



PLANNING COMMISSION MINUTES

July 14, 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 Rich Foerster, Nick Metz, Ruth Ann Nelson, Erik Frandsen, Eliana Burke, and Kim Rodell. Also present were Commissioners Ira Shapiro and Jane Lane.

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 June 23, 2022, meeting minutes. Commissioner Erik Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – KIME RANCH SKETCH AND PRELIMINARY PLANS - TRAKIT NO: SUB21-053 AND SUB21-054. The applicant, Century Communities, is proposing a Sketch and Preliminary Plans to create 150 single family lots with parks and open space. The site is located on the north side of Mainstreet at the intersection with Willow Park Drive.

Department: Community Development, Julia Duncan

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report to propose Sketch and Preliminary Plans to create 150 single family lots with parks and open space. Mrs. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the requested Kime Ranch Sketch Plan and Preliminary Plan.

Commissioners did not have any questions for staff.

APPLICANT PRESENTATION

Paul Shoukas, with the PCS Group, made the applicant's presentation.

- Introduced the project's partners, J.R. Engineering and Century Communities and company background information.
- Provided a brief history of the Kime Ranch site.
- Provided information about the proposed Kime Ranch residential project and how the project fits in with existing homes surrounding the project.
- Discussed how the applicant has met or exceeded zoning code requirements.
- Discussed community outreach efforts.
- Discussed project's landscaping, buffering to adjacent properties, amenities, traffic, and road layout.

Commissioners discussed with applicant:

- Commissioner Ruth Ann Nelson asked if the park will be visible as you drive down Mainstreet; (*applicant said no, but you may be able to see the park's terraces*).
- Commissioner Eliana Burke asked how many homes will be built; (*applicant said 150 homes total*).
- Commissioner Nick Metz asked if the increased buffer zones were a result of community feedback; (*applicant said yes and it was also requested by Town Council*).

PUBLIC COMMENT OPENED

- Chris Crissy, who resides at 7654 Lark Drive, (unincorporated Douglas County), said the process working with the developer has been very good, said the recent meeting with the developer about the buffer zone went well, appreciates the developer listening to the neighbors' questions and concerns and feels the developer has been good at providing feedback.
- Elizabeth Beyer, who resides at 10801 Vista Road, Parker, CO, said she is in favor of the project, attended previous outreach developer meetings and appreciated the developer's thoughtful feedback and the manner in which they responded, especially in light of other

neighbors that were not so polite, said they seemed to be going above and beyond code requirements, said encouraged the developer to consider additional lighting around the trails and encouraged the developer to incorporate xeriscaping.

- Nancy Beyer, who resides at 10801 Vista Road, Parker, CO, said that at the recent Zoom meeting, the developer has gone above and beyond answering adjacent neighborhood resident's comments and that she knew this parcel would eventually be developed.

PUBLIC HEARING CLOSED: 7:27 P.M. – KIME RANCH SKETCH AND PRELIMINARY PLANS - TRAKIT NO: SUB21-053 AND SUB21-054.

PLANNING COMMISSION DISCUSSION

- Commissioner Eliana Burke said that this is a first to hear positive feedback, appreciates the developer making accommodations, said it will be a nice addition to an already great place and that she will be in favor of the project.
- Commissioner Kim Rodell thanked the developers for taking time to hear from the neighboring residents and working with the surrounding communities, taking the extra steps to increase buffers, said that growth can be hard, said that it looks like a wonderful plan and she will be in support of the project.
- Commissioner Ruth Ann Nelson gave kudos to the development team for getting the neighbors who had questions to come out in support of the project, appreciates the developer's traffic plan and street layout design that benefits this project as well as the neighboring communities and she is in support of the project.
- Commissioner Rich Foerster thanked the residents for coming out and giving positive feedback, said that it should be a great community that blends in well with the existing neighborhoods to the east and west, grateful that the developer worked with neighboring communities to increase setbacks, appreciates the park and appreciates the street layout that should minimize traffic through the neighboring communities.
- Commissioner Nick Metz agrees with his fellow commissioners, appreciates the developer working with the community on setbacks and is in favor of the project.
- Commissioner Erik Frandsen appreciates the developer's community engagement, noted the developer has met the code and regulation conditions and is in support of the project.
- Commissioner Gary Poole agrees with his fellow commissioners' comments, appreciates the developer preserving some of the history into this project and is in support of the project.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve the requested Kime Ranch Sketch Plan. Commissioner Erik Frandsen seconded; a vote was taken and was passed unanimously.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the requested Kime Ranch Preliminary Plan. Commissioner Nick Metz seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Stacey Nerger reminded the Commissioners that there will be a Study Session Thursday, July 28, 2022, starting at 5:30 pm.

ADJOURNMENT

Commissioner Erik Frandsen moved that the meeting be adjourned. Commissioner Ruth Ann Nelson seconded the motion, and the motion was passed unanimously. The meeting was adjourned.

A handwritten signature in blue ink, appearing to read "Jeff Miller", written over a horizontal line.

Jeff Miller
Recording Secretary

A handwritten signature in blue ink, appearing to read "Gary Poole", written over a horizontal line.

Gary Poole
Chair