use trail/sidewalk on the west side of Parker Road between Twenty Mile Road and Hess Road, along with a spur to the Cherry Creek Trail*

Construction is underway with an anticipated January completion date. The Town has received approval for partial State multi-modal funding. An intergovernmental agreement was approved by Town Council in October 2020 to solidify State funding.

Mainstreet North Sidewalks

- *Widening of sidewalks on the north side of Mainstreet between Victorian Drive and the east property line of Town & Country Village Townhomes*

Design is underway with construction tentatively scheduled for summer 2022.

Pikes Peak Drive Sidewalks

- *Widening of sidewalks on Pikes Peak Drive between Sulphur Gulch bridge and Mainstreet.*

Design is underway with construction tentatively scheduled for 2023.

Engineering and Public Works - con't

Roadway Projects



Cottonwood Drive Widening (pictured above)

- Jordan Road to Cottonwood Way

Construction is underway with traffic switched to the new Cherry Creek bridge (south of the existing bridge). With the traffic switched, upgrades to the existing bridge and reconstruction of the old roadway are underway. The roadway's new four-lane configuration was opened for public use at the end of 2021, but work still remains to be completed in spring 2022. The overall project is anticipated to be completed in late spring 2022.

Jordan Road/Newlin Gulch Improvements

- Widening of Jordan Road and the Newlin Gulch bridge between Lincoln Avenue and Rockbrook Boulevard and addition of sidewalk on the west side of Jordan Road between Village Center Drive and Stonegate Parkway

Design of the project is currently on hold pending budget allocation in 2022. Construction is tentatively scheduled for 2024/25.

Lincoln Avenue Widening

- Widening of Lincoln Avenue from four to six lanes between Keystone Boulevard and Parker Road

Design of the project is underway with construction tentatively forecasted for 2024/25.

Southwest Parker Road/ Mainstreet Improvements

(map at right)

- Widening of turn lane at the southwest corner of Parker Road/Mainstreet

The project was substantially completed in fall 2021.

Twenty-Mile Road/Mainstreet Turn Lanes

- Addition of a second left turn lane eastbound on Mainstreet at Twenty-Mile Road, adding a right turn lane southbound on Twenty-Mile at Mainstreet and adding a left turn lane on Twenty-Mile Road at Stage Run

Design is underway and construction is tentatively scheduled for spring/summer 2022.

Motsenbocker/Hess Intersection Improvements (map below)

- Improvements at the Motsenbocker/Hess intersection and widening south

Town Council awarded the construction contract for this project in summer 2021, and construction began in the fall. Work is anticipated to be completed in late spring 2022.



Dransfeldt Road Extension

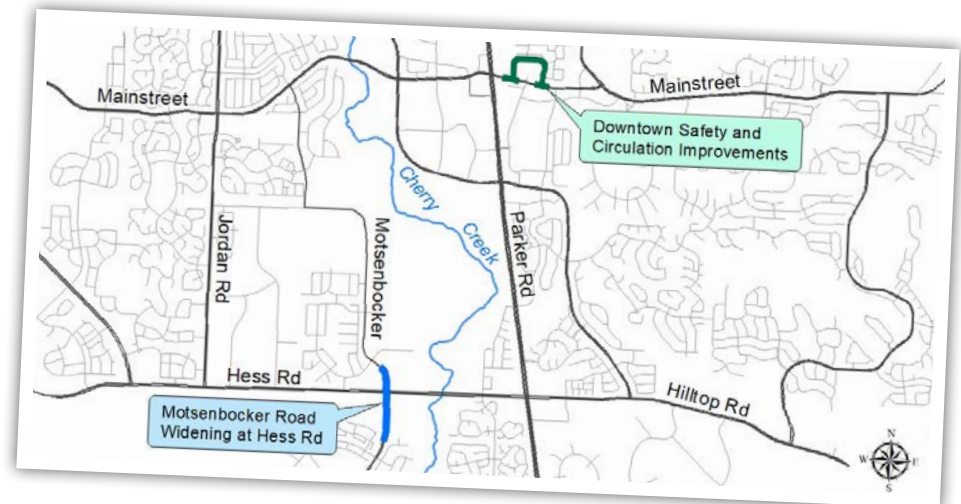
- Extension of Dransfeldt Road, south of the Twenty Mile Road intersection over Cherry Creek, and connecting into Motsenbocker Road north of Salisbury Park

Design work is currently underway with construction tentatively forecast for 2023/24.

Dransfeldt Road Widening

- Addition of one southbound lane to Dransfeldt Road between Mainstreet and Pony Express Drive

Design is underway with construction tentatively scheduled for 2023.



Engineering and Public Works - con't

Stormwater Projects

Cherry Creek at KOA

- Channel and bank stabilization from McCabe Meadows Trailhead Parking lot to a point approximately 1,000 feet north

This project has been substantially completed and is currently under revegetation monitoring.

Lemon Gulch at Looking Glass

- Channel and bank stabilization from the Looking Glass property boundary west of Crowfoot Valley Road to a point along Lemon Gulch approximately 4,000 feet southwest

This project was substantially completed in late 2021 and is currently under revegetation monitoring.

Brandy Gulch at Looking Glass

- Channel and bank stabilization from the confluence point with Lemon Gulch to a point along Brandy Gulch approximately 2,700 feet west

This project was substantially completed in late 2021 and is currently under revegetation monitoring.

Cherry Creek at Dransfeldt

- Channel and bank stabilization from PSCo transmission lines to a point approximately 2,500 feet south

This project is within the preliminary design phase. Final design is anticipated in 2022 with construction anticipated to begin winter 2022/23.

Green Acres Tributary at Compark Village South

- Channel and bank stabilization from a Culvert under E-470 to a point along Green Acres Tributary approximately 4,200 feet southwest

This project is under construction with completion anticipated for first quarter 2022. Temporary and structural stabilization is currently being implemented for all completed sections of the project. Full stabilization, including seeding and plantings, will be installed early spring 2022 ahead of the anticipated germination window.

West Stroh Gulch at Anthology North

- Channel and bank stabilization from an existing drop structure immediately upstream of French Creek Loop to a point along West Stroh Gulch approximately 5,100 feet southwest

This project is under final design and permitting with construction anticipated for first/second quarter 2022.

Jordan Tributary at Bradbury Ranch

- Channel and bank stabilization from an existing stormwater pond immediately upstream of Mainstreet to a point along Jordan Tributary approximately 3,600 feet north

This project is within the final design and permitting phase with construction anticipated to begin in first/second quarter 2022.

Cottonwood Meadows Tributary

- Channel and bank stabilization from an existing stormwater pond immediately upstream of Jordan Road to the confluence with Cherry Creek approximately 1,200 feet east

This project is within the final design and permitting phase with construction anticipated to begin in second/third quarter 2022.

Cimarron Middle School Pond

- Structure retrofits and improvements to a regional stormwater pond adjacent to Cimarron Middle School

This project is within the final design/permitting phase and is anticipated to begin in fourth quarter 2022.

Clarke Farms Drainage Improvements

- Re-establishment and improvements to an existing channel and associated stormwater infrastructure to alleviate flooding concerns in this area

This project is within the preliminary design phase with construction anticipated to begin summer 2022.

Annual Roadway Maintenance



Concrete Repair - 2021

- Misc. sidewalk, concrete pavement and curb and gutter repairs

This project began in May 2021 and is 90% complete. Staff is currently working on performing concrete removal and replacement on local streets.

Recreation Projects

Jordan Road Undercrossing Project

- Construction of an undercrossing along the East-West Regional Trail at Jordan Road

This project is substantially complete.



Parks and Recreation

Special Events

- **Pumpkin Patch Splash (Oct. 22):** Children chose their pumpkin from our floating pumpkin patch at the Parker Recreation Center Indoor Pool. There were three sessions with 102 total participants.
- **Fieldhouse Fright Night (Oct. 23):** This evening of Halloween family fun at the Parker Fieldhouse was a resounding success! Pre-registration filled up with 300 youth registrants, and many walk-up participants were welcomed, as well.
- **Turkey Day 5K FUN Run/Walk (Nov. 25):** The tradition continued with 1,000 participants celebrating Thanksgiving Day with a run/walk along the Cherry Creek Trail, starting and finishing at the Parker Recreation Center.
- **Milk and Cookies with Santa (Dec. 12):** Families were thrilled to spend some time with Santa (pictured bottom right)! This year's event grew and featured two sessions with 80 children in each timeslot.
- **Swim with Santa (Dec. 18):** Kids enjoyed this Santa-sized pool party with plenty of photo ops with jolly old St. Nick at the Parker Recreation Center Indoor Pool. More than 50 participants joined us for this inaugural event.



Day Camp

- Fieldhouse Day Camp (pictured above) welcomed 65 campers during Thanksgiving break and 260 participants during winter break.

Sports

- Errin Koon was awarded the CPRA Presidential Award at the Annual CPRA Banquet in December 2021 for contributions to the state organization and the CARA board.

Facilities

- The Mountain Pine Woman's Club Yuletide Bazaar was held at the Parker Fieldhouse in November and welcomed more than 1,500 visitors. Some funds raised at this one-day event benefit the Parker Recreation Scholarship program.



Parks

- This time of year, the Parks staff is winding down its summer/fall routine maintenance and gearing up for winter operations, including snow removal. By this time of year, they've updated all snow maps, checked all plows and other equipment, replenished all the salt barrels at Town facilities and held the annual "Snow Rodeo" (pictured below). This event is the internal plow training and practice event held to reacquaint crew members with snow removal procedures and rejuvenate their snow equipment skills. It was perfect timing for this training, as staff has already responded to two snowfall events, despite the dry winter we're having so far.



Forestry/Open Space

- Forestry/Open Space staff continued their normal maintenance functions while preparing for winter operations, including snow removal. Additionally, they completed in-house installation of new trail signage, which features a QR code linked to the Town's interactive trail map. This online resource has helped save an estimated 5,000 paper maps per year and nearly \$2,000 annual map printing savings for the Town.

Parks and Recreation - con't

By the Numbers - 4th Quarter

Day Camp

388%

Increase in winter break participants from 2020 to 2021.

Sports

52%

Increase in Sports revenue from 2020 to 2021.



884

Registrants in Fall Kinder and Youth Basketball Leagues.

Aquatics



53

Registrants for the inaugural Swim with Santa event at the Recreation Center Indoor Pool.

Kids' Zone

160

Children who were registered for the Milk and Cookies with Santa event.

Fitness

1,140

Combined in-person and virtual Group Fitness classes held, totaling 13,821 participants.

1,029

Personal training sessions conducted.

Facilities

684

Number of 10- or 20-Visit Passes sold.

412

Number of new memberships sold.

12,721

Number of Ice Trail at Discovery Park admissions.

1,805

Cups of hot chocolate sold at the Ice Trail concessions stand.

Forestry/Open Space

46

Employee hours spent pruning for line-of-site issues and storm damage.

88

Incidences of vandalism on Town property, including graffiti, that were cleaned or repaired.

588

Linear feet of trail edge ground to help mitigate tripping hazards.



80

Employee hours of late-season mowing of open space for weed control, fire mitigation and aesthetics.

Parks



110

Employee hours of late-season mowing at sports fields and Town facilities.



196

Employee hours spent preparing the Ice Trail at Discovery Park, including installing dasher boards.



66

Employee hours spent inspecting Town playgrounds, keeping them safe and in good working order.

66

Employee hours of hand-picking trash around Town, not including emptying cans.



Parker Police

Department News

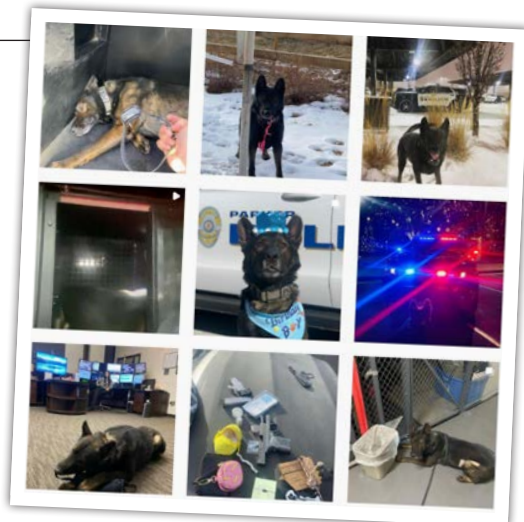
K-9 Kato Joins Instagram

You can now see the latest photos of K-9 Kato (pictured at right) and K-9 Officer "Insta" Graham on Instagram. You can expect to see pictures and videos from Kato's work and home life. It's the best place to see the latest from Officer Graham and K-9 Kato. Check out @k9katofightscime on Instagram and let us know what you think.

New Officers Sworn-in

Friends, family and staff were on-hand in December as Officers Duran, Odom and Payne (all pictured at right with Chief Tsurapas) took the oath to serve and protect Parker residents. Officer Duran joins the Parker Police after two years with the Fort Morgan Police Department. Officers Odom and Payne graduated from the Highlands Ranch Law Enforcement Training Facility in December.

In November, Officers Clary, Ryan (pictured at right) and Valko had Parker Police badges pinned to their chest after taking their oath. Officer Clary brings two years of experience to Parker from an outside agency, Officer Ryan three years and Officer Valko seven years.



Public Safety Updates

Stolen Truck Recovered, Suspect Arrested

A Parker officer spotted a GMC truck with license plates belonging to another vehicle while patrolling on the night shift. The driver was contacted after parking at a business and exiting the vehicle. He had two outstanding felony warrants, was arrested and taken to the Douglas County Jail. The GMC was reported stolen in a carjacking out of Limon.

Community Assists with Arrest of Suspected Drunk Driver

Thanks to the help of observant residents, Parker officers were able to take a suspected drunk driver off the streets. Residents saw a vehicle driving erratically on Parker Road and called the police. Officers arrested the suspect after he was unable to perform the roadside sobriety maneuvers safely.

Traffic Enforcement Operation

In October, the Parker Police participated in a speed enforcement operation with Douglas County law enforcement partners and the Colorado State Patrol. Between the five agencies, 307 traffic stops were made, 169 speeding tickets and 52 traffic-related tickets were handed out and six arrests made.

Parker Police - con't

Community Outreach and Programs

Heroes and Helpers

Parker Police officers and department staff members had a fantastic time shopping with more than 20 Parker boys and girls during the annual Heroes and Helpers event (pictured top right). This event allowed these kids an opportunity to shop for themselves and family members with a Parker officer. Each child picked out a few items for themselves and their loved ones.



Texas Roadhouse Tip-A-Cop

Parker residents donated more than \$2,300 to Colorado Special Olympics at the Texas Roadhouse Tip-A-Cop event. Officers Drew-Bell, Mattern and Valko, as well as Dispatcher Daily, worked with Special Olympics Athletes Heather, Tara, Ryan and Angie to raise money to cover the cost of participation. This event is successful because our residents support Special Olympics and the Parker Police Department.



Coffee with a Cop

Parker residents joined the Parker Police at Kunjani Coffee for Coffee with a Cop in October (pictured middle right). The afternoon event saw many parents and kids stop by to talk to their favorite officers after school and say thank you.



State's #1 Prescription Drug Take-Back Box

The Parker Police Department knew there was a significant need for a safe location to dispose of expired and unused medications back in 2018. But they were blown away to learn that their medication drop box is the most used in the entire state of Colorado. It's especially remarkable considering Parker PD's drop box started a year after the program launched. Parker residents have dropped off more than 6,500 pounds of medicine in the last three years.

Douglas County Youth Initiative (DCYI)

Sergeant Holmes recently attended the DCYI Youth Congress to talk about School Resource Officers and their role in Parker schools (pictured bottom right). The students presented ideas on how SROs could enhance their relationships with students. They made sure Sergeant Holmes knew how much they appreciated Parker SROs in their schools and that it made them feel safe.



Shred-A-Thon

More than 250 Parker residents recently brought their sensitive documents to Salisbury Equestrian Park for a Shred-A-Thon. Parker residents who dropped off their documents for shredding also donated more than \$2,100 to the Parker Senior Center.

Citizen's Academy Graduation

Twenty-one residents recently graduated from Parker's first online Citizen's Police Academy. After completing 13 online classes, students went to the range and shot the guns Parker officers carry. Registration opens for the next Citizen's Police Academy on Jan. 19. The goal is to host this next class in-person.



Town Clerk's Office

Statistics – 4th Quarter 2021

Community Event Permits

- 2017 – 68
- 2018 – 60
- 2019 – 74
- 2020 – 51 (27 withdrawn due to COVID-19)
- 2021 – 55

Special Events Permits Processed (Events with Liquor)

- 2017 – 33
- 2018 – 31
- 2019 – 23
- 2020 – 9 (6 withdrawn due to COVID-19)
- 2021 – 23

Active Liquor Licenses

- 2017 – 97
- 2018 – 107
- 2019 – 117
- 2020 – 117
- 2021 – 124

Open Records Requests

- 2017 – 120
- 2018 – 119
- 2019 – 187
- 2020 – 194
- 2021 – 208

Peddlers and Solicitors Permits

- 2017 – 30
- 2018 – 18
- 2019 – 21
- 2020 – 18
- 2021 – 15



Request for Town Council Action

Date: January 18, 2022

Submitted By: Julia Duncan, Associate Planner
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **PARKER HILL TOP SQUARE L10 - CAR WASH - Use By Special Review**

Applicant: Tim Varley

Location: 11375 S. Parker Road

Department: Community Development, Julia Duncan

TRAKiT No.: Z21-003

EXECUTIVE SUMMARY

The applicant, Tim Varley, has submitted a Use by Special Review (UbSR) application to permit the development of a car wash at the northwest corner of the intersection of Parker Road and Twenty Mile Road.

The Land Development Ordinance requires that the Council shall consider the following nine (9) criteria for approval in making its decision on the proposal:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhood;
2. Will be consistent with the Town Master Plan;
3. Will not result in an over-intensive use of land;
4. Will not have a material adverse effect on community capital improvement programs;
5. Will not require a level of community facilities and services greater than that which is available;
6. Will not result in undue traffic congestion or traffic hazards;
7. Will not cause significant air, water or noise pollution;
8. Will be adequately landscaped, buffered and screened; and
9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Background/Site Description

The applicant, Tim Varley, is seeking UbSR approval from the Town Council to develop a car wash adjacent to the Parker Pavilions shopping center at the northwest corner of Parker Road and Twenty Mile Road. The subject property has a total area of .93 acres and is undeveloped. It is located in the Greater Downtown District - Market Center zone which permits car washes subject to UbSR approval.

The subject property has a significant grade change from adjacent roadways to the site and the property is at a lower elevation than Parker and Twenty Mile Roads. The property is approximately 17 feet lower than the adjacent roadways. The substantial difference in grade limits the public view of development on the site especially passing motorists on Parker Road and Twenty Mile Road.

Project Description

The proposed project is for the development of a car wash incorporating a single bay tunnel design and accessory elements such as exterior vacuum stations. The planned building would contain an office, equipment rooms and bathroom. The proposed car wash also requires site plan approval to ensure the design complies with the Town's access, design and site plan standards. The applicant has also submitted site plan application #SP21-041 that is being processed administratively and would likely be approved if the Town Council approves the UbSR application to permit the car wash use.

In connection with the site plan application, the applicant has also requested the partial vacation of an existing slope easement originally granted on November 10, 1998 (Reception No. 99002350). The portion of the property that is subject to the slope easement is no longer necessary and the required slope may be maintained without it. The Town Council will be asked to approve the requested slope easement vacation in the future if the UbSR and Site Plan applications are approved.

Master Plan Designation

The Parker 2035 Master Plan identifies the property as being located in the Central Commercial Character Area. This character area is intended to serve the core retail and service needs of the surrounding residential areas. The typical uses within the Central Commercial Character Area include retail, services, restaurants, offices, hotels, entertainment and higher density housing.

The proposed car wash is a service-use that is consistent with the Master Plan recommendations for use in the Central Commercial Character Area. It is compatible with adjacent and nearby commercial uses in the Parker Pavilions shopping center, such as PetSmart, Mattress Firm and Office Depot. The car wash is therefore consistent with the Master Plan as to use.

Planning Commission

The Planning Commission will hold a public hearing to consider the proposed UbSR application for a car wash at their January 13, 2022 meeting.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map with Project Area
2. Site Plan Exhibit
3. Project Narrative
4. Applicant's 9 Zoning Criteria
5. Z21-003 Parker Hilltop Carwash_PC Staff Report

RECOMMENDED MOTION

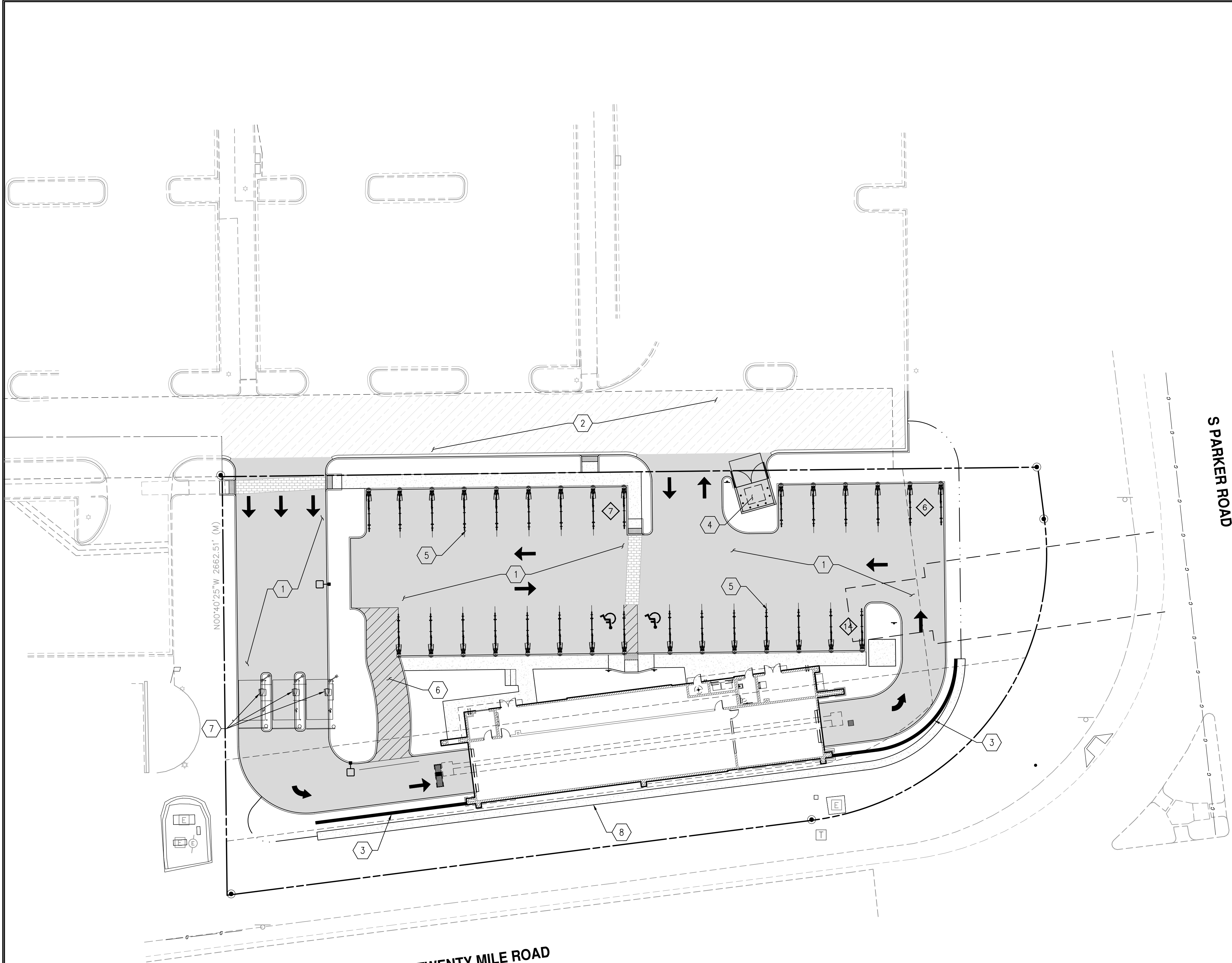
I move to approve, based on staff findings, with the following conditions contained in the staff report:

1. The applicant shall obtain site plan approval by January 18, 2023, or within 12 months of the Use by Special Review approval; and
2. The applicant's site plan, if approved, shall be generally consistent with the concept site plan exhibit uploaded to the Use by Special Review application in TRAKit on December 17, 2021.

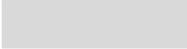


Project Area

Stickies



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	ADJACENT PROPERTY LINE	---
---	RIGHT OF WAY	---
---	EASEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	CONCRETE SIDEWALK	---
---	CONCRETE SWALE	---
---	GRASS SWALE	---
---	RETAINING WALL	---
---	SIGN(S)	---
---	PARKING COUNT	---

KEY NOTES		
	1	PROPOSED CONCRETE PAVEMENT
	2	PROPOSED ASPHALT PAVEMENT
	3	PROPOSED RETAINING WALL
	4	PROPOSED TRASH ENCLOSURE
	5	PROPOSED VACUUM STATION
	6	PROPOSED ESCAPE LANE
	7	PROPOSED PAY STATION
	8	PROPOSED CONCRETE SWALE

GRAPHIC SCALE

200

0

10

20

40

80

(IN FEET)

1 inch = 20 ft.

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CONSULTING

REVISIONS

REVISION	DESCRIPTION	DATE
1	1ST SPECIAL USE REVIEW RESUBMITTAL	10/13/2021
2	2ND SPECIAL USE REVIEW RESUBMITTAL	12/17/2021

SITE PLAN EXHIBIT

SSCW - S PARKER RD & S TWENTY MILE RD
SPECIAL USE REVIEW

COLORADO

SEAL

NOT FOR CONSTRUCTION

DESIGN	DRAWN	CHKD
SWK	SWK	TOP
SCALE	H: 1" = 20'	V:
JOB No.	020441-01-005	
DATE :	03/25/2021	
	SHEET	
	C1.0	

PARKER

811



04/20/2021

Town of Parker - Development Review
Attn: Krista Flynt, Planner I
20120 E. Mainstreet,
Parker, CO 80138

RE; SSCW – S Parker Road & S Twenty Mile Road, Special Use Review Submittal

Please find attached our submittal of Special Use Review for the Super Star Car Wash Site.

Project Narrative

The proposed project is the development of Lot 10 of Parker Hilltop Town Square which is zoned Greater Downtown. The development will consist of a new tunnel carwash and associated features. The building will be a single bay carwash as well as equipment rooms, an office, a bathroom, and covered vending machines. The site will include a new concrete parking lot with 6" concrete curb and interior landscaping. Additionally, the project will include the addition of a retaining wall along the south and a portion of the east side of the site. The site is currently undeveloped, and the only demolition work will include the existing asphalt curb and shared access road to the north of the site which will be removed and replaced to facilitate drainage.

Super Star Car Wash is requesting the approval of the Special Use for this site as it will fit in with the surrounding area being part of the Market Center District. Additionally, the use will not cause any negative affects to the surrounding infrastructure or businesses as the site was accounted for in the initial development and there will be minimal impact to vehicle traffic as shown in the traffic impact study. The use of a car wash will be a positive in this area as area is currently underserved, it will provide a new service that isn't readily available.

Sincerely,

Bowman

Thomas Pannell, PE
Project Manager

3/25/2021

BrieAnna Simon
Associate Planner
Town of Parker
20120 E. Main Street
Parker, CO 80138

Approval Considerations – Use by Special Use Review SSCW – S Parker Rd & S Twenty Mile Rd

The narrative provided below will provide justification for the manner that the proposed design will meet the subject criteria for the special use.

1. **Criteria:** *Will be in harmony and compatible with character of the surrounding areas and neighborhood.*
Justification: The subject parcel is designated as a “Central Commercial” character area by the Parker 2035 Master Plan. As part of Central Commercial the proposed project should match and add to the neighboring development to create a sense of place. This project will do that through utilizing similar architecture and color/materials as the other pads at Parker Pavilions.
2. **Criteria:** *Will be consistent with Town Master Plan.*
Justification: The subject parcel is designated as a “Central Commercial” character area by the Parker 2035 Master Plan. The master plan identifies the Central Commercial District as a character area that should “focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential”. As a tunnel car wash this project is aligned with the Parker 2035 Master Plan because it provides a service to the community.
3. **Criteria:** *Will not result in an over intensive use of land.*
Justification: The proposed use is consistent with the Central Commercial designation and will not cause an over intensive use of the land.
4. **Criteria:** *Will not have a material adverse effect on community capital improvement programs.*
Justification: The anticipated infrastructure is already available to this site and was accounted for in the original design of Parker Pavilions. There are no anticipated off-site improvements included with this development. Therefore, this project will have any material adverse effect on the community capital improvement programs.
5. **Criteria:** *Will not require a level of community facilities and services greater than that which is available.*
Justification: The project will not require a level of community facilities and services greater than that which is available because all facility demands were anticipated in the initial design of Parker Pavilions.

6. **Criteria:** *Will not result in undue traffic congestion or traffic hazards.*
Justification: A traffic impact study was performed for this project with the conclusion that the proposed development will not negatively impact the surrounding roadway network. Based on the findings of the traffic impact study, the project will not result in undue traffic congestion or traffic hazards.
7. **Criteria:** *Will not cause significant air, water, or noise pollution.*
Justification: The project will not result in any significant air, water, or noise pollution as it will comply with all local, state, and federal rules and regulations for this type of use.
8. **Criteria:** *Will be adequately landscaped, buffered, and screened.*
Justification: The project will follow the Town of Parker landscape and buffering code. Additionally, all equipment will be properly screened from Parker Road and Twenty Mile Road. The grade differential will provide additional separation from the surrounding roadways.
9. **Criteria:** *Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the Town.*
Justification: The project will not be detrimental to the health, safety, or welfare of the present or future inhabitants of the town as it will follow all local, state, and federal rules and regulations to ensure the safety of the inhabitants.

Sincerely,

Bowman Consulting

Thomas Pannell, PE
Project Manager



Planning Commission Staff Report

Planning Commission Date: 1/13/2022

Town Council Date: 1/18/2022

Hearing Type: Public Hearing
Parker Hill Top Square L10 - Car Wash UBSR
Use by Special Review
TRAKiT No.: Z21-003

Location: 11375 Parker Road

Project Planner: Julia Duncan, Associate Planner

Applicant: Tim Varley

Executive Summary: The applicant, Tim Varley, is proposing a Use by Special Review for a tunnel drive through. The site is located on the northwest corner of Parker Road and Twenty Mile Road.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Parker Hill Top Square L10 - Car Wash Use by Special Review request to allow a carwash, subject to the two (2) conditions contained in staff's report."

1. The Car Wash shall receive Site Plan approval by January 18, 2023, within 12 Months of the Use by Special Review Approval; and
2. The approved Site Plan shall be generally consistent with the concept site plan exhibit uploaded to the case file in TRAKiT on December 17, 2021.

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the zoning request, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council deny the zoning as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the zoning to a future date."

I. BACKGROUND/DISCUSSION

The applicant, Tim Varley, is proposing a Use by Special Review for a tunnel drive through car wash. The site is located on the northwest corner of Parker Road and Twenty Mile Road. The site is zoned Greater Downtown Market Center and car washes are listed as a use by Special Review within the zone district.

There is significant grade change on the project site. The site is approximately 17 feet lower than the adjacent rights-of-way of Parker Road and Twenty Mile. This grade change shields the majority of any development on the project site from view of the right-of-way.

Project Description

The project site is currently undeveloped. The proposed development will consist of a new single bay tunnel carwash and associated features including vacuums. An office, equipment rooms, and bathroom will also be provided on site. The car wash requires site plan approval to meet the Town's site plan and development design standards. The applicant has submitted the site plan application which is concurrently being processed under case number SP21-041.

In conjunction with the proposed development, the applicant has requested the partial vacation of an existing slope easement originally granted on November 10, 1998 (Reception No. 99002350). The portion of the real property subject to the Vacation Request is no longer necessary and a 16.1' Slope Easement is to remain in effect. The Vacation Request is contingent upon the property owner obtaining site plan approval for the project on the adjacent property, Lot 10, Parker Hilltop Town Square, on or before January 4, 2022.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1984	Annexation of Villages of Parker IV
06/07/2004	Planned Development Zoning

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Greater Downtown Market Center		
Master Plan Area	Central Commercial		
Site Acreage	.933 Acres		
Subdivision	Villages of Parker IV		
Existing Use	The project site is an undeveloped vacant lot.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	PD - Planned Development	Parking Lot serving FlatAcres Market Center/Parker Pavilions
South	Central Commercial	PD - Planned Development	Taco Bell/CVS
East	Central Commercial	PD - Planned Development	Vacant lot
West	Central Commercial	PD - Planned Development	Multi-Tenant Commercial Development

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Central Commercial District The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	<u>Land Use 1.C</u> <u>Jobs and Economic Vitality 2</u> <u>Jobs and Economic Vitality 2. E</u> <u>Jobs and Economic Vitality 2.C</u>
Inconsistent Goals/Strategies	None
Staff Analysis	The property is zoned PD - Planned Development . The Greater Downtown Market Center PD designates car washes as uses permitted by special review.

	The Master Plan identifies the property in a Central Commercial District. Central Commercial Districts are intended to serve core retail and service needs of the surrounding residents. Typical uses within Central Commercial Districts include core retail and personal/business services, restaurants, hotels, higher density residential, and entertainment. The proposed car wash is proposed as an infill project on an existing vacant corner lot at the intersection of Parker Road and Twenty Mile. The grade at this location changes significantly and the proposed lot is approximately 17 feet below the adjacent rights-of-way. The FlatAcres Market Center/Parker Pavilions is developed with multi-tenant commercial retail and services and includes PetsMart, Mattress Firm, and Office Depot. The proposed car wash is consistent with the Master Plan's designation of the area as a Central Commercial District. The car wash provides an additional service for residents at the retail center, which is anchored by an office and pet store. The carwash will enhance the economic viability of the commercial development by providing additional services consistent with the Central Commercial District. Additionally, the project is required to obtain site plan approval which is currently under review by Staff under SP21-041.
--	--

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	North: N/A South: 20' East: 50' West: N/A	North: 73' South: 20' East: 76.34' West: 91.42'	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	The proposed use is commercial and does not have residential dwelling unit densities.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Four (4) stories or sixty (60) feet	30.5'	☒ Consistent ☐ Inconsistent ☐ N/A

Lot Size	N/A	The existing lot is .933 Acres.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	The proposed building is 4,510 s.f.	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	The proposed use will require a site plan approval which is being concurrently processed under SP21-041 and is required to adhere to Town landscaping requirements.	☒ Consistent ☐ Inconsistent ☐ N/A

Off-Street Parking	Title 13.06.050 : The minimum parking requirements for a car wash is 1 per establishment, plus 1 per staff member per maximum shift	27 spaces	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Utilities	Parker Water and Sanitation District, Xcel Energy and CORE were all referral agencies and will provide utility service to the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has determined that the proposed use meets the intent and purpose of the Central Commercial District and will serve the needs of the community by offering car wash services to residents		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

This property has vehicular access from Pavilion Drive which has access points from both Twenty Mile Road and Parker Road. There are no proposed changes to the existing vehicular access or traffic circulation.

VII. APPROVAL CRITERIA

Title 13.04.200.b. Criteria for approval for Uses Permitted by Special Review:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhoods.

Applicant analysis and findings:

The subject parcel is designated as a “Central Commercial” character area by the Parker 2035 Master Plan. As part of the Central Commercial District the proposed project should match and add to the neighboring development to create a sense of place. This project will do that through utilizing similar architecture and color/materials as the other pads at Parker Pavilions.

Staff analysis and findings:

The car wash is infill development in an underutilized vacant lot on a commercial corner within an existing multi-tenant commercial development. It will enhance the economic viability of the shopping plaza by providing additional services consistent with the Central Commercial District. The project is required to obtain site plan approval which is currently under review by Staff under SP21-041 and will be required to adhere to all Town requirements and Development Design Standards.

Staff finds that the use of the subject property can be determined as “in harmony and compatible with the character of the surrounding areas” based upon the use being located within an existing shopping plaza with a multitude of uses and services core to the Central Commercial District and 2035 Master Plan. Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:

The subject parcel is designated as a “Central Commercial” character area by the Parker 2035 Master Plan. The master plan identifies the Central Commercial District as a character area that should “focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential”. As a tunnel car wash this project is aligned with the Parker 2035 Master Plan because it provides a service to the community.

Staff analysis and findings:

The proposed car wash is a commercial service and is similar in character and compatibility with the surrounding land uses. See Section IV. above for a complete analysis of compliance with the Parker 2035 Master Plan

Therefore, staff has determined that this criterion can be satisfied.

3. Will not result in an over-intensive use of land.

Applicant analysis and findings:

The proposed use is consistent with the Central Commercial designation and will not cause an over intensive use of the land.

Staff analysis and findings:

The use will develop an underutilized vacant parcel in an existing commercial shopping plaza. The proposed use will increase the amount of landscaping and parking on site. Therefore, the proposed use will not result in an over-intensive use of land.

Therefore, staff has determined that this criterion can be satisfied.

4. Will not have a material adverse effect on community capital improvement programs.

Applicant analysis and findings:

The anticipated infrastructure is already available to this site and was accounted for in the original design of Parker Pavilions. There are no anticipated off-site

improvements included with this development. Therefore, this project will have any material adverse effect on the community capital improvement programs.

Staff analysis and findings:

This use will not adversely affect capital improvement programs as the use will not require additional road, utility, or stormwater improvements

Therefore, staff has determined that this criterion can be satisfied.

5. Will not require a level of community facilities and services greater than that which is available.

Applicant analysis and findings:

The project will not require a level of community facilities and services greater than that which is available because all facility demands were anticipated in the initial design of Parker Pavilions.

Staff analysis and findings:

The proposed use will occupy a vacant parcel in an existing and developed commercial development in an area planned and designated for commercial services. This use is not anticipated to generate demand for additional municipal services (police, street maintenance, drainage facility maintenance, etc.) or facilities (parks, recreation center usage, etc.) beyond which the Town currently provides. Therefore, the proposed use will not require a level of community facilities and services greater than presently available to serve the site.

Therefore, staff has determined that this criterion can be satisfied.

6. Will not result in undue traffic congestion or traffic hazards.

Applicant analysis and findings:

A traffic impact study was performed for this project with the conclusion that the proposed development will not negatively impact the surrounding roadway network. Based on the findings of the traffic impact study, the project will not result in undue traffic congestion or traffic hazards.

Staff analysis and findings:

This property has vehicular access from Pavilion Drive which has access points from both Twenty Mile Road and Parker Road. There are no proposed changes to the existing vehicular access or traffic circulation. The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards.

Therefore, staff has determined that this criterion can be satisfied.

7. Will not cause significant air, water, or noise pollution.

Applicant analysis and findings:

The project will not result in any significant air, water, or noise pollution as it will comply with all local, state, and federal rules and regulations for this type of use.

Staff analysis and findings:

The property is located within the Central Commercial District. The Town recently adopted a noise ordinance which will be applicable to the project site. As the proposed use is located on an infill site with existing surrounding commercial uses no significant impacts are anticipated. There are no residential units in proximity to the proposed use. The proposed use will not cause significant air, water or noise pollution.

Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

The project will follow the Town of Parker landscape and buffering code. Additionally, all equipment will be properly screened from Parker Road and Twenty Mile Road. The grade differential will provide additional separation from the surrounding roadways.

Staff analysis and findings:

New landscaping will be reviewed through the site plan approval. Landscaping will increase on the project site and be consistent with code requirements. Additionally, the project site is 17 feet below the adjacent rights-of-way grade and therefore naturally screened by the elevation change.

Therefore, staff has determined that this criterion can be satisfied.

9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Applicant analysis and findings:

The project will not be detrimental to the health, safety, or welfare of the present or future inhabitants of the town as it will follow all local, state, and federal rules and regulations to ensure the safety of the inhabitants.

Staff analysis and findings:

The applicant will work to ensure the car wash will not be detrimental to the health, safety or welfare of present or future inhabitants of the Town. The site will be served by water and sanitary sewer, the facility will have water and wastewater will be properly treated.

Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Comprehensive Planning	The proposed property is located in the Central Commercial Character Area as described in the Parker 2035 Master Plan. The Central Commercial Character Area recommends a variety of commercial uses, of which a car wash could fit into. This use is compatible with surround uses, is located below Parker Road which allows for screening of bay doors and is not near any sensitive receptors.
Building	Approved
Parker Public Works	Approved
Parker Water and Sanitation District	Approved
IREA	Approved
CenturyLink	Approved
Comcast	No comment

IX. CONCLUSION

The car wash will provide a necessary service to Parker residents. After evaluating the information provided by the applicant for a Use by Special Review, staff has determined that the requested use meets, or can meet subject to conditions, the nine approval criteria set forth in the Land Development Ordinance and outlined in Section VII of this staff report.

X. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the approve the Parker Hill Top Square L10 - Car Wash Use by Special Review request to allow a carwash, subject to the two (2) conditions contained in staff's report:"

1. The Car Wash shall receive Site Plan approval by January 18, 2023, within 12 Months of the Use by Special Review Approval; and
2. The approved Site Plan shall be generally consistent with the concept site plan exhibit uploaded to the case file in TRAKit on December 17, 2021.

XI. ATTACHMENTS

1. Vicinity Map
2. Site Plan Exhibit
3. Applicant's Project Narrative
4. Applicant's 9 Zoning Criteria

Report Approved By: Bryce Matthews, Planning Manager



Request for Town Council Action

Date: January 18, 2022

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.556 - Second Reading**
A Bill for an Ordinance to Vacate a Slope Easement on Real Property Previously Owned by Parker Land Associates Limited Partnership, Pursuant to Section 13.07.120(C)(5) of the Parker Municipal Code
Department: Engineering and Public Works, Alex Mestdagh

EXECUTIVE SUMMARY

This ordinance proposes to vacate a portion of a Town-owned Slope Easement on Lot 10, Parker Hilltop Square. This vacation is being requested by the developer of the property in order to recover a portion of the easement area for development.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In 1998, the Town of Parker acquired a slope easement from Parker Land Associates Limited Partnership at the northwest corner of Parker Road and the future Twenty Mile Road intersection. This slope easement was necessary to allow the construction of the roadway embankment for Twenty Mile Road west of Parker Road, which has now been in place for approximately 20 years.

This slope easement on the north side of Twenty Mile Road encumbers portions of commercial lots in and around the Parker Pavilions development. Over the years, as these lots have developed, portions of this slope easement have been vacated back to the property owners to allow some of the easement area to be recovered for development. In all cases, the easement areas have been developed in a manner that will preserve the stability of the roadway embankment.

The last of these lots - Parker Hilltop Town Square Lot 10 - is now proposed to be developed as a car wash, and the developer has requested that portion of the slope easement be vacated. The proposed development plan would install a tiered retaining wall system that would preserve the integrity of the roadway embankment, which could allow approximately 30 feet of the 50-foot slope easement to be vacated should Town Council see fit. If approved, this easement vacation would be conditioned upon the developer obtaining site plan approval from the Town.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



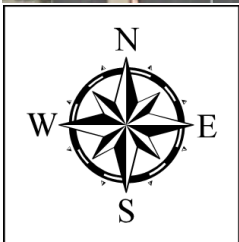
DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map
2. Ordinance No. 1.556

RECOMMENDED MOTION

I move to approve Ordinance No. 1.556 on second reading.



Slope Easement
Vacation
Vicinity Map

ORDINANCE NO. 1.556, Series of 2022

TITLE: A BILL FOR AN ORDINANCE TO VACATE A SLOPE EASEMENT ON REAL PROPERTY PREVIOUSLY OWNED BY PARKER LAND ASSOCIATES LIMITED PARTNERSHIP, PURSUANT TO SECTION 13.07.120(c)(5) OF THE PARKER MUNICIPAL CODE

WHEREAS, the Town was granted a Slope easement, pursuant to a Slope Easement Agreement, dated November 10, 1998, by Parker Land Associates Limited Partnership, and recorded at Reception No. 99002350 of the Douglas County Clerk and Recorder's Office, which is attached hereto as **Exhibit 1** and incorporated by this reference (the "Slope Easement");

WHEREAS, application has been made to vacate that portion of the Slope Easement described in **Exhibit 2**, which is attached hereto and incorporated by this reference, as the "33.9' Slope Easement (Herein Vacated)" (the "Vacation Request");

WHEREAS, the portion of the real property subject to the Vacation Request is no longer necessary;

WHEREAS, the portion of the Slope Easement that is not subject to the Vacation Request is described in Exhibit 2 as the "16.1' Slope Easement (to Remain in Effect);"

WHEREAS, the Vacation Request is contingent upon the property owner obtaining site plan approval for the project on the adjacent property, Lot 10, Parker Hilltop Town Square, on or before December 31, 2022;

WHEREAS, the Vacation Request was heard by the Town Council; and

WHEREAS, the Town Council desires to approve the Vacation Request.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby vacates that portion of the Slope Easement described in Exhibit 2 as the "33.9' Slope Easement (Herein Vacated)."

Section 2. The Town Council hereby directs the Town Clerk to record this Ordinance with the Douglas County Clerk and Recorder upon the effective date of this Ordinance, upon the satisfaction of the condition described herein.

Section 3. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this

Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2022.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2022.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

99002350 - 01/08/99 10:31 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1653 - P1128 - \$85.00 - 11/ 17

(parker\c50-3\dransfld\docs\prkrland.es3)

EXHIBIT B

SLOPE EASEMENT

THIS EASEMENT, Made this 10TH day of NOVEMBER, 1998, between **PARKER LAND ASSOCIATES LIMITED PARTNERSHIP, A Colorado Limited Partnership**, GRANTOR, whose address is 1670 Broadway, Suite 3350, Denver, CO 80202 and **TOWN OF PARKER**, a Colorado Home Rule Municipality, GRANTEE, whose legal address is 20120 E. Mainstreet, Parker, Colorado 80134.

THE GRANTOR, for and in consideration of the sum of **Ten dollars (\$10.00)**, and other valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee, its successors and assigns forever, a perpetual easement over, across and on, the following described real property located in the County of Douglas, State of Colorado, and described as follows:

(See attached Exhibit "B")

Said easement is for the purpose of providing and maintaining (1) a proper sight distance and line of sight, (2) lateral support, and (3) proper drainage grade, as determined by the Parker Public Works Department, for a public roadway, road shoulder and attendant road improvements and construction. Grantee, its successors, contractors or assigns, and their agents and employees shall have full right to enter at all times upon said premises to survey, construct, repair, remove, replace, reconstruct, inspect, improve and maintain a suitable slope or grade which will provide the above mentioned proper sight distance and line of sight, lateral support, and proper drainage grade.

Grantor retains the right to use said property for any and all purposes which will not interfere with the Grantee's full use and enjoyment of the rights acquired herein. Provided, however, Grantor or his successors, assigns and subsequent Grantees, will not use or improve said property or grant any easements upon, over, across or under said property without first obtaining the written consent of the Grantee, except that Grantee's prior written consent shall not be required for (a) the installation of pavement or grass or other landscaping on said property, or (b) the grant of any easement(s) over, across or under said property for installation, maintenance, repair or replacement of utility lines, provided the easement is located approximately perpendicular to said property.. Such consent will not be unreasonably withheld provided that the

sight distance and line of sight, lateral support, and proper drainage grade necessary for the roadway and its attendant facilities, as determined by the Grantee is maintained. Grantee will, at all times, maintain the easement in good condition and repair, and perform maintenance work promptly and in a workmanlike manner.

The Grantor shall and will warrant and forever defend the above bargained easement in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused his name to be subscribed hereto, the day and year first written above.

GRANTOR: PARKER LAND ASSOCIATES LIMITED PARTNERSHIP
BY: ALPINE PROPERTY SPECIALISTS III L.L.C., G.P.

BY: JIM MARSHALL

TITLE: CHIEF FINANCIAL MANAGER

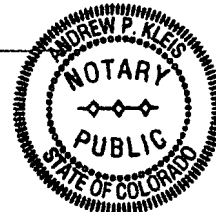
[illegible]

The foregoing instrument was acknowledged before me, a Notary Public, by Tim Marshall as Chief Fin. Mgr., for Parker Land Associates Limited Partnership, as Grantor, this 11 day of November, 1998.

WITNESS my hand and official seal.


Notary Public

My commission expires: 12.9.01



**MY COMMISSION EXPIRES.
DECEMBER 9, 2001**

GRANTEE: TOWN OF PARKER

By:

Gary G. Gator
MAYOR

Date: December 7, 1998

Attest:

Carol D. Dunnington
Town Clerk

Approved as to legal form:

James L. Moley
Town Attorney

EXHIBIT B 1 of 4

LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 22 , Township 6 South, Range 66 West, of the Sixth Principal Meridian, County of Douglas, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Southeast Quarter of Section 22, Thence, along the West line of said Southwest Quarter of the Southeast Quarter, South 00°13'43" East, a distance of 506.66 feet to a point on a curve and the TRUE POINT OF BEGINNING.

Thence along the arc of said curve to the left through a central angle of 00°45'34" an arc distance of 17.89 feet, having a radius of 1350.00 feet and a chord bearing North 83°32'06" East, a distance of 17.89 feet to a point of tangent; Thence, along said tangent, North 83°09'19" East, a distance of 218.36 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 60°00'00" an arc distance of 104.72 feet, having a radius of 100.00 feet and a chord bearing South 66°50'41" East, a distance of 100.00 feet; Thence South 83°09'19" West, a distance of 328.67 feet to a point on said West line of the Southwest Quarter of the Southeast Quarter of Section 22; Thence, along said West line, North 00°13'43" West, a distance of 50.45 feet to the TRUE POINT OF BEGINNING.

Containing 0.345 acres (15,030 square feet), more or less.

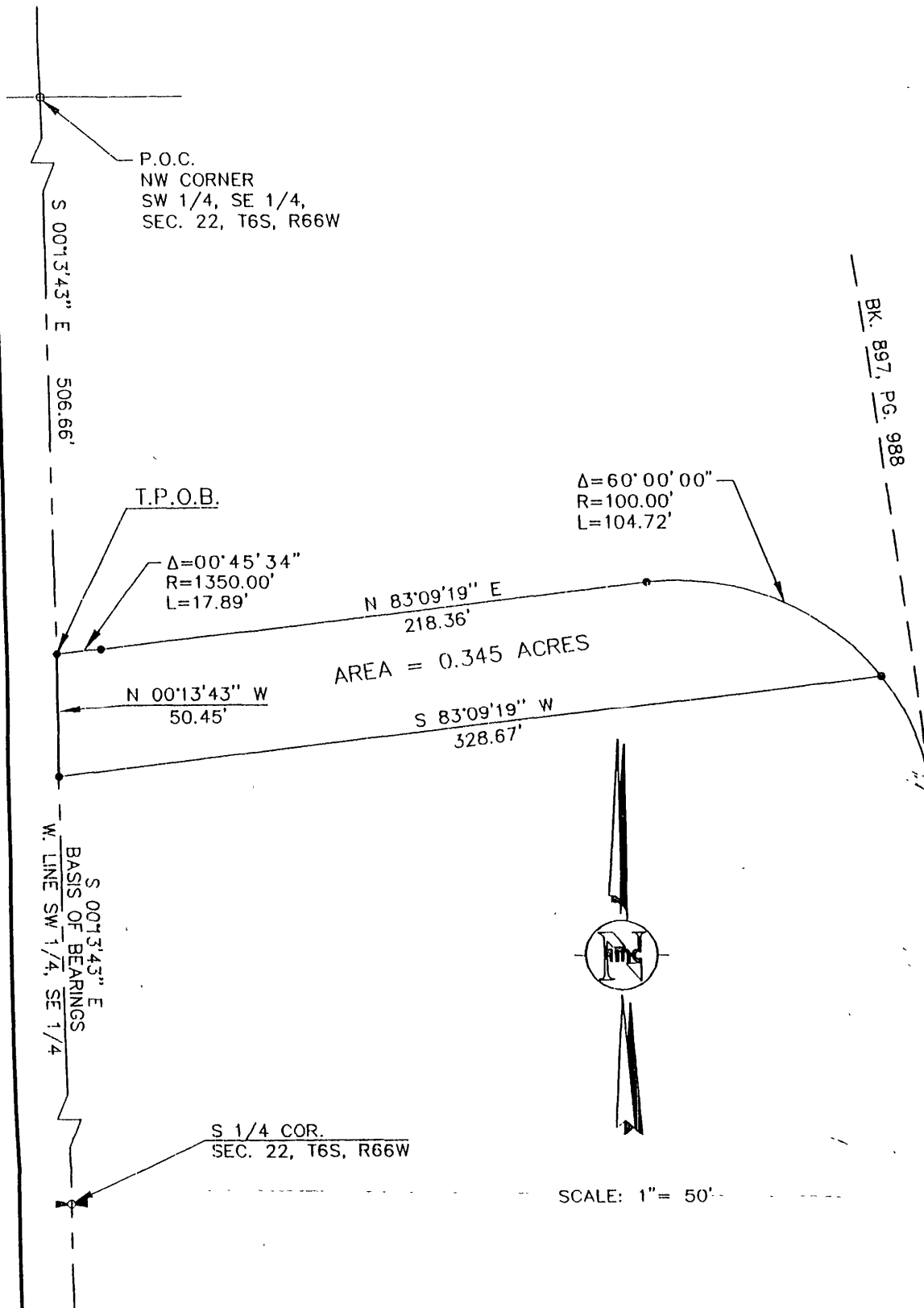
Bearings are based on said West line of the Southwest Quarter of the Southeast Quarter of Section 22 being South 00°13'43" East.

DuWayne M. Phillips PLS#9329
For and on Behalf of
Rocky Mountain Consultants, Inc.
8301 E. Prentice Ave., Ste. 101
Englewood, Co. 80111
(303) 741-6000

Date: _____

Twenty mile road extension
S. Esmt. on Parker Land prop.
RMC Job No. 0300.019.05
Doc. C:\Project\Parker\20mileg\0300019.05b
April 24, 1996 JW
Rev. Mar. 18, 1997 JW
Rev. Oct. 3, 1997 VRI

EXHIBIT B 2 of 4



THIS EXHIBIT DOES NOT REPRESENT
A MONUMENTED SURVEY. IT IS ONLY
INTENDED TO DEPICT THE ATTACHED
DESCRIPTION.

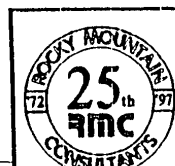
ROCKY MOUNTAIN CONSULTANTS, INC.

8301 E Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 741-6106

JOB NO. 0300.019.05B

DATE 10\03\97

REVISED



ENGINEERING THE
FUTURE

EXHIBIT B 3 of 4

LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 22 , Township 6 South, Range 66 West, of the Sixth Principal Meridian, County of Douglas, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Southeast Quarter of Section 22, Thence, along the West line of said Southwest Quarter of the Southeast Quarter, South 00°13'43" East, a distance of 315.50 feet to the TRUE POINT OF BEGINNING.

Thence North 83°09'19" East, a distance of 300.83 feet, non-tangent to the following curve, through a central angle of 60°00'00" an arc distance of 104.72 feet, having a radius of 100.00 feet and a chord bearing South 53°09'19" West, a distance of 100.00 feet to a point of tangent; Thence, along said tangent, South 83°09'19" West, a distance of 218.36 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 00°04'45" an arc distance of 1.67 feet , having a radius of 1210.00 feet and a chord bearing South 83°11'42" West, a distance of 1.67 feet to a point on said West line of the Southwest Quarter of the Southeast Quarter of Section 22; Thence, along said West line, North 00°13'43" West, a distance of 50.33 feet to the TRUE POINT OF BEGINNING.

Containing 0.320 acres (13,927 square feet), more or less.

Bearings are based on said West line of the Southwest Quarter of the Southeast Quarter of Section 22 being South 00°13'43" East.

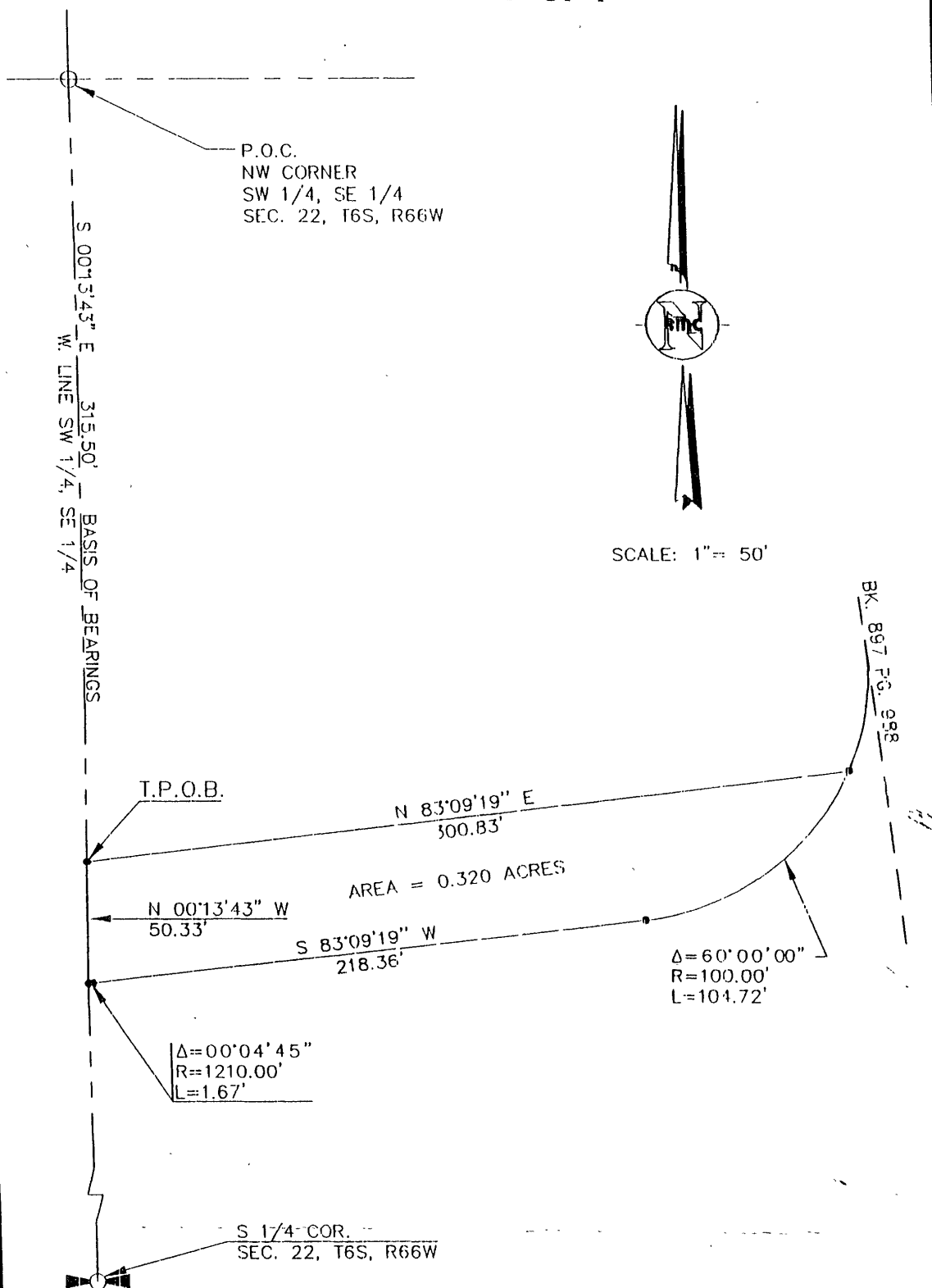
99002350 - 01/08/99 10:31 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1653 - P1133 - \$85.00 - 16/ 17

DuWayne M. Phillips PLS#9329
For and on Behalf of
Rocky Mountain Consultants, Inc.
8301 E. Prentice Ave., Ste. 101
Englewood, Co. 80111
(303) 741-6000

Date: _____

Twenty mile road extension
N. Esmt. on Parker Land prop.
RMC Job No. 0300.019.05
Doc. C:\Project\Parker\20mileg\0300019.05a
April 24, 1996 JW
Rev. Mar. 18, 1997 JW
Rev. Oct. 2, 1997 VRI

EXHIBIT B 4 of 4



THIS EXHIBIT DOES NOT REPRESENT
 A MONUMENTED SURVEY. IT IS ONLY
 INTENDED TO DEPICT THE ATTACHED
 DESCRIPTION.

ROCKY MOUNTAIN CONSULTANTS, INC.

8301 E Prentice Ave Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 741-6106

JOB NO 0300.019.05cl

DATE 10/02/97

REVISED



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 FUTURE

EXHIBIT 2

PARCEL DESCRIPTION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO

A VARIABLE WIDTH SLOPE EASEMENT BEING LOCATED IN LOT 10, PARKER HILLTOP TOWN SQUARE, RECORDED AT RECEPTION NUMBER 2006078783, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, BEING ASSUMED TO BEAR SOUTH 00°13'43" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE SAID NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE SOUTH 00°13'43" WEST, A DISTANCE OF 315.50 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 83°09'19" EAST, A DISTANCE OF 300.83 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27°01'55" AND A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 47.18 FEET AND A CHORD WHICH BEARS SOUTH 36°40'26" WEST A DISTANCE OF 46.74 FEET;

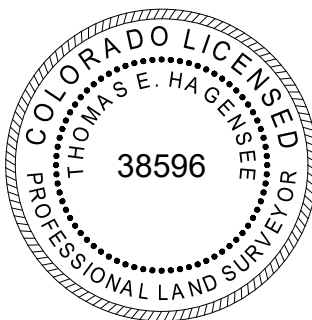
THENCE SOUTH 83°09'19" WEST, A DISTANCE OF 272.57 FEET;

THENCE NORTH 00°13'43" WEST, A DISTANCE OF 34.12 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 9,805 SQ. FT. OR 0.225 MORE OR LESS.

Thomas E. Hagensee

THOMAS E. HAGENSEE, PLS 38596
FOR AND ON-BEHALF OF
BOWMAN



SEC 22, T6S, R66W
6TH P.M.
DOUGLAS COUNTY
COLORADO

EASEMENT VACATION

BY: DM

CHK: TH/BG

DATE: 12/10/2021

BCG PROJECT NO: 020441-01-005

SHEET
1
OF
2

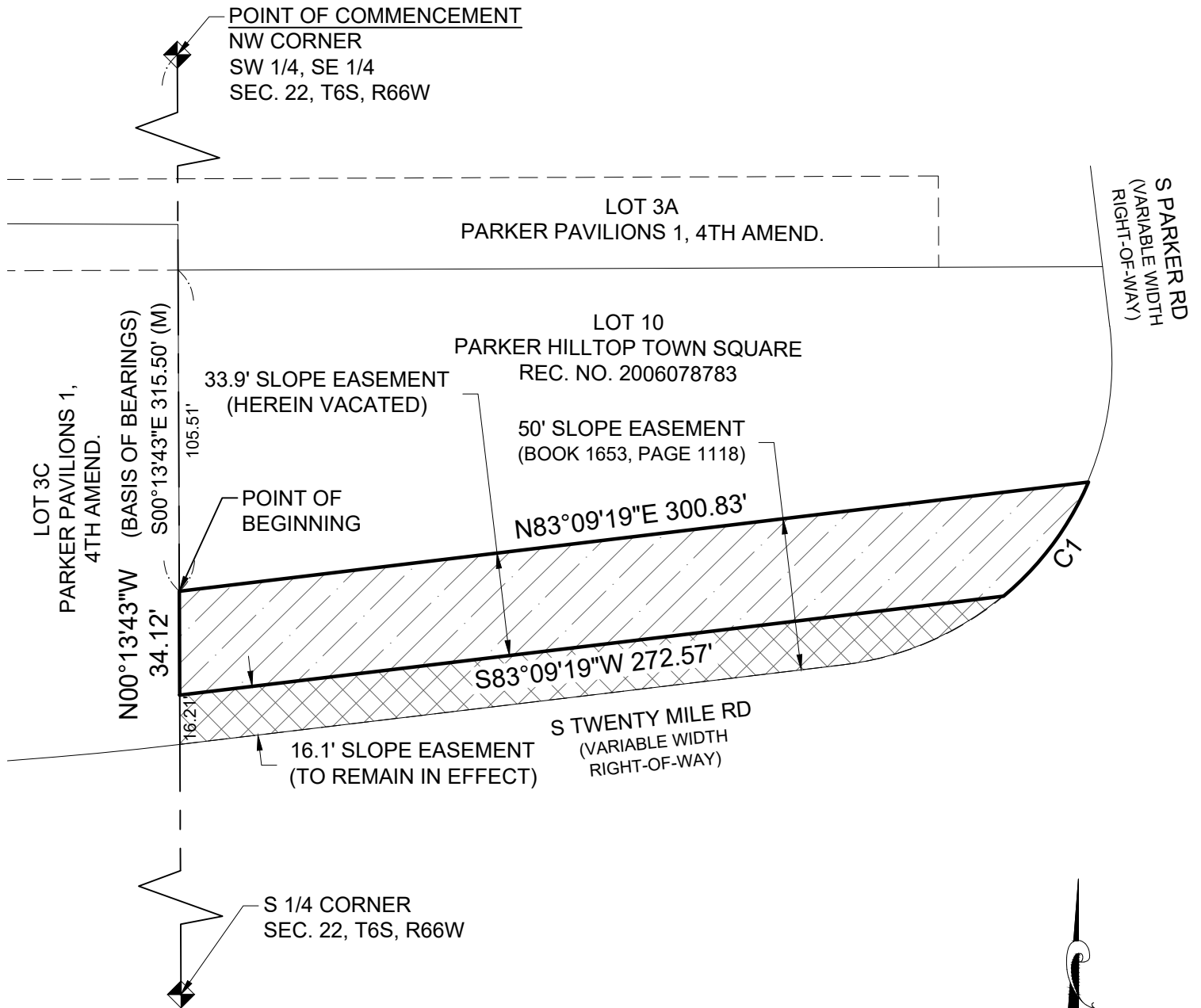
Bowman

1526 Cole Blvd, Suite 100
Lakewood, CO 80401

Phone: (303) 801-2900
www.bowman.com

EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CH. LENGTH
C1	47.18'	100.00'	027°01'55"	S36°40'26"W	46.74'

NOTE:
THIS DRAWING IS MEANT TO DEPICT THE ATTACHED PARCEL
DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY.
IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PARCEL CONTAINS 9,805 SQ. FT OR 0.225 ACRES MORE OR LESS.

SCALE: 1" = 50'

SEC 22, T6S, R66W
6TH P.M.
DOUGLAS COUNTY
COLORADO

EASEMENT VACATION

BY: DM CHK: TH/BG DATE: 12/10/2021
BCG PROJECT NO: 020441-01-005

SHEET
2
OF
2

Bowman

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Request for Town Council Action

Date: January 18, 2022

Submitted By: Chris Hudson, Deputy Director of Engineering

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.557 - Second Reading**
A Bill for an Ordinance Approving the Conveyance of Certain Real Property by Quit Claim Deed to the State of Colorado for Parker Road (SH 83) South and West of Mainstreet
Department: Engineering and Public Works, Chris Hudson

EXECUTIVE SUMMARY

This ordinance, if approved, would dedicate Parker Road (State Highway 83) right-of-way at the southwest corner of the Mainstreet intersection to the Colorado Department of Transportation (CDOT).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On December 7, 2020, Town Council approved the Chase Bank Minor Development Plat for the property at the southwest corner of Parker Road (State Highway 83) and Mainstreet. This plat dedicated Tract A (4,498 square feet) to the Town of Parker, which was for right-of-way for the proposed Mainstreet and Parker Road improvements. This additional right-of-way was utilized for operational (turn lane) improvements constructed by the Town at the southwest corner of Parker Road and Mainstreet in 2021. With the operational improvements complete and since the Town will not be maintaining Parker Road, Town staff would like to move forward with the dedication of the Parker Road right-of-way to the Colorado Department of Transportation (CDOT).

This ordinance will deed the Parker Road right-of-way to CDOT. A total area of 1,893 square-feet of Tract A will be deeded to CDOT for Parker Road right-of-way. The remainder of Tract A will be retained by the Town for Mainstreet right-of-way.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map
2. Ordinance No. 1.557

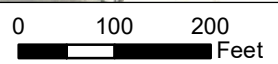
RECOMMENDED MOTION

I move to approve Ordinance No. 1.557 on second reading.

Mainstreet at Parker Road
Quitclaim to CDOT
Vicinity Map



Town of Parker right-of-way
quitclaim to CDOT



ORDINANCE NO. 1.557, Series of 2022

TITLE: A BILL FOR AN ORDINANCE APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY BY QUIT CLAIM DEED TO THE STATE OF COLORADO FOR PARKER ROAD (SH83) SOUTH AND WEST OF MAINSTREET

WHEREAS, the Town Council of the Town of Parker desires to convey certain real property to the State of Colorado for Parker Road (SH83) South and West of Mainstreet; and

WHEREAS, the Town Council of the Town of Parker desires to authorize the Mayor to execute the subject Quit Claim Deed.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Quit Claim Deed by the Town of Parker conveying certain property to the State of Colorado for Parker Road (SH83) South and West of Mainstreet, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to execute the Quit Claim Deed on behalf of the Town.

Section 2. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. **Severability.** If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2022.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2022.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

QUITCLAIM DEED

THIS DEED, made this _____ day of _____, 2022,
between the TOWN OF PARKER, a Colorado home rule municipality, of
the County of Douglas and State of Colorado, grantor(s),
whose legal address is 20120 E. Mainstreet, Parker, Colorado 80138, and

COLORADO DEPARTMENT OF TRANSPORTATION

whose legal address is 2829 W. Howard Place
of the City and County of Denver and State of Colorado, grantee(s),

WITNESS, that the grantor(s), for and in consideration of the sum of One and no/100

-----Dollars

the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and
by these presents do remise, release, sell and QUITCLAIM unto the grantee(s), its heirs, successors and assigns
forever, all the right, title, interest, claim and demand ,if any, which the grantor(s) has in and to the real property,
together with improvements, if any, situate, lying and being in the County of Douglas and State of Colorado,
described as follows:

SEE **EXHIBIT A** ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

Notes: 1. Chase Bank to Town of Parker Minor Development Plat recording number is 2021098352.

2. CDOT Project # FR 083-1(39) Sec 3

3. CDOT Parcel #108

also known by street and number as: N/A

assessor's schedule or parcel number: a portion of 223322299033

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges
thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim
whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) its
heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

STATE OF COLORADO
County of Douglas

The foregoing instrument was acknowledged before me this _____ day of _____, 2022,
by Jeff Toborg, Mayor of the Town of Parker, Colorado.

Witness my hand and official seal.
My commission expires:

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

**EXHIBIT A
LEGAL DESCRIPTION
PUBLIC RIGHT-OF-WAY**

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2015033142 OF DOUGLAS COUNTY OFFICIAL RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 83°00'47" EAST, A DISTANCE OF 104.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 83°00'47" EAST, A DISTANCE OF 8.32 FEET;

THENCE SOUTH 50°25'53" EAST, A DISTANCE OF 49.28 FEET;

THENCE SOUTH 06°56'11" EAST, A DISTANCE OF 63.90 FEET;

THENCE NORTH 78°54'22" WEST, A DISTANCE OF 15.25 FEET;

THENCE NORTH 07°07'29" WEST, A DISTANCE OF 20.91 FEET TO THE BEGINNING OF A POINT OF A TANGENT CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 64.50 FEET WITH AN ARC LENGTH OF 67.13 FEET, THROUGH A CENTRAL ANGLE OF 59°37'52", (CHORD BEARING NORTH 36°56'24" WEST, FOR A DISTANCE OF 64.14 FEET);

THENCE NORTH 05°50'09" EAST, A DISTANCE OF 21.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,893 SQUARE FEET OR 0.043 ACRE OF LAND.

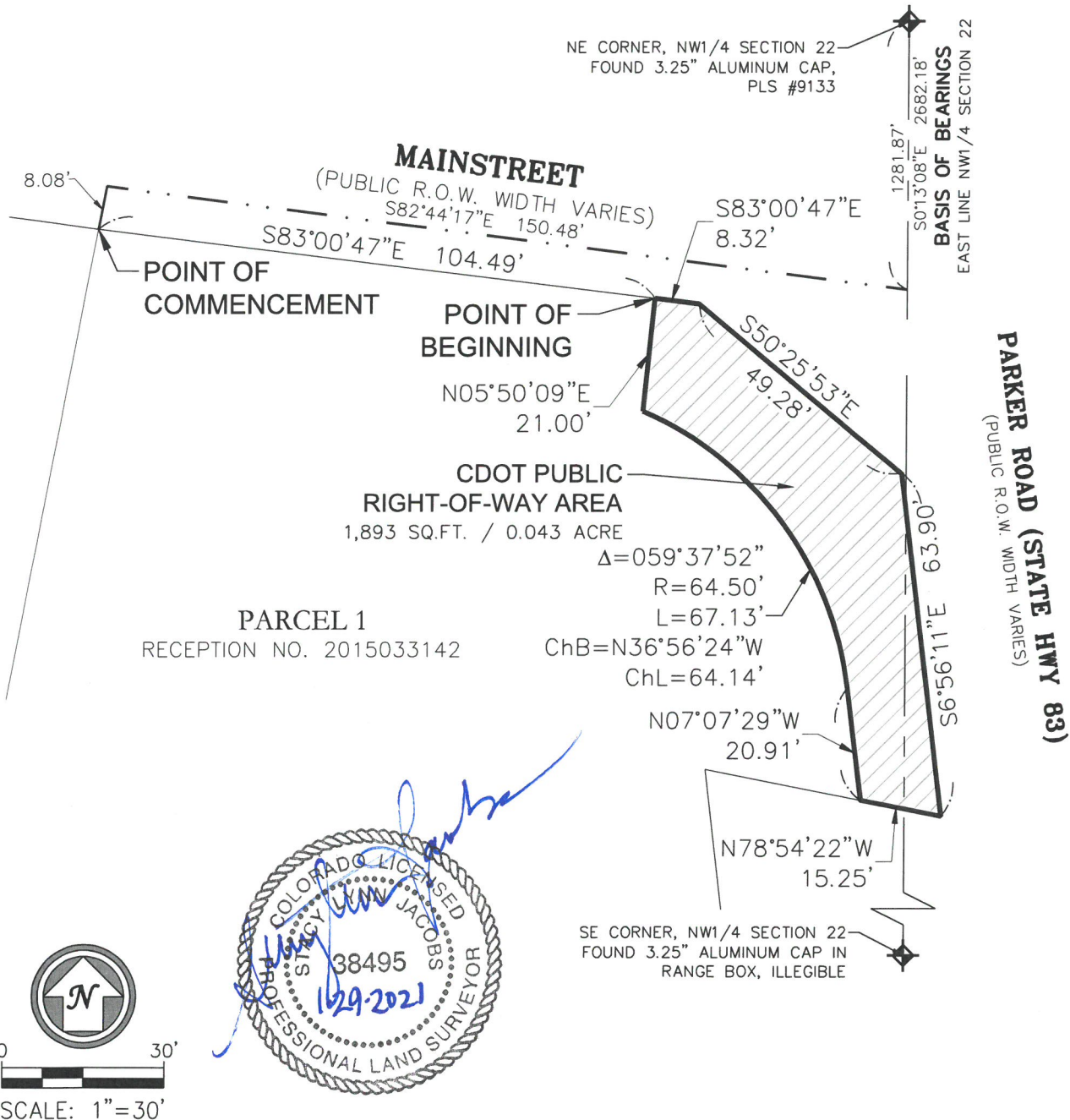
BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER SECTION 22. SAID LINE IS ASSUMED TO BEAR SOUTH 00°13'08" EAST, AND IS MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 9133" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP IN RANGE BOX, ILLEGIBLE.



STACY LYNN JACOBS, PLS
COLORADO REG. NO. 38495
FOR, AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.
PHONE: 303-753-6730
JOB NO. SA18032

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 22,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE

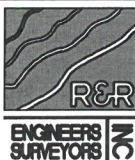
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PARCEL CONTAINS 1,893 SQ. FT. OR 0.043 ACRE

RIGHT-OF-WAY DEDICATION - CDOT

Date: 1/28/2021
Drawn: JDM
Checked: SLJ
Job No.: SA18032

Sheet
2
of
2



R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PH: 303-753-6730
WWW.RRENGINEERS.COM