PARKER
COLORADO

PLANNING COMMISSION MINUTES
April 28, 2022

Planning Commission Chairman Gary Poole called the meeting to order at 7:00 p.m.

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

Also, present and seated were Commissioners Ruth Ann Nelson, Eliana Burke, Nick Metz, and Roxy Colette.

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 April 14, 2022, meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:01 P.M. – AUBURN HILLS CENTRE FILING NO. 1 – MINOR DEVELOPMENT PLAT. The applicant, Debbie Klisis, is proposing to subdivide an existing metes and bounds property into 5 commercial lots. The site is located at the southwest

corner of Mainstreet and Jordan Road.

Department: Community Development, Julie Duncan

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report for the Auburn Hills Centre Filing No. 1 – Minor Development. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Auburn Hills Centre Filing No. 1 Minor Development Plat.

APPLICANT PRESENTATION

None.

Commissioners discussed with staff:

- Commissioner Roxy Colette asked about the excess right-of-way that is going to be used but didn't see it in the presentation; *(staff said it is approximately a half-acre, located to the west of Jordan Road running north/south along the property line, is Town owned, unplatted, not constructed and Town Council approved the sale valued by a third-party consultant at $168,000).*
- Commissioner Roxy Colette asked if there was going to be a traffic light installed; *(staff said that a traffic light at Jordan Road and Cedar Gulch Parkway is part of the subdivision agreement, paid for by the applicant and will allow a left turn on to Cedar Gulch).*

PUBLIC COMMENT OPENED

- Dennis Stull who resides at 16741 East Auburn Hills Drive, Parker, CO commented on what has been done as far as assessing the impact to the neighborhoods. Mr. Stull said this is a fairly high-density area and one of the exits would come near his front yard.
- Joann Puls who resides at 16739 East Auburn Hills Drive, Parker, CO commented on traffic due to the Prairie Crossing Elementary School, is concerned about future uses being developed at this site and the impact on traffic and is concerned about growth and water issues.

PUBLIC HEARING CLOSED: 7:17 P.M. – AUBURN HILLS CENTRE FILING NO. 1 – MINOR DEVELOPMENT PLAT.

Commissioners discussed with staff:

- Commissioner Gary Poole asked if public outreach starts at the site plan stage; *(staff said that this case was public noticed with a sign on site and mailings to the adjacent neighbors, applicants are encouraged to do community outreach through the site plan process which would include a traffic impact analysis).*

- Commissioner Gary Poole asked if there was anything planned on these newly created lots; *(staff said that it has recently received a site plan for a gas station, is under review and will include a separate traffic impact study).*
- Commissioner Ruth Ann Nelson asked that as new site plans are submitted will there be another traffic study done; *(staff said that for each new site plan application that is submitted, our engineering department will review the application and either require a new traffic study or a traffic conformance letter that shows consistency with a previous traffic study).*
- Commissioner Ruth Ann Nelson asked what types of businesses would come into these parcels and what would be the associated traffic flow; *(staff said a lot fit analysis was performed with this submittal to show potential building footprints, but the uses have not been specified yet).*
- Commissioner Gary Poole asked if the traffic issue with Prairie Crossing Elementary School was previously discussed and if so, was the traffic department going to reach out to the school to see if something could be done*; (staff said there was a proposal four years ago to build residential on the southerly commercial property at this location and the traffic department does work with the schools regarding traffic issues and staff will share this with engineering).*
- Commissioner Ruth Ann Nelson commented that traffic being blocked at Mainstreet and Jordan Road is a safety issue and should be prioritized by the traffic department.
- Commissioner Gary Poole clarified that water issues and concerns are not within the purview of the Town, but rather a separate entity, Parker Water and Sanitation.

PLANNING COMMISION DISCUSSION

Commissioner Discussion:

- Commissioner Ruth Ann Nelson is in favor of this proposal as it is only sub-dividing the current lot into five separate lots for future development, agrees with public comment regarding water concerns, especially as it relates to climate change, but that it is outside of the Town's purview and is within Parker Water and Sanitation's control and offered ideas on how to alleviate school related traffic.
- Commissioner Elaina Burke agrees with Commissioner Ruth Ann Nelson comments, asked that additional traffic studies be done as development in this area moves forward and asked applicants to take responsibility for ensuring that public outreach is done.
- Commissioner Nick Metz is in support of this project, is looking forward to other projects in the pipeline and that traffic studies are done when site plans are submitted for review.
- Commissioner Roxy Colette is in favor of the project and emphasized the importance of community outreach and traffic studies.
- Commissioner Gary Poole, as a former elementary school principal, commented on school traffic issues, and said that if the traffic issue is with the school, the issue should

be addressed at the school level, that it is not the fault of the developer and that he is in support of the this project.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve Auburn Hills Centre Filing No. 1 – Minor Development Plat. Commissioner Nick Metz 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 adjourned. Commissioner Roxy Colette seconded the motion and was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair