



TOWN COUNCIL STUDY SESSION AGENDA

April 8, 2024

5:00 PM

I. Study Session Items

1. CORE Update - Rob Osborn - 45 minutes
2. Car Washes and Auto-Oriented Uses Follow Up - Fussa/Matthews - 15 minutes
3. Legislative Update - Hogan - 30 minutes
4. Discussion Regarding an Ordinance to Exempt Retail Purchase of Period Products, Incontinence Products, and Diapers from the Town's Sales Tax - Kivela/Wynn - 30 minutes

II. Staff Updates

III. Town Council Updates/Items



MEMORANDUM

TO: Honorable Mayor and Town Councilmembers
FROM: John Fussa, Community Development Director
Bryce Matthews, Assistant Director - Planning
DATE: April 8, 2024
SUBJECT: Car Washes and Auto-Oriented Uses Follow Up

ISSUE:

Community Development staff will have a follow-up discussion with the Town Council about car washes with a focus upon where this use may be developed in the future.

FISCAL/BUDGET IMPACT:

N/A

BACKGROUND:

The Town Council requested a discussion of car washes at the January 2, 2024 Town Council meeting. As requested, the Community Development Department had a discussion about car washes and similar auto-oriented uses with the Town Council at the February 12, 2024 Council Study Session. The discussion ranged across several topics including community perception, design issues, economic benefits (or lack thereof), how the use is addressed in the LDO Modernization, market considerations and the future growth of this use.

The Town Council requested that the Community Development Department research where car washes may be developed in the future based upon current zoning and land availability. The staff worked with the Town's GIS team to complete this research and prepare a map showing the requested information. Staff will review the map with the Town Council at the April 8, 2024 Study Session.

The following documents are attached to the staff memorandum:

1. Staff presentation from the February 12, 2024 Community Development Update. The car wash discussion is at slide #16.
2. Map showing existing car washes and locations where they may be developed in the future.

RECOMMENDATION:

For discussion purposes only.

REQUESTED DIRECTION:

For discussion purposes only.

ATTACHMENT:

1. Community Development Department Update PowerPoint from 2-12-24
2. Car Wash Allowance on Vacant Land Map

Community Development Update

Town Council Study Session
February 12, 2024

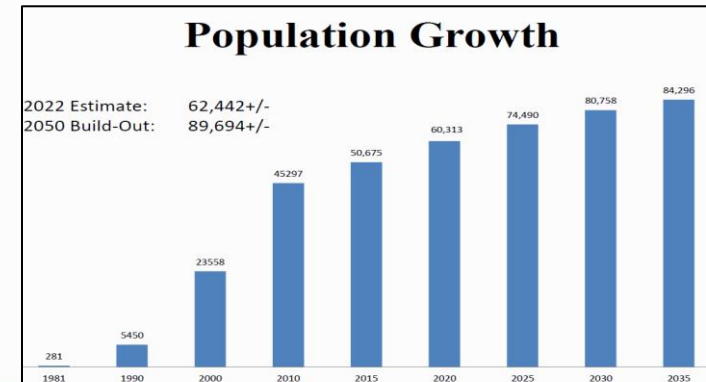
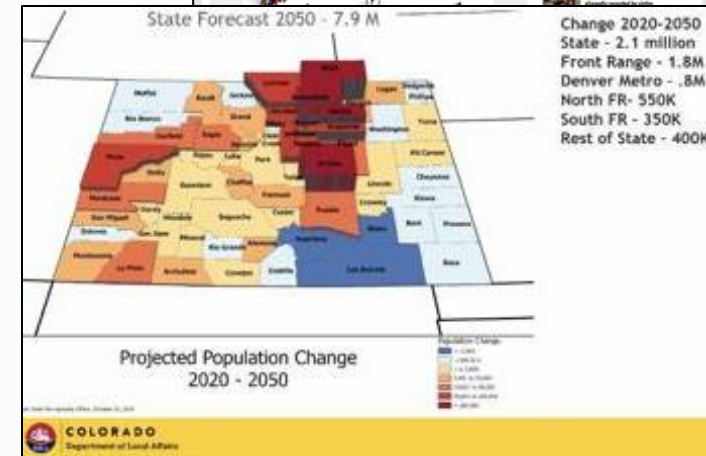
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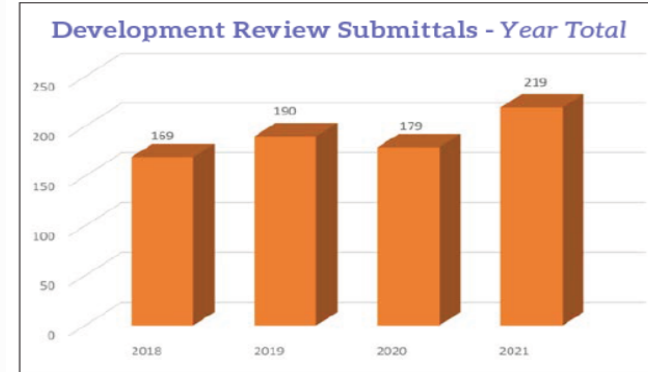
Population Summary

- **2020 Population:** 58,512, 19th largest in CO
- **2024 Population Estimate:** 67,376
- **Population Growth Rate:** 15.15% 2021 - 24; 29.2% 2011 - 20
- **2050 Population Estimate:** 87,537 to 89,694
- **Notable Trends:**
 - Population increasing but **growth rate slowing**
 - Population is **aging faster** than County, State
 - Changing population **affects housing needs** inc. type, location, demand and affordability
 - Future **impacts to demand for services**, economic vitality, healthcare, housing affordability, transportation and public facility/service needs



2024 Trends & Issues

- **Positive growth** in most uses, asset classes
- Interest from businesses, developers and investors **remains solid**
- Residential: activity **high**
- Commercial: activity **moderate**
- Lt. Industrial: activity **limited**
- Issues to Watch:
 - **Interest Rates:** important to residential activity
 - Inflation: slowing but impacts project feasibility
 - **Labor market:** unemployment low, affects staffing
 - Jobs: National, state job growth strong
 - **Housing:** affordability a major challenge
 - Population: increasing but aging
 - **Uncertainty:** interest rates, inflation, natl. election



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ECONOMY

What's Working: Colorado's economy is still growing, but a slow down has added to recession fears

The state's economic indicators aren't the usual recessionary signals, but growth is slowing down. Plus: People are still quitting their jobs

Tamara Chuang 4:05 AM MDT on Jul 30, 2022

Credibility: Original Reporting Sources Cited

A day after the head of America's banking system said the nation isn't in a recession, the U.S. Commerce Department said the nation's economy shrank. Again. For the second quarter in a row.

Conventional wisdom often calls this a recession — or "a significant decline in economic activity that is spread across the economy and lasts

2023 Building & Development

- **Single-Family Detached:** 625 <2022 (743)
- **Single-Family Attached:** 19 >2022 (0)
- **Multi-Family:** 564 units >2022 (56)
- **Commercial Permits:** 779 total <2022 (784)
- **Total Permits:** 7,041 >2022 (4,117)
 - 3,330 Residential re-roof permits
- **Total Inspections:** 50,585 <2022 (54,399)
- **Total Valuation:** \$446,932,355 >2022 (\$396,517,392)
- **Development Applications:** 148 <2022 (-32%)
- **Development Approvals:** 143 <2022 (-20%)



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2024 YTD Building & Development

- **Single-Family:** 38 detached < YTD 2023 (49)
- **Single-Family:** 9 attached > YTD 2023 (0)
- **Commercial Permits:** 103 > YTD 2023 (74)
- **Total Permits:** 711 > YTD 2023 (365)
- **Total Inspections:** 5,088 < YTD 2023 (5,804)
- **Total Valuation:** \$55.5 million > YTD 2023 (\$30m)
- **Development Applications:** 7 < YTD 2023
- **Pre-Application Meetings:** 8 > YTD 2023

Regional Economic Recovery Index

How has our region fared compared to peer regions?

Explore our regional economic recovery index for the 25 largest economic regions in the nation (based on regional GDP). The San Francisco-Oakland-Berkeley metro includes San Francisco, Alameda, Marin, Contra Costa, and San Mateo counties. The San Jose-Sunnyvale-Santa Clara metro includes Santa Clara and San Benito counties.

Regions are scored on 15 different metrics across 5 different categories: **Jobs**, **People**, **Investment**, **Economic Activity**, and **Affordability**. Scores are out of 100. A score of 100 indicates that a region ranked first on every metric, while a score of 0 indicates that a region ranked last on every metric.

For example, Austin scored 100 in the **People** category, meaning it had the *highest* rate of both population growth and labor force growth, the two metrics in that category. San Diego, San Jose, San Francisco, and Los Angeles all scored the *lowest* because they experienced the greatest population and labor force losses given their pre-pandemic levels.

[Explore the data and methodology](#)



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Building Division Update

- EV Charging and Solar Ready:
 - HB22-1362 (CO Model Electric Ready and Solar Ready Code)
 - HB23-1233 (EV Friendly and Requirements for Condos/Apartments)
- Code Updates for 2024:
 - 2024 I Codes and 2023 NEC
- Stalled Projects: IPMC update?



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MGL Partners Parker Town Center MXD

- 4-story MXD w/14,243 s.f. commercial space, 94 apartments



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MGL Partners Parker Town Center MFR

- 4-story multi-family residential development w/170 units, amenities



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My Mainstreet – Phase 1

- 5-story MXD w/19,000 s.f. commercial space, apartments



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Exchange Building

- Expansion and renovation for office, restaurant space



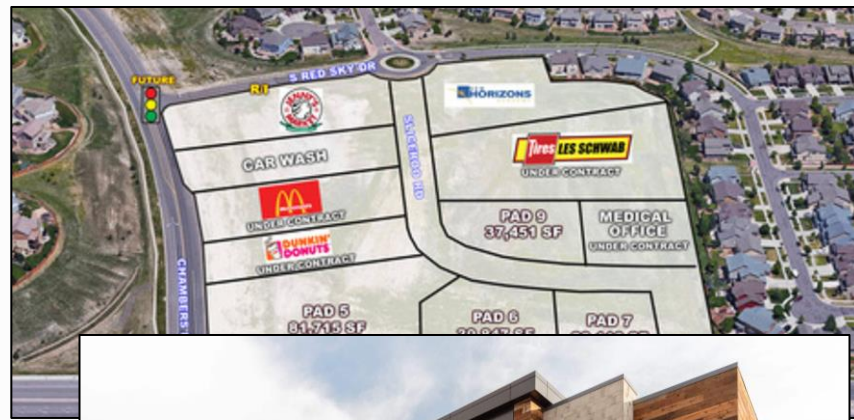
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Active Construction Projects-Commercial

- **Canterberry:** Parker Valley Hope
- **Challenger Park:** Solomon offices
- **Chambers/Hess:** Mixed commercial
- **Compark:** Republic Services facility
- **Crown Point:** Whole Foods, Brakes Plus
- **Horseshoe Ridge:** Multi-tenant shops
- **Lincoln Avenue:** Peaslee commercial
- **Mainstreet:** MGL Partners MXD, MFR
- **Parker Auto Plaza:** McDonald Audi
- **Parker Pointe:** Mixed commercial
- **Parker Rd:** Denver Mattress, In-N-Out Burger, La Loma, Quick-n-Clean
- **Pine Bluffs:** Kaiser Permanente
- **Senderos Creek North:** Multi-tenant shops



Active Construction Projects – Residential

- **Anthology North:** Single-family
- **Compark Village South:** Single-family, Apts.
- **Cottonwood Highlands:** Paired homes
- **Downtown:** Townhomes, Apts.
- **Looking Glass Segment 1:** Single-family
- **Enclave/Mainstreet:** Single-family
- **Newlin Crossing:** Single-family
- **Parker Rd:** Parker + Pine Apts.
- **Stroh Ranch:** Hunter's Chase condos
- **Trails @Crowfoot:** Single-family



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Planned Commercial Projects

- **Chambers Highpoint:** Hotel
- **Compark:** Rezoning for data center
- **Crown Point:** Hospital, MFR asst. living
- **Douglas 234:** Dunkin' Donuts, Les Schwab
- **Lincoln Ave.:** Andy's Custard, Maverik gas/c-store
- **Mainstreet:** Parker Town Ctr. MXD, Hess Exchange addition, Thrashin' Axes expansion
- **My Mainstreet:** EastMain Phase 1
- **Parker Homestead:** Kiddie Academy daycare, gas/c-store, multi-tenant commercial
- **Parker Pointe:** AdventHealth Parker, McDonald's
- **Parker Rd.:** Panda Express, Quick Quack Carwash, QuikTrip, Gunther Toody's
- **Reata West:** AutoZone
- **Senderos Creek North:** Office



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Planned Residential Projects

- **Anthology North Segment 1:** Single-family
- **Chambers Highpoint:** Multi-family
- **Perkins/Coyle:** MXD by Avalon Bay
- **Hess/Motsenbocker:** MXD @ SE corner
- **Kime Ranch:** Single-family
- **Looking Glass Segment 2A:** Single-family
- **Newlin Crossing:** Single-family, townhomes
- **Downtown:** My Mainstreet Phase 1, MGL Partners multi-family
- **Parker Rd:** Multi-family at KOA
- **Senderos Creek North:** Single-family



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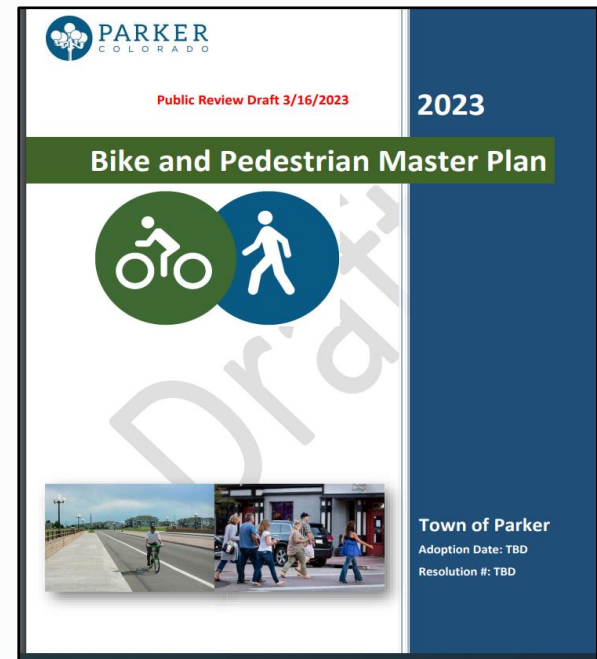
Planning Update

Completed in 2023

- Bike/Pedestrian Master Plan
- Park Design Guidelines & Construction Manual
- Proposition 123 Housing

Advancing in 2024

- LDO Modernization: Q2 2024
- Parker + Pine Sub-Area Plan
- Master Plan Update: RFP #2 Q1 2024
- Landscaping Code Amendments: Early action



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Uses of Concern to Town Council

- **Town Council:** Requested discussion of car washes at Jan. 2nd meeting
- **Auto-Oriented Commercial Uses:** car washes, gas stations, c-stores, drive-thru restaurants, etc...
- **Factors:** Convenience, housing patterns, lifestyle changes, population growth, transportation dominated by driving, etc...
- **LDO Modernization:** Addresses car washes by -
 - *Zoning:* permitted in C-2 and UbSR in Mixed-Use Districts
 - *Location Limits:* 250-feet from hard corners and residential zones
 - *Question:* Should new standards address PD zoning and limit # uses per corner?
- **Concerns, Issues and Discussion**
- **Direction?**



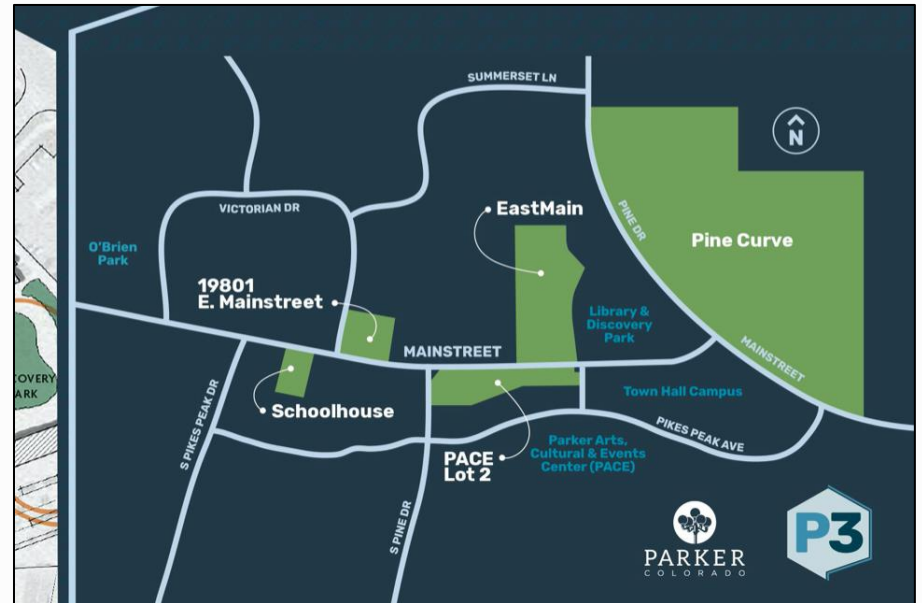
Early Action – Water Use & Conservation

- **Town Council:** Requested early action options for code amendment @ Oct. 6, 2023 Budget Retreat
- **Staff:** Committed to early action review by Q1 2024
- **Potential Options for Early Action:**
 - Reduce maximum turf for non-residential use (currently 15%)
 - Reduce minimum landscaped area for multi-family use (currently 45%)
 - Reduce or eliminate permitted use of turf in streetscapes
 - Reduce living plant material coverage standard (currently 75%)
 - Amend Residential Buffer requirements
 - Incentives for use of native, xeric landscaping
- **Question:** Limit turf w/new residential lots?



Looking Ahead

- My Mainstreet MXD Phases 1-2
- Town Hall Expansion
- LDO Modernization Completion
- Master Plan Update Kick-off
- Douglas County Transit & Multimodal Plan

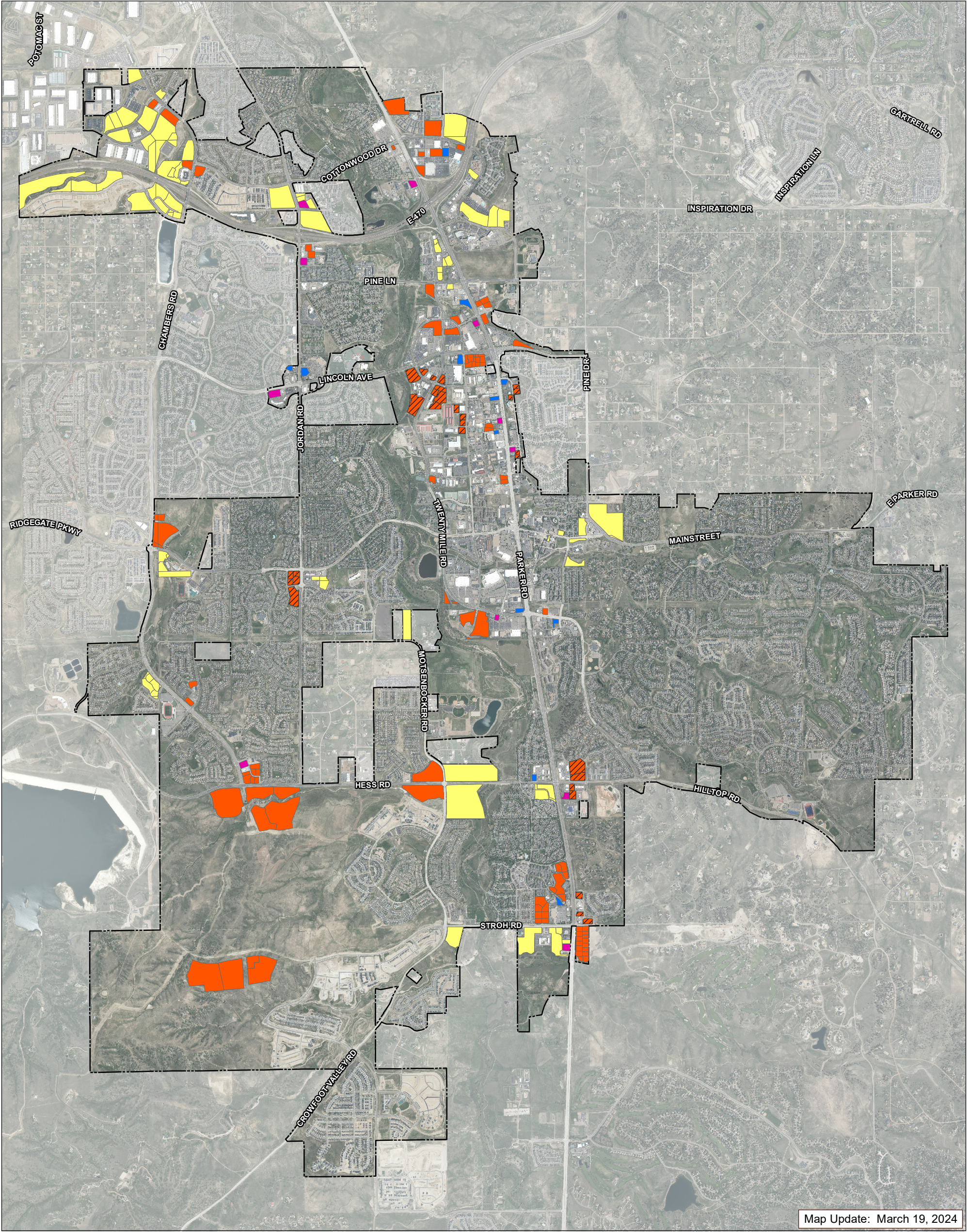


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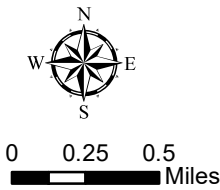
Car Wash Allowed Use on Vacant Land



Car Wash Allowance on Vacant Land

-  Car Wash Permitted / Allowed by Right (approximately 326 acres)
-  Car Wash Permitted / Use by Special Review (approximately 58 acres)
-  Car Wash Not Permitted (approximately 418 acres)

-  Existing Car Wash (12 properties / 14 acres)
-  Existing Car Wash at Gas Station (11 properties / 15.5 acres)
-  Parker Town Boundary





MEMORANDUM

TO: Honorable Mayor and Town Councilmembers
FROM: Emily Hogan, Assistant Town Manager
DATE: April 8, 2024
SUBJECT: Legislative Update

ISSUE:

The 2024 session of the Colorado General Assembly kicked off on January 10. The Town of Parker strives to support legislation that is consistent and furthers advancement of its priorities and objectives found in the Strategic Plan and oppose legislation that inhibits achievements of the Strategic Plan and its objectives. As such, Council adopted the 2024 Legislative Policy Agenda on January 2, which establishes positions taken by the Council on major policy issues under consideration at the federal, state and local levels that may impact the Town and its residents and businesses, and hired a lobbyist to advocate for the Town's priorities. As the Town's legislative review body, Council receives biweekly informational updates from staff and has a biweekly legislative discussion with the Town's lobbyist.

FISCAL/BUDGET IMPACT:

None.

BACKGROUND:

On January 2nd, Council adopted the 2024 Legislative Agenda. The purpose of the agenda is to establish positions taken by the Council on major policy issues under consideration at the federal, state and local levels that may impact the Town and its residents and businesses. The agenda builds on the Town's existing values, priorities and objectives identified in its Strategic Plan.

The Town supports legislation that is consistent and furthers advancement of the priorities and objectives found in the Strategic Plan. Conversely, the Town opposes legislation that inhibits achievements of the Strategic Plan and its objectives. The agenda states the Town's positions on a number of topics that may be the subject of proposed legislation in the coming legislative session. The agenda is meant to serve as a single, authoritative source of information that can be easily shared with legislators and promoted by elected officials.

The Council serves as the Town's legislative review body and is apprised of legislation throughout the session by staff and receives regular updates during Council meetings. Advocacy positions to be taken by the Town include:

- **Support** – The Town supports the proposed bill as written. The bill directly relates to Town priorities and/or is considered crucial to Town operations.
- **Oppose** – The Town opposes the proposed bill as written. The bill direct conflicts with Town priorities, forces an unfunded mandate on the Town, interferes with local control and/or conflicts with crucial Town operations.
- **Amend** – The Town deems the bill to directly relate to Town priorities or be considered crucial

to Town operations. However, the Town would like to see the bill amended before taking a support or oppose position. The Town will take advocate to amend the bill prior to passage.

- **Monitor** – The Town deems the bill of interest but no position is to be taken at this time. Staff will track progress of the bill and report back to the Council. The Council may take a support or oppose position on the bill at a later time based on changes to the legislation.
- **None** – The Town does not take a position on the legislation. The Town may take a support or oppose position of the bill at a later time.

Additionally, Council directed staff to contract with a lobbyist (Mutch Government Relations) for 2024 to provide legislative advocacy services to the Town. In addition to maintaining a daily presence at the State Capitol, the lobbyist acts as a policy advisor, strategic consultant, coalition organizer and legislative advocate on behalf of the Town.

The lobbyist provides a weekly bill report, which can be accessed at <https://statebillinfo.com/SBI/index.cfm?fuseaction=Public.Dossier&id=34188&pk=414&style=pinstripe>.

RECOMMENDATION:

Staff requests a consensus of the Town Council to identify any bills to track or take action on.

REQUESTED DIRECTION:

Staff requests a consensus of the Town Council to identify any bills to track or take action on.

ATTACHMENT:

None



MEMORANDUM

TO: Honorable Mayor and Town Councilmembers

FROM: Jamie Wynn, Interim Town Attorney
Michelle Kivela, Town Manager

DATE: April 8, 2024

SUBJECT: Discussion Regarding an Ordinance to Exempt Retail Purchase of Period Products, Incontinence Products, and Diapers from the Town's Sales Tax

ISSUE:

The purpose of this study session is to discuss House Bill 22-1055, which established a sales tax exemption for the sale of period products, and the sale of incontinence products and diapers.

FISCAL/BUDGET IMPACT:

The estimated financial impact is in the range of \$250,000 to \$300,000.

BACKGROUND:

On June 3, 2022, Governor Polis signed House Bill 22-1055 into law, which created a sales tax exemption commencing on January 1, 2023, for the sale of incontinence products and diapers and period products (the "Act"). Under the Act "incontinence products and diapers means absorbent cloth or disposable products worn by humans who are incapable of, or have difficulty, controlling their bladder or bowel movements;" and "period products means consumer products used to manage menstruation."

The Act also provides that municipalities, such as the Town, have the choice of adopting either or both exemptions by express inclusion into their sales tax ordinance. The Town Council has the option of (1) adopting an ordinance to include either or both exemptions, with the result that one or both of these products will not be subject to the Town's sales tax; or (2) deciding not to adopt an ordinance.

RECOMMENDATION:

Provide direction to Town staff concerning the exemptions established by House Bill 22-1055.

REQUESTED DIRECTION:

Provide direction to Town staff concerning the exemptions established by House Bill 22-1055.

ATTACHMENT:

None