

TOWN OF PARKER COUNCIL AGENDA

July 17, 2023

AMENDED

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Public comment for items that are not on the agenda may be made in person or electronically at <http://parkeronline.org/CouncilPublicComment>. For those unable to provide comments in person or electronically through the website, please contact the Clerk's Office to make alternative arrangements. The Town Clerk can be reached at 303-805-3198. Public comments submitted electronically through the website that are received by 5:00 p.m. on the day of the regular or special Town Council meeting will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting.

Public Viewing Only - YouTube: Town Council meetings may be viewed live on YouTube at www.youtube.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through YouTube.

1. TOWN COUNCIL MEETING SCHEDULE

- A. 6:00 P.M. – Call to Order Town Council Meeting and Roll Call**
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)**
- C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.**

2. SPECIAL PRESENTATIONS

- Distinguished Budget Presentation Award, Award for Outstanding Achievement in Popular Annual Financial Reporting and Certificate of Achievement for Excellence in Financial Reporting**

- 3. PUBLIC COMMENTS (No action will be taken on these items.) *Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. This comment period is limited to 30 minutes total time, with each individual allowed a maximum of 3 minutes to speak. You must sign up ahead of time in order to comment, and that sign up begins 30 minutes before the start of the meeting. The Council will accommodate as many speakers as possible during this time—but with preference to Town residents—but if public comment extends beyond the allotted 30 minutes, Town Council will continue the comment period at the end of the meeting, prior to adjourning for those who signed up before the meeting.***

4. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

5. PRESENTATION OF FINANCIAL STATEMENTS BY PLANTE MORAN PLLC

6. **CONSENT AGENDA**

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. *APPROVAL OF MINUTES - July 10, 2023*

B. *ORDINANCE NO. 9.357 - First Reading*

A Bill for an Ordinance to Approve the Intergovernmental Agreement Between the Town of Parker and the Board of the County Commissioners of Douglas County Regarding Cost Sharing for the Construction of the Dransfeldt Road Extension Project

Department: Engineering and Public Works, Chris Hudson

Second Reading: August 7, 2023

C. *ORDINANCE NO. 3.74.3 - First Reading*

A Bill for an Ordinance Amending Ordinance No. 3.74.1, Series of 2013, by the Deletion of Certain Property from the Planned Development Zoned Area Known as the Crown Point Center Planned Development Property

Department: Community Development, Amber Wood Hicken

Second Reading: August 7, 2023

D. *ORDINANCE NO. 3.331.1 - First Reading*

A Bill for an Ordinance Rezoning Certain Property Within the Town of Parker, Colorado, to be Included Within the Highlands At King's Point PD-Planned Development District and Amending the Highlands at King's Point PD Planned Development District to Include Such Property, Pursuant to the Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

Department: Community Development, Amber Wood Hicken

Second Reading: August 7, 2023

E. *ORDINANCE NO. 9.358 - First Reading*

A Bill for an Ordinance Approving the Intergovernmental Agreement between the Douglas County Clerk and Recorder and the Town of Parker Regarding the Conduct and Administration of the November 7, 2023, Coordinated Election

Department: Town Clerk, Chris Vanderpool

Town Attorney, Kristin Hoffmann

Second Reading: August 7, 2023

F. *RESOLUTION NO. 23-062*

A Resolution Setting a Public Hearing for Consideration of a Petition to Form the Downtown Parker Business Improvement District and Directing the Town Clerk to Cause a Notice of the Hearing to be Published and Mailed Pursuant to the Business Improvement District Act

Department: Town Attorney, Kristin Hoffmann

G. *CONTRACTS OVER \$100,000*

2023 Townwide Concrete Replacement Program (CIP23-004)

Amount: \$1,610,515

Contractor: Norra Concrete Construction Corporation

Department: Engineering and Public Works, John Mounier

7. **PUBLIC HEARINGS**

A. **POPE PROPERTY ANNEXATION**

Applicant: David Brehm, Plan West

Location: Southwest corner of Twenty Mile Road and Dransfeldt Road

Department: Community Development, Stacey Nerger

TRAKiT ANX22-009

No.:

1. **ORDINANCE NO. 2.282 - Second Reading (Continued from February 6, 2023 and May 1, 2023) (To be continued to October 16, 2023)**

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Pope Property in Douglas County

B. **RESOLUTION NO. 23-058**

A Resolution to Adopt the Bike and Pedestrian Master Plan as a part of the Town of Parker Transportation Master Plan

Department: Community Development, Jeremiah Fettig, Mary Munekata

C. **ORDINANCE NO. 3.36.5 - Second Reading**

A Bill for an Ordinance to Amend the Stroh Ranch Planned Development Master Plan 2nd Amendment - PD Development Guide Pursuant to the Parker Land Development Ordinance

Department: Community Development, Julia Duncan

Trakit No.: Z22-016

8. **ORDINANCES**

A. **ORDINANCE NO. 4.52.4 - Second Reading**

A Bill for an Ordinance to Amend Ordinance Nos. 4.52.1, Series of 2004, 4.52.2, Series of 2006, and 4.52.3, Series of 2008, to Amend the Title to Chapter 10.10, Subsection 10.10.010(a), and Sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual

Department: Community Development, Mary Munekata

Parks, Recreation, and Open Space, Brett Collins

- B. ORDINANCE NO. 1.587 - Second Reading**
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Improving the Parker Road Sidewalk - East Side (Sulphur Gulch to South of Parker Square Drive), Through the Utilization of the Town's Power of Eminent Domain and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et. seq., Relating to Good Faith Negotiations
Department: Engineering & Public Works, Chris Hudson
- C. ORDINANCE NO. 1.589 - Second Reading**
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Widening Lincoln Avenue, a Town Roadway, from Keystone Boulevard to Parker Road, Through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations
Department: Engineering and Public Works, Patrick Burke
- D. ORDINANCE NO. 1.588 - Second Reading**
A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement by and Between Primary Colors Land Company Inc. and the Town of Parker for a Portion of Lot 6, Block 1, Twenty Mile Village Filing No. 2, 1st Amendment
Department: Engineering and Public Works, Bob Exstrom
- E. ORDINANCE NO. 9.359 - Second Reading**
A Bill for an Ordinance Approving the Agreement Regarding Construction of Development Improvement Project Drainage and Flood Control Improvements for Brandy Gulch Upstream of Spirit Trail Boulevard (Agreement No. 23-04.15 Project No. 109776) By and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker
Department: Engineering and Public Works, Alex Mestdagh
- F. ORDINANCE NO. 5.06.42.2 - Second Reading**
A Bill for an Ordinance to Amend Section 7.03.020 of the Parker Municipal Code Concerning Restrictions on Use of Certain Vehicles
Department: Town Attorney's Office, Jamie Wynn
Police, Jim Tsurapas
Engineering and Public Works, Tom Williams
- G. ORDINANCE NO. 5.06.42.3 - Second Reading**
A Bill for an Ordinance to Amend Chapter 7.03 of the Parker Municipal Code by the addition Thereto of a New Section 7.03.025 Concerning Golf Cars on Public Town Roadways
Department: Town Attorney's Office, Jamie Wynn
Police, Jim Tsurapas
Engineering and Public Works, Tom Williams

- H. ORDINANCE NO. 12.03.7 - Second Reading**
A Bill for an Ordinance to Amend Section 12.02.100 of the Parker Municipal Code Concerning the Use of Motorized Vehicles
Department: Town Attorney, Jamie Wynn
Police, Jim Tsurapas
Engineering and Public Works, Tom Williams

9. PUBLIC COMMENTS CONTINUED IF NECESSARY

10. ADJOURNMENT

Parker Town Council

Executive Session Agenda

July 17, 2023

“To hold a conference with the Town’s attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).”

1. Quasi-judicial hearings
2. Chapter 10.11 of the Parker Municipal Code concerning a proposed Kime Ranch Metropolitan District service plan and intergovernmental agreement

**TOWN OF PARKER COUNCIL
MINUTES
JULY 17, 2023**

Mayor Jeff Toborg called the meeting to order at 6:00 p.m. All Councilmembers were present.

Town Attorney Kristin Hoffmann announced there were two topics for discussion in the Executive Session. Under C.R.S. § 24-6-402(4)(b), the first item was about quasi-judicial hearings. The second item was regarding Chapter 10.11 of the Parker Municipal Code concerning a proposed Kime Ranch Metropolitan District service plan and intergovernmental agreement.

EXECUTIVE SESSION

Brandi Wilks moved and Joshua Rivero seconded to go into Executive Session at 6:01 p.m. to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Brandi Wilks moved and Todd Hendreks seconded to come out of Executive Session at 6:55 p.m.

The motion was approved unanimously.

Todd Hendreks moved and Brandi Wilks seconded to recess the Regular Meeting until 7:00 p.m.

The motion was approved unanimously.

REGULAR SESSION

Mayor Toborg reconvened the regular Town Council meeting at 7:00 p.m.

Mayor Toborg led the Council and audience in the Pledge of Allegiance.

SPECIAL PRESENTATIONS

Mary Lou Brown recognized the Finance Department staff for receiving the Distinguished Budget Presentation Award, Award for Outstanding Achievement in Popular Annual Financial Reporting, and Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association.

PUBLIC COMMENTS

Arlynn Cook, Parker, spoke about Motsenbocker Road and the negative impacts from growth around it and Crowfoot Valley Road. She complained about the traffic and noise from 18-wheelers and construction vehicles. She spoke about the increase in crime and vandalism from the Stone Range apartments. She did not feel the Town has the infrastructure and police staffing to support additional development.

Christopher Adams, Parker, spoke about the intersection at Hess and Chambers and the possible safety hazard and conflicts with access to and from Sliceroo Drive. He also voiced his concerns over the LexisNexis system of the Police Department which has been down for two months.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings and activities they had attended since the last Town Council meeting.

PRESENTATION OF FINANCIAL STATEMENTS BY PLANTE MORAN PLLC

Jamie Essenmacher from Plante Moran PLLC provided a presentation of the Town's financial statements. She advised that the audit was clean with no findings throughout the entire audit process. They are issuing a clean, unmodified opinion which is the highest opinion which can be given.

CONSENT AGENDA

- A. *APPROVAL OF MINUTES - July 10, 2023*

- B. *ORDINANCE NO. 9.357 - First Reading*
A Bill for an Ordinance to Approve the Intergovernmental Agreement Between the Town of Parker and the Board of the County Commissioners of Douglas County Regarding Cost Sharing for the Construction of the Dransfeldt Road Extension Project
Department: Engineering and Public Works, Chris Hudson
Second Reading: August 7, 2023

- C. *ORDINANCE NO. 3.74.3 - First Reading*
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Department: Community Development, Amber Wood Hicken
Second Reading: August 7, 2023

- D. *ORDINANCE NO. 3.331.1 - First Reading*
A Bill for an Ordinance Rezoning Certain Property Within the Town of Parker, Colorado, to be Included Within the Highlands At King's Point PD-Planned Development District and Amending the Highlands at King's Point PD Planned Development District to Include Such Property, Pursuant to the Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith
Department: Community Development, Amber Wood Hicken
Second Reading: August 7, 2023

- E. *ORDINANCE NO. 9.358 - First Reading*
A Bill for an Ordinance Approving the Intergovernmental Agreement between the Douglas County Clerk and Recorder and the Town of Parker Regarding the Conduct and Administration of the November 7, 2023, Coordinated Election
Department: Town Clerk, Chris Vanderpool
Town Attorney, Kristin Hoffmann
Second Reading: August 7, 2023

F. RESOLUTION NO. 23-062

A Resolution Setting a Public Hearing for Consideration of a Petition to Form the Downtown Parker Business Improvement District and Directing the Town Clerk to Cause a Notice of the Hearing to be Published and Mailed Pursuant to the Business Improvement District Act

Department: Town Attorney, Kristin Hoffmann

G. CONTRACTS OVER \$100,000

1. 2023 Townwide Concrete Replacement Program (CIP23-004)

Amount: \$1,610,515

Contractor: Norra Concrete Construction Corporation

Department: Engineering and Public Works, John Mounier

Joshua Rivero moved to approve Consent Agenda Items 6A through 6G.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

PUBLIC HEARINGS

A. POPE PROPERTY ANNEXATION

Applicant: David Brehm, Plan West

Location: Southwest corner of Twenty Mile Road and Dransfeldt Road

Department: Community Development, Stacey Nerger

TRAKiT No.: ANX22-009

Mayor Toborg advised that staff requested a continuance of this item.

- 1. ORDINANCE NO. 2.282 - Second Reading (Continued from February 6, 2023 and May 1, 2023) (To be continued to October 16, 2023)**
A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Pope Property in Douglas County

Joshua Rivero moved to continue the public hearing to consider Ordinance No. 2.282 to a date certain of October 16, 2023.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

B. RESOLUTION NO. 23-058

A Resolution to Adopt the Bike and Pedestrian Master Plan as a part of the Town of Parker Transportation Master Plan

Department: Community Development, Jeremiah Fettig, Mary Munekata

Mayor Toborg opened the Public Hearing at 7:26 p.m.

The Parker Transportation Master Plan is the Town's transportation policy document that addresses and promotes a multi-modal approach to access, mobility, and system development in the community. The Transportation Master Plan was adopted in 2014 and incorporates prior transportation related plans such as the 2005 Bike Lane Plan and the 2010 Open Space, Trails and Greenways Master Plan. The Bicycle and Pedestrian Master Plan will update these prior plans and serve as the Town's policy document for future bike and pedestrian mobility while serving as a road map to promote a safe, comfortable, and well-connected bike and pedestrian network.

Public Comments: None.

Mayor Toborg closed the Public Hearing at 7:43 p.m.

Todd Hendreks moved to approve Resolution No. 23-058.

Brandi Wilks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

C. ORDINANCE NO. 3.36.5 - Second Reading**A Bill for an Ordinance to Amend the Stroh Ranch Planned Development Master Plan 2nd Amendment - PD Development Guide Pursuant to the Parker Land Development Ordinance****Department: Community Development, Julia Duncan****Trakit No.: Z22-016**

Mayor Toborg opened the Public Hearing at 7:47 p.m.

The applicant has submitted a rezoning application that would amend the Stroh Ranch Planning Development (PD) zoning to add 275 residential units to the PD zoning for use in the MU - Mixed Use Planning Areas for Filings 14 and 15. The Mixed Use Planning Areas are planned and zoned for residential and commercial use but all of the permitted residential yield has been developed elsewhere in Stroh Ranch PD. The applicant's rezoning proposal would address this issue and is necessary for the mixed-use development that they plan if the rezoning application is approved. The subject property is undeveloped and extends from the intersection of Parker Road and J Morgan Boulevard in the north to Stroh Road between the King Soopers shopping center and Village on the Green neighborhood in the south.

The proposed rezoning application, officially the Stroh Ranch PD Third Amendment, would increase the cap or maximum on total residential yield found in Section I-C, Density Variations, by 275 residential dwelling units from 2,817 to 3,092 units. This represents an increase in total residential yield of 9.7 percent if approved. The applicant would utilize the additional residential yield for a future mixed-use development in the MU - Mixed Use Planning Area for Filings 14 and 15 where the PD zoning permits commercial and multi-family residential uses (subject to the residential cap or maximum). The future mixed-use development concept may be summarized as follows:

- **Uses:** A mix of multi-family residential, commercial and park/open space uses.
- **Residential Yield:** A total of 275 multi-family residential dwelling units with a residential density of 8.68 dwelling units per acre. This is substantially less than the maximum permitted residential density of 22 dwelling units per acre.
- **Commercial Yield:** A minimum of 39,500 square feet of commercial floor area for retail, restaurant, office, and service uses.
- **Park/Open Space Yield:** A total of 11.5 acres of parks and open space with a 3.8 acre public park that is planned to be an active, improved recreation amenity.

On June 8, 2023, the Planning Commission voted four to one (4-1) to recommend that the Town Council approve the proposed rezoning application.

Carolyn White, Brownstein, Nick Halstead, Mill Creek, Bill Maher, Norris Design, and Tyler Smith, Kimley-Horn made a presentation on behalf of the applicant and answered questions of Council.

Public Comments: Written public comments received after the packet was published were entered into the record.

The following spoke in opposition to this item: Irvin Holly, Parker, David Lopez, Parker, Kathy Chase, Parker, Joy Overbeck, Parker, Nick Zimmerman, Parker, Loren Trammel, Parker, Matthew Butler, Parker, Martha Martinez, Parker, R.J. O'Connor, Parker, Ron Meyer, Parker, Amy Holland, Parker, Daniel Boffman, Parker, Paul Ennis, Parker, and Marty Malinowski, Parker.

The following spoke in favor of this item: Hayden Pistilli, Parker, Christopher Adams, Parker, and Brianna Medema, Parker.

Mayor Toborg recessed the meeting at 10:17 p.m. for a short break and reconvened at 10:23 p.m.

Carolyn White made additional comments and responded to public testimony on behalf of the applicant.

Mayor Toborg closed the Public Hearing at 10:33 p.m.

Mayor Toborg called for a motion to approve Ordinance No. 3.36.5 on second reading. No motion was made.

Brandi Wilks moved to deny Ordinance No. 3.36.5 and to direct the Town Attorney to draft findings to support denial of the ordinance for Council action at the Council meeting on August 21, 2023.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

ORDINANCES

A. ORDINANCE NO. 4.52.4 - Second Reading

A Bill for an Ordinance to Amend Ordinance Nos. 4.52.1, Series of 2004, 4.52.2, Series of 2006, and 4.52.3, Series of 2008, to Amend the Title to Chapter 10.10, Subsection 10.10.010(a), and Sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual

**Department: Community Development, Mary Munekata
Parks, Recreation, and Open Space, Brett Collins**

The Parks, Trails, Open Space & Streetscape Design and Construction Manual project is a follow-up to the Town's 2019 adoption of revised standards in the Land Development Ordinance

(LDO) for parks, trails and open space required with new residential development. To implement the revised standards, new and clear design guidelines, illustrations, and construction specifications are needed to support them. Additionally, the Town's current Construction Specifications and Design Considerations for Parks, Trails and Streetscapes Manual that provides technical guidance for the design and construction of these improvements needs an update.

The above-referenced manual has been revised and renamed the Parks, Trails, Open Space & Streetscape Design and Construction Manual. The manual will be used by applicants and Town staff to guide the planning, design and construction of required parks, trails, and open space within new residential development. It will also be used by Town staff to inform the design of new municipal parks and renovation of existing parks as repair and maintenance work is planned in the future.

Public Comments: Christopher Adams, Parker, asked how long it would take to achieve cohesion throughout the Town based on this new manual and criteria.

Anne Barrington moved to approve Ordinance No. 4.52.4 on second reading.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

B. ORDINANCE NO. 1.587 - Second Reading

A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Improving the Parker Road Sidewalk - East Side (Sulphur Gulch to South of Parker Square Drive), Through the Utilization of the Town's Power of Eminent Domain and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et. seq., Relating to Good Faith Negotiations

Department: Engineering & Public Works, Chris Hudson

This item was for an ordinance to provide notice of the Town's intent to acquire easements for proposed sidewalk/trail improvements on the east side of Parker Road between Sulphur Gulch to south of Parker Square Drive. Most of this project is located on CDOT right-of-way or Town property, but there are small areas where a sidewalk easement and/or temporary construction easements will be needed for the improvements. This intent to acquire ordinance is for this needed sidewalk/trail improvement and will affect seven (7) property owners along this section of Parker Road. The needs are as follows: sidewalk easements (permanent) of 14,535 SF (0.334

acres) and temporary construction easements of 17,379 SF (0.399 acres).

Public Comments: None.

Joshua Rivero moved to approve Ordinance No. 1.587 on second reading.

Brandi Wilks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

C. ORDINANCE NO. 1.589 - Second Reading

A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Widening Lincoln Avenue, a Town Roadway, from Keystone Boulevard to Parker Road, Through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Hereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations

Department: Engineering and Public Works, Patrick Burke

This item was for an ordinance to provide notice of the Town's intent to acquire right-of-way and easements for proposed improvements on Lincoln Avenue between Keystone Drive and Parker Road that are part of the Lincoln Avenue Widening Project. This roadway will be improved (widened) to a 6-lane section that requires additional right-of-way and easements to construct and will affect twenty-four (24) property owners along this section of Lincoln Avenue. The needed areas are as follows: right-of-way (fee conveyance) of 21,164 SF (0.486 acres); permanent easement of 48,573 SF (1.115 acres); and temporary construction easement of 172,638 SF (3.963 acres).

Public Comments: Christopher Adams, Parker, stated that there is a stigma regarding eminent domain and felt the process needed to be bifurcated.

Todd Hendreks moved to approve Ordinance No. 1.589 on second reading.

Joshua Rivero seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

D. ORDINANCE NO. 1.588 - Second Reading

A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement by and Between Primary Colors Land Company Inc. and the Town of Parker for a Portion of Lot 6, Block 1, Twenty Mile Village Filing No. 2, 1st Amendment

Department: Engineering and Public Works, Bob Exstrom

The purpose of this ordinance was to approve the Right-of-Way Purchase and Sale Agreement for the conveyance of real property from Primary Colors Land Company Inc. for a Portion of Lot 6, Block 1, Twenty Mile Village Filing No. 2, 1st Amendment. Approximately 554 square feet (SF) of additional right-of-way is needed to relocate the existing traffic signal pole and associated controller cabinet, to install a new traffic signal pedestal pole, to relocate select electrical facilities owned by CORE, to install a new retaining wall (due to existing grades), and to accommodate new sidewalks and curb ramps. Approximately 3,214 SF of temporary construction easement is needed to facilitate construction and restoration of private landscaping that is anticipated to be impacted due to the widening. An additional temporary construction easement is needed at the northeast corner of the property to facilitate construction of the pedestrian, traffic, and electrical facilities.

Public Comments: None.

Joshua Rivero moved to approve Ordinance No. 1.588 on second reading.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

E. ORDINANCE NO. 9.359 - Second Reading

A Bill for an Ordinance Approving the Agreement Regarding Construction of Development Improvement Project Drainage and Flood Control Improvements for Brandy Gulch Upstream of Spirit Trail Boulevard (Agreement No. 23-04.15 Project No. 109776) By and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker

Department: Engineering and Public Works, Alex Mestdagh

This ordinance authorizes the Town to enter into an Intergovernmental Agreement (IGA) between the Town and the Mile High Flood District (MHFD) regarding stabilization improvements to Brandy Gulch at the proposed Tanterra development. This agreement would establish the construction costs for the developer-funded improvements that will be constructed by MHFD at no cost to the Town.

Public Comments: None.

Todd Hendreks moved to approve Ordinance No. 9.359 on second reading.

Brandi Wilks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

F. ORDINANCE NO. 5.06.42.2 - Second Reading

A Bill for an Ordinance to Amend Section 7.03.020 of the Parker Municipal Code Concerning Restrictions on Use of Certain Vehicles

Department: Town Attorney's Office, Jamie Wynn

Police, Jim Tsurapas

Engineering and Public Works, Tom Williams

On April 10, 2023, staff appeared before Town Council at a study session based on a citizen inquiry regarding the use of golf cars on Town roadways. As a result of this discussion, Town Council directed staff to draft a proposed ordinance regarding the operation of golf cars on public Town roadways. Staff returned to Town Council at a study session on May 22, 2023, with a draft of a proposed ordinance, as well as potential changes to two current ordinances, to ensure the current language was consistent with any potential changes if a new ordinance is adopted and added to the Municipal Code. These also relate to the use of golf cars on Town roadways and include necessary updates to the current ordinances based on some recognized deficiencies with the current ordinances. Agenda items 8F, 8G, and 8H are all related to the discussions

referenced above.

The updates to Section 7.03.020 are being made to accurately reflect the needs of the Town, to clarify information related to the permitting process for the use of certain motorized vehicles, and to reflect the limited use of golf cars with respect to certain holes at Black Bear Golf Course.

Public Comments: None.

Todd Hendreks moved to approve Ordinance No. 5.06.42.2 on second reading.

Brandi Wilks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

G. ORDINANCE NO. 5.06.42.3 - Second Reading

A Bill for an Ordinance to Amend Chapter 7.03 of the Parker Municipal Code by the addition Thereto of a New Section 7.03.025 Concerning Golf Cars on Public Town Roadways

**Department: Town Attorney's Office, Jamie Wynn
Police, Jim Tsurapas
Engineering and Public Works, Tom Williams**

The Town's Municipal Code has not generally allowed the use of golf carts or off-highway vehicles, such as ATVs, on Town roadways, trails, or sidewalks. Colorado state statute allows the Town to authorize and regulate the operation of golf carts and "off-highway vehicles" on its roadways. The Town Municipal Code identifies the exceptions where use, pursuant to a valid permit, is allowed.

Through this proposed ordinance, the Town Council can allow golf cars with specific required equipment and a valid permit to be used on certain limited Town roadways. The proposed ordinance details the safety equipment necessary on any golf car that may be allowed on the specified roadways, should there be a valid permit issued by the Parker Police Department after an inspection to confirm that the required equipment is present. The proposed ordinance also provides information regarding which roadways would be authorized for the use of golf cars, as well as other specific allowances and restrictions related to the use of such golf cars on those roadways.

Public Comments: Christopher Adams, Parker, felt that this might be a huge issue and thought the golf cars would be in conflict with traffic. He did not believe that was a good idea and could result in negative consequences.

Laura Hefta moved to approve Ordinance No. 5.06.42.3 on second reading.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero -no

Anne Barrington - yes

Todd Hendreks -no

John Diak -no

Brandi Wilks -no

Laura Hefta - yes

The motion failed on a 2-4 vote. Councilmembers Rivero, Hendreks, Diak, and Wilks opposed.

H. ORDINANCE NO. 12.03.7 - Second Reading

A Bill for an Ordinance to Amend Section 12.02.100 of the Parker Municipal Code Concerning the Use of Motorized Vehicles

Department: Town Attorney, Jamie Wynn

Police, Jim Tsurapas

Engineering and Public Works, Tom Williams

This ordinance amended Section 12.02.100 of the Municipal Code to clarify certain limited exceptions to the use of golf cars or other motorized vehicles on the Town's park lands and trails by non-Town entities, only when a valid permit is issued by either the Chief of Police or the Parks, Recreation and Open Space Director, which is dependent on the specific need for access.

Public Comments: None.

Anne Barrington moved to approve Ordinance No. 12.03.7 on second reading.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

ADJOURNMENT

Laura Hefta moved to adjourn the meeting at 12:28 a.m., on July 18, 2023.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

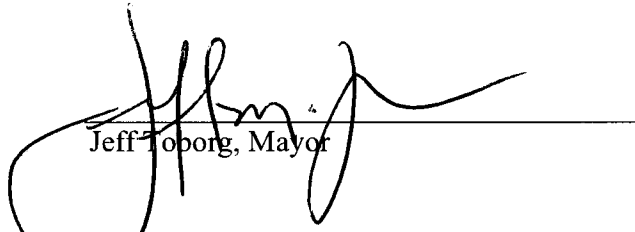
John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.


Susan L. Irvine, Deputy Town Clerk


Jeff Tobong, Mayor

Vanderpool, Chris

From: Toborg, Jeff
Sent: Tuesday, July 11, 2023 11:46 AM
To: Molly Melvin; Mayor, Council, and TM; Planning; Matthews, Bryce; ifuss@parkeronline.org; Vanderpool, Chris
Subject: Re: opposing changing the zoning in Stroh Ranch Planned Development

Ms. Melvin,

Thank you for reaching out to the Council about this matter. I would invite you to attend the public hearing on this topic on July 17, 2023, at 7:00pm. There will be a time for public testimony on the matter.

I have included our Town Clerk, Chris Vanderpool, on this email to enter it as your testimony in the event you can't make it.

Thank you again for your time!

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: Molly Melvin <mollymelvin6208@outlook.com>
Sent: Tuesday, July 11, 2023 11:43 AM
To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; ifuss@parkeronline.org <ifuss@parkeronline.org>
Subject: opposing changing the zoning in Stroh Ranch Planned Development

I'm against changing the zoning in Stroh Ranch to allow for more apartments.

Please hear me loud and clear, we cannot handle more traffic in our area. We moved to Parker because it was so such an uncluttered area.

Thank you!

Molly Melvin
19099 East Elk Creek Drive
Parker, CO 80134

Vanderpool, Chris

From: Joy Overbeck <joyoverbeck@gmail.com>
Sent: Tuesday, July 11, 2023 11:52 AM
To: Toborg, Jeff
Cc: Mayor, Council, and TM; Planning; Matthews, Bryce; Fussa, John; Vanderpool, Chris
Subject: Re: Appallingly, Mill Creek Developers tried to deceive Planning Commission - STOP 275 more apartments in Stroh Ranch!

Thnx Jeff -

Yes I'll be there the 17th -

cheers

Joy

"Ask yourself, 'What is my task and what is my purpose?' If your answer is 'to save my country,' this country will be saved." Stephen K. Bannon

Twitter @joyoverbeck1

On Tue, Jul 11, 2023 at 11:46 AM Toborg, Jeff <jtoborg@parkeronline.org> wrote:
Good afternoon, Joy

Thank you for reaching out to the Council about this matter. I would invite you to attend the pubic hearing on this topic on July 17, 2023, at 7:00pm. There will be a time for public testimony on the matter.

I have included our Town Clerk, Chris Vanderpool, on this email to enter it as your testimony in the event you can't make it.

Thank you again for your time!

Jeff



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From: Joy Overbeck <joyoverbeck@gmail.com>

Sent: Monday, July 10, 2023 12:23 PM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Appallingly, Mill Creek Developers tried to deceive Planning Commission - STOP 275 more apartments in Stroh Ranch!

Hello -

I attended and spoke at the recent Parker Planning Commission meeting at which Parker's TOWN PLANNERS presenting and speaking for the developer maintained that they were only asking for 54 or so more apartments in their development proposed for rezoning than are allowed by current zoning.

But thanks to close questioning by one of the Commissioners who knew the truth, it was eventually revealed that in actuality (due to a document or filing error by Mill Creek?) NOT ONE of the 275 apartments planned by the developer is permitted in the proposed development area. HOW DOES THIS HAPPEN?

How can the planning professionals in the Parker Planning Department, whose salaries we the people pay, knowingly collude with a developer to promote a total falsehood at a public meeting? Completely unacceptable. (Further, why are our tax dollars paying for Parker's planners to advocate in elaborate and costly presentations FOR any developer scheme when the developers already create their own lengthy presentations?)

This outrageous deceit alone should galvanize our elected representatives on the Town Council to vote NO on this proposed zoning change. But there are many other reasons, including traffic congestion on the same roads where over 200 new apartments and 400 parking spaces were recently added on the 11 acres of South Range Crossing, causing dangerous high density traffic in this peaceful 40 year old single family community. There have been numerous crashes on the same feeder roads, J.Morgan Boulevard, and Nate to Hess Road, that the residents of the proposed new apartments would take through Stroh Ranch to jobs or shopping in Parker, Lone Tree and elsewhere via I-25. There have been more vehicle collisions in the last 12 months than the previous 12 years, and one of them was a fatality.

More apartments will just mean more danger to current residents, especially to the many children who ride their bikes on our popular bike lanes throughout Stroh Ranch.

In addition, according to statistics from the Parker Police Department, property and other crimes have risen significantly throughout the Stroh Community since the South Range Crossings complex opened in October, 2022.

Please deny this zoning change and preserve the long-standing Stroh Ranch traditional community without any further high density growth which is discouraged in this area by the Master Plan and current zoning.

Sincerely,
Joy Overbeck
Stroh Ranch HOA

Vanderpool, Chris

From: Toborg, Jeff
Sent: Tuesday, July 11, 2023 1:52 PM
To: Doris Bender; Matthews, Bryce; Mayor, Council, and TM; Planning; Vanderpool, Chris
Subject: Re: Mill Creek Develop

Good afternoon,

Thank you for reaching out to the Council about this matter. I would invite you to attend the public hearing on this topic on July 17, 2023, at 7:00pm. There will be a time for public testimony on the matter.

I have included our Town Clerk, Chris Vanderpool, on this email to enter it as your testimony because you are unavailable for the meeting.

Thank you again for your time!

Jeff

From: Doris Bender <benderd884@gmail.com>
Sent: Tuesday, July 11, 2023 1:14 PM
To: Matthews, Bryce <bmatthews@parkeronline.org>; Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>
Subject: Mill Creek Develop

I'm not able to attend the town hall meeting but want to voice my opinion of the proposed apartments in Stroh Ranch. I live in Stroh Ranch.

These apartments are not appropriate for our development. It is not zoned for apartments and that should not be changed. We have had such a big and negative impact with the South Range Crossings. The traffic has increased dramatically. The parking for the grocery store is more crowded. Crime has increased as well. The roads are not designed for the current traffic congestion.

Please do not approve a change to the zoning!

Doris Bender
12884 Capital Creek Street
Parker, CO

Vanderpool, Chris

From: Toborg, Jeff
Sent: Tuesday, July 11, 2023 1:53 PM
To: Mayor, Council, and TM; reweber888@aol.com; Vanderpool, Chris
Cc: Planning; Matthews, Bryce
Subject: Re: Zoning change Stroh Ranch

Good afternoon, Mr. Weber

Thank you for reaching out to the Council about this matter. I would invite you to attend the public hearing on this topic on July 17, 2023, at 7:00pm. There will be a time for public testimony on the matter.

I have included our Town Clerk, Chris Vanderpool, on this email to enter it as your testimony in the event you can't make it.

Thank you again for your time!

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: reweber888@aol.com <reweber888@aol.com>
Sent: Tuesday, July 11, 2023 12:22 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>
Cc: Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>
Subject: Zoning change Stroh Ranch

NO MORE APARTMENTS IN STROH

A short note of protest of another development of apartments in our Stroh Ranch area. I bought my home here in 1995, because it was nicely developed and had a good strong HOA that kept everything neat and well maintained. I will promise to work against any retention of city offices that will allow this zoning change to take place. We have a nice area to live and want to keep it this way. Thank you for listening to my request to keep things the way they are now.

Ramon (Ray) Weber

**19600 E CreekSide DR
Parker, Co. 80134**

Ph 720-989-8420

Vanderpool, Chris

From: Toborg, Jeff
Sent: Wednesday, July 12, 2023 2:45 PM
To: Jean Port; Mayor, Council, and TM; Planning; Matthews, Bryce; Fussa, John; Vanderpool, Chris
Subject: Re: Mill Creek apartments

Good afternoon Ms. Port,

Thank you for reaching out to the Council about this matter. Let me assure you that the Council and I take this matter very seriously. I would invite you to attend the public hearing on this topic on July 17, 2023, at 7:00pm. There will be a time for public testimony on the matter.

I have included our Town Clerk, Chris Vanderpool, on this email to enter it as your testimony in the event you can't make it.

Thank you again for your time!

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
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From: Jean Port <cjport00@comcast.net>
Sent: Wednesday, July 12, 2023 11:50 AM
To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>
Subject: Mill Creek apartments

To whom this applies:

I am a Stroh Ranch resident and want to express my concerns for this new development.

1) There has been a lot of development around our community which has caused us difficulties with the traffic. We have already installed a flashing light at one of our crosswalks (J Morgan Blvd) and people still do not slow down or even stop!

I can see a huge increase in the traffic issues we will have with 300-500 more cars in our area!

2) Crime has increased terribly since the low income apartments have been built and occupied. I can only imagine the increase with 275 more apartments being built on land that is NOT zoned for residential.

3) Groceries,,, this will greatly impact our only grocery store in this area! The shelves at King Soopers are already bare .. this is going to be a huge PROBLEM!

This may sound silly to all of you BUT this is not funny to US here in Stroh Ranch. I feel that we are being suffocated.

Let me ask you " What is in this for you?"

Thanks for reading!

Jean Port
19066 E Hickock Dr
Parker CO 80134
Stroh Ranch resident for 16.5 years

Vanderpool, Chris

From: noreply@civicplus.com
Sent: Wednesday, July 12, 2023 5:53 PM
To: Clerk; Sullivan, Cheri; Anderson, Andy; Brooks, Liana
Subject: Online Form Submittal: Town Council Meetings - General Public Comment

Town Council Meetings - General Public Comment

Regular Town Council meetings are held on the first and third Monday of each month, unless announced otherwise. The general public comment period held during these meetings is an opportunity for the public to provide comments on items that are not on that meeting's agenda. Public comments can be made in person at the public meeting or in writing via the online form below.

Written general public comments via the form below can be submitted from noon on the Friday prior to the next meeting until 5 p.m. Monday (the day of the meeting).

This online form will also be used for other virtual meetings held by the Town of Parker's Special Licensing Authority. Public comments that are provided by 5 p.m. on the day of the Special Licensing Authority meeting will be provided to the Authority and will be included with the approved meeting minutes.

General Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. No action will be taken on these items. Public comments will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting. For those unable to provide comments electronically through this form, please contact the Clerk's Office to make arrangements. The Town Clerk can be reached by phone at 303.805.3198.

First Name	Bill
Last Name	Sherrell
Address	12812 Ironstone Way #204

City	PARKER
State	Colorado
Zip Code	80134
General Public Comment	On the matter of Mill Creek Development, I vote no. As homeowners, I and my wife do not want the influx of people, traffic, and crime that will undoubtedly plunge the city of Parker into a place that no one will want to live in. We ourselves will move elsewhere if this development happens. We moved into Parker 18 years ago because it was a quaint, but classy town. The development proposed will just make a whole lot of people move because it will not be the same town anymore. No one wants to live in a noisy, overpopulated, crime ridden community. We are not zoned for all this development. Let's keep it this way. Thank you. -Bill & Susan Sherrell

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Vanderpool, Chris

From: Toborg, Jeff
Sent: Thursday, July 13, 2023 6:22 AM
To: S W; Mayor, Council, and TM; Planning; Matthews, Bryce; Fussa, John; Vanderpool, Chris
Subject: Re: OPPOSED to Proposed Mill Creek Development

Good morning Mr. and Mrs. Williams,

Thank you for reaching out to the Council about this matter. I would invite you to attend the public hearing on this topic on July 17, 2023, at 7:00pm. There will be a time for public testimony on the matter.

I have included our Town Clerk, Chris Vanderpool, on this email to enter it as your testimony in the event you can't make it.

Thank you again for your time!

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: S W <home@cswilliams.org>
Sent: Wednesday, July 12, 2023 5:50 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>
Subject: OPPOSED to Proposed Mill Creek Development

Greetings Town Council and Planning Department.,

My wife and I are strongly **OPPOSED** to Proposed Mill Creek Development and Town Council **MUST VOTE NO**; here are some big reasons.

1. The current "PD" **DOES NOT ALLOW FOR ANY** apartments/residential.
2. This is the same thing Town leadership refused to do seven years ago when Dominion built just across the street from us and it would be quite hypocritical in how you deal with our neighborhood this time around.

3. **DENSITY:** These apartments would significantly increase density that WAS NEVER ZONED to handle it.
4. **ROADS:** (J Morgan Blvd and Nate) would see significantly more traffic, which were NEVER DESIGNED to handle it. These roadways will become more dangerous than they are now.
5. **CRIME:** New crime stats from Parker Police show a dramatic increase over the last three years at the three apartment complexes closest to Stroh Ranch (Hilltop/Briargate/South Range Crossings). PPD already has resources that are stretched and Town Planning isn't taking any of this into consideration with this 275-unit proposal.

Thank you,
Chris and Shelly Williams
12760 Ironstone Way #303
Parker CO 80134

Vanderpool, Chris

From: Toborg, Jeff
Sent: Friday, July 14, 2023 11:28 AM
To: Ryan Moore; Planning; Mayor, Council, and TM; Matthews, Bryce; Fussa, John; Vanderpool, Chris
Subject: Re: You must vote NO

Good morning, Mr. Moore

Thank you for reaching out to the Council about this matter. I would invite you to attend the public hearing on this topic on July 17, 2023, at 7:00pm. There will be a time for public testimony on the matter.

I have included our Town Clerk, Chris Vanderpool, on this email to enter it as your testimony in the event you can't make it.

Thank you again for your time!

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: Ryan Moore <moorezmex@yahoo.com>
Sent: Friday, July 14, 2023 8:15 AM
To: Planning <Planning@parkeronline.org>; Mayor, Council, and TM <Elected@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>
Subject: You must vote NO

Hello Town Council and Planning Commission,

Here are some of the big reasons Town Council **MUST VOTE NO**.

***DENSITY:** These apartments would significantly increase density that WAS NEVER ZONED to handle it.

***ROADS:** (J Morgan Blvd and Nate) would see significantly more traffic, which were NEVER DESIGNED to handle it. These roadways will become more dangerous than they are now.

***CRIME:** New crime stats from Parker Police show a dramatic increase over the last three years at the three apartment complexes closest to Stroh Ranch (Hilltop/Briargate/South Range Crossings). PPD already has resources that are stretched and Town Planning isn't taking any of this into consideration with this 275-unit proposal.

The Stroh Ranch Community Association, Ironstone Condos Association and Stroh Ranch Business Circle stand united in opposition to this project.

Sincerely,
Ryan Moore

19152 E Hollow Creek Drive
Parker, CO 80134

Vanderpool, Chris

From: Toborg, Jeff
Sent: Friday, July 14, 2023 11:29 AM
To: Linda Metcalf; Fussa, John; Mayor, Council, and TM; Planning; Matthews, Bryce; Vanderpool, Chris
Subject: Re: NO NO NO NO NO !!!! NO MORE APARTMENTS IN STROH RANCH -- NO!!!!

Good morning, Ms. Metcalf

Thank you for reaching out to the Council about this matter. I would invite you to attend the public hearing on this topic on July 17, 2023, at 7:00pm. There will be a time for public testimony on the matter.

I have included our Town Clerk, Chris Vanderpool, on this email to enter it as your testimony in the event you can't make it.

Thank you again for your time!

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: Linda Metcalf <metcalflinda@yahoo.com>
Sent: Friday, July 14, 2023 2:43 AM
To: Fussa, John <jfussa@parkeronline.org>; Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>
Subject: NO NO NO NO NO !!!! NO MORE APARTMENTS IN STROH RANCH -- NO!!!!

Good Morning-

I would like to go on record to say I am a 25+ resident of Stroh Ranch and I am COMPLETELY AND TOTALLY AGAINST ANYMORE APARTMENTS IN STROH RANCH - EVER!!!

No more apartments. The low income housing was an absolute disaster for my neighbors and our wonderful community!! Crime - traffic- vandalism - constant police activity! PLEASE STOP DESTROYING my neighborhood and Parker in general!!!

NO MORE APARTMENTS !! The area you already built on was SUPPOSED to be a park and golf course for our beautiful quiet neighborhood. It was never zoned for apartments -- and as tax payers and residents , we SHOULD be able to have a say in HOW you handle OUR town!!

NO MORE APARTMENTS !!!! PLEASE!!

I don't mean to "shout" -- I am ABSOLUTELY PASSIONATE ABOUT STOPPING ANY MORE APARTMENTS IN MY NEIGHBORHOOD! PLEASE PLEASE STOP NOW!!

Thank you for adding my "voice" to the opposition to this building!! I am not able to make your meetings.

Respectfully ,

Linda Metcalf
18955 E Bellisario Creek Place
303-717-7447

Vanderpool, Chris

From: Toborg, Jeff
Sent: Friday, July 14, 2023 11:31 AM
To: Mitchel Mastrobuono; Mayor, Council, and TM; Planning; Matthews, Bryce; Fussa, John; Vanderpool, Chris
Subject: Re: Mill Creek Proposed re-zoning/development

Good Morning, Mr. & Mrs. Mastrobuono

Thank you for reaching out to the Council about this matter. I would invite you to attend the public hearing on this topic on July 17, 2023, at 7:00pm. There will be a time for public testimony on the matter.

I have included our Town Clerk, Chris Vanderpool, on this email to enter it as your testimony in the event you can't make it.

Thank you again for your time!

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: Mitchel Mastrobuono <mitchm@spacedatasolutions.com>
Sent: Thursday, July 13, 2023 1:44 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>
Subject: Mill Creek Proposed re-zoning/development

My wife and I have lived in Parker, specifically Stroh Ranch, for 31 years, raising 2 kids, and enjoying the safe, small town feel that Parker provided. Over this time, we've seen the town grow in some good ways, but also looking back, some not so good. We've NEVER complained to town government about any growth or development; it's part of the town's natural evolution. Recently though, we've seen that development (and developers) have a more powerful voice than ever before, and the Planning Commission and the Town Council are driven largely (or so it seems) by the desire to increase business tax revenue over the sometimes very vocal, majority opposition of the impacted homeowners and residents of Parker. Homeowners must have a say, especially when it involves a significant re-zoning ask like that of Mill Creek.

I've read all the responses in opposition to this action (hopefully you have too, and not dismissed them as rantings), and several very valid concerns are identified; self-serving changes in re-zoning philosophy, traffic, property values, and infrastructure (schools, public safety, etc), are all valid, objective concerns that can't be

ignored. Let me give you one that's more subjective, but I believe just as valid: We want to live in Parker, not Aurora.

My wife and I appreciate all that you do on behalf of town government. We know it's not an easy job, and that you're trying to balance the needs of the town as much as possible. We however stand **OPPOSED** to this rezoning action and development, and ask that you **decline Mill Creek's request**.

Very respectfully,

Mitch and Bonnie Mastrobuono
19011 E. Cody Ave
Parker, CO

Vanderpool, Chris

From: Toborg, Jeff
Sent: Saturday, July 15, 2023 6:36 AM
To: Crystal Lane; Mayor, Council, and TM; Planning; Matthews, Bryce; Fussa, John; Vanderpool, Chris
Subject: Re: Mill Creek and over development in Parker

Good morning, Ms. Lane

Thank you for reaching out to the Council about this matter. I would invite you to attend the public hearing on this topic on July 17, 2023, at 7:00pm. There will be a time for public testimony on the matter.

I have included our Town Clerk, Chris Vanderpool, on this email to enter it as your testimony in the event you can't make it.

Thank you again for your time!

jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: Crystal Lane <crystalannjjj@yahoo.com>
Sent: Friday, July 14, 2023 3:16 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>
Subject: Mill Creek and over development in Parker

To All Parker Councilmembers and Planning Department,

This is regarding the proposed Mill Creek development in Stroh Ranch and the over development of Parker in general. The citizens of this community that have been here for decades live here because of the rural lifestyle Parker provided. If we wanted to live in a community like Highlands Ranch or Aurora we would move there. We are fully aware that communities will grow over the years but we are now urgently facing concerns that even 10 or 15 years ago were not considered.

The amount of new housing in the Parker area within the last 5 years is straining the existing infrastructure. There are already hundreds upon hundreds of houses being built along Crowfoot which is a two-lane road. The traffic flows on to Stroh Road which is also two lanes. Then there is the new housing along Parker Road whether single family or apartments and the new South Range Crossing apartments in Stroh Ranch. There is all the housing and apartments that have been and are being built on the north end along Twenty mile and along Main Street moving west to Chambers. Not to mention the housing being developed between Parker and Elizabeth.

This is from the article about the lawsuit brought against the Douglas County Commissioners:

The proposal highlights friction between the desires of suburban homeowners and the business community, whose need for workers can lead to support for new housing.

"Many of the major employers in Parker are struggling with personnel due to the low inventory of workforce housing options in the town," T.J. Sullivan, president of the Parker Chamber of Commerce, wrote in a letter to county staff in support of the development.

"(Thousands of) individuals commute to Parker each day from outside the town – especially from the south Aurora area where there are more options," Sullivan wrote.

If the comments by Sullivan are true then they just emphasize the traffic issues we face. The truth is that businesses are struggling to hire because of the wages offered or because of the way employees are treated not because of a lack housing for the workforce. Whether the developments are within town limits or not they impact the community as a whole.

What the citizens of this community do not see are new fire stations or additional police force. What we don't see are long range plans for where the water will come from to supply the community that already exists. We had a good rainy spring this year but that is not guaranteed. Hess Reservoir is not enough to supply Parker and Castle Pines with the continued growth. We read the news about Douglas County struggling to find new water rights.

If anyone with authority to approve these new developments thinks that Parker could not suffer the same tragedy as the fire that moved through Superior you are fooling yourselves.

You have already changed the zoning to allow 200+ apartments on J Morgan a two- lane road where the residents would have to try and escape onto other two-lane roads. You are setting up this community for a disaster.

When you have the community clearly express their desires but members of Town Council and the Planning Department cherry pick where they change zoning to suit developers it makes citizens want to follow the money. Citizens should not have to bring law suits to be heard. When we say we don't want 24hr drive-thru restaurants or gas stations we should be heard. But so long as it's not sitting behind your houses then it's fine, right? When the closest grocery store to your house is already struggling to keep the shelves full would you care if they add 275 more apartments next to it?

The excessive development in recent years sends a clear message to the community that population density, road usage and safety, vehicle noise/pollution and, public safety as a whole are not important to the members of Parker Town Council nor the Parker Planning commission. Most of you ran your elections with the "responsible growth" tag line. Funny how your actions speak differently.

You will cast your votes regarding the proposed Mill Creek development and other developments in the area and we will cast our votes come election time.

Crystal Lane

Parker and Stroh Ranch resident

Vanderpool, Chris

From: Toborg, Jeff
Sent: Monday, July 17, 2023 8:23 AM
To: Amy Wilson; Mayor, Council, and TM; Vanderpool, Chris
Subject: Re: Oppose the proposed development

Good morning,

Thank you for your email. The Parker Town Council will hear this issue tonight at 7:00pm at Town Hall.

I have included our Town Clerk, Chris Vanderpool, to enter this public comment in the event you are unable to make it tonight to provide your testimony in person.

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: Amy Wilson <comusictherapyservices@gmail.com>
Sent: Sunday, July 16, 2023 10:52 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>
Subject: Oppose the proposed development

Dear Town Council and Planning Department,

As a resident of the Stroh Ranch neighborhood, I am very concerned about the proposed development nearby, which would add 275 more apartments. The current planned development and zoning have been in place for decades, for good reason.

These apartments would dramatically increase density that it was never zoned to handle. Also, the roadways of Parker Road, J Morgan Boulevard and Nate would increase in traffic and become more dangerous. Countless accidents and fatalities have occurred at these intersections. Lastly, I am concerned about the dramatic increase in crime in my neighborhood. (This has already occurred with the low-income housing, South Range Crossings.) And this impacts the Parker Police Department, whose resources are stretched thin.

The Stroh Ranch Community Association, Stroh Ranch Business Circle, and Ironstone Condos Association all stand together, opposing this project. This proposed development could dramatically impact my neighborhood in negative ways.

Town council members, you have the ability to prevent this from happening. I ask that you vote to oppose this

development.

Your constituent,
Amy Wilson

Sent from my iPhone

Vanderpool, Chris

From: Toborg, Jeff
Sent: Monday, July 17, 2023 8:24 AM
To: Tony P; Mayor, Council, and TM; Matthews, Bryce; jfuss@parkeronline.org; Vanderpool, Chris
Subject: Re: Strong Support for Stroh Ranch Development Proposal

Good morning,

Thank you for your email. The Parker Town Council will hear this issue tonight at 7:00pm at Town Hall.

I have included our Town Clerk, Chris Vanderpool, to enter this public comment in the event you are unable to make it tonight to provide your testimony in person.

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
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From: Tony P <pistillit13@gmail.com>
Sent: Sunday, July 16, 2023 9:56 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; jfuss@parkeronline.org <jfuss@parkeronline.org>
Subject: Strong Support for Stroh Ranch Development Proposal

Dear Mayor Toborg and Parker Town Councilmembers:

I hope you'll support Mill Creek's mixed-use development proposal that will be up for consideration at your meeting on July 17th. I've reviewed their development plans and have been extremely impressed with what they've put together as well as their commitment to community engagement. I know they had dozens of conversations with community leaders, and it shows with the changes they've made in the proposal. Simply put, they've set a high bar for community engagement.

Housing is a critical need in our community, and we need to thoughtfully plan for density in the right areas. As I am sure all parties are well we are in a housing crisis, and this thoughtful development would help alleviate this major detriment to not only the Parker Community, but the Colorado community over all. This is the right area – right next to existing commercial which will promote walkability and near major thoroughfares in Parker Rd. and Stroh Rd. The proposed density makes sense for the area and is significantly less than some of the adjacent buildings there, namely the Ironstone Condos and Stroh Range Crossing. As Parker continues to grow, we need to do so thoughtfully and that means

making sure we have housing for all, not just some. We should provide ourselves on being an inclusive community where everyone matters, including renters.

I hope you'll support this thoughtful proposal as it clearly meets all your review criteria. Appreciate your time and all that you do for Parker.

Tony Pistilli
18657 Stroh Ranch Rd.
Parker, CO 80134
M: (720) 693-1064

Vanderpool, Chris

From: Toborg, Jeff
Sent: Monday, July 17, 2023 8:25 AM
To: Guillermo Lambarri; Mayor, Council, and TM; Vanderpool, Chris
Cc: Matthews, Bryce; jfuss@parkeronline.org
Subject: Re: Yes Vote on Mill Creek Proposal

Good morning,

Thank you for your email. The Parker Town Council will hear this issue tonight at 7:00pm at Town Hall.

I have included our Town Clerk, Chris Vanderpool, to enter this public comment in the event you are unable to make it tonight to provide your testimony in person.

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: Guillermo Lambarri <guillermo.lambarri@gmail.com>
Sent: Sunday, July 16, 2023 8:27 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>
Cc: Matthews, Bryce <bmatthews@parkeronline.org>; jfuss@parkeronline.org <jfuss@parkeronline.org>
Subject: Yes Vote on Mill Creek Proposal

Mayor Toborg and Parker Town Councilmembers –

I'm reaching out as a Parker resident with the hope you'll support the Mill Creek rezoning proposal that's scheduled for July 17th. There are many reasons why I'm supportive of this proposal, but I wanted to take a moment to highlight a few:

- We are in the midst of an affordability crisis, and we won't begin to put a dent in it unless we thoughtfully add some density to our Town. By adding density in the right areas, we can continue to help Parker grow into an inclusive community while not altering our character. Mill Creek's proposal offers reasonable density next to highly traveled thoroughfares in Parker and Stroh Road. Their proposal fits in well with surrounding land uses, including denser development to the west, and I believe future residents will be able to walk to nearby amenities such as the King Soopers.
- Their proposal includes nearly 50% open space and a 4-acre park which will be a great amenity for current and future residents in the area. It's my understanding that a use-by-right commercial project wouldn't have to

provide that kind of open space/park and would also generate significantly more traffic. Seems like a win/win to me.

- Mill Creek has been an active partner with the surrounding community. They've made numerous changes including limiting building heights to create better transitions with adjacent residential. This is exactly the kind of responsible development partner we want partnering with the Town.

Thanks so much for your thoughtful consideration and I hope you'll vote yes on the 17th.

--

Guillermo Lambarri
22015 Day Star Dr
Parker CO 80138

Vanderpool, Chris

From: Toborg, Jeff
Sent: Monday, July 17, 2023 8:26 AM
To: paul painter; Mayor, Council, and TM; Planning; Matthews, Bryce; Fussa, John; Vanderpool, Chris
Subject: Re: Our Opposition to Rezoning in Stroh Ranch

Good morning,

Thank you for your email. The Parker Town Council will hear this issue tonight at 7:00pm at Town Hall.

I have included our Town Clerk, Chris Vanderpool, to enter this public comment in the event you are unable to make it tonight to provide your testimony in person.

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org
Rate Our Service

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From: paul painter <ppainterco@gmail.com>
Sent: Sunday, July 16, 2023 4:51 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>
Subject: Our Opposition to Rezoning in Stroh Ranch

It's come to our attention that there is a request to rezone empty lots between Stroh Ranch and Kind Soopers by Mill Creek Development. We're registering our opposition to this rezoning.

We understand the desire to develop as much acreage as possible to increase the tax rolls, however, the Stroh Ranch area has been increasing in population density and is bursting at the seams. This density is increasing problems with traffic, potentially increasing crime, and decreasing the livability of residents.

Instead of more apartments, we would love to see another option to encourage expansion or competition for retail grocery shopping in the south Parker area. King Soopers can not keep up with the demand as it is.

For these reasons, we would prefer that this acreage not be rezoned and developed into dense residential units. We're requesting that the current zoning remain in place.

Thanks,

--

Paul Painter & Karla Painter

12992 Banyon Circle

Parker, CO 80134

Mobile: 303.249.5120

Vanderpool, Chris

From: Toborg, Jeff
Sent: Monday, July 17, 2023 8:26 AM
To: Leslie Klinck; jfussa@parkeronline.com; Matthews, Bryce; Planning; Mayor, Council, and TM; Vanderpool, Chris
Subject: Re: Mill Creek Development request for zoning change and Stroh Ranch Planned Development

Good morning,

Thank you for your email. The Parker Town Council will hear this issue tonight at 7:00pm at Town Hall.

I have included our Town Clerk, Chris Vanderpool, to enter this public comment in the event you are unable to make it tonight to provide your testimony in person.

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: Leslie Klinck <ljklinck@gmail.com>
Sent: Sunday, July 16, 2023 1:24 PM
To: jfussa@parkeronline.com <jfussa@parkeronline.com>; Matthews, Bryce <bmatthews@parkeronline.org>; Planning <Planning@parkeronline.org>; Mayor, Council, and TM <Elected@parkeronline.org>
Subject: Mill Creek Development request for zoning change and Stroh Ranch Planned Development

Dear Town Council Members and Parker Planning Department,

We have been residents of Parker and of the Stroh Ranch community for 23 years, and have always enjoyed living here, and would like to continue living in a community where we feel safe.

We have been advised of the request from Mill Creek Development to change the zoning and the Stroh Ranch Planned Development guide to allow a 275 residential apartment/commercial project to be built in our community.

We are unable to attend the meeting tomorrow night, but wanted to make sure our voices are heard and you consider this request.

We are strongly opposed to this project and filling our community with more apartments. Despite a lot of opposition, Dominion was allowed to build low income apartments, South Range Crossing, in our neighborhood, and the amount of

crime and vandalism has increased significantly. I am not saying that all of it comes from these apartments, but we have definitely noticed a difference. We realize we are also surrounded by other apartment complexes like the Hilltop apartments and the Peak 8 Apartments, which most likely contributes to the crime as well.

We feel the Parker Police is already stretched and this would stretch them even more.

Six years ago, the town refused to change the zoning for South Range Crossing, because of density considerations, so what has changed now?

Over the past few years J Morgan Blvd has become increasingly more dangerous due to the increased traffic that the road was never designed to handle. What will be the impact of 275 more apartments?

We ask that you please, please vote against this project. Thank you.

Sincerely,
Leslie and John Klinck
12443 S. Downy Creek Ct.

Vanderpool, Chris

From: Toborg, Jeff
Sent: Monday, July 17, 2023 8:27 AM
To: Hayden Pistilli; Mayor, Council, and TM; Matthews, Bryce; jfuss@parkeronline.org; Vanderpool, Chris
Subject: Re: Support for Mill Creek's Stroh Proposal

Good morning,

Thank you for your email. The Parker Town Council will hear this issue tonight at 7:00pm at Town Hall.

I have included our Town Clerk, Chris Vanderpool, to enter this public comment in the event you are unable to make it tonight to provide your testimony in person.

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: Hayden Pistilli <hspina17@gmail.com>
Sent: Sunday, July 16, 2023 10:46 AM
To: Mayor, Council, and TM <Elected@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; jfuss@parkeronline.org <jfuss@parkeronline.org>
Subject: Support for Mill Creek's Stroh Proposal

Good Afternoon Mayor Toborg, Parker Town Council and Planning Staff,

I'm reaching out as a Stroh resident to express my full support for Mill Creek's zoning application and proposed mixed-use project. I'm supporting their proposal for the following reasons:

- Mill Creek has done a tremendous job with reaching out to our community and most importantly, incorporating our feedback into their most recent plan. They've reduced the number of units, limited building heights on the edges of their development and included a 4-acre park that will be accessible to all residents in the area. Nearly 50% of their project is open space and they've also committed to adding community serving commercial. It is important to note that the proposed commercial space has eliminated auto centric retail which we are in excess of.
- Their proposed project will have significantly less traffic than what's allowed by-right today and they've thoughtfully put together a site plan that limits future traffic internally to their site.

- While some residents may not want anything to happen on this site, it will be developed one day. I believe their proposed uses create a symbiotic buffer between the dense Ironstone condos and single-family homes to the west and the existing commercial to the east. Their project serves as a thoughtful transition between the existing uses.
- It's no secret that we are in the midst of a housing crisis. Mill Creek is proposing much needed housing and they're a quality developer we should want building in our community. They build, manage and own their properties which makes them unique from other developers.
- Lastly, in my professional life, I work in the commercial real estate space. I have had the pleasure to work with Mill Creek Residential Trust and their team on several projects. I have found that their team has been an essential part of each community that they have built, with strong emphasis on not only developing, but being a direct advocate for the community as a whole. I would be grateful to have Mill Creek a part of our Parker community.

I could go on, but I think you get the gist. I really appreciate your time and consideration and hope you'll support this thoughtful project.

Hayden Pistilli
18657 Stroh Road
Parker, CO 80134
M: (303) 862-0168

--

Hayden S. Pistilli
(303) 862-0168

Vanderpool, Chris

From: Toborg, Jeff
Sent: Monday, July 17, 2023 8:28 AM
To: Vanderpool, Chris
Subject: Fw: Please Approve Mill Creek

From: Ryan Simpson <ryan.simpsonhi@gmail.com>
Sent: Saturday, July 15, 2023 3:29 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>
Subject: Please Approve Mill Creek

I'm a resident of Parker and I believe you should approve the changes required to increase the supply of housing in our community!

Thanks!

Ryan

Vanderpool, Chris

From: Toborg, Jeff
Sent: Monday, July 17, 2023 9:31 AM
To: Blake Wilson; Mayor, Council, and TM; Vanderpool, Chris
Subject: Re: Opposition to proposed development

Good morning,

Thank you for your email. The Parker Town Council will hear this issue tonight at 7:00pm at Town Hall.

I have included our Town Clerk, Chris Vanderpool, to enter this public comment in the event you are unable to make it tonight to provide your testimony in person.

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: Blake Wilson <soonerjayhawk@gmail.com>
Sent: Monday, July 17, 2023 9:27 AM
To: Mayor, Council, and TM <Elected@parkeronline.org>
Subject: Opposition to proposed development

Dear Town Council and Planning Department,

As a resident of the Stroh Ranch neighborhood, I am very concerned about the proposed development nearby, which would add 275 more apartments. The current planned development and zoning have been in place for decades, for good reason.

These apartments would dramatically increase density that it was never zoned to handle. Also, the roadways of Parker Road, J Morgan Boulevard and Nate would increase in traffic and become more dangerous. Countless accidents and fatalities have occurred at these intersections. Lastly, I am concerned about the dramatic increase in crime in my neighborhood. This has already occurred with the low-income housing, South Range Crossings, and this impacts the Parker Police Department, whose resources are stretched thin.

The Stroh Ranch Community Association, Stroh Ranch Business Circle, and Ironstone Condos Association all stand together, opposing this project. This proposed development could dramatically impact my neighborhood in negative ways.

Town council members, you have the ability to prevent this from happening. I ask that you vote to oppose this development.

Your constituent,
Blake Wilson

Vanderpool, Chris

From: Ryan Moore <moorezmex@yahoo.com>
Sent: Monday, July 17, 2023 11:28 AM
To: Toborg, Jeff
Cc: Planning; Mayor, Council, and TM; Matthews, Bryce; Fussa, John; Vanderpool, Chris
Subject: Re: You must vote NO

Thank you, Mayor Toborg. I plan on attending the meeting tonight.

Sent from my iPhone

On Jul 14, 2023, at 11:27 AM, Toborg, Jeff <jtoborg@parkeronline.org> wrote:

Good morning, Mr. Moore

Thank you for reaching out to the Council about this matter. I would invite you to attend the public hearing on this topic on July 17, 2023, at 7:00pm. There will be a time for public testimony on the matter.

I have included our Town Clerk, Chris Vanderpool, on this email to enter it as your testimony in the event you can't make it.

Thank you again for your time!

Jeff

<Outlook-jqpzples.png>

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From: Ryan Moore <moorezmex@yahoo.com>
Sent: Friday, July 14, 2023 8:15 AM
To: Planning <Planning@parkeronline.org>; Mayor, Council, and TM <Elected@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>
Subject: You must vote NO

Hello Town Council and Planning Commission,

Here are some of the big reasons Town Council **MUST VOTE NO**.

***DENSITY:** These apartments would significantly increase density that WAS NEVER ZONED to handle it.

***ROADS:** (J Morgan Blvd and Nate) would see significantly more traffic, which were NEVER DESIGNED to handle it. These roadways will become more dangerous than they are now.

***CRIME:** New crime stats from Parker Police show a dramatic increase over the last three years at the three apartment complexes closest to Stroh Ranch (Hilltop/Briargate/South Range Crossings). PPD already has resources that are stretched and Town Planning isn't taking any of this into consideration with this 275-unit proposal.

The Stroh Ranch Community Association, Ironstone Condos Association and Stroh Ranch Business Circle stand united in opposition to this project.

Sincerely,
Ryan Moore

19152 E Hollow Creek Drive
Parker, CO 80134

Vanderpool, Chris

From: Toborg, Jeff
Sent: Monday, July 17, 2023 2:03 PM
To: Cathie Ceciliani; Mayor, Council, and TM; Vanderpool, Chris
Subject: Re: No more apartments/condos in Stroh Ranch

Good afternoon,

Thank you for your email. The Parker Town Council will hear this issue tonight at 7:00pm at Town Hall.

I have included our Town Clerk, Chris Vanderpool, to enter this public comment in the event you are unable to make it tonight to provide your testimony in person.

Jeff

From: Cathie Ceciliani <cmceciliani@hotmail.com>
Sent: Monday, July 17, 2023 1:31 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>
Subject: No more apartments/condos in Stroh Ranch

Please do not change the zoning in Stroh Ranch to accommodate Mill Creek Development with their 275 residential apartment/commercial project. The zoning and PD have been in place for decades and we, the residents, to NOT want to see it changed. Town planning is recommending to the Town Council major changes to the zoning and Stroh Ranch Planned guide, something Town leadership refused to do seven years ago when Dominion requested their apartments to be built. If Town Planning and the Town of Parker refused to change the zoning then, we the people, respectfully request, you DO NOT change it now.

With the construction and occupancy of South Range Crossing the dynamics of Stroh Ranch, Ironstone have greatly changed. Traffic has significantly increased, crime increase (PPD already has resources that are stretched and Town Planning isn't taking this into consideration with another 275 unit proposal. Cars parked on the streets has doubled since South Range Crossing; please come and take a look.

Thank you all for your consideration to not allow anymore construction in our small area. It will be devastating for us living here already.

Cathie Ceciliani Ironstone Condo's

Sent from Mail for Windows

Vanderpool, Chris

From: Toborg, Jeff
Sent: Monday, July 17, 2023 2:04 PM
To: Daniel Baughman; Fussa, John; Matthews, Bryce; Planning; Mayor, Council, and TM; Vanderpool, Chris
Subject: Re: Stroh Ranch is VERY Concerned

Good afternoon,

Thank you for your email. The Parker Town Council will hear this issue tonight at 7:00pm at Town Hall.

I have included our Town Clerk, Chris Vanderpool, to enter this public comment in the event you are unable to make it tonight to provide your testimony in person.

Jeff



Mayor Jeff Toborg
20120 E. Mainstreet Parker, CO 80138-7335
303.841.0353 www.parkeronline.org



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From: Daniel Baughman <dbamemorabilia@gmail.com>
Sent: Monday, July 17, 2023 1:31 PM
To: Fussa, John <jfussa@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Planning <Planning@parkeronline.org>; Mayor, Council, and TM <Elected@parkeronline.org>
Subject: Stroh Ranch is VERY Concerned

Formal request for you to please vote against the new development in Stroh Ranch. I will be there tonight in my support against any attempt to rezone land for new apartments.

NO ONE in my neighborhood is for this, EVERYONE is against it.

Please please please do not add any additional commotion to a community that has already put up with so much nonsense.

Stroh Ranch is not built for this whatsoever.

Sincerely,

The Baughmans, Smocks, Korshoj's & many many others.

July 17, 2023 – 3:35 p.m.

From: Gemma Dunn - Ironstone

She is 88 and can't get to the meeting and does not have a computer to type an email.

She is against anymore apartments as it will bring more dogs to the area. Dogs are very damaging to the property and area. She is a condo owner and knows how destructive dogs can be to property.

She said we don't need any more apartments as there are too many already. Assisted living should be built there instead.

Chris Vandenberg
7/17/23