PARKER
COLORADO

PLANNING COMMISSION MINUTES
November 18, 2021

Planning Commission Chairman Gary Poole called the meeting to order at 7:04 p.m.

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

Also, present and seated were Commissioners Richard Foerster, Ruth Ann Nelson, 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 comments on any item at this hearing. Comments may be made in person at the public hearing tonight or you can join the Zoom webinar link posted on the Town's website at www.ParkerOnline.org/PlanningCommission.

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

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

We appreciate your attendance and participation at the Planning Commission.

APPROVAL OF MINUTES

Commissioner Rich Foerster moved to approve the October 28, 2021 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:07 P.M. – STROH RANCH FILING NO. 14 LOT 3 – XCEL GAS REGULATOR STATION - USE BY SPECIAL REVIEW

The applicant, Public Service Company of Colorado, is requesting a Use by Special Review to upgrade an existing gas regulator station. The site is located on the west side of Parker

Road south of J. Morgan Blvd.

Department: Community Development, Stacey Nerger

Stacey Nerger, Senior Planner, presented the staff report for Stroh Ranch Filing No. 14 Lot 3 – Xcel Gas Regulator Station – Use by Special Review. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Use by Special Review subject to the following conditions:

1. The Use by Special Review Exhibits, submitted to the Town on October 29, 2021, will be the approved plan set. Any alteration or modification will require the applicant to file for an amendment to the approved set.
2. The parallel project applications for Stroh Ranch Filing No. 14 Amendment No. 1 Replat (Case No. SUB21-038) and Stroh Ranch Filing No. 14 Amendment No. 1 Lot 3 Site Plan (Case No. SP21-072) must be approved and, in the case of the replat, be recorded, before this Use by Special Review approval can be issued.

Commissioners discussed with staff:

- Are you enlarging it by 1,600 square feet, how much is it now?
  staff said:
  - *they will enlarge it to a total of 1,600 square feet*
  - *which is the existing 40 x 40-foot easement that is currently there*
  - *the existing facility can be seen in one of the pictures and is pretty small*
  - *it will be getting a little bit larger, but the easement itself will not be changing*

- They are putting in eight inch distribution lines, what is there now, six or four inch; *(staff said it is two inch and they are increasing it to six inch).*

APPLICANT PRESENTATION

Cheryl Dietrich with XCEL Energy presented project information.

- Discussed Xcel's F972 natural gas regulator upgrade project to the existing station.
- Provided site equipment details.
- Provided information on fencing and gates around the station, as well as vehicle and pedestrian access to the station.
- Discussed that this project not only will meet existing needs, but also for growth and expansion in the area.
- Discussed the project timeline of two to three months of construction. But for restoration setup, they are looking at about a six-month timeframe.
- Provided pictures showing the station from various angles and directions.
- Provided information on construction methods, minimizing impact to the public, working with customers and residents to keep them informed, including a website, hotline and flyers.
- Described inspections, project safety and compliance with federal and state standards.

- Mentioned that Xcel is working two main entities: Stroh Ranch Business Circle and Parker.

Commissioners discussed with applicant:

- You mentioned that you were going to have a website and phone, where will information about the project be posted; (*applicant said they will send out preconstruction flyers).*
- Will you have signage on site; *(applicant said yes, we can do that).*
- There is a concern that the 6 foot tall, 40 by 40 fence is large, and I am concerned about the views for folks that live across the street. Is photo number three the view that surrounding homes would be looking at; *(applicant said yes, that is correct and that the fence will be 40 by 30, which is a little bit smaller).*
- In the simulated picture it looks like a concrete path going from JPMorgan to the fence area; *(applicant said yes).*
- Will the new piping coming out of the ground stay below the six foot fence; *(applicant said yes, all pipe above grade will be below fence line).*
- From the south view, most of the fencing will be hidden or tucked in behind those trees so the homeowners really won't see that too much, will they; *(applicant said, correct).*
- I understand you are upgrading the regulator station, but you're putting new pipeline in from the regulator station south to Crowfoot Valley? Is that the approximate 3000 feet; *(staff said they have been upgrading the natural gas line from Crowfoot Valley Road within Stroh all the way to Parker Road. That's been under construction for a while now. This one would then hit the regulator station and head south down Park Road and then east on Stroh Road, crossing into the county).*
- Are you replacing that two inch line? Or are you going to leave the two inch in and add an additional six or eight inch line; *(applicant said they are adding reinforcements).*
- You're taking the property in fee. Are there other utilities that have easements in that piece of property that you're taking; *(applicant said they we're buying in fee and there are already easements on there for utilities other than gas and they will remain).*
- Did we have any significant comments from the other utility holders regarding this project; *(staff said no).*

PUBLIC COMMENT OPENED

None

PUBLIC HEARING CLOSED: 7:30 P.M. - STROH RANCH FILING NO. 14 LOT 3 – XCEL GAS REGULATOR STATION - USE BY SPECIAL REVIEW

PLANNING COMMISION DISCUSSION

- Commissioners commented that with all the building going on down south, this is greatly needed to address current and future growth needs.
- Commissioners appreciated the applicant's efforts on fencing, screening, esthetics and safety.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Use by Special Review. Commissioner Richard Foerster seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:33 P.M. – CROSSING AT STONEGATE F1 L2 – WALK IN VET CLINIC – USE BY SPECIAL REVIEW

The applicant, PetWellClinic, is proposing a Use by Special Review to allow for a walk-in veterinary clinic. The site is located in the Crossing at Stonegate on the northeast corner of Lincoln Avenue and Jordan Road.

Department: Community Development, Julia Duncan

Julia Duncan, Associate Planner, presented the staff report for Crossing at Stonegate F1 L2 - Walk in Vet Clinic Use by Special Review. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Crossing at Stonegate F1 L2 - Walk in PetWellClinic Use by Special Review request to allow a walk-in vet clinic, subject to the five (5) conditions contained in staff's report.

Commissioners discussed with staff:

- Commissioner confirmed that pets will remain with their owners while on site which should minimize barking, and that there will be no boarding, no surgeries and no cages.
- Commissioners asked if the other business owners have an issue with the grassed yard which will be a pet relief area with a garbage can that the owner will empty; *(staff said it's not a designated pet relief area, but if people are coming and going, it would be the logical space if you were to stop with a pet who had to use the restroom. The applicant has received permission from the owner of the property to install the waste disposal station, and the other tenant occupants did not comment or have issue with the disposal station, which will be cleaned during the day and then at closing).*
- Commissioners asked how the waste disposal clean up would be enforced; *(staff said it is the condition of the approval and if it was enforced, it would go to Code Enforcement if there was a complaint).*

APPLICANT PRESENTATION

None

PUBLIC COMMENT OPENED

None

PLANNING COMMISION DISCUSSION

- Commissioners were glad to see this business going in, it is consistent with the 2035 Master Plan and that we are going to have additional veterinary services for the burgeoning growth.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve Use by Special Review. Commissioner Ruth Ann Nelson seconded; a vote was taken and was passed unanimously.

PUBLIC MEETING OPENED: 7:42 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTION 13.03.030 OF THE PARKER MUNICIPAL CODE CONCERNING PLANNING DEPARTMENT ADJUSTMENTS FOR TEMPORARY PATIOS

The Town Administrator issued a series of executive orders in 2020 to respond to the COVID-19 pandemic. The purpose of this Ordinance is to further extend the temporary use of patios from December 31, 2021 to May 31, 2022.

Department: Community Development, John Fussa

John Fussa, Planning Director, presented the staff report for a Bill for an Ordinance to Amend Section 13.03.030 of the Parker Municipal Code concerning Planning Department Adjustments for Temporary Patios. Mr. Fussa concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding suspending certain Planning Department Adjustment requirements for temporary patios through May 31, 2022.

Commissioners discussed with staff:

- Some businesses do have permanent outside seating, businesses with temporary permits would have to file a site plan to get those as permanent if they wanted; *(staff said yes that a handful of businesses avail themselves of the planning department adjustments and obtained a temporary patio extension approval, and that they're on the clock until you recommend and council approves this action, or they can do it through the end of the year, in which case they would have to remove it and take everything down. If you recommend approval and the council, heeds your recommendation and approves it, they can at least do it through the end of May 2022. If those businesses wanted to make what's supposed to be a temporary situation permanent, they would have to make application to the town for either a site plan adjustment or a site plan amendment.*
- What kind of cost is involved for a business that would want to move from the temporary to the permanent; *(staff said it varies depending upon the nature of the site plan: new site or site plan amendment and it is couple hundred dollars, typically less than $500.00).*
- And to my knowledge, we've had no public nuisance problems or issues rising up from the temporary permit situations. Is that correct? *(staff said the Community Development Department has not received a single complaint about a temporary patio extension and any activity related to it).*

PUBLIC COMMENT OPENED

None

PLANNING COMMISION DISCUSSION

- Commissioners appreciate the festive atmosphere that temporary outdoor patios have created.
- Commissioners hope the businesses have been successful and that more businesses will seek to make the patios permanent.
- Commissioners appreciate the Town's effort to extend Temporary Patios to assist small businesses

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding suspending certain Planning Department Adjustment requirements for temporary patios through May 31, 2022. Commissioner Eliana Burke seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

None

ADJOURNMENT

Commissioner Eliana Burke moved that the meeting be closed. Commissioner Ruth Ann Nelson seconded the motion and was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair