PARKER
COLORADO

PLANNING COMMISSION MINUTES
January 13, 2022

Planning Commission Chairman Gary Poole called the meeting to order at 7:01 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present and seated were Commissioners Richard Foerster, Nicholas Metz, Roxy Colette, Erik Frandson, Eliana Burke and Kim Rodell.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

OPENING REMARKS

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

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

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

We appreciate your attendance and participation at the Planning Commission.

APPROVAL OF MINUTES

Commissioner Eliana Burke moved to approve the November 18, 2021 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed unanimously.

Commissioner Richard Forester moved to approve the December 9, 2021 meeting minutes. Commissioner Roxy Colette seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:04 P.M. – PARKER HILL TOP SQUARE L10 - CAR WASH USE BY SPECIAL REVIEW

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.

Department: Community Development, Julia Duncan

Julia Duncan, Associate Planner, presented the staff report for Parker Hill Top Square L10 - Car Wash Use by Special Review. Ms. Duncan concluded with the determinations in the staff report that 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.

Commissioners discussed with staff:

- Commissioners asked if the car wash will have any signage visible from Parker Road; *(staff said signage requires a separate permit).*
- Commissioners asked about the access to the car wash; *(staff said there will not be any changes to the external access or internal parking lot changes to the site).*
- Commissioners asked about the parking lot and internal access drives poor condition and if repairs or improvements can be made: *(staff said any repairs or improvements would be the obligation of an owners association).*

APPLICANT PRESENTATION

None.

PUBLIC COMMENT OPENED

- Kenneth Ramsey, who resides at 3862 Elm Avenue, Parker, Colorado commented on the prairie dog colony located at the intersection of Twenty Mile Road and Parker Road, asking that prairie dogs on CDOT and Parker owned property be protected, that the prairie dogs on the car wash property be properly relocated and discussed the protection of our wildlife, prairie ecosystems and keystone species, including prairie dogs.

- Siobhan Cox, who resides at 42943 Vista Ridge Road, Parker, Colorado commented on the relocation of the prairie dogs on this site to another location, possible humane extermination of the prairie dogs, impacts to prairie dogs not on the car wash site,

whether there is a need for another car wash and traffic issues that the car wash may create with regards to the left turn on to Pavilion.

PLANNING COMMISION DISCUSSION

- Commissioners asked if the previously passed prairie dog ordinance applies to this site; *(staff said the prairie dog ordinance is in effect and applicable. If prairie dogs are on the site, the applicant will need to relocate or humanely exterminate them).*
- Commissioners asked for clarification on the timeframe; *(staff said if there are prairie dogs on site, the applicant has thirty days after Site Plan approval and before a grading permit is issued during which time the applicant needs to actively pursue relocation and provide documented evidence to the Town).*
- Commissioners asked about access in and out to the car wash within the parking lot, the possibility of additional traffic backups the car wash may cause and is it possible to enforce or have the property owner address access issues; *(staff said there was a traffic conformance letter submitted with the Use by Special Review and Site Plan applications which was reviewed by the Town's Engineering team, and that as long as queuing occurs on the project site, no additional recommendations or mitigation measures were recommended).*
- Commissioners asked if the buffer is owned by CDOT or the Town; *(staff said that the Parker Road right of way is owned by CDOT, the Twenty Mile Road right of way is owned by the Town. In addition, there is a slope easement on the project site along Twenty Mile Road).*
- Commissioners followed up on public comments and asked the applicant what their plan is for prairie dog relocation and the timeline for development; *(applicant said that they have developed locally for the past fifteen years and that they have experience dealing with prairie dog situations, they have knowledge of related state regulations and the Town's prairie dog ordinance, and will do their best to provide relocation first and humanely euthanize as a last resort the prairie dogs on their site and not on anybody else's property).*

PUBLIC HEARING CLOSED: 7:22 P.M. - PARKER HILL TOP SQUARE L10 - CAR WASH USE BY SPECIAL REVIEW

Commissioner Discussion:

- Commissioners appreciate the developer's willingness to work with those that are concerned about the prairie dogs and they acknowledge that this area will eventually be developed and the commissioners can't control what is developed at this location.
- The applicant addressed the commissioners' concerns about traffic and roadway conditions and stated that they will talk to the owners about these issues.
- Commissioners said that they believe the criteria have been met.

Commissioner Eliana Burke moved 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. Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS
None

STAFF ITEMS
Staff reminded the Commissioners that prior to the January 27, 2022 Planning Commission Meeting there will be a study session to discuss the LDO Modernization – Module Two at 5:30 PM.

ADJOURNMENT
Commissioner Erik Frandson moved that the meeting be adjourned. Commissioner Nicholas Metz seconded the motion and was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair