PARKER
COLORADO

PLANNING COMMISSION MINUTES
January 12, 2023

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, Roxy Colette, Ruth Ann Nelson, Erik Frandsen, Ira Shapiro, and Nick Metz. Present, but not seated was commissioner Jane Lane.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner Ruth Ann Nelson moved to approve the November 10th, 2022, meeting minutes. Commissioner Eric Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.04.050 OF THE PARKER MUNICIPAL CODE TO ADD AGRITAINMENT AS A USE PERMITTED BY RIGHT TO THE A-AGRICULTURAL DISTRICT. The applicant, Town of Parker, proposes to amend the Parker Land Development Ordinance (the "LDO") to add Agritainment as a use permitted by right to the A-Agricultural District.

Department: Community Development, Stacey Nerger

STAFF PRESENTATION
Stacey Nerger, Senior Planner, presented the staff report to amend the Land Development Ordinance (LDO) to add an additional permitted use within the A-Agricultural Zone District. The proposed LDO amendment would revise Section 13.04.050 to add "Agritainment" as a permitted use and incorporate a definition of the use. Ms. Nerger 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 adding Agritainment to the A-Agricultural district.

Commissioners discussed with staff:

- Commissioner Ira Shapiro asked if there any limits on what is agritainment ; *(staff said yes, the uses need to fall under the proposed definition of agritainment and that the agritainment uses are aligned with uses currently occurring on the property).*

- Commissioner Ira Shapiro asked if a tractor pull would be allowed under agritainment; *(staff said yes).*
- Commissioner Ruth Ann Nelson asked if some of the current activities that occur on the property proposed to be annexed, such as paintball would be grandfathered in when annexed; *(staff said that a use such as paintball is considered commercial recreation, not agritainment and would be grandfathered in when annexed).*

PUBLIC COMMENT OPENED
None.

PUBLIC HEARING CLOSED: 7:07 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.04.050 OF THE PARKER MUNICIPAL CODE TO ADD AGRITAINMENT AS A USE PERMITTED BY RIGHT TO THE A-AGRICULTURAL DISTRICT.

PLANNING COMMISION DISCUSSION
- Commissioner Erik Frandsen commented that the amendment is straight forward and he is in support.
- Commissioner Ruth Ann Nelson commented that this is a good addition to agricultural district definitions and uses and is financially beneficial to the agricultural landowners.
- Commissioner Richard Foerster has no objection to the proposal.
- Commissioner Nick Metz has no objections.

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

PUBLIC HEARING OPENED: 7:09 P.M. – DAISY ROWLEY HOUSE, FILING NO. 1 – MINOR DEVELOPMENT PLAT. TRAKIT NO: SUB22-027. The applicant, Parker Authority for Reinvestment, is proposing to plat two metes and bounds parcels located at 10952 S. Pikes Peak Drive and 10962 S. Pikes Peak Drive. The Minor Development Plat will create 2 platted lots of .266 acres and .261 acres, this will not change the location of existing property lines. The site is located on the west side of Pikes Peak Drive south of Mainstreet.

Department: Community Development, Ashley Chasez

STAFF PRESENTATION
Ashley Chasez, Planner 1, presented the staff report to plat two metes and bounds parcels located at 10952 S. Pikes Peak Drive and 10962 S. Pikes Peak Drive. The Minor Development Plat will create 2 platted lots of .266 acres and .261 acres, this will not change the location of existing property lines. Ms. Chasez concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Daisy Rowley House, Filing No. 1 Minor Development Plat.

COMMISSIONERS DISCUSSED WITH STAFF

- Commissioner Ruth Ann Nelson thought it would be beneficial for staff to explain to the public why this action is necessary; (*staff said this is a cleanup effort for unplanted downtown parcels, is a way to establish easements for widening the downtown sidewalks for ADA compliance and part of P3's mission to assist with plat funding*).

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:13 P.M. – DAISY ROWLEY HOUSE, FILING NO. 1 – MINOR DEVELOPMENT PLAT. TRAKIT NO: SUB22-027.

PLANNING COMMISION DISCUSSION

- Commissioner Nick Metz commented that this is straight forward and is in support.
- Commissioner Ira Shapiro has no issues with the proposal.
- Commissioner Roxy Colette commented that this is in alignment with the Master Plan and that existing uses are continued.
- Commissioner Richard Foerster is in favor to establish these properties as legal lots of record.
- Ruth Ann Nelson concurs with her fellow commissioners.

Commissioner Nick Metz moved the Planning Commission recommend Town Council approve the Daisy Rowley House, Filing No. 1 – Minor Development Plat. Commissioner Richard Foerster seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:15 P.M. – GLADYS O'BRIEN HOUSE, FILING NO. 1 – MINOR DEVELOPMENT PLAT. TRAKIT NO: SUB22-026. The applicant, Parker Authority for Reinvestment, is proposing to plat a 0.397 acre parcel located at 11017 S. Pikes Peak Drive. The site is located at the southwest corner of Pikes Peak Avenue and Pikes Peak Drive in downtown Parker.

Department: Community Development, Amber Wood Hicken

STAFF PRESENTATION

Amber Wood Hicken, Planner 1, presented the staff report to plat a 0.397 acre parcel located at 11017 S. Pikes Peak Drive. The site is located at the southwest corner of Pikes Peak Avenue and Pikes Peak Drive in downtown Parker. Ms. Hicken concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the requested Minor Development Plan.

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked if there were any other unplatted parcels along that road; *(staff said there is one other unplatted property that will be addressed in the next hearing which will complete all the downtown properties that are not platted).*

PUBLIC COMMENT OPENED
None.

PUBLIC HEARING CLOSED: 7:18 P.M. – GLADYS O'BRIEN HOUSE, FILING NO. 1 – MINOR DEVELOPMENT PLAT. TRAKIT NO: SUB22-026.

PLANNING COMMISION DISCUSSION
- Commissioner Eric Frandsen commented that this is another straightforward hearing and appreciates planning's efforts on these Minor Development Plat cases.
- Commissioner Richard Foerster commented that he agrees with all the Minor Development Plat cases tonight.

Commissioner Eric Frandsen moved the Planning Commission recommend Town Council approve Gladys O'Brien House, Filing No. 1 – Minor Development Plat. Commissioner Roxy Colette seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:20 P.M. – THE EXCHANGE MINOR DEVELOPMENT PLAT. TRAKIT NO: SUB22-019. The applicant, Parker Authority for Reinvestment, is proposing a Minor Development Plat to plat an unplatted lot located at 19501 E. Mainstreet. The site is located on the southwest corner of Mainstreet and Pikes Peak Drive.

Department: Community Development, Bryce Matthews

STAFF PRESENTATION
Bryce Matthews, Assistant Director - Planning, presented the staff report proposing a Minor Development Plat to plat an unplatted lot located at 19501 E. Mainstreet. Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the requested Minor Development Plan.

Commissioners discussed with staff:
- Commissioner Ruth Ann Nelson asked if the platting affects the property owners rights; *(staff said no, but this benefits the property owner for future development through site plans which by code, requires the property to be platted. Additionally, P3 is helping fund this process).*

PUBLIC COMMENT OPENED
None.

PUBLIC HEARING CLOSED: 7:24 P.M. – THE EXCHANGE MINOR DEVELOPMENT

PLAT. TRAKIT NO: SUB22-019.

PLANNING COMMISION DISCUSSION

- Commissioner Richard Foerster appreciates creating legal lots of record.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve the Exchange Minor Development Plat. Commissioner Roxy Colette seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:25 P.M. – COMPARK VILLAGE SOUTH TRACT A SKETCH AND PRELIMINARY PLANS; TRAKIT NO: SUB21-073 AND SUB21-074. The applicant, PCS Group, is proposing Sketch and Preliminary Plans to create 33 single family lots and a 1.24 acre park. The site is located on the south side of Belford Avenue east of Peoria.

Department: Community Development, Bryce Matthews

STAFF PRESENTATION

Bryce Matthews, Assistant Director - Planning, presented the staff report to propose Sketch and Preliminary Plans to create 33 single family lots, 1.28 acres of open space and a 1.24 acre park. Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the requested Compark Village South Tract A:

1. Sketch Plan, and
2. Preliminary Plan

Commissioners discussed with staff:

- Commissioner Roxy Colette asked if the last presentation slide accurately showed the location of the project; *(staff said no, that it was a mistake).*

APPLICANT PRESENTATION

Paul Shoukas with PCS Group presented the applicant's presentation.

- Introduced the project's partners, Merrick Civil Engineering and Century Communities and provided company background.
- Provided information about the proposed residential project and how it fits in with existing community and the homes surrounding the project.
- Discussed the project's parks, trails and open space areas.

Commissioners discussed with Applicant:

- Commissioner Ruth Ann Nelson asked if the park area was going to be turned over to the HOA or the Town; *(applicant said the park area will be owned and maintained by the HOA and it will be open to the public).*
- Commissioner Ruth Ann Nelson asked how it will be ensured that the display garden is maintained in good shape; *(applicant said they deliberately made the scale of the garden*

so it would not be a burden to the HOA, that they were cognizant of the types of plantings and that the HOA is anticipated to maintain all park landscaping).

- Commissioner Richard Foerster asked if the applicant had given any consideration to including a dog park in the park area; *(applicant said a dog park exists near the southeast corner of this site located in Century Communities Compark multifamily development's park).*
- Commissioner Roxy Colette asked about different types of turf used in the landscape plan; *(applicant said that they are trying to be water conscious and described the various types of turf used for the different types of activities).*

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked if the Town has input on HOA responsibilities; *(staff said no, that the final plat gives ownership and responsibility of maintenance to the HOA; the Town does not regulate HOA bylaws).*
- Commissioner Ruth Ann Nelson asked, for instance, if the display garden became neglected, does the Town step in to correct it or is up to the homeowners; *(staff said the first step would be for the homeowners to remedy the situation, and if needed the Town could issue a site plan violation enforced against the property owner which is the HOA).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:40 P.M. – COMPARK VILLAGE SOUTH TRACT A SKETCH AND PRELIMINARY PLANS; TRAKIT NO: SUB21-073 AND SUB21-074.

PLANNING COMMISION DISCUSSION

- Commissioner Rich Foerster said he was glad to see the continued build out of this area.
- Commissioner Ruth Ann Nelson said she was pleased with the landscape design contained in the sketch plan, reiterated that she likes the proposed gardens and wants to make sure that a mechanism is in place to ensure proper maintenance.
- Commissioner Roxy Colette gave kudos for the continuity of the design from open space to recreational areas, parks and landscaping as well as keeping open space to the south that is adjacent to the Grandview Estates.
- Commissioner Nick Metz agreed with his fellow commissioners and is glad to see the project completed.
- Commissioner Gary Poole appreciates that the developer embraced the street names.

Commissioner Nick Metz moved the Planning Commission recommend Town Council approve the requested Compark Village South Tract A Sketch Plan. Commissioner Richard Foerster seconded; a vote was taken and was passed unanimously.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council

approve the requested Compark Village South Tract A Preliminary Plan. Commissioner Richard Foerster seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

Commissioner Gary Poole asked if there will training at the next Planning Commission meeting; *(Staff said no).*

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Erik Frandsen moved that the meeting be adjourned. Commissioner Roxy Colette seconded the motion, and the motion was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair