



PLANNING COMMISSION MINUTES

April 25, 2024

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

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

Also present and seated were Commissioners Leland Sloan, Jane Lane, Ruth Ann Nelson, Erik Rieger, Eliana Burke and Nick Metz.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the April 11, 2024, meeting minutes. Commissioner Leland Sloan seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – A BILL FOR AN ORDINANCE TO REPEAL TITLE 13 OF THE PARKER MUNICIPAL CODE EXCEPT SECTIONS 13.04.010 THROUGH 13.04.030, SECTIONS 13.04.050 THROUGH 13.04.165, SECTION 13.04.180, AND SECTIONS 13.04.270 THROUGH 13.04.300 AND TO REENACT TITLE 13 OF THE PARKER MUNICIPAL CODE, EXCEPT SECTIONS 13.04.010 THROUGH 13.04.210

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Mary Munekata, Stacey Nerger, Bryce Matthews

APPLICANT AND STAFF PRESENTATION

Mary Munekata, Senior Planner, Stacey Nerger, Senior Planner, and Don Elliot and Gabby Hart from Clarion Associates presented the staff report to repeal Title 13 of the Parker Municipal Code except sections 13.04.010 through 13.04.030, sections 13.04.050 through 13.04.165, section 13.04.180, and sections 13.04.270 through 13.04.300 and to Reenact Title 13 of the Parker Municipal Code, except sections 13.04.010 through 13.04.210. An email from CORE regarding setbacks was provided to the Planning Commission and it was noted that the specific code sections referenced in the email were not being considered in this hearing. Ms. Munekata concluded with

the determinations in the staff report that the Planning Commission recommend Town Council Repeal Title 13 of the Parker Municipal Code except sections 13.04.010 through 13.04.030, sections 13.04.050 through 13.04.165, section 13.04.180, and sections 13.04.270 through 13.04.300 and to Reenact Title 13 of the Parker Municipal Code, except sections 13.04.010 through 13.04.210.

Commissioner discussion with staff and Clarion Associates consultants:

- Commissioner Eliana Burke said she read the LDO Modernization document, appreciates it, said that this project started in 2018 which seems like a long time ago, but progress was made, that this document is easily understood, she likes the additions of charts, that this document raised the level of standards, will guide the direction and growth of Parker, and thanked staff for their hard work.
- Commissioner Ruth Ann Nelson asked what the time frame is for the zoning map portion of the new LDO; *(staff said later this summer)*.
- Commissioner Jane Lane asked how the new LDO will work in the absence of a new zoning map; *(staff said the current zoning map stays in effect along with current zones)*.
- Commissioner Erik Rieger asked when the next LDO update will occur; *(staff said the next LDO update is not scheduled, that this is the first comprehensive update in 40 years and this will be a living document and as changes are required, staff will come back to the Planning Commission with amendments)*.
- Commissioner Nick Metz said staff had done a tremendous job, that the graphics are great, it reads much easier, is a big fan of the tables and thanked staff for their hard work.
- Commissioner Ruth Ann Nelson asked about the use of charts and graphics as it relates to case law and if staff is aware of any challenges in court cases involving LDOs; *(the consultant said they have not seen any litigation associated with graphics and charts as long as you have sufficient text, that in the past the drawings were just drawings, but they don't really mean much and charts were just a summary, and the actual details were in the text, but that's no longer the case as the law can now be in charts, tables and graphics)*.
- Commissioner Leland Sloan thanked staff for their hard work on the project, for the many public meetings held and was impressed with the definition section.
- Commissioner Jane Lane appreciates the Town taking into account the balance between quasi-legislative review and layers and layers of legalese and being able to elevate the design guidelines for the Town of Parker and still be flexible to developers and if projects don't come before the planning commission, that's better for the developer, and appreciates the checks and balances in the real world.

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:24 P.M. – A BILL FOR AN ORDINANCE TO REPEAL TITLE 13 OF THE PARKER MUNICIPAL CODE EXCEPT SECTIONS 13.04.010 THROUGH 13.04.030, SECTIONS 13.04.050 THROUGH 13.04.165, SECTION 13.04.180, AND SECTIONS 13.04.270 THROUGH 13.04.300 AND TO REENACT TITLE 13 OF THE PARKER MUNICIPAL CODE, EXCEPT SECTIONS 13.04.010 THROUGH 13.04.210

Commissioner discussion:

- Commissioner Eliana Burke is in favor of moving this forward.
- The other Commissioners agreed with Eliana Burke's comment.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve A Bill for an Ordinance to Repeal Title 13 of the Parker Municipal Code except sections 13.04.010 through 13.04.030, sections 13.04.050 through 13.04.165, section 13.04.180, and sections 13.04.270 through 13.04.300 and to reenact Title 13 of the Parker Municipal Code, except sections 13.04.010 through 13.04.210. Commissioner Ruth Ann Nelson seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

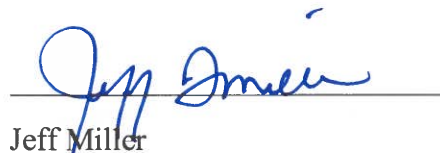
None.

STAFF ITEMS

Bryce Matthews added that Mary was gracious enough to thank her team, but he wanted to return the favor and thank Mary for all her hard work on this project.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Nick Metz seconded the motion, a vote was taken and passed unanimously. The meeting was adjourned.



Jeff Miller
Recording Secretary



Gary Poole
Chair



PLANNING COMMISSION MEETING

7:00 PM

April 25, 2024

Planning Commission meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Commissioners 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 the Planning Commission.

Public comment on agenda items may only be made in person.

Public Viewing Only - YouTube: Planning Commission meetings may be viewed through YouTube at: <https://www.youtube.com/townofparkerco>.

PLEASE NOTE: Public participation is NOT available through YouTube.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADDITIONS TO OR DELETIONS FROM THE AGENDA
5. APPROVAL OF MINUTES
 - A. Planning Commission Meeting Minutes - 4.11.24
6. CONSENT AGENDA
7. PUBLIC HEARINGS
 - A. A Bill for an Ordinance to Repeal Title 13 of the Parker Municipal Code Except Sections 13.04.010 Through 13.04.030, Sections 13.04.050 Through 13.04.165, Section 13.04.180, and Sections 13.04.270 Through 13.04.300 and to Reenact Title 13 of the Parker Municipal Code, Except Sections 13.04.010 Through 13.04.21

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Mary Munekata, Stacey Nerger, Bryce

8. **PLANNING COMMISSION ITEMS**

9. **STAFF ITEMS**

10. **ADJOURNMENT**