

TOWN OF PARKER COUNCIL AGENDA

December 2, 2024

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://parkerCO.gov/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. 5:00 P.M. – Call to Order Town Council Meeting and Roll Call**
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)**
- C. Council Updates/Work Session - Immediately following Executive Session, if time allows.**
- D. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.**

- 2. 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—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.*

3. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

4. 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 - November 18, 2024***

B. ADOPTION OF REPLACEMENT ZONING MAP

*Department: Community Development, Mary Munekata
Community Development, Stacey Neger
Community Development, Bryce Matthews*

Second Reading: January 6, 2025

1. ZONING MAP/NEW DISTRICTS

- a. ORDINANCE NO. 3.372.1 – First Reading
A Bill for an Ordinance to Repeal 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 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map*
- b. ORDINANCE NO. 3.372.2 - First Reading
A Bill for an Ordinance to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO*

2. REPEAL MODIFIED COMMERCIAL

- a. ORDINANCE NO. 3.56.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.56, Series of 1987, Zoning Real Property Commonly Known as the Woodman Property to Modified Commercial*
- b. ORDINANCE NO. 3.57.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.57, Series of 1987, Zoning Real Property Commonly Known as the Kmiecik Property to Modified Commercial*
- c. ORDINANCE NO. 3.58.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.58, Series of 1987, Zoning Real Property Commonly Known as the Mahr Property to Modified Commercial*
- d. ORDINANCE NO. 3.59.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.59, Series of 1987, Zoning Real Property Commonly Known as the Hickey Property to Modified Commercial*
- e. ORDINANCE NO. 3.70.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.70, Series of 1988, Zoning Real Property Commonly Known as the Gregg Property to Modified Commercial*

- f. ORDINANCE NO. 3.79.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.79, Series of 1990, Zoning Real Property Commonly Known as the Parker Steak House Property to Modified Commercial*
- g. ORDINANCE NO. 3.83.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.83, Series of 1991, Zoning Real Property Commonly Known as the McClintock II Subdivision Property to Modified Commercial*
- h. ORDINANCE NO. 3.94.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.94, Series of 1993, Zoning Real Property Commonly Known as the 10702 and 10710 South Parker Road Property to Modified Commercial*
- i. ORDINANCE NO. 3.97.3 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.97, Series of 1994, Zoning Real Property Commonly Known as the Maclachlan Property to Modified Commercial*
- j. ORDINANCE NO. 3.97.4 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.97.2, Series of 2011, Zoning Real Property Commonly Known as the Maclachlan Property, Which Amended Ordinance No. 3.97, Series of 1994, to Add an Additional use as Modified Commercial*
- k. ORDINANCE NO. 3.318.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.318, Series of 2016, Zoning Real Property Commonly Known as the 6429 Alcorn Street Property to Modified Commercial*
- l. ORDINANCE NO. 3.319.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.319, Series of 2016, Zoning Real Property Commonly Known as the 11895 S. Alcorn Street and 11897 S. Alcorn Street Property to Modified Commercial*
- m. ORDINANCE NO. 3.320.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.320, Series of 2016, Zoning Real Property Commonly Known as the 11905 S. Alcorn Street Property to Modified Commercial*
- n. ORDINANCE NO. 3.328.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.328, Series of 2017, Zoning Real Property Commonly Known as the Lot 2, Block 1, Parker Heights Filing No. 1 Property to Modified Commercial*

- o. ORDINANCE NO. 3.332.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.332, Series of 2018, Zoning Real Property Commonly Known as the Country Meadows Square Property to Modified Commercial*
- p. ORDINANCE NO. 3.335.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.335, Series of 2018, Zoning Real Property Commonly Known as the Commercial Enclave Property Located Adjacent to Parker Road and Pine Lane to Modified Commercial*
- q. ORDINANCE NO. 3.337.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.337, Series of 2018, Zoning Real Property Commonly Known as the Parker Pointe Property to Modified Commercial*
- r. ORDINANCE NO. 3.339.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.339, Series of 2018, Zoning Real Property Commonly Known as the Norton Property to Modified Commercial*

3. REPEAL PLANNED DEVELOPMENT

- a. ORDINANCE NO. 3.01.6.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.01.6, Series of 1995, Ordinance No. 3.115, Series of 1997, and Ordinance No. 3.157, Series of 2000, Concerning the Parker Senior Village Planned Development*
- b. ORDINANCE NO. 3.123.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.123, Series of 1998, Concerning the Urwiller Planned Development*
- c. ORDINANCE NO. 3.260.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.260, Series of 2008, Concerning the Dolce Vita Planned Development*
- d. ORDINANCE NO. 3.287.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.287, Series of 2011, Concerning the Progress Lane Area Planned Development*
- e. ORDINANCE NO. 3.373 – First Reading
A Bill for an Ordinance to Repeal the Pine Lane Plaza Planned Development Guide and Plan*
- f. ORDINANCE NO. 3.71.1 – First Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.71, Series of 1988, Concerning the Hunter's View Planned Development*

4. *DELETE PORTION OF PLANNED DEVELOPMENT*

- a. *ORDINANCE NO. 3.118.1 – First Reading*
A Bill for an Ordinance to Delete Certain Property From the Planned Development Area Known as the Robinson Ranch Planned Development that was Zoned Pursuant to Ordinance No. 3.118, Series of 1998
- b. *ORDINANCE NO. 3.126.1 – First Reading*
A Bill for an Ordinance to Delete Certain Property From the Planned Development Area Known as Fairmark Planned Development that was Zoned Pursuant to Ordinance No. 3.126, Series of 1999
- c. *ORDINANCE NO. 3.04.2 – First Reading*
A Bill for an Ordinance to Delete Certain Property Known as Rowley Downs From the Parker Central Area Planned Development that was Zoned Pursuant to Ordinance No. 3.04, Series of 1982

5. *REPEAL MODIFIED LIGHT INDUSTRIAL*

- a. *ORDINANCE NO. 3.314.1 – First Reading*
A Bill for an Ordinance to Repeal Ordinance No. 3.314, Series of 2015, Zoning Real Property Commonly Known as the Parkglenn West Subdivision Property to Modified Light Industrial

- C. *ORDINANCE NO. 9.338.3 – First Reading*
A Bill for an Ordinance Approving the Third Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Upper Jordan Road Tributary at Bradbury Ranch (Agreement No. 21-05.17C, Project No. 108522) 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, Michael Grabczyk
Second Reading: January 6, 2025

- D. *RESOLUTION NO. 24-056*
A Resolution to Amend Resolution No. 23-052, Series of 2023, by the Adoption of Supplement 14 of the Town of Parker Records Retention Schedule, and to Amend Supplement 14 with Certain Exceptions
Department: Town Clerk, Susan Irvine

- E. *RESOLUTION NO. 24-057*
A Resolution to Adopt Parker's 2025 Legislative Policy Agenda
Department: Town Council

F. *RESOLUTION NO. 24-060*

A Resolution Accepting the Conveyance of Real Property from South Metro Fire Rescue Fire Protection District for a Part of Lot 5, Reata West Filing No. 1

Department: Engineering and Public Works, Nathan Klass

G. *RESOLUTION NO. 24-061*

A Resolution to Approve the Fifth Amendment to Amended and Restated Employment Agreement for the Town Manager

Department: Town Council

H. *CONTRACTS OVER \$100,000*

1. *First Amendment to Agreement for Professional Services (RFP23-012)*

Amount: \$615,000

Contractor: The Key People, LLC

Department: Engineering and Public Works, Jim Gilbert

2. *Media Agency Annual Contract*

Amount: \$336,200

Contractor: Yonder Marketing LLC

Department: Cultural, Carrie Glassburn

5. **RESOLUTIONS**

RESOLUTION NO. 24-055

A Resolution to Appoint Members to the Parker Parks, Recreation and Open Space Advisory Commission and to Appoint a Chair

Department: Parks, Recreation and Open Space, Mary Colton

6. **ORDINANCES**

A. PERMIT CODE REVISIONS AND PERMIT AND USER FEE REVISIONS

Department: Engineering and Public Works, Alex Mestdagh

1. **ORDINANCE NO. 4.40.6 - Second Reading**

A Bill for an Ordinance to Amend Chapter 11.10 of the Parker Municipal Code Concerning Grading and Earth Movement

2. **ORDINANCE NO. 4.53.9 - Second Reading**

A Bill for an Ordinance to Amend Chapter 10.09 of the Parker Municipal Code Concerning Public Rights-of-Way Construction, Excavation and Work

3. RESOLUTION NO. 24-059

A Resolution to Adopt the Development-Related User Fee Schedule and Administrative Code Fee Schedule, Effective January 1, 2025

B. ORDINANCE NO. 1.634 - Second Reading (*Continued from Nov. 18, 2024*)

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 Stroh 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, Nathan Klass

C. ORDINANCE NO. 9.381- Second Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement between the Town of Parker and the Parker Water and Sanitation District Regarding the Conveyance of Woodman Drive

**Department: Town Attorney, Jim Maloney
Engineering and Public Works, Chris Hudson
Engineering and Public Works, Nathan Klass**

7. PUBLIC COMMENTS CONTINUED IF NECESSARY

8. ADJOURNMENT

**A PARKER AUTHORITY FOR REINVESTMENT MEETING WILL
IMMEDIATELY FOLLOW THE TOWN COUNCIL MEETING.**

Parker Town Council

Executive Session Agenda

December 2, 2024

“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. Charter Section 2.9 regarding Town Council vacancy appointment process
2. *Wade v. Palmer et al.* - good faith investigation, indemnification discussion, and settlement demand discussion

“To consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f).”

3. Town Manager evaluation

**TOWN OF PARKER COUNCIL
MINUTES
NOVEMBER 18, 2024**

Mayor Jeff Toborg called the meeting to order at 5:00 p.m. All Councilmembers were present.

Town Attorney Jamie Wynn announced there were two topics for discussion in the Executive Session. The first item was 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), regarding specific legal questions related to proposed Ordinance No. 3.372.1, Series of 2024, including the Replacement Parker Zoning Map and the repeal of Ordinance No. 3.314, Series of 2015. The second item was to consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f), concerning the Town Manager evaluation.

EXECUTIVE SESSION

Joshua Rivero moved and Brandi Wilks seconded to enter into Executive Session at 5:03 p.m. 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), and to consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f).

The motion was approved unanimously.

Brandi Wilks moved and John Diak seconded to come out of Executive Session at 6:48 p.m.

The motion was approved unanimously.

COUNCIL UPDATES/WORK SESSION

The following items were discussed during the work session:

- Councilmember Wilks provided an updated on the NLC Conference.
- Legislative briefings are currently set for the first and third meetings from 4:00 to 5:00 p.m. There will be more discussion about this at the next meeting.

Brandi Wilks moved and John Diak seconded to recess the regular meeting until 7:00 p.m.

The motion was approved unanimously.

REGULAR SESSION

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

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

SPECIAL PRESENTATIONS - Citizens Police Academy Graduation

Mayor Toborg and Commander Peters recognized the graduates of the Fall Citizens Police Academy.

PUBLIC COMMENTS

None.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

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

CONSENT AGENDA

- A. *APPROVAL OF MINUTES - November 4, 2024*
- B. *ORDINANCE NO. 4.53.9 - First Reading*
A Bill for an Ordinance to Amend Chapter 10.09 of the Parker Municipal Code Concerning Public Rights-of-Way Construction, Excavation and Work
Department: Engineering and Public Works, Alex Mestdagh
Second Reading: December 2, 2024
- C. *ORDINANCE NO. 4.40.6 - First Reading*
A Bill for an Ordinance to Amend Chapter 11.10 of the Parker Municipal Code Concerning Grading and Earth Movement
Department: Engineering and Public Works, Alex Mestdagh
Second Reading: December 2, 2024
- D. *ORDINANCE NO. 9.381- First Reading*
A Bill for an Ordinance to Approve the Intergovernmental Agreement between the Town of Parker and the Parker Water and Sanitation District Regarding the Conveyance of Woodman Drive
Department: Town Attorney, Jim Maloney
Engineering and Public Works, Chris Hudson
Engineering and Public Works, Nathan Klass
Second Reading: December 2, 2024
- E. *CONTRACT OVER \$100,000*
1. *Townwide Rectangular Rapid Flashing Beacon (RRFB) Purchase*
Amount: \$108,600
Contractor: Gades Sales Co., Inc.
Department: Engineering and Public Works, Eli Vidales
- F. *PROCLAMATION - Small Business Saturday - Pam Woo*
- G. *PROCLAMATION - Colorado Crash Responder Safety Week - Engineering & Public Works and Police Department*

Brandi Wilks moved and Todd Hendreks seconded to approve Consent Agenda Items 5A through 5G.

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. ORDINANCE NO. 1.593.2 - Second Reading

A Bill for an Ordinance to Adopt the 2024 Revised Budget for the Town of Parker and to Make Appropriations for the Same

Department: Finance, Chris Fiandaca

Mayor Toborg opened the Public Hearing at 7:16 p.m.

Passage of this ordinance approved revisions to the 2024 annual budget. Details of the revisions are listed as Exhibit A attached to the ordinance.

Public Comments: None.

Mayor Toborg closed the Public Hearing at 7:21 p.m.

Todd Hendreks moved and Laura Hefta seconded to approve Ordinance 1.593.2 on second reading.

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. 1.630 - Second Reading

A Bill for an Ordinance to Adopt the 2025 Budget and to Make Appropriations for the Same

Department: Finance, Chris Fiandaca

Mayor Toborg opened the Public Hearing at 7:22 p.m.

Passage of this ordinance approved the Town of Parker 2025 Budget.

Public Comments: None.

Mayor Toborg closed the Public Hearing at 7:45 p.m.

Anne Barrington moved and Todd Hendreks seconded to approve Ordinance No. 1.630 on second reading.

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. 1.629 - Second Reading

A Bill for an Ordinance to Levy General Property Taxes for the Year 2024 to Help Defray the Costs of Government for the Town of Parker, Colorado, for the 2025 Budget Year

Department: Finance, Chris Fiandaca

Passage of this ordinance approved certifying a mill levy to Douglas County in order to collect property taxes for the 2025 budget year.

Public Comments: None.

Laura Hefta moved and Joshua Rivero seconded to approve Ordinance No. 1.629 on second reading.

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. 4.85.6 - Second Reading

A Bill for an Ordinance to Amend Sections 11.05.020, 11.05.050, 11.05.060 and 11.05.080 of the Parker Municipal Code Concerning the Parker Electrical Code

Department: Community Development, Randy Sale

The Town updates the National Electrical Code on a three (3) year cycle to ensure compliance with national and state code requirements. This Code is used by Building Division staff in the review of proposed construction projects to ensure electrical systems are approved using the most current standards in the field. Passage of this ordinance approves the updates which reflect best practices and ensure that all construction meets the highest standards for building, life, and fire safety.

Public Comments: None.

Joshua Rivero moved and Brandi Wilks seconded to approve Ordinance No. 4.85.6 on second reading.

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. 1.635 - 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 Hilltop 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

This item was for an ordinance to provide notice of the Town's intent to acquire right-of-way and easements for proposed roadway improvements on Hilltop Road.

Public Comments: None.

Laura Hefta moved and Todd Hendreks seconded to approve Ordinance No. 1.635 on second reading.

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. LINCOLN AVENUE WIDENING PROJECT

Department: Engineering and Public Works, Patrick Burke

These ordinances were for the approval of two Purchase and Sale Agreements for the conveyance of real property necessary to construct the Lincoln Avenue/Jordan Road Widening Capital Improvement Project.

Public Comments: None.

1. ORDINANCE NO. 1.636 - First Reading

A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement By and Between Crossroads Community Church, Inc., and the Town of Parker for a Portion of Lot 1A, Block 1, Parker Auto Plaza Filing No. 1, 1st Amendment, for the Lincoln Avenue Widening Project

Joshua Rivero moved and John Diak seconded to approve Ordinance No. 1.636 on second reading.

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.

2. ORDINANCE NO. 1.638 - First Reading

A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement By and Between Weingarten/Miller/Fiest, LLC., and the Town of Parker for the Lincoln Avenue Widening Project

John Diak moved and Lura Hefta seconded to approve Ordinance No. 1.638 on second reading.

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. SIDEWALK BETWEEN PILGRIMS PLACE AND MAINSTREET

Department: Engineering and Public Works, Nathan Klass

This ordinance approved vacating a public sidewalk easement provided by JAWSS Partnership for pedestrian egress. This easement vacation was requested by Town staff to allow for a replacement sidewalk and lighting easement which was approved by passage of a resolution.

Public Comments: None.

1. ORDINANCE NO. 1.93.1 - Second Reading**A Bill for an Ordinance to Terminate the Easement Agreement Between JAWSS Partnership and the Town of Parker, Dated on or About March 27, 1996, for Pedestrian Access**

Brandi Wilks moved and Laura Hefta seconded to approve Ordinance No. 1.93.1 on second reading.

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.

2. RESOLUTION NO. 24-058**A Resolution Accepting the Conveyance of a Public Sidewalk Easement from 19420 Main LLC for Lot 1, Parker Garage Subdivision**

John Diak moved and Todd Hendreks seconded to approve Resolution No. 24-058 on the regular agenda.

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. 1.634 - 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 Stroh 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, Nathan Klass

Staff requested that this item be continued to the next Town Council meeting.

Joshua Rivero moved and Todd Hendreks seconded to continue this item to a date certain of December 2, 2024.

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.

CONTRACTS OVER \$500,000

Stroh Road Widening Project Undergrounding Power Lines (CIP23-033)

Amount: \$1,389,190
Contractor: CORE Electric Cooperative
Department: Engineering and Public Works, Nathan Klass

This agenda item was for approval of a contract with CORE Electric Cooperative to convert existing overhead power lines to an underground configuration related to the proposed Stroh Widening project. The total contract amount was \$1,389,190.

Public Comments: None.

Joshua Rivero moved and Todd Hendreks seconded to approve the staff recommendation, as a part of the regular agenda.

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

Mayor Toborg adjourned the meeting at 8:29 p.m.

Susan L. Irvine, Deputy Town Clerk

Jeff Toborg, Mayor



Request for Town Council Action

Date: December 2, 2024

Submitted By: Mary Munekata, Senior Planner
Stacey Nerger, Senior Planner
Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ADOPTION OF REPLACEMENT ZONING MAP**
Department: Community Development, Mary Munekata
Community Development, Stacey Nerger
Community Development, Bryce Matthews
Second Reading: January 6, 2025

EXECUTIVE SUMMARY

The Town Council adopted Ordinance No. 3.372 on May 20, 2024 to establish new zoning districts, development standards, use/bulk regulations and administrative procedures as part of Phase 1 of the Land Development Ordinance (LDO) Modernization Project. Phase 2 of the LDO Modernization Project is the process of updating and replacing the Town's current Zoning Map. This action will implement the new zoning districts and complete the LDO Modernization Project upon adoption by the Town Council.

Title 13 of the Parker Municipal Code (Land Development Ordinance) contains the standards and regulations that govern land use, development and growth within the Town. As indicated above, Title 13 was comprehensively updated by Town Council approval of Ordinance No. 3.372 on May 20, 2024, except for Chapter 13.04 - Zoning. The update to Chapter 13.04 - Zoning will become effective when the Replacement Zoning Map is completed and adopted as proposed herein.

The Town Council will consider 30 motions for the Replacement Zoning Map intended to do the following:

1. Repeal the existing zone districts
2. Adopt the Replacement Zoning Map
3. Create a new zone district called Regional Commercial (C3)
4. Establish new Use Specific Standards for residential in mixed-use districts
5. Add Veterinary Hospital as an allowed Use by Special Review in the Downtown East zone district with use specific standards
6. Repeal all Modified Commercial and Modified Light Industrial zone districts

7. Repeal certain Planned Developments that reference zoning districts being repealed (B-Business and C-Commercial)
8. Delete portions of certain Planned Developments that reference zoning districts being repealed (B-Business and C-Commercial)

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town's LDO was originally adopted in 1981 from Douglas County zoning as part of the incorporation of the Town. It includes administrative provisions, development standards and zoning regulations governing the use and development of land throughout the Town. There are sections of the LDO that have remained unchanged for over 40 years, while others have been amended incrementally over time in response to growth issues, changing market conditions and Town Council priorities. The incremental amendments to the LDO have created gaps, inconsistencies and ambiguity within the development standards and zoning regulations. This has resulted in challenges using the LDO and occasionally inconsistent outcomes that affect the public, development community, applicants and the Town.

The Town also initiated the LDO Modernization Project to ensure that our zoning, including development standards and use/bulk regulations, better aligns with the *Parker 2035 Master Plan*. The modernized LDO provides a more transparent, updated and efficient approach to how the Town manages development proposals and future growth by aligning the zoning with the vision, goals, and policies of the Master Plan. The goals that guided the LDO Modernization Project include:

- Better align with the *Parker 2035 Master Plan*;
- Make development approvals more consistent and predictable. Clarify what is expected of applicants, developers and property owners;
- Enhance the standards for quality development;
- Increase the transparency, consistency and efficiency of the development review process; and
- Establish publicly accessible, user-friendly standards and regulations that are transparent, incorporate best practices and reflect modern zoning principles.

Process & Approach

- ***Phase 1 – Outreach and Project Charter:***

The LDO Modernization Project commenced in October 2018 with Phase 1 (of 2) led by Community Development staff with the assistance of project consultant Clarion Associates. Phase 1 included community engagement and analysis of the current LDO resulting in a Diagnostic Report, Annotated Outline and Project Charter. The Project Charter is the road map for how the Project is to be carried out.

- ***Phase 2 – Modernize LDO based on the Project Charter, Annotated Outline and Outreach:***

Upon the successful completion of Phase 1 and Town Council direction to proceed with Phase 2, Community Development staff and the project consultant began drafting the revised LDO. The project team prepared three (3) installments of the LDO for review by the Planning Commission, Town Council and public:

1. Module 1 - Zoning Districts and Uses
2. Module 2 - Development Standards
3. Module 3 - Administration and Procedures

After multiple reviews of draft Modules 1-3, the project team prepared consolidated drafts of each that were followed by adoption drafts and the LDO Administrative Manual that supplements the LDO. At each step, the project team updated and consulted with the Planning Commission, Town Council and the public.

On May 20, 2024, the Town Council adopted the Land Development Ordinance by Ordinance No. 3.372 but deferred the implementation of Chapter 13.04 - Zoning to Phase 2. The Town Council approval of the Replacement Zoning Map on January 6, 2025, will implement the new zoning in full and complete the LDO Modernization Project.

The LDO Modernization Project makes improvements to the new zoning that includes:

- Improved Ordinance Structure and Organization
- Improved Definitions
- Enhanced Development Quality Standards
- Streamlined Development Review Procedures

Public Outreach for the Project

The Town values public outreach in order to provide the community with increased awareness and opportunities to become informed and engaged about projects that may affect them. As such, the LDO Modernization Project has incorporated significant community engagement that began at the beginning of the Project and has continued throughout Phases 1-2 over the past six (6) years. The project team used multiple tools (discussed in the Planning Commission staff report) to support public outreach, increase project awareness and obtain community feedback during the course of the Project. This includes the creation of a project website that provides the public with all information and updates about the LDO Modernization at: <https://www.letstalkparker.org/ldo-modernization>.

Phase 2, preparation of the Replacement Zoning Map, began as the final step of the LDO Modernization Project after Phase 1 was completed with Town Council adoption of Ordinance No. 3.372 on May 20, 2024. Community Development staff completed additional public outreach about the Replacement Zoning Map over the summer:

- July 2024 - Updated the project website with information about the Replacement Zoning Map
- July 2024 - A Replacement Zoning Map Fact Sheet was prepared and posted on the project website
- July 2024 - The proposed draft Replacement Zoning Map was posted on the project website for public review and comment
- August 2024 - Community Development staff mailed post cards to approximately 625 property owners within affected areas inviting them to public open houses on August 21 and September 4. Property owners were able to review the draft Replacement Zoning Map, obtain information, ask questions and make requests if they had any comments or concerns. The open houses were moderately attended, the public feedback was positive and they were successful.

Replacement Zoning Map

The proposed Replacement Zoning Map incorporates several changes from the current Zoning Map as follows:

- The C-Commercial, B-Business and Greater Downtown Districts have been removed. These zone districts no longer exist with the adoption of the new districts.
- All modified zone districts have been removed and replaced with new zone districts.
- The PDs that reference C-Commercial or B-Business zone districts have been removed and replaced either with new districts in whole or part.
- The new zone districts have been mapped based on the *Parker 2035 Master Plan* and the existing land use pattern.

The Replacement Zoning Map incorporates the new, updated zone districts that are intended to:

- Align with the *Parker 2035 Master Plan*
- Reflect best practices and modern zoning standards
- Consider existing Planned Development (PD) standards
- Be clearer, more readable and user-friendly
- Improve implementation

Proposed LDO Amendments in Response to Town Council Comments

Community Development staff proposes the following changes to the new Use Specific Standards in the LDO:

For Multi-Family, Single-Family Attached and Live/Work

- In the Mixed-Use Neighborhood (MN) and Mixed-Use Community (MC) zone districts, residential use is not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 south to the intersection of Parker Road and Hilltop Road.
- In the MN and MC zone districts, residential use is not permitted within 660 feet of a

hard corner

For Veterinary Clinics and Hospitals

During the public outreach, an existing veterinary clinic located on Pikes Peak Drive in the current Greater Downtown District (GDD) came forward. Currently, veterinary clinics are permitted as a Use by Special Review at their location in the GDD zone district. The Downtown East (DE) zone district that will replace the GDD zone district in this area does not permit Veterinary Clinics. Community Development staff is proposing to amend the DE zone district to permit Veterinary Clinics as a Use by Special Review to assist the business owner, which is the same approach to this use in the current GDD zone district that will be replaced by the DE zone district. In response to Town Council's feedback, staff propose the following additional standard:

- In the DE zone district, veterinary clinics and hospitals are not permitted on the first floor adjacent to Mainstreet

In addition, additional Use Specific Standards were incorporated into the new Regional Commercial (C3) zone district after discussion with the Town Council.

Summary Comment

In conclusion, the proposed Replacement Zoning Map is not only necessary but will have the following benefits:

- The Zoning Map will now align with the *Parker 2035 Master Plan*.
- The Zoning Map reflects and accommodates the existing land use pattern where development has occurred.
- The Zoning Map increases the clarity, predictability of zoning standards and regulations where the new zone districts are applied.

Planning Commission

The Planning Commission will consider and make a recommendation about the proposed Replacement Zoning Map and LDO amendments at their December 12, 2024 meeting.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Planning Commission Staff Report
2. Map Depicting Differences Between Current Zoning Map and the Replacement Zoning Map
3. Ordinance No. 3.372.1 - Replacement Zoning Map
4. Ordinance No. 3.372.2 - LDO amendments
5. Ordinance No. 3.56.1 - Woodman

6. Ordinance No. 3.57.1 - Kmiecziak
7. Ordinance No. 3.58.1 - Mahr
8. Ordinance No. 3.59.1 - Hickey
9. Ordinance No. 3.70.1 - Gregg
10. Ordinance No. 3.79.1 - Parker Steak House
11. Ordinance No. 3.83.1 - McClintock II
12. Ordinance No. 3.94.1 - 10702 & 10710 S Parker Rd
13. Ordinance No. 3.97.3 - Maclachlan
14. Ordinance No. 3.97.4 - Maclachlan 2011 amd
15. Ordinance No. 3.318.1 - 6429 Alcorn St
16. Ordinance No. 3.319.1 - 11895 & 11897 S Alcorn St
17. Ordinance No. 3.320.1 - 11905 S Alcorn St
18. Ordinance No. 3.328.1 - Parker Heights Lot 2 Blk 1
19. Ordinance No. 3.332.1 - Country Meadows Square
20. Ordinance No. 3.335.1 - Comm Enclave Parker Rd & Pine Ln
21. Ordinance No. 3.337.1 - Parker Pointe
22. Ordinance No. 3.339.1 - Norton
23. Ordinance No. 3.01.6.1 - Parker Senior Village
24. Ordinance No. 3.123.1 - Urwiller
25. Ordinance No. 3.260.1 - Dolce Vita
26. Ordinance No. 3.287.1 - Progress Lane Area
27. Ordinance No. 3.373 - Pine Lane Plaza
28. Ordinance No. 3.71.1 - Hunter's View
29. Ordinance No. 3.118.1 - Robinson Ranch
30. Ordinance No. 3.126.1 - Fairmark
31. Ordinance No. 3.04.2 - Rowley Downs
32. Ordinance No. 3.314.1 - Parkglenn West

RECOMMENDED MOTION

1.a. I move to approve Ordinance No. 3.372.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

1.b. I move to approve Ordinance No. 3.372.2 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.a. I move to approve Ordinance No. 3.56.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.b. I move to approve Ordinance No. 3.57.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.c. I move to approve Ordinance No. 3.58.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.d. I move to approve Ordinance No. 3.59.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.e. I move to approve Ordinance No. 3.70.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.f. I move to approve Ordinance No. 3.79.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.g. I move to approve Ordinance No. 3.83.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.h. I move to approve Ordinance No. 3.94.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.i. I move to approve Ordinance No. 3.97.3 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.j. I move to approve Ordinance No. 3.97.4 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.k. I move to approve Ordinance No. 3.318.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.l. I move to approve Ordinance No. 3.319.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.m. I move to approve Ordinance No. 3.320.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.n. I move to approve Ordinance No. 3.328.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.o. I move to approve Ordinance No. 3.332.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.p. I move to approve Ordinance No. 3.335.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.q. I move to approve Ordinance No. 3.337.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

2.r. I move to approve Ordinance No. 3.339.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

3.a. I move to approve Ordinance No. 3.01.6.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

3.b. I move to approve Ordinance No. 3.123.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

3.c. I move to approve Ordinance No. 3.260.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

3.d. I move to approve Ordinance No. 3.287.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

3.e. I move to approve Ordinance No. 3.373 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

3.f. I move to approve Ordinance No. 3.71.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

4.a. I move to approve Ordinance No. 3.04.2 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

4.b. I move to approve Ordinance No. 3.118.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

4.c. I move to approve Ordinance No. 3.126.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.

5.a. I move to approve Ordinance No. 3.314.1 on first reading and to schedule second reading for December 2, 2024, as part of the consent agenda.



Planning Commission Staff Report

Planning Commission Date: 12/12/24

Council Date: 01/06/25

Hearing Type: **Public Meeting:**

1. Recommendation regarding adoption of An Ordinance to Repeal 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 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map
2. Recommendation regarding adoption of An Ordinance to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO
3. Recommendation Regarding Adopting the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zoning (PD's) Affected by the Replacement Zoning Map and will Repeal Ordinances that Established Modified Commercial and Modified Light Industrial Zone Districts.

Location: Townwide

Project Planner: Mary Munekata, Senior Planner
Stacey Nerger, Senior Planner

Bryce Matthews, Assistant Director - Planning

Applicant:

Town of Parker

Executive Summary:

The requested action is the final step in the Land Development Ordinance (LDO) Modernization Project that, if approved, will replace the Town's Official Zoning Map with the "Replacement Parker Zoning Map."

On May 20, 2024, Town Council approved the legislative replacement to Title 13 of the Parker Municipal Code (the "LDO"), except for Chapter 13.04, which concerns zoning districts, which Chapter was adopted, but will not go into effect until the Replacement Parker Zoning Map is approved and the zoning districts referenced in the Town's existing Official Zoning Map are repealed. The remainder of the approved LDO which contains standards and regulations that govern land use, development and growth within the Town became effective.

Chapter 13.04 contains text for the establishment of several new zoning districts and the modification of existing zoning districts (chapter 13.04). However, the current zoning remains in effect, and the new zoning districts will not go into effect until the Replacement Zoning Map is adopted by Town Council and the current zoning districts are repealed.

Tonight, the Planning Commission is considering three motions that will recommend the:

1. Repeal of the existing zone districts
2. Adoption of the Replacement Zoning Map
3. Creation of a new zone district, Regional Commercial (C3)
4. Establishment of new Use Specific Standards for residential uses in mixed use districts
5. Addition of a Veterinary Hospital as a use within the Downtown East zoning district as a Use by Special Review, with additional use specific standards
6. Addition of use specific standards for the new Regional Commercial (C3) zone district
7. Approval of ordinances that repeal or partial repeal of certain PD's in order to implement the Replacement Zoning Map
8. Approval of ordinances that repeal Modified Commercial and Modified Light Industrial zone districts in order to implement the Replacement Zoning Map

Staff Recommendation:

Approval

RECOMMENDED MOTIONS

- (1) “I move the Planning Commission recommend Town Council Repeal 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 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map.”*
- (2) “I move the Planning Commission recommend Town Council to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO.”*
- (3) “I move the Planning Commission recommend Town Council Adopt the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts.*

ALTERNATIVE MOTIONS

Deny

- (1) “I move the Planning Commission recommend Town Council deny a Repeal 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 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map.”*
- (2) “I move the Planning Commission recommend Town Council deny Amending Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO.”*
- (3) “I move the Planning Commission recommend Town Council deny the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts.*

Approve with Conditions

- (1) *"I move the Planning Commission recommend Town Council approve the Repeal 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 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map." with the following conditions:*
 - *List proposed conditions*
- (2) *"I move the Planning Commission recommend Town Council Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO with the following conditions:"*
 - *List proposed conditions*
- (3) *"I move the Planning Commission recommend Town Council Adopt the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts with the following conditions:"*
 - *List proposed conditions*

Continue

- (1) *"I move the Planning Commission vote to continue the public meeting to Repeal 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 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map."*
- (2) *"I move the Planning Commission vote to continue the public meeting to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO."*
- (3) *"I move the Planning Commission vote to continue the public meeting to Adopt the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts."*

L. BACKGROUND/DISCUSSION

The Parker LDO was originally adopted in 1981 from Douglas County zoning as part of the incorporation of the Town. It includes administrative provisions, development standards, and zoning regulations governing the use and development of land throughout the Town. Portions of the LDO have remained unchanged for over 40 years, while others have been amended and expanded incrementally over time in response to growth issues, changing market conditions, and Town Council priorities. The incremental updates and revisions to the LDO have created gaps, inconsistencies, and ambiguity within the regulations. This has resulted in challenges using the LDO and occasionally inconsistent outcomes for the public, the development community, and Town staff as the LDO is interpreted and implemented.

In 2018, the Town Council authorized Community Development staff to initiate the process for updating the existing Land Development Ordinance. The LDO Modernization Project ensures that the Town's development standards and zoning are better aligned with the *Parker 2035 Master Plan*. The updated LDO provides a more transparent, modern, and efficient approach to how the Town manages future growth and development by better aligning the LDO regulations with the vision, goals, and policies of the Master Plan and other adopted planning documents.

Project goals that guided the LDO Modernization include:

- Alignment with the *Parker 2035 Master Plan*;
- Make development approvals more consistent and predictable;
- Clarify what is expected of applicants, developers and property owners;
- Enhance development standards;
- Increase the transparency, efficiency of the development review process; and
- Establish user-friendly standards and regulations that are transparent, incorporate best practices, and reflect modern zoning principles

Process & Approach

Phase 1 – Outreach and Project Charter:

The LDO Modernization Project commenced in October of 2018 with Phase 1 (of 2) led by Community Development staff with the assistance of project consultant Clarion Associates. Phase 1 included community engagement and analysis of the current LDO resulting in a Diagnostic Report, Annotated Outline, and a Project Charter. The Project Charter is the road map for how the Project is to be carried out.

Phase 2 – Modernize (rewrite) the LDO based on the LDO Project Charter, Annotated Outline and Outreach:

Upon the successful completion of Phase 1 and Town Council direction to proceed with Phase 2, staff and the project consultant began drafting the revised LDO. The resulting three (3) installments of the LDO were developed:

1. **Module 1 - Zoning Districts and Uses**
2. **Module 2 - Development Standards**
3. **Module 3 - Administration and Procedures**

Following multiple reviews of the draft Modules, consolidated drafts were assembled followed by adoption drafts and the LDO Administrative Manual that supplements the LDO.

On May 20, 2024, the Town Council adopted the Land Development Ordinance delaying the implementation of Chapter 13.04.010 through Chapter 13.04.210, which contain the new zone districts. The zoning chapter is not implemented until the old/existing zone districts are repealed and the required replacement zoning map is completed and adopted.

Key improvements to the adopted LDO Modernization included:

- Improved Ordinance Structure and Organization
- Improved Definitions
- Enhanced Development Quality Standards
- Streamlined Development Review Procedures

Project Public Outreach

The Town values public outreach in order to provide the community with increased awareness and the opportunities to become informed and engaged and to have their voice heard. As such, significant project outreach began at the onset of the LDO Modernization Project and has continued throughout the life of the project. Several tools, explained below, have been used to provide project awareness and garner feedback during the entire process beginning with the creation of the project website at parkerco.gov/LDO.

Project Website: The project website on the Town's Let's Talk Parker website at www.letstalkparker.org/ has provided visitors with continual information on the project and ways to participate in the project. From *January 30, 2018, through November 3, 2024*, the project website produced the following approximate activity:

- **6,000** *Visitors Total*
- **3,800** *Aware Participants*
- **1,800** *Informed Participants*
- **236** *Engaged Participants*

Town Newsletter: Periodic update articles were provided in the Talk of the Town monthly newsletter on a regular basis. Talk of the Town is mailed to approximately 26,112 addresses in Town. This number includes 1,328 business addresses.

Community Open Houses: Six Community open houses have been held throughout the course of the project to inform the public and promote discussion through presentations, material boards and interaction with staff directly.

Email Blasts & Social Media: The Town's Communications Department has been instrumental in keeping citizens informed via all of the available Town communication and social media resources.

Stakeholders & Partners: Stakeholder interviews were conducted.

Planning Commission & Town Council Updates: Periodic study sessions to provide the Planning Commission and Town Council with project updates.

Replacement Zoning Map Outreach: After adoption of the Town’s LDO in May 2024, the Replacement Zoning Map Project began as the final step to the LDO Modernization. The following additional outreach was completed by staff:

- July 2024 - Updated project website at www.parkerco.gov with information on the replacement zoning map project
- July 2024 - Project Fact Sheet posted on the project website
- July 2024 - LDO-Replacement Zoning Map project updates published in the Talk of The Town newsletter
- July 2024 - Draft Proposed Zoning Map posted on the project website for public comment
- August 2024 – LDO-Replacement Zoning Map project updates published in the Talk of The Town newsletter with August & September open house information for review of the draft zoning map.
- August 2024 - Postcards mailed to approximately 625 property owners within affected areas inviting them to open houses on August 21, 2024, or September 4, 2024, (same meeting content) to view the proposed Zoning Map and discuss questions or feedback with staff.
- Town email blasts sent on Aug. 5 and Aug. 20 regarding the Draft Replacement Zoning Map & Community Open Houses

Official Parker Zoning Map

Zoning Districts: The following table lists the new zone districts that will replace the old or existing zone districts:

Zoning Districts			
Label	District Name and General Description	LDO Section	New or Revised
Residential Districts			
SF1	Large-Lot Residential – Similar to Rowley Downs	Error! Reference source not found. 13.04.020	New
SF2	Standard-Lot Residential – Reflects current single family home development	Error! Reference source not found. 13.04.030	New
SF3	Small-Lot Residential – Allows for duplexes and single family attached	Error! Reference source not found. 13.04.040	New
MF	Multifamily Residential – Allows for multifamily development	Error! Reference source not found. 13.04.050	Revised
Mixed Use Districts			
MN	Mixed-Use Neighborhood – Allows for a mix of neighborhood serving uses	Error! Reference source not found.	New

		<u>found.13.04.060</u>	
MC	Mixed-Use Community – Allows for a mix of community serving uses such as a grocery store anchored center or corridor serving commercial uses	<u>Error! Reference source not found.13.04.070</u>	New
MR	Mixed-Use Regional – Allows for a mix of regional serving uses	<u>Error! Reference source not found.13.04.080</u>	New
DE	Downtown East – Replaces Greater Downtown District east of Parker Road	<u>Error! Reference source not found.13.04.090</u>	New
DW	Downtown West – Replaces Greater Downtown District west of Parker Road	<u>Error! Reference source not found.13.04.100</u>	New
Commercial, Employment and Industrial Districts			
C1	Neighborhood Commercial – Neighborhood serving commercial uses, no drive throughs or auto oriented uses	<u>Error! Reference source not found.13.04.110</u>	New
C2	Corridor Commercial – Allows for commercial uses, automotive uses and very limited industrial uses	<u>Error! Reference source not found.13.04.120</u>	New
C3	Regional Commercial – Allows for regional serving commercial uses, applied to Kohls, Walmart and Target area	<u>Error! Reference source not found.13.04.130</u>	New
OE	Office/Employment – Allows for office campuses	<u>Error! Reference source not found.13.04.140</u>	New
LF	Light Industrial/Flex – Allows for combination of office and light industrial flex use areas	<u>Error! Reference source not found.13.04.150</u>	New
LI	Light Industrial – Allows for light industrial areas	<u>Error! Reference source not found.13.04.160</u>	Revised
Other Nonresidential and Special Purpose Districts			
AG	Agricultural – Allows for agricultural and agritainment uses	<u>Error! Reference source not found.13.04.170</u>	Revised
OS	Open Space – Allows for open space, parks and passive recreation	<u>Error! Reference source not found.13.04.180</u>	Revised
PF	Public Facilities – Allows for a wide variety of public serving facilities such as schools, utilities, public maintenance facilities and Town Hall	<u>Error! Reference source not found.13.04.190</u>	Revised
PD	Planned Development – Purpose remains the same	13.04.200	Revised
Overlay Districts			
LI-O	Light Industrial Conservation Overlay – Criteria and area remain the same	<u>Error! Reference source not found.13.04.210</u>	Revised

Amended Zoning Districts:

The new and revised zone districts were developed to:

- Align with the *Parker 2035 Master Plan*
- Reflect modern zoning standards
- Considered existing Planned Development (PD) standards
- Be more readable and user friendly
- Be more easily implementable

During the outreach, an existing veterinary clinic located in the current Greater Downtown District (GDD) came forward. Currently veterinary clinics are permitted as a Use by Special Review at their location in the GDD. The current Downtown East (DE) which will replace the GDD in their area did not allow veterinary clinics. Staff is proposing to amend the DE to allow for veterinary clinics to remain a Use by Special Review without allowing them on the first floor on Mainstreet.

LDO Amendments:

The following changes are proposed to the **Use Specific Standards in the LDO:**

For Multifamily, single family attached and live-work:

- In the MN and MC Districts, dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 south to the intersection of Parker Road and Hilltop Road.
- In the MN and MC Districts, dwelling units are not permitted within 660 feet of a hard corner

For veterinary clinics and hospitals:

- In the DE district, veterinary clinics and hospitals are not permitted on the first floor adjacent to Mainstreet

In addition, new Use Specific Standards were applied to C3-Regional Commercial zoning that align with Mixed Use Regional Use Specific Standards for commercial uses.

Replacement Zoning Map:

The Replacement Zoning Map is different from the current zoning map - reflecting the following updates/changes that align with phase 1 (text changes) of the LDO Modernization project:

- C-Commercial, B-Business and Greater Downtown Districts are removed; these zone districts will no longer exist and will be replaced by new districts
- All modified zone districts have been removed and replaced with new districts
- PDs that just reference C-Commercial or B-Business have been removed and replaced either in whole or partially with new districts
- New zone districts have been applied based on the *Parker 2035 Master Plan* General Land Use Plan and the existing land uses.

Development of a replacement zoning map is necessary to align with the recently adopted LDO text updates which included updated and new zoning districts. In addition, the revised map and zoning districts were developed to better align with the General Land Use Plan, and vision and goals

of the *Parker 2035 Master Plan*. The LDO’s purpose is to “*preserve and promote the public health, safety and welfare of the inhabitants of the Town and the public generally and to encourage and facilitate the orderly growth and expansion of the Town*”. Together, the updates to the LDO text and the proposed replacement zoning map represent modern, efficient processes and facilitates a more transparent, user-friendly and predictable approach to how the Town manages future growth and development by better aligning the LDO regulations and zoning with the vision, goals, and policies of the Master Plan and other adopted planning documents.

The majority of the parcels affected by the adoption of the Replacement Zoning Map are included in one of the old zoning districts and, upon adoption of the Replacement Zoning Map, these parcels will automatically be included in one of the new zoning districts. However, there are twenty-eight (28) areas identified that are either:

1. Zoned PD where the PD references B-Business or C-Commercial zone districts for land uses and standards. These zoning districts and standards will no longer exist in the new code; or
2. Zoned Modified Commercial or Modified Light Industrial. Modified zone districts are not allowed in the new code and standards for B-Business and C-Commercial will no longer exist.

The original ordinances that established the zoning for the identified 28 areas must be repealed or partially repealed to implement the Replacement Zoning Map because the B-Business and C-Commercial zoning districts that they refer to will no longer exist. In order to accomplish this, 28-ordinances will need to be adopted by Town Council to repeal the zoning for each of these areas. These ordinances are scheduled for consideration by the Town Council on January 6, 2025 along with the Ordinances attached to this staff report.

II. PARKER 2035 MASTER PLAN

[**Parker 2035 Master Plan | Town of Parker - Official Website**](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	N/A
Consistent Goals/Strategies	<u>Land Use 1.A – through K</u>
Staff Analysis	The <i>Parker 2035 Master Plan</i> is a policy framework for decisions that affect the physical, social and economic environment of the Town. The new LDO is consistent with the Master Plan as it better aligns the LDO’s standards and regulations that implement the vision, goals, strategies and policies of the Master Plan - to manage growth and development in the Town of Parker. Zoning standards in the new LDO: • Help to strengthen our identity through supporting a balance of land uses; • Ensure that the Town can balance the pace of development with the ability to provide services;

	• Ensure opportunity for an economic base in appropriate locations; • Guide open space preservation; • Encourage transitions between land uses and guides the integration of the built environment with the natural environment; • Encourage land uses that allow people to work, live and play in Parker; • Continue to require appropriate park land dedication and improvements for new neighborhoods; and • Is more consistent and understandable than the current LDO. New zone districts have been reviewed and applied in conjunction with the General Land Use Map within the <i>Parker 2035 Master Plan</i> and in relation to existing uses. Staff has determined that the proposed LDO changes and Replacement Zoning Map align with the <i>Parker 2035 Master Plan</i>.
--	--

III. CONCLUSION

The new Land Development Ordinance zoning districts align with the *Parker 2035 Master Plan* and will provide several benefits to the public, applicants, development community, property owners and Town staff including:

- More predictable zoning
- Easier to understand standards and regulations
- Greater clarity including the use of graphics and tables
- Greater transparency and ease of use for the public

The new Replacement Zoning Map applies the zoning districts in a manner that aligns with the *Parker 2035 Master Plan* and considers existing land uses.

Tonight, Planning Commission will be considering the following motions:

Motion 1:

1. Recommend the repeal of the old/existing zone districts in Section 13.04
2. Recommend the adoption of the Replacement Zoning Map.

Motion 2:

1. Recommend the creation a new zoning district, Regional Commercial (C3)
2. Recommend new standards for multifamily in mixed use districts
 - a. Does not allow multifamily on the first floor 600' from Parker Road
 - b. Does not allow any multifamily within 660' of a Hard Corner – Hard Corners are

arterial road intersections defined in the LDO

3. Recommend the addition of Veterinary Clinic and Hospital as a Use by Special Review within the Downtown East (DE) district with a Use Specific Standard not allowing the use on the first floor on Mainstreet.
4. Recommend the establish Use Specific Standards for Regional Commercial (C3) zone district

Motion 3:

1. Recommend the adoption of the ordinances to repeal or partially repeal certain Planned Development zone districts affected by the Replacement Zoning Map and will repeal ordinances that established Modified Commercial and Modified Light Industrial zone districts in order to properly implement the Replacement Zoning Map.

Staff recommends that the Planning Commission recommend the Town Council:

1. Approve an ordinance that repeals the current zone districts and adopts the New Replacement Zoning Map applying the new zone districts.
2. Approve an ordinance to create a new zone district Regional Commercial (C3) and make amendments to the use specific standards.
3. Approve ordinances required to implement the Replacement Zoning Map that will repeal or partially repeal certain Planned Development zoning and repeal all modified zone districts.

IV. ATTACHMENTS

1. Draft Ordinance for zoning repeal and the adoption of the Replacement Zoning Map
2. Map depicting differences between current zoning map and Replacement Zoning Map
3. Draft Replacement Zoning Map
4. Draft Ordinance for proposed LDO changes

Report Approved By: Bryce Matthews, Assistant Director - Planning

ORDINANCE NO. 3.372.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL 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 OF THE EXISTING LAND DEVELOPMENT ORDINANCE, AND TO ADOPT THE REPLACEMENT PARKER ZONING MAP

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provides that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance are repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, will not go into effect until the Replacement Parker Zoning Map is adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, the Town conducted several workshops and meetings with the Parker community, the Parker Planning Commission, and the Parker Town Council for the purpose of soliciting advice and comments on the Replacement Parker Zoning Map. A project website was established with information on the proposed replacement zoning map including meetings to provide public feedback. Community open houses were held on August 21 and September 4, 2024, to solicit input from property owners and the community at large. The Town mailed postcards to impacted property owners. Study sessions were also held to solicit input and direction from the Parker Town Council on July 22, 2024, and October 7, 2024, as well as study sessions with the Parker Planning Commission on July 25, 2024, and October 10, 2024.

WHEREAS, the Planning Commission recommended adoption of the Replacement Parker Zoning Map at a public meeting held on November 14, 2024.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. 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 of the Existing Land Development Ordinance are hereby repealed in their entirety.

Section 2. The Replacement Parker Zoning Map, which is attached as **Exhibit A**, and incorporated by this reference, is hereby adopted by the Town Council.

Section 3. Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance are in full force and effect.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

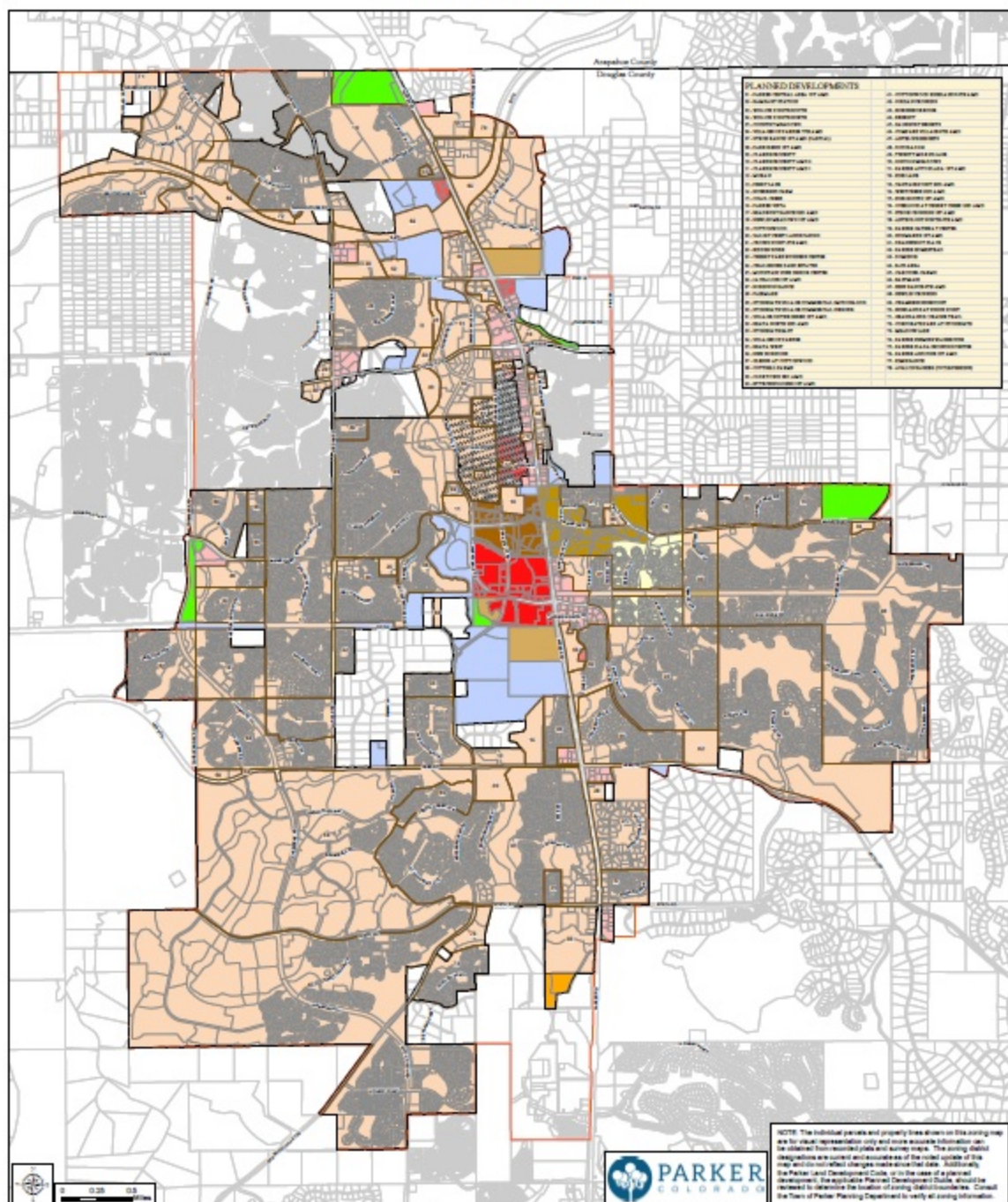
Jamie Wynn, Town Attorney

EXHIBIT A

Zoning Map

Town of Parker, Colorado

Map Date: January 6, 2025



Zoning

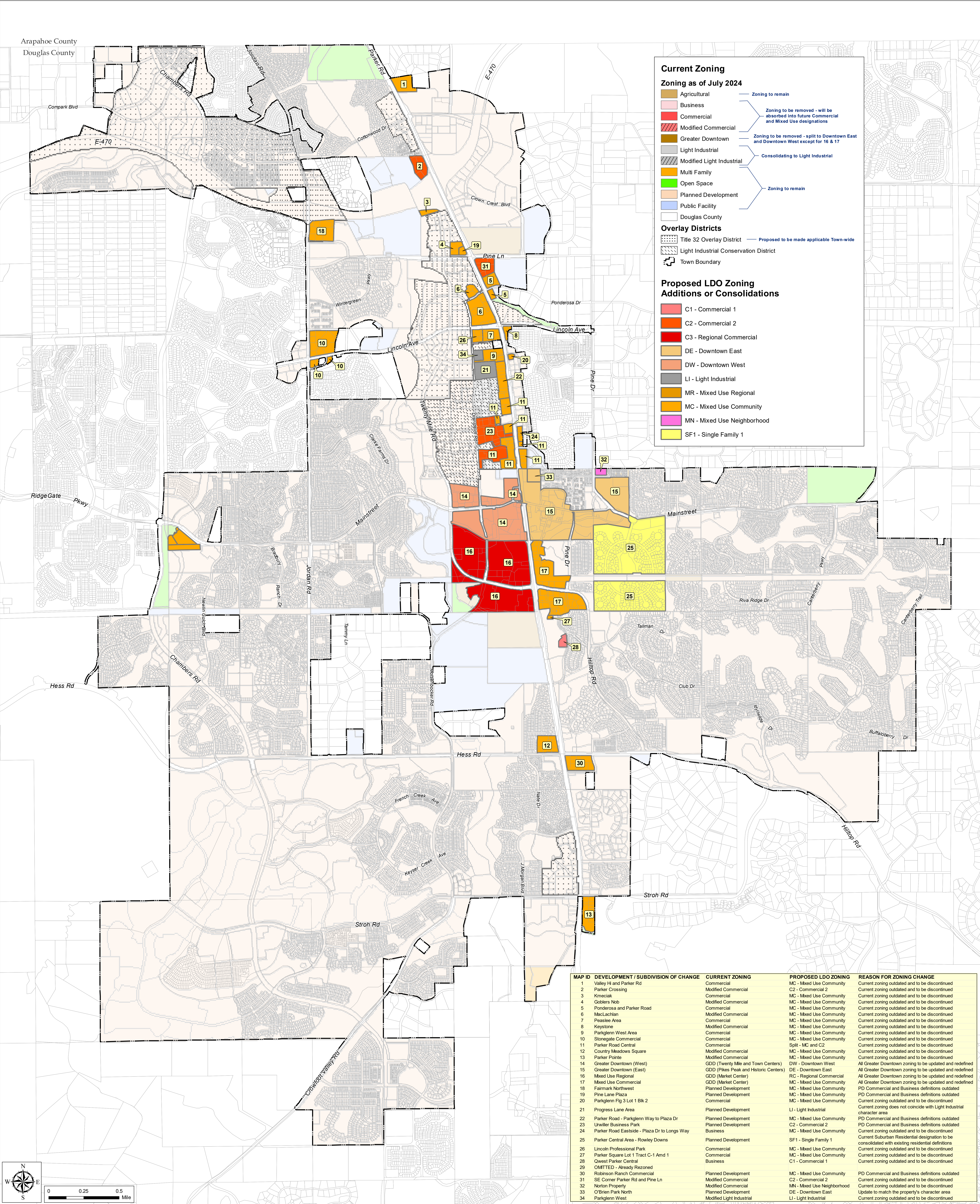
- | | | | |
|--|---|--|---|
| Agricultural (AG) | Downtown West (DW) | Mixed-Use Regional (MR) | Public Facility (PF) |
| Neighborhood Commercial (C1) | Light Industrial (LI) | Multifamily Residential (MF) | Large-Lot Residential (S1) |
| Corridor Commercial (C2) | Light Industrial Flex (LF) | Office / Employment (OE) | Standard-Lot Residential (S2) |
| Regional Commercial (C3) | Mixed-Use Neighborhood (MN) | Open Space (OS) | Small-Lot Residential (S3) |
| Downtown East (DE) | Mixed-Use Community (MC) | Planned Development (PD) | Unzoned or Outside of Town Jurisdiction |

Other Features

- Planned Developments
- Light Industrial Conservation District
- Parker Planning Area
- Parker Town Boundary

LDO Proposed Zoning Map

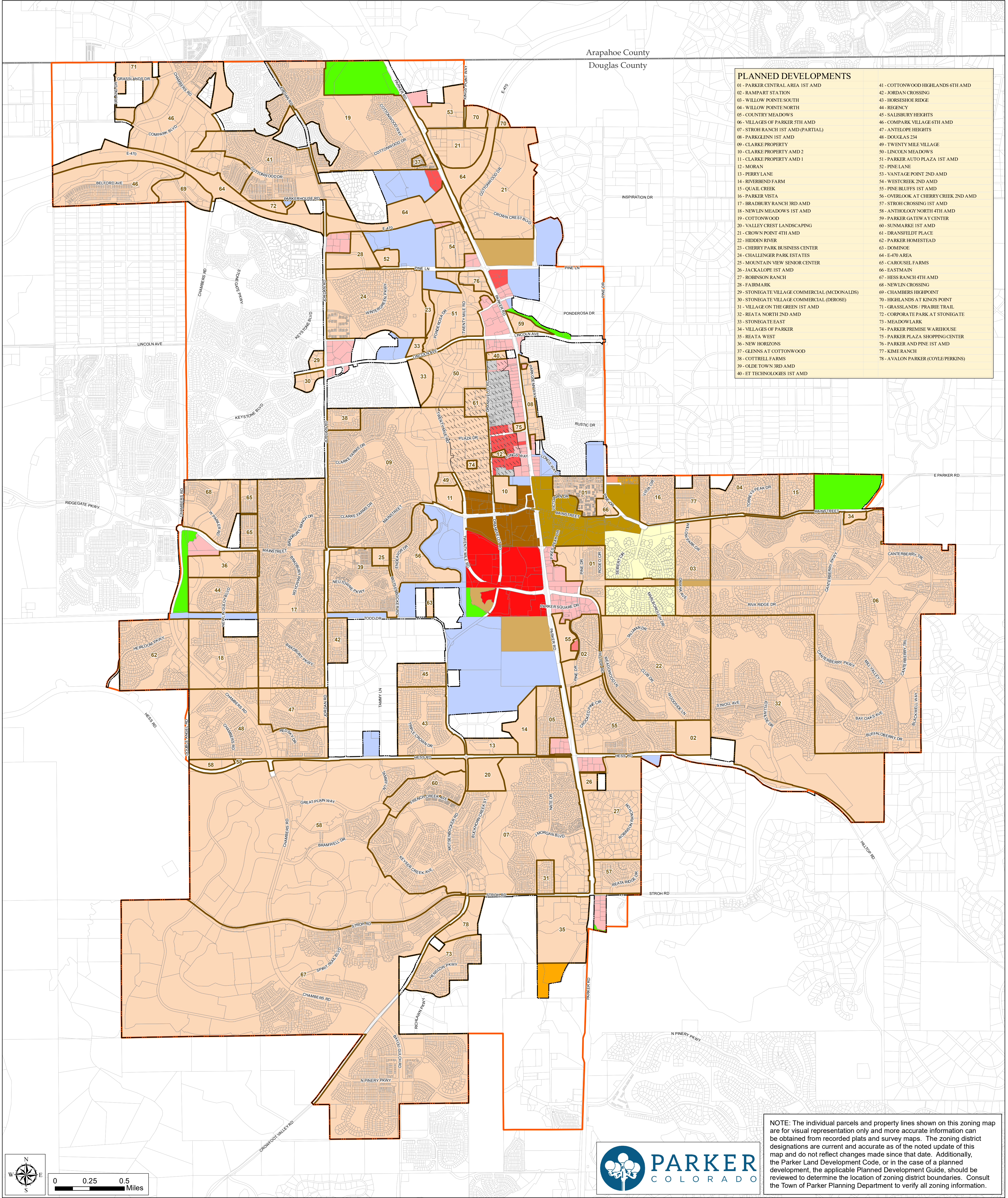
DRAFT 2
DATE: 11/05/24



Zoning Map

Town of Parker, Colorado

Map Date: January 6, 2025



Zoning

- | | | | |
|------------------------------|-----------------------------|------------------------------|---|
| Agricultural (AG) | Downtown West (DW) | Mixed-Use Regional (MR) | Public Facility (PF) |
| Neighborhood Commercial (C1) | Light Industrial (LI) | Multifamily Residential (MF) | Large-Lot Residential (SF1) |
| Corridor Commercial (C2) | Light Industrial Flex (LF) | Office / Employment (OE) | Standard-Lot Residential (SF2) |
| Regional Commercial (C3) | Mixed-Use Neighborhood (MN) | Open Space (OS) | Small-Lot Residential (SF3) |
| Downtown East (DE) | Mixed-Use Community (MC) | Planned Development (PD) | Unzoned or Outside of Town Jurisdiction |

Other Features

- Planned Developments
- Light Industrial Conservation District
- Parker Planning Area
- Parker Town Boundary

ORDINANCE NO. 3.372.2, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO AMEND SUBSECTION 13.04.010(A) OF THE LDO TO REPLACE TABLE 13.04.A., TO ADD SECTION 13.04.130, TO RENUMBER SECTIONS 13.04.130 THROUGH 13.04.230, AMEND SUBSECTION 13.04.220(C) BY REPLACING TABLE 13.04.D., AMEND SUBSECTION 13.05.020(E) BY REPLACING TABLE 13.05.A, AMENDING SUBSECTIONS 13.05.030(C)(1), (2), (3) AND (4), 13.05.030(D)(1)C., 13.05.030(D)(2)D., 13.05.030(D)(4)C., 13.05.030(E)(4), 13.05.030(E)(5)C., 13.05.030(E)(15)C., 13.05.030(E)(16)C., 13.05.030(E)(17)B. AND 13.05.030(F)(1)B. OF THE LDO

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Subsection 13.04.010(a) of the Parker Land Development Ordinance is amended by the replacement of Table 13.04.A: Zoning Districts Established, as described in **Exhibit A**, which is attached hereto and incorporated herein by reference.

Section 2. Chapter 13.04 of the Parker Land Development Ordinance is amended by the addition of a new Section 13.04.130 (Regional Commercial), which is attached hereto as **Exhibit B** and incorporated herein, by reference, and renumbering Section 13.04.130 (Office/employment) as Section 13.04.140; Section 13.04.140 (Light industrial/flex) as Section 13.04.150; Section 13.04.150 (Light industrial) as Section 13.04.160; Section 13.04.160 (Agriculture) as 13.04.170; Section 13.04.170 (Open space) as Section 13.04.180; Section 13.04.180 (Public facilities) as Section 13.04.190; Section 13.04.190 (Planned development) as Section 13.04.200; Section 13.04.200 (Overlay districts) as Section 13.04.210; Section 13.04.210 (Summary tables of lot and building standards) as Section 13.04.220; and Section 13.04.220 (Measurement methodology) as Section 13.04.230.

Section 3. Subsection 13.04.220(c) of the Parker Land Development Ordinance is amended by the replacement of Table 13.04.D Summary of Commercial, Employment, and Industrial District Lot and Building Standards, which is attached hereto as **Exhibit C** and incorporated herein by reference.

Section 4. Subsection 13.05.020(e) of the Parker Land Development Ordinance is amended by the replacement of Table 13.05.A: Table of Allowed Uses, which is attached hereto as **Exhibit D** and incorporated herein by reference.

Section 5. Paragraph 13.05.030(c)(1) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph c. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(1) Dwelling, co-housing.

* * *

c. MN district. The following additional restrictions shall apply to the MN district:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 6. Paragraph 13.05.030(c)(2) of the Parker Land Development Ordinance is hereby amended by the addition of new Subparagraph d. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(2) Dwelling, live/work.

* * *

d. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 7. Paragraph 13.05.030(c)(3) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph d. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(3) Dwelling, multifamily.

* * *

d. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 8. Paragraph 13.05.030(c)(4) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph b. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(4) Dwelling, single-family attached.

* * *

b. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 9. Subparagraph 13.05.030(d)(1)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(1) Community facility.

* * *

c. In the MN, MC, ~~and MR~~, **and C3** districts, community facilities:

* * *

Section 10. Paragraph 13.05.030(d)(2)d. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(2) Daycare, commercial.

* * *

d. In the MN, MC, MR, **C3**, DE, DW, C1, and C2 districts, daycares shall not exceed 3,500 square feet and shall not be located within 250 feet from a hard corner.

* * *

Section 11. Subparagraph 13.05.030(d)(4)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(4) Religious assembly.

* * *

c. In the MN, MC, MR, ~~and C1~~, **and C3** districts, community facilities:

* * *

Section 12. Paragraph 13.05.030(e)(4) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph b. to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(4) Veterinary clinic and hospital. Outdoor facilities associated with a veterinary clinic or hospital shall comply with the following standards:

* * *

b. In the DE district, a veterinary clinic or hospital shall not be located on the first floor adjacent to Mainstreet.

Section 13. Subparagraph 13.05.030(e)(5)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(5) Indoor recreation facility.

* * *

c. In the MN, MC, MR, C1, ~~and C2~~, **and C3** districts, indoor recreation facilities:

* * *

Section 14. Subparagraph 13.05.030(e)(15)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(15) Personal instruction studio.

* * *

c. In the MC, MR, **C3**, OE, and LF zoning districts:

* * *

Section 15. Subparagraph 13.05.030(e)(16)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(16) Personal services, general.

* * *

c. In the MC, MR, **C3**, OE, and LF zoning districts:

* * *

Section 16. Subparagraph 13.05.030(e)(17)b. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(17) Building materials and supply store.

* * *

b. In the MR **and C3** districts, outdoor display may only be provided if approved with a Use by Special Review.

* * *

Section 17. Subparagraph 13.05.030(f)(1)b. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(f) Industrial uses.

* * *

(1) Food and beverage processing.

* * *

b. In the MC, **and MR, and C3** districts, food and beverage processing facilities shall not exceed 15,000 square feet.

* * *

Section 18. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary

for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 19. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 20. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT A

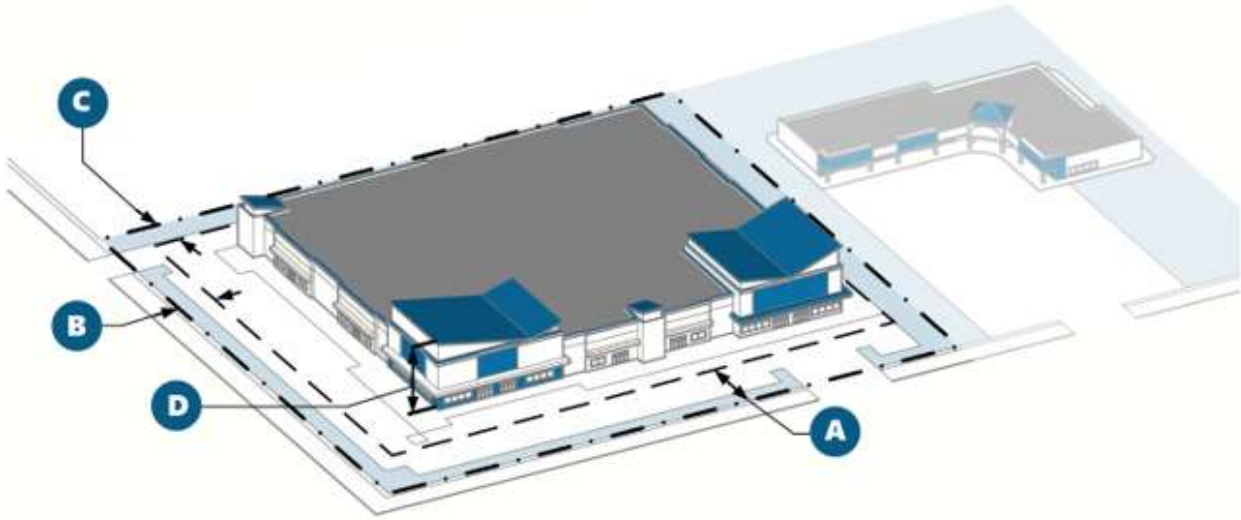
Replacement Table 13.04.A: Zoning Districts Established.

Table 13.04.A: Zoning Districts Established		
Label	District Name	LDO Section
Residential Districts		
SF1	Large-Lot Residential	13.04.020
SF2	Standard-Lot Residential	13.04.030
SF3	Small-Lot Residential	13.04.040
MF	Multifamily Residential	13.04.050
Mixed-Use Districts		
MN	Mixed-Use Neighborhood	13.04.060
MC	Mixed-Use Community	13.04.070
MR	Mixed-Use Regional	13.04.080
DE	Downtown East	13.04.090
DW	Downtown West	13.04.100
Commercial, Employment, and Industrial Districts		
C1	Neighborhood Commercial	13.04.110
C2	Corridor Commercial	13.04.120
C3	Regional Commercial	13.04.130
OE	Office/Employment	13.04.140
LF	Light Industrial/Flex	13.04.150
LI	Light Industrial	13.04.160
Other Nonresidential and Special Purpose Districts		
AG	Agricultural	13.04.170
OS	Open Space	13.04.180
PF	Public Facilities	13.04.190
PD	Planned Development	13.04.200
Overlay Districts		
LI-O	Light Industrial Conservation Overlay	13.04.210(b)

EXHIBIT B

New Section 13.04.130 Regional commercial (C3).

13.04.130 Regional commercial (C3).



(a) Purpose.

The C3 district is intended to accommodate regional destination retail and large-scale commercial development. The district emphasizes pedestrian-friendly design and active ground-floor uses, with a focus on high-quality site design and clear street organization for easy access and multi-modal mobility options.

(b) C3 lot and building standards.

Setbacks (minimum)

A	Front	10 feet
	Side	None [1]
B	Side, adjacent to street	None [1]
C	Rear	None [1]

Height (maximum)

D	Building height	60 feet [2]
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Notes:

[1] On Restricted Lots, buildings 35 feet tall or less shall be set back a minimum of 25 feet from each property line with a Protected Lot; and buildings taller than feet 35 shall be set back a minimum of 40 feet from each property line with a Protected Lot.

[2] No portion of a building constructed on a Restricted Lot outside of the DE or DW zoning districts may exceed a maximum height of 35 feet within 40 feet of a Protected Lot.

(c) Additional standards. Additional standards in the Development Design Standards may apply depending on use type.

EXHIBIT C

Replacement Table 13.04.D: Summary of Commercial, Employment, and Industrial District Lot and Building Standards.

Table 13.04.D: Summary of Commercial, Employment, and Industrial District Lot and Building Standards						
Zoning District	C1	C2	C3	OE	LF	LI
Setbacks (minimum)						
Front	15 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Side	None [1] [2]	None [1] [2]	None [1]	10 feet [1] [2]	10 feet [1]	10 feet [1]
Side, adjacent to street	15 feet [1] [2]	None [2]	None [1]	None	None	None
Rear	25 feet [1] [2]	10 feet [1] [2]	None [1]	10 feet [1] Adjacent to E-470: 50 feet	10 feet [1] Adjacent to E-470: 50 feet	10 feet [1]
Height						
Building height	35 feet	45 feet [3]	60 feet [3]	100 feet [3]	60 feet; 90 feet with Use by Special Review [3]	50 feet [3]
Notes: [1] On Restricted Lots, buildings 35 feet tall or less shall be set back a minimum of 25 feet from each property line with a Protected Lot; and buildings taller than feet 35 shall be set back a minimum of 40 feet from each property line with a Protected Lot. [2] Applies only to perimeter property lines; does not apply to internal site for developments with campus settings on multiple parcels. [3] No portion of a building constructed on a Restricted Lot outside of the DE or DW zoning districts may exceed a maximum height of 35 feet within 50 feet of a Protected Lot.						

EXHIBIT D

Replacement Table 13.05.A: Table of Allowed Uses

Table 13.05.A: Table of Allowed Uses P = permitted by right S = Use by Special Review required A = accessory use by right blank cell = prohibited + = use-specific standards apply to that use in that zoning district																			
Zoning Districts	SF1	SE2	SE3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Residential Uses																			
Household Living																			
Caretaker Residence							A			S	S				S	S+		S	13.05.050(d)(3)
Dwelling, Co-Housing			P+	P+	S+														13.05.030(c)(1)
Dwelling, Duplex			P	P															
Dwelling, Live/Work				P+	P+	P+	S+	S+	S+										13.05.030(c)(2)
Dwelling, Multifamily				P	S	S	S+	P+	P+										13.05.030(c)(3)
Dwelling, Single-Family Attached			P	P	S	S	S	P+	S										13.05.030(c)(4)
Dwelling, Single-Family Detached	P	P	P													P			13.05.030(c)(5)
Dwelling Unit, Accessory	Not permitted																		13.05.050(d)(1)
Home Occupation	A+	A+	A+	A+	A+	A+	A+	A+	A+							A+			13.05.050(d)(6)
Secondary Family Space	A+	A+	A+													A+			11.02.050 (Parker Municipal Code)
Group Living																			
Continuing Care Facility			S+	P+	S+	S+	S+		S+	S+			S+						13.05.030(c)(6)
Group Home	P+	P+	P+	P+												P+			13.05.030(c)(7)
Group Residential Facility				P	S	S	S+	P+	P+										13.05.030(c)(7)
Public, Institutional, and Civic Uses																			
Community and Cultural Facilities																			
Cemetery																S		S	
Community Facility	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	P+					P	13.05.030(d)(1)
Daycare, Commercial	S+	S+	P+	P+	P+	P+	P+	S+	S+	P+	S+	P+	P+	S+	A+				13.05.030(d)(2)
Daycare, Residential	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+				P+			13.05.030(d)(3)
Funeral Facility											S			S	S				
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility						P	P					P	P	P				P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+		P+							13.05.030(d)(4)
Educational Facilities																			
School, College or University						P	P	P+	P+			P	P	P				P	13.05.030(d)(5)
School, Public or Private	P+	P+	P+	P+	S	S	S	S	P+			S	S	S				P	13.05.030(d)(6)
School, Vocational or Trade					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	13.05.030(d)(7)
Healthcare Facilities																			
Hospital						S	P				P	P	P	S					
Medical or Dental Clinic					S	P	P	P+	P+	P	P	P	P	P	P				13.05.030(d)(8)

Table 13.05.A: Table of Allowed Uses

P = permitted by right S = Use by Special Review required A = accessory use by right
blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SE1	SE2	SE3	MF	MN	MC	MR	DE	DW	G1	G2	G3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Commercial Uses																			
Agricultural and Animal Uses																			
Agriculture, General																P	P		
Agriculture, Urban	A+	A+	A+	A+	A+	A+	A+	A+	A+							A+	A+		13.05.050(d)(2)
Agritainment																P	S		
Kennel, Commercial						S+	S+			S+	<u>S+</u>			S+	S+	S+			13.05.030(e)(1)
Natural Medicine Cultivation Facility															P+				13.05.030(e)(2)
Stable, Commercial																P+			13.05.030(e)(3)
Veterinary Clinic and Hospital						P+	S+	<u>S+</u>		P+	P+	<u>S+</u>		P+	S+	S+			13.05.030(e)(4)
Recreation and Entertainment																			
Indoor Recreation Facility					S+	P+	P+	P+	P+	P+	<u>P+</u>		P+	P+	P+			P+	13.05.030(e)(5)
Outdoor Recreation Facility				S+	S+	A+	A+			S+	S+	<u>A+</u>							13.05.030(e)(6)
Food and Beverage Services																			
Bar and Lounge					P+	P+	P+	P+	P+	P+	<u>P+</u>		P+	S+					13.05.030(e)(7)
Microbrewery, Cidery, Distillery, or Winery					P+	P+	P+	P+	P+	P+	<u>P+</u>		P+	P+	S+				13.05.030(e)(8)
Restaurant					P	P	P	P	P	P	<u>P</u>		P	P	S				
Office, Business, and Professional Services																			
Administrative, Professional, and Government Office				A	P+	P	P	P+	P+	P	<u>P</u>		P	P	P			P	13.05.030(e)(9)
Automated Teller Machine					P+	P+	P+	P+	P+	P+	<u>P+</u>		P+	P+					13.05.030(e)(10)
Financial Institution					P+	P+	P+	P+	P+	P+	<u>P+</u>		P+	P+					13.05.030(e)(11)
Research and Development							P				<u>P</u>		P	P	P				
Personal Services																			
Check-Cashing Establishment										P+					P+				13.05.030(e)(12)
Laundry Facility, Commercial					P+	P+	P+		P+	P+	<u>P+</u>			P+	P+				13.05.030(e)(13)
Laundry Facility, Self-Service					P+	P+	P+			P+	<u>P+</u>								13.05.030(e)(14)
Natural Medicine Healing Center										P+	P+								13.05.030(e)(2)
Personal Instruction or Studio					P+	P+	P+	P+	P+	S+	<u>P+</u>		P+	P+					13.05.030(e)(15)
Personal Services, General				A+	P+	P+	P+	P+	P+	P+	<u>P+</u>		P+	P+					13.05.030(e)(16)
Retail Sales																			
Building Materials and Supply Store						S+	P+			P+	<u>P+</u>			P+	P+				13.05.030(e)(17)
General Retail, 10,000 Square Feet or Less				A+	P+	P	P	P	P	P	<u>P</u>		P	A	A				13.05.030(e)(18)
General Retail, More than 10,000 Square Feet					P	P	P	P+	P	P	<u>P</u>		P	A	A				13.05.030(e)(19)
Mobile Business																			See Section 13.05.060(c)(3)
Nursery or Garden Supply Store							P+			P+	<u>P+</u>				P+				13.05.030(e)(20)
Outdoor Sales and Display					A+	A+	A+	A+	A+	A+	<u>A+</u>			A+	A+				13.05.050(d)(7)
Pawnbroker															P+				13.05.030(e)(21)

Table 13.05.A: Table of Allowed Uses

P = permitted by right S = Use by Special Review required A = accessory use by right
blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	G1	G2	G3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Lodging Facilities																			
Bed and Breakfast				P+	P+	S+		P+	P+										13.05.030(e)(22)
Hotel/Motel					S	P	P	P	P	P	P	P	P	P	P				
Short-Term Rental																			
Transportation, Vehicles, and Equipment																			
Automotive Fuel Sales					P+	P+	P+				P+	P+		P+	S+				13.05.030(e)(23)
Automotive Repair, Major											S+			P+	P+				13.05.030(e)(24)
Automotive Repair, Minor					S+	S+	S+				P+	S+		P+	P+				13.05.030(e)(25)
Automotive Sales and Leasing, Heavy														P+	P+				13.05.030(e)(26)
Automotive Sales and Leasing, Light											P+			S					13.05.030(e)(27)
Car Wash					S+	S+	S+				P+	S+		A+	A+				13.05.030(e)(28)
Drive-Through Facility						A+	A+		S+	A+	A+	A+	A+						13.05.050(d)(4)
Electric Vehicle Charging Station	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(29)
Equipment and Machinery Sales, Rental, and Repair							S+				P+	S+		S+	P+				13.05.030(e)(30)
Parking Garage	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(31)
Parking Lot	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(32)
Recreational Vehicle Sales, Rental, and Repair											S			P+	S				13.05.030(e)(33)
Transit Terminal or Station					P	P	P	P	P			P	P	S				P	
Sexually Oriented Businesses																			
Sexually Oriented Business															P+				13.05.030(e)(34)
Industrial Uses																			
Manufacturing and Processing																			
Food and Beverage Processing						P+	P+	P+	P+	P+	P+	P+		P+	P+				13.05.030(f)(1)
Industrial, General	Not permitted																		13.05.030(f)(2)
Industrial Hemp Processing											P+			P+	P+				13.05.030(f)(3)
Light Industrial														P+	P+				13.05.030(f)(4)
Mining and Extraction																	S		
Natural Medicine Products Manufacturer															P+				13.05.030(e)(2)
Natural Medicine Testing Facility															P+				13.05.030(e)(2)
Oil and Gas Operations	See Chapter 13.06																		
Storage and Distribution																			
Storage					A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+		A+	13.05.030(f)(5) and 13.05.050(d)(8)
Contractor Office														P+	P+				
Distribution Facility														P+	P+				13.05.030(f)(5) and 13.05.050(d)(9)
Self-Storage	Not permitted																		13.05.030(f)(5)

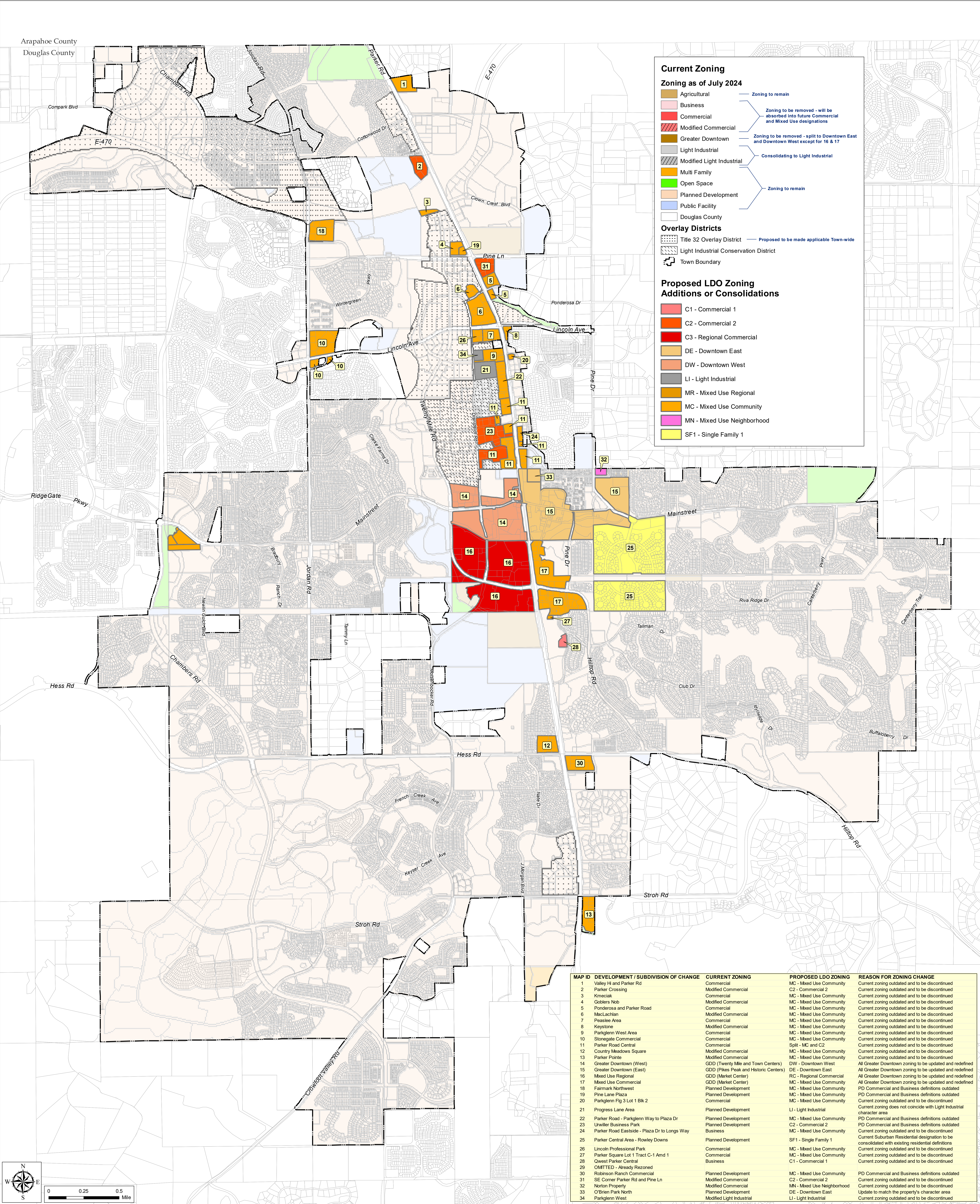
Table 13.05.A: Table of Allowed Uses

P = permitted by right S = Use by Special Review required A = accessory use by right
blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Public and Semi-Public Utility Uses																			
Utilities																			
Public Utility, Major	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	13.05.030(g)(1)
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communications Facilities																			
Wireless Communications Facility	See standards in Section 13.05.040																		
Temporary Uses																			
Agricultural Product Stand	See standards in Section 13.05.060																		
Carnival or Festival																			
Outdoor Market																			
Seasonal Sales																			
Temporary Structure																			

LDO Proposed Zoning Map

DRAFT 2
DATE: 11/05/24



ORDINANCE NO. 3.372.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL 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 OF THE EXISTING LAND DEVELOPMENT ORDINANCE, AND TO ADOPT THE REPLACEMENT PARKER ZONING MAP

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provides that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance are repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, will not go into effect until the Replacement Parker Zoning Map is adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, the Town conducted several workshops and meetings with the Parker community, the Parker Planning Commission, and the Parker Town Council for the purpose of soliciting advice and comments on the Replacement Parker Zoning Map. A project website was established with information on the proposed replacement zoning map including meetings to provide public feedback. Community open houses were held on August 21 and September 4, 2024, to solicit input from property owners and the community at large. The Town mailed postcards to impacted property owners. Study sessions were also held to solicit input and direction from the Parker Town Council on July 22, 2024, and October 7, 2024, as well as study sessions with the Parker Planning Commission on July 25, 2024, and October 10, 2024.

WHEREAS, the Planning Commission recommended adoption of the Replacement Parker Zoning Map at a public meeting held on November 14, 2024.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. 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 of the Existing Land Development Ordinance are hereby repealed in their entirety.

Section 2. The Replacement Parker Zoning Map, which is attached as **Exhibit A**, and incorporated by this reference, is hereby adopted by the Town Council.

Section 3. Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance are in full force and effect.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

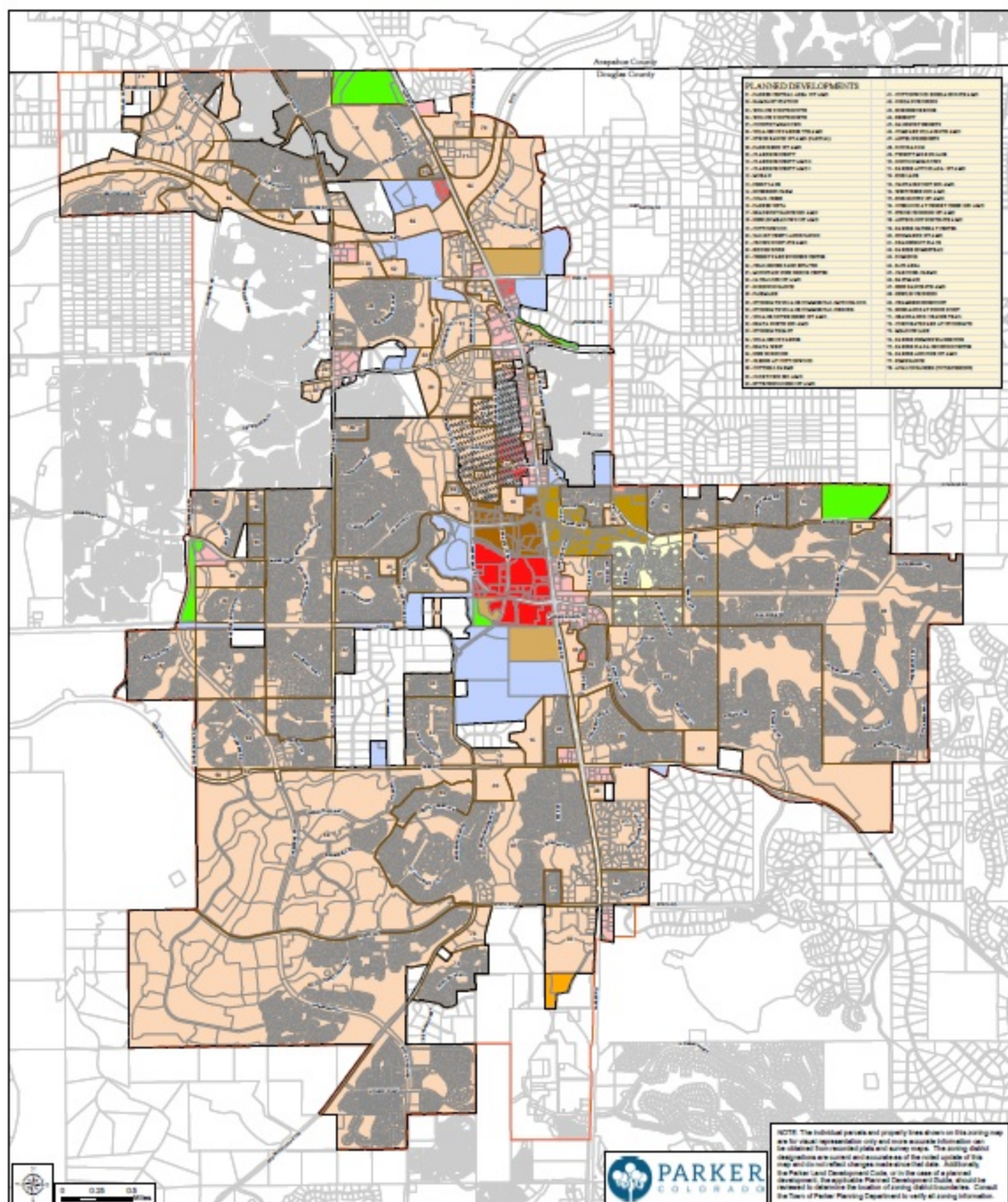
Jamie Wynn, Town Attorney

EXHIBIT A

Zoning Map

Town of Parker, Colorado

Map Date: January 6, 2025



Zoning

- | | | | |
|--|---|--|---|
| Agricultural (AG) | Downtown West (DW) | Mixed-Use Regional (MR) | Public Facility (PF) |
| Neighborhood Commercial (C1) | Light Industrial (LI) | Multifamily Residential (MF) | Large-Lot Residential (S1) |
| Corridor Commercial (C2) | Light Industrial Flex (LF) | Office / Employment (OE) | Standard-Lot Residential (S2) |
| Regional Commercial (C3) | Mixed-Use Neighborhood (MN) | Open Space (OS) | Small-Lot Residential (S3) |
| Downtown East (DE) | Mixed-Use Community (MC) | Planned Development (PD) | Unzoned or Outside of Town Jurisdiction |

Other Features

- Planned Developments
- Light Industrial Conservation District
- Parker Planning Area
- Parker Town Boundary

ORDINANCE NO. 3.372.2, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO AMEND SUBSECTION 13.04.010(A) OF THE LDO TO REPLACE TABLE 13.04.A., TO ADD SECTION 13.04.130, TO RENUMBER SECTIONS 13.04.130 THROUGH 13.04.230, AMEND SUBSECTION 13.04.220(C) BY REPLACING TABLE 13.04.D., AMEND SUBSECTION 13.05.020(E) BY REPLACING TABLE 13.05.A, AMENDING SUBSECTIONS 13.05.030(C)(1), (2), (3) AND (4), 13.05.030(D)(1)C., 13.05.030(D)(2)D., 13.05.030(D)(4)C., 13.05.030(E)(4), 13.05.030(E)(5)C., 13.05.030(E)(15)C., 13.05.030(E)(16)C., 13.05.030(E)(17)B. AND 13.05.030(F)(1)B. OF THE LDO

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Subsection 13.04.010(a) of the Parker Land Development Ordinance is amended by the replacement of Table 13.04.A: Zoning Districts Established, as described in **Exhibit A**, which is attached hereto and incorporated herein by reference.

Section 2. Chapter 13.04 of the Parker Land Development Ordinance is amended by the addition of a new Section 13.04.130 (Regional Commercial), which is attached hereto as **Exhibit B** and incorporated herein, by reference, and renumbering Section 13.04.130 (Office/employment) as Section 13.04.140; Section 13.04.140 (Light industrial/flex) as Section 13.04.150; Section 13.04.150 (Light industrial) as Section 13.04.160; Section 13.04.160 (Agriculture) as 13.04.170; Section 13.04.170 (Open space) as Section 13.04.180; Section 13.04.180 (Public facilities) as Section 13.04.190; Section 13.04.190 (Planned development) as Section 13.04.200; Section 13.04.200 (Overlay districts) as Section 13.04.210; Section 13.04.210 (Summary tables of lot and building standards) as Section 13.04.220; and Section 13.04.220 (Measurement methodology) as Section 13.04.230.

Section 3. Subsection 13.04.220(c) of the Parker Land Development Ordinance is amended by the replacement of Table 13.04.D Summary of Commercial, Employment, and Industrial District Lot and Building Standards, which is attached hereto as **Exhibit C** and incorporated herein by reference.

Section 4. Subsection 13.05.020(e) of the Parker Land Development Ordinance is amended by the replacement of Table 13.05.A: Table of Allowed Uses, which is attached hereto as **Exhibit D** and incorporated herein by reference.

Section 5. Paragraph 13.05.030(c)(1) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph c. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(1) Dwelling, co-housing.

* * *

c. MN district. The following additional restrictions shall apply to the MN district:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 6. Paragraph 13.05.030(c)(2) of the Parker Land Development Ordinance is hereby amended by the addition of new Subparagraph d. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(2) Dwelling, live/work.

* * *

d. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 7. Paragraph 13.05.030(c)(3) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph d. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(3) Dwelling, multifamily.

* * *

d. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 8. Paragraph 13.05.030(c)(4) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph b. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(4) Dwelling, single-family attached.

* * *

b. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 9. Subparagraph 13.05.030(d)(1)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(1) Community facility.

* * *

c. In the MN, MC, ~~and MR~~, **and C3** districts, community facilities:

* * *

Section 10. Paragraph 13.05.030(d)(2)d. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(2) Daycare, commercial.

* * *

d. In the MN, MC, MR, **C3**, DE, DW, C1, and C2 districts, daycares shall not exceed 3,500 square feet and shall not be located within 250 feet from a hard corner.

* * *

Section 11. Subparagraph 13.05.030(d)(4)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(4) Religious assembly.

* * *

c. In the MN, MC, MR, **and C1, and C3** districts, community facilities:

* * *

Section 12. Paragraph 13.05.030(e)(4) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph b. to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(4) Veterinary clinic and hospital. Outdoor facilities associated with a veterinary clinic or hospital shall comply with the following standards:

* * *

b. In the DE district, a veterinary clinic or hospital shall not be located on the first floor adjacent to Mainstreet.

Section 13. Subparagraph 13.05.030(e)(5)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(5) Indoor recreation facility.

* * *

c. In the MN, MC, MR, C1, **and C2, and C3** districts, indoor recreation facilities:

* * *

Section 14. Subparagraph 13.05.030(e)(15)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(15) Personal instruction studio.

* * *

c. In the MC, MR, **C3**, OE, and LF zoning districts:

* * *

Section 15. Subparagraph 13.05.030(e)(16)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(16) Personal services, general.

* * *

c. In the MC, MR, **C3**, OE, and LF zoning districts:

* * *

Section 16. Subparagraph 13.05.030(e)(17)b. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(17) Building materials and supply store.

* * *

b. In the MR **and C3** districts, outdoor display may only be provided if approved with a Use by Special Review.

* * *

Section 17. Subparagraph 13.05.030(f)(1)b. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(f) Industrial uses.

* * *

(1) Food and beverage processing.

* * *

b. In the MC, **and MR, and C3** districts, food and beverage processing facilities shall not exceed 15,000 square feet.

* * *

Section 18. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary

for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 19. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 20. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT A

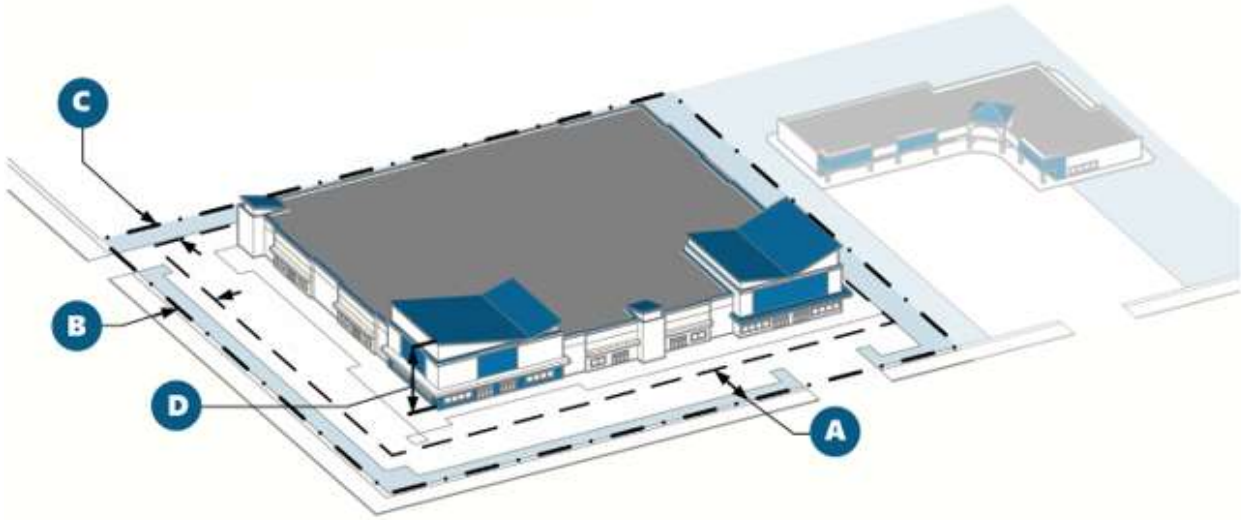
Replacement Table 13.04.A: Zoning Districts Established.

Table 13.04.A: Zoning Districts Established		
Label	District Name	LDO Section
Residential Districts		
SF1	Large-Lot Residential	13.04.020
SF2	Standard-Lot Residential	13.04.030
SF3	Small-Lot Residential	13.04.040
MF	Multifamily Residential	13.04.050
Mixed-Use Districts		
MN	Mixed-Use Neighborhood	13.04.060
MC	Mixed-Use Community	13.04.070
MR	Mixed-Use Regional	13.04.080
DE	Downtown East	13.04.090
DW	Downtown West	13.04.100
Commercial, Employment, and Industrial Districts		
C1	Neighborhood Commercial	13.04.110
C2	Corridor Commercial	13.04.120
C3	<u>Regional Commercial</u>	13.04.130
OE	Office/Employment	13.04.140
LF	Light Industrial/Flex	13.04.150
LI	Light Industrial	13.04.160
Other Nonresidential and Special Purpose Districts		
AG	Agricultural	13.04.170
OS	Open Space	13.04.180
PF	Public Facilities	13.04.190
PD	Planned Development	13.04.200
Overlay Districts		
LI-O	Light Industrial Conservation Overlay	13.04.210(b)

EXHIBIT B

New Section 13.04.130 Regional commercial (C3).

13.04.130 Regional commercial (C3).



(a) Purpose.

The C3 district is intended to accommodate regional destination retail and large-scale commercial development. The district emphasizes pedestrian-friendly design and active ground-floor uses, with a focus on high-quality site design and clear street organization for easy access and multi-modal mobility options.

(b) C3 lot and building standards.

Setbacks (minimum)

A	Front	10 feet
	Side	None [1]
B	Side, adjacent to street	None [1]
C	Rear	None [1]

Height (maximum)

D	Building height	60 feet [2]
----------	-----------------	-------------

Notes:

[1] On Restricted Lots, buildings 35 feet tall or less shall be set back a minimum of 25 feet from each property line with a Protected Lot; and buildings taller than feet 35 shall be set back a minimum of 40 feet from each property line with a Protected Lot.
[2] No portion of a building constructed on a Restricted Lot outside of the DE or DW zoning districts may exceed a maximum height of 35 feet within 40 feet of a Protected Lot.

(c) Additional standards. Additional standards in the Development Design Standards may apply depending on use type.

EXHIBIT C

Replacement Table 13.04.D: Summary of Commercial, Employment, and Industrial District Lot and Building Standards.

Table 13.04.D: Summary of Commercial, Employment, and Industrial District Lot and Building Standards						
Zoning District	C1	C2	C3	OE	LF	LI
Setbacks (minimum)						
Front	15 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Side	None [1] [2]	None [1] [2]	None [1]	10 feet [1] [2]	10 feet [1]	10 feet [1]
Side, adjacent to street	15 feet [1] [2]	None [2]	None [1]	None	None	None
Rear	25 feet [1] [2]	10 feet [1] [2]	None [1]	10 feet [1] Adjacent to E-470: 50 feet	10 feet [1] Adjacent to E-470: 50 feet	10 feet [1]
Height						
Building height	35 feet	45 feet [3]	60 feet [3]	100 feet [3]	60 feet; 90 feet with Use by Special Review [3]	50 feet [3]
Notes: [1] On Restricted Lots, buildings 35 feet tall or less shall be set back a minimum of 25 feet from each property line with a Protected Lot; and buildings taller than feet 35 shall be set back a minimum of 40 feet from each property line with a Protected Lot. [2] Applies only to perimeter property lines; does not apply to internal site for developments with campus settings on multiple parcels. [3] No portion of a building constructed on a Restricted Lot outside of the DE or DW zoning districts may exceed a maximum height of 35 feet within 50 feet of a Protected Lot.						

EXHIBIT D

Replacement Table 13.05.A: Table of Allowed Uses

Table 13.05.A: Table of Allowed Uses P = permitted by right S = Use by Special Review required A = accessory use by right blank cell = prohibited + = use-specific standards apply to that use in that zoning district																			
Zoning Districts	SF1	SE2	SE3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Residential Uses																			
Household Living																			
Caretaker Residence							A			S	S				S	S+		S	13.05.050(d)(3)
Dwelling, Co-Housing			P+	P+	S+														13.05.030(c)(1)
Dwelling, Duplex			P	P															
Dwelling, Live/Work				P+	P+	P+	S+	S+	S+										13.05.030(c)(2)
Dwelling, Multifamily				P	S	S	S+	P+	P+										13.05.030(c)(3)
Dwelling, Single-Family Attached			P	P	S	S	S	P+	S										13.05.030(c)(4)
Dwelling, Single-Family Detached	P	P	P													P			13.05.030(c)(5)
Dwelling Unit, Accessory	Not permitted																		13.05.050(d)(1)
Home Occupation	A+	A+	A+	A+	A+	A+	A+	A+	A+							A+			13.05.050(d)(6)
Secondary Family Space	A+	A+	A+													A+			11.02.050 (Parker Municipal Code)
Group Living																			
Continuing Care Facility			S+	P+	S+	S+	S+		S+	S+			S+						13.05.030(c)(6)
Group Home	P+	P+	P+	P+												P+			13.05.030(c)(7)
Group Residential Facility				P	S	S	S+	P+	P+										13.05.030(c)(7)
Public, Institutional, and Civic Uses																			
Community and Cultural Facilities																			
Cemetery																S		S	
Community Facility	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	P+					P	13.05.030(d)(1)
Daycare, Commercial	S+	S+	P+	P+	P+	P+	P+	S+	S+	P+	S+	P+	P+	S+	A+				13.05.030(d)(2)
Daycare, Residential	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+				P+			13.05.030(d)(3)
Funeral Facility											S			S	S				
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility						P	P					P	P	P				P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+		P+							13.05.030(d)(4)
Educational Facilities																			
School, College or University						P	P	P+	P+			P	P	P				P	13.05.030(d)(5)
School, Public or Private	P+	P+	P+	P+	S	S	S	S	P+			S	S	S				P	13.05.030(d)(6)
School, Vocational or Trade					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	13.05.030(d)(7)
Healthcare Facilities																			
Hospital						S	P				P	P	P	S					
Medical or Dental Clinic					S	P	P	P+	P+	P	P	P	P	P	P				13.05.030(d)(8)

Table 13.05.A: Table of Allowed Uses

P = permitted by right S = Use by Special Review required A = accessory use by right
blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SE1	SE2	SE3	MF	MN	MC	MR	DE	DW	G1	G2	G3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Commercial Uses																			
Agricultural and Animal Uses																			
Agriculture, General																P	P		
Agriculture, Urban	A+	A+	A+	A+	A+	A+	A+	A+	A+							A+	A+		13.05.050(d)(2)
Agritainment																P	S		
Kennel, Commercial						S+	S+			S+	<u>S+</u>			S+	S+	S+			13.05.030(e)(1)
Natural Medicine Cultivation Facility															P+				13.05.030(e)(2)
Stable, Commercial																P+			13.05.030(e)(3)
Veterinary Clinic and Hospital						P+	S+	<u>S+</u>		P+	P+	<u>S+</u>		P+	S+	S+			13.05.030(e)(4)
Recreation and Entertainment																			
Indoor Recreation Facility					S+	P+	P+	P+	P+	P+	<u>P+</u>		P+	P+	P+			P+	13.05.030(e)(5)
Outdoor Recreation Facility				S+	S+	A+	A+			S+	S+	<u>A+</u>							13.05.030(e)(6)
Food and Beverage Services																			
Bar and Lounge					P+	P+	P+	P+	P+	P+	<u>P+</u>		P+	S+					13.05.030(e)(7)
Microbrewery, Cidery, Distillery, or Winery					P+	P+	P+	P+	P+	P+	<u>P+</u>		P+	P+	S+				13.05.030(e)(8)
Restaurant					P	P	P	P	P	P	<u>P</u>		P	P	S				
Office, Business, and Professional Services																			
Administrative, Professional, and Government Office				A	P+	P	P	P+	P+	P	<u>P</u>		P	P	P			P	13.05.030(e)(9)
Automated Teller Machine					P+	P+	P+	P+	P+	P+	<u>P+</u>		P+	P+					13.05.030(e)(10)
Financial Institution					P+	P+	P+	P+	P+	P+	<u>P+</u>		P+	P+					13.05.030(e)(11)
Research and Development							P				<u>P</u>		P	P	P				
Personal Services																			
Check-Cashing Establishment										P+					P+				13.05.030(e)(12)
Laundry Facility, Commercial					P+	P+	P+		P+	P+	<u>P+</u>			P+	P+				13.05.030(e)(13)
Laundry Facility, Self-Service					P+	P+	P+			P+	<u>P+</u>								13.05.030(e)(14)
Natural Medicine Healing Center										P+	P+								13.05.030(e)(2)
Personal Instruction or Studio					P+	P+	P+	P+	P+	S+	<u>P+</u>		P+	P+					13.05.030(e)(15)
Personal Services, General				A+	P+	P+	P+	P+	P+	P+	<u>P+</u>		P+	P+					13.05.030(e)(16)
Retail Sales																			
Building Materials and Supply Store						S+	P+			P+	<u>P+</u>			P+	P+				13.05.030(e)(17)
General Retail, 10,000 Square Feet or Less				A+	P+	P	P	P	P	P	<u>P</u>		P	A	A				13.05.030(e)(18)
General Retail, More than 10,000 Square Feet					P	P	P	P+	P	P	<u>P</u>		P	A	A				13.05.030(e)(19)
Mobile Business																			See Section 13.05.060(c)(3)
Nursery or Garden Supply Store							P+			P+	<u>P+</u>			P+					13.05.030(e)(20)
Outdoor Sales and Display					A+	A+	A+	A+	A+	A+	<u>A+</u>			A+	A+				13.05.050(d)(7)
Pawnbroker															P+				13.05.030(e)(21)

Table 13.05.A: Table of Allowed Uses

P = permitted by right S = Use by Special Review required A = accessory use by right
 blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	G1	G2	G3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Lodging Facilities																			
Bed and Breakfast				P+	P+	S+		P+	P+										13.05.030(e)(22)
Hotel/Motel					S	P	P	P	P	P	P	P	P	P	P				
Short-Term Rental																			
Transportation, Vehicles, and Equipment																			
Automotive Fuel Sales					P+	P+	P+				P+	P+		P+	S+				13.05.030(e)(23)
Automotive Repair, Major											S+			P+	P+				13.05.030(e)(24)
Automotive Repair, Minor					S+	S+	S+				P+	S+		P+	P+				13.05.030(e)(25)
Automotive Sales and Leasing, Heavy														P+	P+				13.05.030(e)(26)
Automotive Sales and Leasing, Light											P+			S					13.05.030(e)(27)
Car Wash					S+	S+	S+				P+	S+		A+	A+				13.05.030(e)(28)
Drive-Through Facility						A+	A+		S+	A+	A+	A+	A+						13.05.050(d)(4)
Electric Vehicle Charging Station	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(29)
Equipment and Machinery Sales, Rental, and Repair							S+				P+	S+		S+	P+				13.05.030(e)(30)
Parking Garage	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(31)
Parking Lot	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(32)
Recreational Vehicle Sales, Rental, and Repair											S			P+	S				13.05.030(e)(33)
Transit Terminal or Station					P	P	P	P	P			P	P	S				P	
Sexually Oriented Businesses																			
Sexually Oriented Business															P+				13.05.030(e)(34)
Industrial Uses																			
Manufacturing and Processing																			
Food and Beverage Processing						P+	P+	P+	P+	P+	P+	P+		P+	P+				13.05.030(f)(1)
Industrial, General	Not permitted																		13.05.030(f)(2)
Industrial Hemp Processing											P+			P+	P+				13.05.030(f)(3)
Light Industrial														P+	P+				13.05.030(f)(4)
Mining and Extraction																	S		
Natural Medicine Products Manufacturer															P+				13.05.030(e)(2)
Natural Medicine Testing Facility															P+				13.05.030(e)(2)
Oil and Gas Operations	See Chapter 13.06																		
Storage and Distribution																			
Storage						A+	A+	A+	A+	A+	A+	A+	A+	A+	A+			A+	13.05.030(f)(5) and 13.05.050(d)(8)
Contractor Office														P+	P+				
Distribution Facility														P+	P+				13.05.030(f)(5) and 13.05.050(d)(9)
Self-Storage	Not permitted																		13.05.030(f)(5)

Table 13.05.A: Table of Allowed Uses

P = permitted by right S = Use by Special Review required A = accessory use by right
blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Public and Semi-Public Utility Uses																			
Utilities																			
Public Utility, Major	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	13.05.030(g)(1)
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communications Facilities																			
Wireless Communications Facility	See standards in Section 13.05.040																		
Temporary Uses																			
Agricultural Product Stand	See standards in Section 13.05.060																		
Carnival or Festival																			
Outdoor Market																			
Seasonal Sales																			
Temporary Structure																			

ORDINANCE NO. 3.56.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.56, SERIES OF 1987, ZONING REAL PROPERTY COMMONLY KNOWN AS THE WOODMAN PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.56, Series of 1987, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.56, Series of 1987, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.57.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.57, SERIES OF 1987, ZONING REAL PROPERTY COMMONLY KNOWN AS THE KMIECIAK PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.57, Series of 1987, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.57, Series of 1987, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.58.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.58, SERIES OF 1987, ZONING REAL PROPERTY COMMONLY KNOWN AS THE MAHR PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.58, Series of 1987, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.58, Series of 1987, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.59.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.59, SERIES OF 1987, ZONING REAL PROPERTY COMMONLY KNOWN AS THE HICKEY PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.59, Series of 1987, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.59, Series of 1987, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.70.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.70, SERIES OF 1988, ZONING REAL PROPERTY COMMONLY KNOWN AS THE GREGG PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.70, Series of 1988, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.70, Series of 1988, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.79.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.79, SERIES OF 1990, ZONING REAL PROPERTY COMMONLY KNOWN AS THE PARKER STEAK HOUSE PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.79, Series of 1990, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.79, Series of 1990, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.83.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.83, SERIES OF 1991, ZONING REAL PROPERTY COMMONLY KNOWN AS THE MCCLINTOCK II SUBDIVISION PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.83, Series of 1991, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.83, Series of 1991, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.94.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.94, SERIES OF 1993, ZONING REAL PROPERTY COMMONLY KNOWN AS THE 10702 AND 10710 SOUTH PARKER ROAD PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.94, Series of 1993, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.94, Series of 1993, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.97.3, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.97, SERIES OF 1994, ZONING REAL PROPERTY COMMONLY KNOWN AS THE MACLACHLAN PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.97, Series of 1994, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.97, Series of 1994, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.97.4, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.97.2, SERIES OF 2011, ZONING REAL PROPERTY COMMONLY KNOWN AS THE MACLACHLAN PROPERTY, WHICH AMENDED ORDINANCE NO. 3.97, SERIES OF 1994, TO ADD AN ADDITIONAL USE AS MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.97.2, Series of 2011, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.97.2, Series of 2011, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.318.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.318, SERIES OF 2016, ZONING REAL PROPERTY COMMONLY KNOWN AS THE 6429 ALCORN STREET PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.318, Series of 2016, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.318, Series of 2016, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.319.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.319, SERIES OF 2016, ZONING REAL PROPERTY COMMONLY KNOWN AS THE 11895 S. ALCORN STREET AND 11897 S. ALCORN STREET PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.319, Series of 2016, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.319, Series of 2016, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.320.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.320, SERIES OF 2016, ZONING REAL PROPERTY COMMONLY KNOWN AS THE 11905 S. ALCORN STREET PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.320, Series of 2016, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.320, Series of 2016, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.328.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.328, SERIES OF 2017, ZONING REAL PROPERTY COMMONLY KNOWN AS THE LOT 2, BLOCK 1, PARKER HEIGHTS FILING NO. 1 PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.328, Series of 2017, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.328, Series of 2017, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.332.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.332, SERIES OF 2018, ZONING REAL PROPERTY COMMONLY KNOWN AS THE COUNTRY MEADOWS SQUARE PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.332, Series of 2018, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.332, Series of 2018, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.335.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.335, SERIES OF 2018, ZONING REAL PROPERTY COMMONLY KNOWN AS THE COMMERCIAL ENCLAVE PROPERTY LOCATED ADJACENT TO PARKER ROAD AND PINE LANE TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.335, Series of 2018, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.335, Series of 2018, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.337.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.337, SERIES OF 2018, ZONING REAL PROPERTY COMMONLY KNOWN AS THE PARKER POINTE PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.337, Series of 2018, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.337, Series of 2018, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.339.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.339, SERIES OF 2018, ZONING REAL PROPERTY COMMONLY KNOWN AS THE NORTON PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.339, Series of 2018, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.339, Series of 2018, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.01.6.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.01.6, SERIES OF 1995, ORDINANCE NO. 3.115, SERIES OF 1997, AND ORDINANCE NO. 3.157, SERIES OF 2000, CONCERNING THE PARKER SENIOR VILLAGE PLANNED DEVELOPMENT

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described Ordinance No. 3.01.6, Series of 1995, Ordinance No. 3.115, Series of 1997, and Ordinance No. 3.157, Series of 2000 (the “Parker Senior Village Planned Development”), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.01.6, Series of 1995, Ordinance No. 3.115, Series of 1997, and Ordinance No. 3.157, Series of 2000, are hereby repealed in their entirety.

Section 2. The real property described in the Parker Senior Village Planned Development is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.123.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.123, SERIES OF 1998, CONCERNING THE URWILLER PLANNED DEVELOPMENT

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described Ordinance No. 3.123, Series of 1998 (the “Urwiller Planned Development”), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.123, Series of 1998, is hereby repealed in its entirety.

Section 2. The real property described in the Urwiller Planned Development is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.260.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.260, SERIES OF 2008, CONCERNING THE DOLCE VITA PLANNED DEVELOPMENT

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described Ordinance No. 3.260, Series of 2008 (the “Dolce Vita Planned Development”), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.260, Series of 2008, is hereby repealed in its entirety.

Section 2. The real property described in the Dolce Vita Planned Development is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.287.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.287, SERIES OF 2011, CONCERNING THE PROGRESS LANE AREA PLANNED DEVELOPMENT

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described Ordinance No. 3.287, Series of 2011 (the “Progress Lane Area Planned Development”), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.287, Series of 2011, is hereby repealed in its entirety.

Section 2. The real property described in the Progress Lane Area Planned Development is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.373, Series of 2024

**TITLE: A BILL FOR AN ORDINANCE TO REPEAL THE PINE LANE PLAZA
PLANNED DEVELOPMENT GUIDE AND PLAN**

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, Lot 4, Goblers Nob, County of Douglas, State of Colorado (the “Property”), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Pine Lane Plaza Planned Development Guide and Plan, recorded in Book 959, Pages 623 through 652 of the Douglas County Clerk and Recorder's Office is hereby repealed in its entirety.

Section 2. The Property, which is subject to the Pine Lane Plaza Planned Development Guide and Plan is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.71.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.71, SERIES OF 1988, CONCERNING THE HUNTER’S VIEW PLANNED DEVELOPMENT

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described Ordinance No. 3.71, Series of 1988 (the “Hunter’s View Planned Development”), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.71, Series of 1988, is hereby repealed in its entirety.

Section 2. The real property described in the Hunter's View Planned Development is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.118.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO DELETE CERTAIN PROPERTY FROM THE PLANNED DEVELOPMENT AREA KNOWN AS THE ROBINSON RANCH PLANNED DEVELOPMENT THAT WAS ZONED PURSUANT TO ORDINANCE NO. 3.118, SERIES OF 1998

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described in **Exhibit A**, and incorporated by this reference (the “Property”), will be removed from the real property described in Ordinance No. 3.118, Series of 1998 (the “Robinson Ranch Planned Development”), and will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Property is hereby deleted from the Robinson Ranch Planned Development.

Section 2. The Property is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.126.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO DELETE CERTAIN PROPERTY FROM THE PLANNED DEVELOPMENT AREA KNOWN AS FAIRMARK PLANNED DEVELOPMENT THAT WAS ZONED PURSUANT TO ORDINANCE NO. 3.126, SERIES OF 1999

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described in **Exhibit A**, and incorporated by this reference (the “Property”), will be removed from the real property described in Ordinance No. 3.126, Series of 1999 (the “Fairmark Planned Development”), and will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Property is hereby deleted from the Fairmark Planned Development.

Section 2. The Property is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.04.2, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO DELETE CERTAIN PROPERTY KNOWN AS ROWLEY DOWNS FROM THE PARKER CENTRAL AREA PLANNED DEVELOPMENT THAT WAS ZONED PURSUANT TO ORDINANCE NO. 3.04, SERIES OF 1982

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described in **Exhibit A**, and incorporated by this reference (the “Property”), will be removed from the real property described in Ordinance No. 3.04, Series of 1982 (the “Parker Central Area Planned Development”), and will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Property is hereby deleted from the Parker Central Area Planned Development.

Section 2. The Property is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

ORDINANCE NO. 3.314.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.314, SERIES OF 2015, ZONING REAL PROPERTY COMMONLY KNOWN AS THE PARKGLENN WEST SUBDIVISION PROPERTY TO MODIFIED LIGHT INDUSTRIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, 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 reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in 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 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on December 2, 2024, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed 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 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described in Ordinance No. 3.314, Series of 2015 (the “Parkglenn West Property”), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Ordinance No. 3.314, Series of 2015, is hereby repealed in its entirety.

Section 2. The real property described as the Parkglenn West Property is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney



Request for Town Council Action

Date: December 2, 2024

Submitted By: Michael Grabczyk, Project Engineer

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.338.3 – First Reading**
A Bill for an Ordinance Approving the Third Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Upper Jordan Road Tributary at Bradbury Ranch (Agreement No. 21-05.17C, Project No. 108522) 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, Michael Grabczyk
Second Reading: January 6, 2025

EXECUTIVE SUMMARY

The Town of Parker and the Mile High Flood District (MHFD), formerly the Urban Drainage and Flood Control District, have identified the Upper Jordan Road Tributary as a reach of major drainageway requiring rehabilitation to support existing and future town growth. To this end, the Town and MHFD have executed an intergovernmental agreement (IGA) in August 2021 for the design and construction of flood control improvements on the Upper Jordan Road Tributary. Due to the size of the proposed project area, the improvements were phased. This agreement was amended in December 2022 and 2023 to provide additional funding for design and for construction of initial phases of the project. The proposed third amendment to this agreement would commit additional funds from the MHFD to complete funding for the construction of the final phase of the project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker and the Mile High Flood District (MHFD), formerly the Urban Drainage and Flood Control District, have identified the Upper Jordan Road Tributary as a reach of major drainageway requiring rehabilitation to support existing and future town growth. To this end, the Town and MHFD have executed an IGA in August 2021 for the design and construction of flood control improvements on the Upper Jordan Road Tributary. Due to the size of the proposed project area, the improvements were phased. This agreement was amended in December 2022 and 2023 to provide additional funding for design and for construction of initial phases of the project.

This project has been phased with the first phase being located on the Upper Jordan Road Tributary, just upstream of Mainstreet. Construction of the first phase was completed earlier this year. The second and final phase is located on the Upper Jordan Road Tributary between Mainstreet and the Town's jurisdictional limits to the north. This phase is within the Bradbury Ranch development, originally constructed in the mid-90s, and has been identified as an area of concern for flood conveyance and long-term maintenance. The phase contains a single in-line stormwater pond that has experienced aggradation or sediment accumulation over time. The overall drainageway within this phase has an immense growth of cattails, causing a reduction in flood conveyance. The elevation and design of the contributing storm outfalls are not conducive to long-term maintenance, which will be alleviated with the project improvements. In addition, this reach experienced sediment deposition from the culvert failure and emergency repair on Bradbury Ranch Drive, which will be removed with this project. This project will construct channel improvements, such as outfall forebays, channel widening for increased flood conveyance, selective relocation and dredging of cattail areas, and retrofitting of existing concrete storm structures. This IGA amendment will complete funding for the construction of the final phase of this project.

FINANCIAL IMPACT

This IGA amendment commits no new funds from the Town, but allows for additional funds from the MHFD to be contributed to the project.

Proposed Project Contributions:

Town of Parker	\$0
Mile High Flood District	\$300,000

Total Project Contributions:

Town of Parker	\$900,000
Mile High Flood District	\$880,000
Mile High Flood District Special Funds Transfer	\$46,350

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

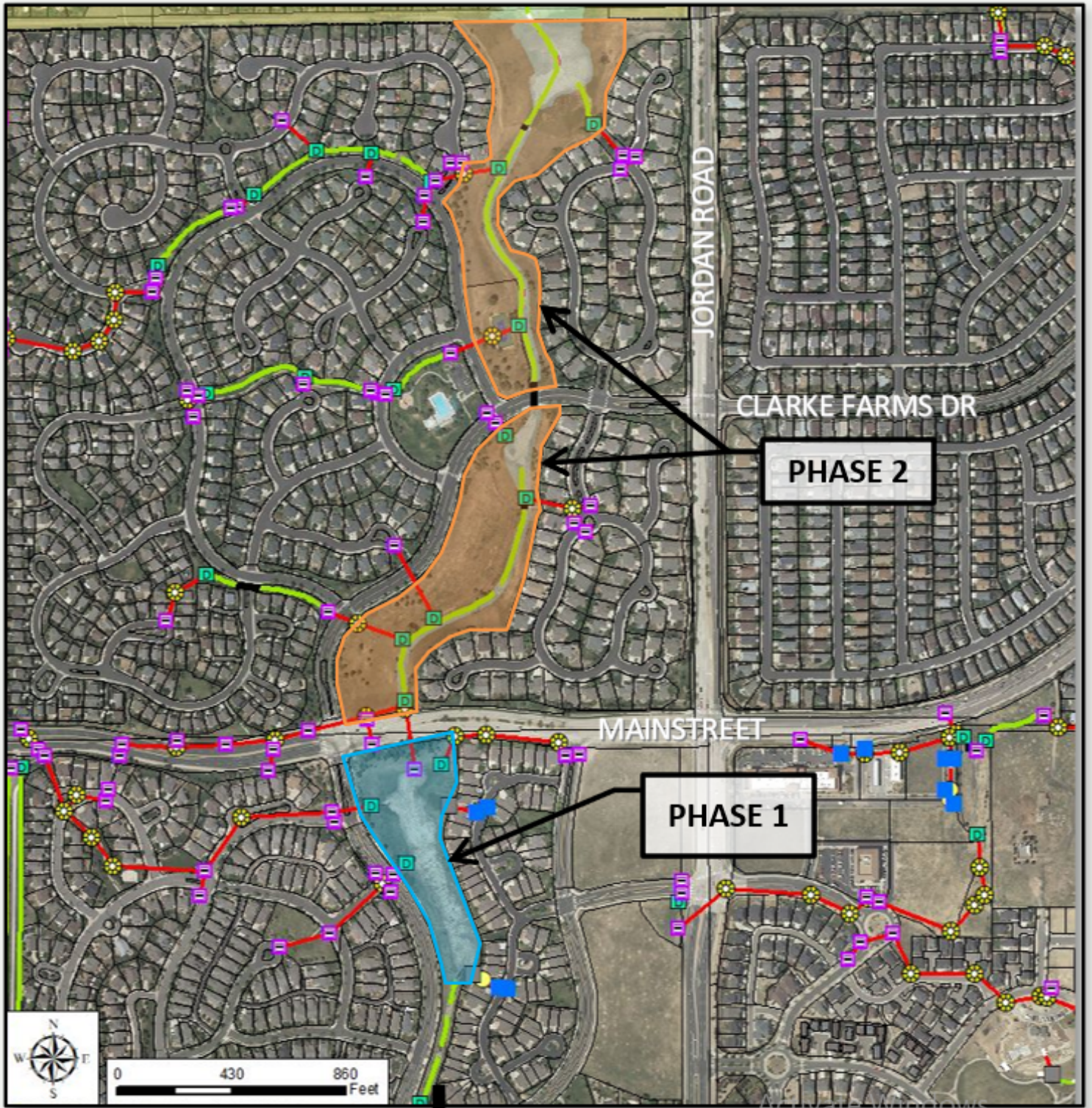
1. Phase Map - Jordan Tributary at Bradbury Ranch
2. Ordinance No. 9.338.3

RECOMMENDED MOTION

I move to approve Ordinance No. 9.338.3 on first reading and to schedule second reading for January 6, 2024.

PHASE MAP

JORDAN TRIBUTARY AT BRADBURY RANCH



ORDINANCE NO. 9.338.3, Series of 2024

TITLE: A BILL FOR AN ORDINANCE APPROVING THE THIRD AMENDMENT TO AGREEMENT REGARDING DESIGN AND CONSTRUCTION OF DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR UPPER JORDAN ROAD TRIBUTARY AT BRADBURY RANCH (AGREEMENT NO. 21-05.17C, PROJECT NO. 108522) BY AND BETWEEN URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT AND THE TOWN OF PARKER

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Third Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Upper Jordan Road Tributary at Bradbury Ranch (Agreement No. 21-05.17C, Project No. 108522) by and between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

THIRD AMENDMENT TO AGREEMENT REGARDING DESIGN AND CONSTRUCTION OF DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR UPPER JORDAN ROAD TRIBUTARY AT BRADBURY RANCH TOWN OF PARKER

Agreement No. 21-05.17C
Project No. 108522

THIS THIRD AMENDMENT TO AGREEMENT (hereinafter called "THIRD AMENDMENT"), by and between URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT (hereinafter called "DISTRICT") and TOWN OF PARKER (hereinafter called "TOWN") and collectively known as "PARTIES";

WITNESSETH:

WHEREAS, PARTIES have entered into "Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Upper Jordan Road Tributary at Bradbury Ranch" (Agreement No. 21-05.17) dated August 25, 2021, (hereinafter called "AGREEMENT"); and

WHEREAS, PARTIES now desire to proceed with design and construction of drainage and flood control improvements for Upper Jordan Road Tributary at Bradbury Ranch, Town of Parker (hereinafter called "PROJECT"); and

WHEREAS, PARTIES desire to increase the level of funding by \$300,000.00; and

WHEREAS, DISTRICT's Board of Directors has authorized additional DISTRICT financial participation for PROJECT (Resolution No. 77, Series of 2024); and

WHEREAS, the Town Council of TOWN and the Board of Directors of DISTRICT have authorized, by appropriation or resolution, all of PROJECT costs of the respective PARTIES.

NOW, THEREFORE, in consideration of the mutual promises contained herein, PARTIES hereto agree as follows:

1. Paragraph 4. PROJECT COSTS AND ALLOCATION OF COSTS is deleted and replaced as follows:

4. PROJECT COSTS AND ALLOCATION OF COSTS

A. PARTIES agree that for the purposes of this AGREEMENT, PROJECT costs shall consist of and be limited to the following:

1. Final design services;
2. Construction of improvements;
3. Contingencies mutually agreeable to PARTIES.

B. It is understood that PROJECT costs as defined above are not to exceed \$1,826,350.16 without amendment to this AGREEMENT.

PROJECT costs for the various elements of the effort are estimated as follows:

<u>ITEM</u>	<u>AS AMENDED</u>	<u>PREVIOUSLY AMENDED</u>
1. Final Design	\$ 426,350.16	\$ 426,350.16
2. Construction *	\$ 1,300,000.00	\$ 1,100,000.00
3. Contingency	\$ 100,000.00	\$ -0-
Grand Total	\$ 1,826,350.16	\$ 1,526,350.16

* It is anticipated that funds for construction shall be added to this Agreement at a future date.

This breakdown of costs is for estimating purposes only. Costs may vary between the various elements of the effort without amendment to this AGREEMENT provided the total expenditures do not exceed the maximum contribution by all PARTIES plus accrued interest.

C. At the request of TOWN, the following TOWN funds may be transferred to PROJECT from a separate special fund held by DISTRICT:

Transfer from: Cherry Creek at Mainstreet Agreement No. 07-01.19 Amount:
\$46,350.16

D. Based on total PROJECT costs, the maximum percent and dollar contribution by each party shall be:

	<u>Percentage Share</u>	<u>Previously Contributed</u>	<u>Additional Contribution</u>	<u>Maximum Contribution</u>
DISTRICT	48%	\$580,000.00	\$300,000.00	\$880,000.00
TOWN	52%	\$900,000.00	-0-	\$900,000.00
Special Fund Transfer		\$46,350.16	-0-	\$46,350.16
TOTAL	100.00%	\$1,526,350.16	\$300,000.00	\$1,826,350.16

2. Paragraph 5. MANAGEMENT OF FINANCES is deleted and replaced as follows:

5. MANAGEMENT OF FINANCES

As set forth in DISTRICT policy (Resolution No. 11, Series of 1973, Resolution No. 49, Series of 1977, and Resolution No. 37, Series of 2009), the funding of a local body's share may come from its own revenue sources or from funds received from state, federal or other sources of funding without limitation and without prior DISTRICT approval.

Payment of each PARTY's full share (TOWN - \$946,350.16; DISTRICT - \$880,000.00) shall be made to DISTRICT subsequent to execution of this AGREEMENT and within 30 days of request for payment by DISTRICT. The payments by PARTIES shall be held by DISTRICT in a special fund to pay for increments of PROJECT as authorized by PARTIES, and as defined herein. DISTRICT shall provide a periodic accounting of PROJECT funds as well as a periodic notification to TOWN of any unpaid obligations. Any interest earned by

the monies contributed by PARTIES shall be accrued to the special fund established by DISTRICT for PROJECT and such interest shall be used only for PROJECT upon approval by the contracting officers (Paragraph 13).

Within one year of completion of PROJECT if there are monies including interest earned remaining which are not committed, obligated, or disbursed, each party shall receive a share of such monies, which shares shall be computed as were the original shares; or at TOWN request, TOWN share of remaining monies shall be transferred to another special fund held by DISTRICT.

3. All other terms and conditions of this AGREEMENT shall remain in full force and effect.

WHEREFORE, PARTIES hereto have caused this THIRD AMENDMENT to be executed by properly authorized signatories as of the date and year written below.

URBAN DRAINAGE AND
FLOOD CONTROL DISTRICT D/B/A
MILE HIGH FLOOD DISTRICT

By_____

Name Laura A. Kroeger

Title Executive Director

Date_____

Checked By

TOWN OF PARKER

Checked By

Joshua Rivero, Mayor

ATTEST:

Date _____

Town Clerk's Office

APPROVED AS TO FORM AND SUFFICIENCY:

Town Attorney's Office



Request for Town Council Action

Date: December 2, 2024

Submitted By: Susan Irvine, Deputy Town Clerk

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 24-056**
A Resolution to Amend Resolution No. 23-052, Series of 2023, by the Adoption of Supplement 14 of the Town of Parker Records Retention Schedule, and to Amend Supplement 14 with Certain Exceptions

Department: Town Clerk, Susan Irvine

EXECUTIVE SUMMARY

The Town's retention schedule for Town records is based upon the "Colorado Municipal Records Retention Schedule (the "Retention Schedule"). Supplement 14 was recently approved by the State Archivist.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town Council originally adopted the Parker Records Retention Schedule in 2002 with the most recent update of the Retention Schedule in 2023. The Retention Schedule identifies how long Town records will be retained. Periodically, the State prepares supplements to the Retention Schedule. The purpose of the resolution is to approve Supplement 14.

Items that have been updated or added since Supplement 13 are as follows:

- 15.040.A. Municipal Fair Campaign Practices Financial Report forms (HB-23-1245): Reports for candidates that **are not** elected must be kept for ten (10) years. This requirement applies to issue committees, political committees and small donor committees filing reports. Reports from candidates that **are** elected must be kept for six years after the elected candidate leaves office. This change became effective on January 1, 2024.
- 40.215 Passport Records: 2 years from date of processing.
- 45.130 Proclamations: 2 years, provided there is no historical or enduring value.
- 100.080.AA. Body Worn Cameras: There were several additional requirements made to the Body Worn Camera area of the Retention Schedule .
- 105.005 ADA Complaints: 5 years after response or 5 years if no response or action is required.

There are items that staff believes should be maintained differently than what the Retention Schedule states.

A list of these exceptions is noted below:

- 15.040.A. – In 2023, the Town Council approved Resolution No. 23-052 excepting the Town from the requirement that reports for candidates that **are not** elected must be kept for ten (10) years. This requirement applies to issue committees, political committees and small donor committees filing reports. Reports from candidates that **are** elected must be kept for six years after the elected candidate leaves office. This change became effective on January 1, 2024. The retention, under this exception, is 1 year after the elected candidate leaves office for elected candidates and 1 year from date of filing for unsuccessful candidates.
- 55.080.A. - Access Reports - Web Pages - reports tracking hits on the website and intranet. Retention: 1 year.
- 55.080.B. - Development and Evolution Records - Web Pages - Documentation of development and changes to the website or intranet web pages.
 1. Web Pages and Related Scripts - Internet and Extranet - Home Pages and Indexes - Retention: Until superseded or no longer useful
 2. Intranet Web Pages Designed for Internal Access to Information - Retention: Until superseded, no longer useful, or deleted by third parties
- 90.130 Job Recruitment Records - Advertisement for Job Opportunities - Retention: Three years
- 100.080.A.4. Police Records - Arrest Records - Juvenile Offender Arrest Records - As specified by crime type and the retention period set forth pursuant to details outlined under Subsection 100.080.B., Case Records.

There are also amendments to Exhibit E, Methods of Destruction by the addition of the following language:

- “‘Personal Identifying Information,’ which means a social security number, a personal identification number, a password, a pass code, an official state or government-issued driver’s license or identification car number, a government passport number, biometric data as defined in C.R.S. § 24-73-103(1)(a), an employer, student, or military identification number, or a financial transaction device, as defined in C.R.S. § 18-5-701(3), shall be destroyed by shredding, erasing, or otherwise modifying the personal identifying information in the paper or electronic documents to make the personal identifying information unreadable or indecipherable through any means.”
- “Where the destruction of records is performed by a third-party service provider, the Town shall ensure that the provider maintain reasonable security procedures and practices that are appropriate for the records subject to destruction and are reasonably designed to protect the records from unauthorized access, use, modification, disclosure, or destruction.”

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Resolution No. 24-056

RECOMMENDED MOTION

I move to approve Resolution No. 24-056, as part of the consent agenda.

RESOLUTION NO. 24-056, Series of 2024

TITLE: A RESOLUTION TO AMEND RESOLUTION NO. 23-052, SERIES OF 2023, BY THE ADOPTION OF SUPPLEMENT 14 OF THE TOWN OF PARKER RECORDS RETENTION SCHEDULE, AND TO AMEND SUPPLEMENT 14 WITH CERTAIN EXCEPTIONS

WHEREAS, the Town Council of the Town of Parker adopted the Colorado Municipal Records Retention Schedule (“CMRRS”) as the records retention schedule for the Town of Parker, with certain exceptions (“Parker Records Retention Schedule”);

WHEREAS, the Town Council adopted Supplement 13 of the Parker Retention Schedule by Resolution No. 23-052, Series of 2023, on June 20, 2023; and

WHEREAS, the Town Council of the Town of Parker desires to amend Resolution No. 23-052, Series of 2023, to adopt "Supplement No. 14" to the Colorado Model Municipal Records Retention Schedule, as the Town of Parker records retention schedule, with the exceptions identified in this Resolution, and supersedes all prior supplements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby adopts Supplement No. 14 of the Parker Records Retention Schedule, dated September 2024, with the exceptions identified in Sections 3 through 8 of this Resolution, along with its subsequent versions and amendments.

Section 2. The Town Council hereby amends Schedule 15.040 of the Parker Records Retention Schedule, which exception is made a part of the Parker Records Retention Schedule, effective January 1, 2024, in accordance with HB23-1245, to provide as follows:

15.040 CAMPAIGN REPORTS AND STATEMENTS

A. Candidates

Affidavits of familiarity with the Fair Campaign Practices Act, candidate committee statements of organization, and campaign contributions and expenditure reports.

1. Elected Candidates

Retention: 1 year after elected candidate leaves office (CRS 1-45-112(1)(B))

2. Unsuccessful Candidates

Retention: 1 year after the date of filing (CRS 1-415-112(1)(B))

B. Independent Expenditures

Statements required for persons making independent expenditures in

support of or in opposition to a candidate or to convey and political message.

Retention: 1 year from the date of filing of statement (CRS 1-45-112(1)(B))

C. Issues Committees

Committee statements of organization and campaign contribution and expenditure reports.

Retention: 1 year from the date of filing of report (CRS 1-45-112(1)(B))

Section 3. The Town Council hereby amends Schedule 55.080 of the Parker Records Retention Schedule, which exception is made a part of the Parker Records Retention Schedule, to provide as follows:

55.080 WEBSITE, INTRANET AND SOCIAL MEDIA RECORDS

A group of World Wide Web, internal web pages, or social networking websites containing hyperlinks to each other and made available online for responding to public inquiries, providing information, and for third-party comments.

A. Access Reports and Use Tracking Logs – Website and Intranet

Reports tracking hits to the website or intranet by internal and external sources.

Retention: 1 year

B. Development and Evolution Records – Web Pages

Documentation of development and changes to the website or intranet web pages.

1. Web Pages and Related Scripts – Internet and Extranet – Home Pages and Indexes

Retention: Until superseded or no longer useful

2. Intranet Web Pages Designed for Internal Access to Information

Retention: Until superseded or no longer useful

C. Social Media Records

Retention: Until superseded, no longer useful, or deleted by third parties

Section 4. The Town Council hereby amends Section 90.130 of the Parker Records Retention Schedule, which exception is made a part of the Parker Records Retention Schedule, to provide as follows:

90.130 JOB RECRUITMENT RECORDS

A. Advertisements of Job Opportunities

* * *

Retention: 3 years

Section 5. The Town Council hereby amends Paragraph 100.080A.4. of the Parker Records Retention Schedule, which exception is made a part of the Parker Records Retention Schedule, to provide as follows:

100.080 POLICE RECORDS

A. Arrest Records

* * *

4. Juvenile Offender Arrest Records

Retention: As specified by crime type and the retention period set forth pursuant to details outlined under Subsection 100.080B., Case Records

Section 6. The Town Council hereby amends Appendix E, Methods of Destruction, of the Parker Records Retention Schedule, which exception is made a part of the Parker Records Retention Schedule, by the addition of a new paragraph after subparagraph 4 of the Appendix's first paragraph to provide as follows:

“‘Personal Identifying Information,’ which means a social security number, a personal identification number, a password, a pass code, an official state or government-issued driver’s license or identification car number, a government passport number, biometric data as defined in C.R.S. § 24-73-103(1)(a), an employer, student, or military identification number, or a financial transaction device, as defined in C.R.S. § 18-5-701(3), shall be destroyed by shredding, erasing, or otherwise modifying the personal identifying information in the paper or electronic documents to make the personal identifying information unreadable or indecipherable through any means.”

Section 7. The Town Council hereby amends Appendix E, Methods of Destruction, of the Parker Records Retention Schedule, which exception is made a part of the Parker Records Retention Schedule, by the addition of subparagraph 7 of the Appendix’s last paragraph to provide as follows:

“7. Where the destruction of records is performed by a third-party service provider, the Town shall ensure that the provider maintain reasonable security procedures and practices that are appropriate for the records subject to destruction and are reasonably designed to protect the records from unauthorized access, use, modification, disclosure, or destruction.”

Section 8. The Town Council of the Town of Parker hereby directs the Town Clerk of the Town of Parker to file a copy of this Resolution with the Colorado State Archivist.

RESOLVED AND PASSED this _____ day of _____, 2024.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



Request for Town Council Action

Date: December 2, 2024
Submitted By: Emily Hogan, Assistant Town Manager
Reviewed By: Michelle Kivela, Town Manager
Title: **RESOLUTION NO. 24-057**
A Resolution to Adopt Parker's 2025 Legislative Policy Agenda
Department: Town Council

EXECUTIVE SUMMARY

At the October 28, 2024 Town Council Study Session, Council reviewed a draft Legislative Policy Agenda for the 2025 state legislative session. 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.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Council serves as the Town's legislative review body and is apprised of bills throughout the session and receives regular updates throughout the legislative session. The Council also receives updates from staff and the Town's lobbyist when out of session as there are interim committees meeting and discussing potential bills. The Town's lobbyist is contracted to provide legislative advocacy services to the Town. In addition to maintaining a daily presence at the State Capitol when in session, the lobbyist acts as a policy advisor, strategic consultant, coalition organizer and legislative advocate on behalf of the Town.

The Town has established a framework for legislative advocacy and takes positions on major policy issues under consideration at the federal, state and local levels that may impact the Town and its residents and businesses. 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. These positions are captured in the Town's Legislative Policy Agenda, which is adopted annually.

At the October 28, 2024 Town Council Study Session, Council reviewed a draft Legislative Policy Agenda for the 2025 state legislative session. 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. At the Study Session, the Council made a small number of revisions to the agenda. The revised agenda is included with

this item. This is the version submitted for formal adoption by the Council.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)

SUPPORT AN
ACTIVE COMMUNITY



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



ENHANCE ECONOMIC
VITALITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Resolution No. 24-057

RECOMMENDED MOTION

I move to approve Resolution No. 24-057, as part of the consent agenda.

RESOLUTION NO. 24-057, Series of 2024

TITLE: A RESOLUTION TO ADOPT PARKER'S 2025 LEGISLATIVE POLICY AGENDA

WHEREAS, the 2025 Legislative Policy Agenda establishes the Town's policy goals in order to effectively advocate for or against pending legislation;

WHEREAS, the 2025 Legislative Policy Agenda will guide the legislative advocacy activities of the Town, including the renewing the contract of the professional lobbyist to represent the Town's interests; and

WHEREAS, a study session was held on October 28, 2024, in order for Town Council to review and comment on the 2025 Legislative Policy Agenda.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby adopts the 2025 Town of Parker Legislative Policy Agenda, which is attached hereto as **Exhibit A** and incorporated herein by reference.

RESOLVED AND PASSED this ____ day of _____, 2024.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



2025 Legislative Policy Agenda

Introduction

The Town of Parker's 2025 Legislative Policy Agenda ("Agenda") establishes positions taken by the Town 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. With the Strategic Plan as its foundation, the Agenda is given the flexibility to represent the Town's interest in a wide range of policies, even if the policies in question are not explicitly addressed on the Agenda.

The Town's mission and vision are:

Mission

To enrich the lives of residents by providing exceptional services, engaging community resources and furthering an authentic hometown feel. We promote transparent governing, support sustainable development, and foster a strong, local economy.

Vision

Be the pre-eminent destination community of the Denver Metro area for innovative services with a hometown feel. We will be an area leader in economic and community development, and strive to be at the forefront for services, civic engagement, and quality of life.

The Town's Strategic Priorities are:



Support an active community

Parker will demonstrate our commitment to the health of our community, both indoors and out by providing access to outstanding parks, trails and recreation amenities and activities. We promote a healthy lifestyle and work to meet the needs of a diverse, multigenerational community.



Foster community creativity and engagement

Parker will stimulate community creativity and engagement through high quality cultural and educational programs and amenities. These will include community events, accessible cultural venues, state-of-the-art facilities and innovative lifelong learning opportunities, all of which are vital to a creative community.



Enhance economic vitality

Parker will be an area leader for economic growth by supporting the development of thriving businesses and industry. We will play a critical role in shaping quality of life through exceptional residential, commercial, and open space development; and creating a sense of place that attracts new employees, residents, and visitors to ensure fiscal stability for the community.



Provide a safe and healthy community

Parker will promote the wellbeing of our community by protecting our residents' welfare through prevention services and a safe transportation network. Parker fosters a feeling of personal safety and security through a visible, responsive public safety presence and a proactive focus on prevention, intervention and safety education.



Innovate with collaborative governance

Parker employs a high-quality dedicated workforce to support transparency, accountability, and fiscal sustainability by using innovative techniques to optimize performance. We engage in regional relationships, including our education, fire, water providers, and other governmental agencies and partnerships.



Develop a visionary community through balanced growth

Parker will demonstrate our commitment to balanced growth, well-planned development, and quality infrastructure using a visionary plan for a sustainable future. We support a healthy, future-focused community with exceptional services, while preserving our historical elements and hometown feel.

The Town of Parker supports legislation that is consistent and furthers advancement of the priorities and objectives found in its Strategic Plan. Conversely, the Town opposes legislation that inhibits achievement of the Strategic Plan and its objectives.

Limitations on legislative involvement

The Town will not take a position on every policy likely to impact the Town or its residents, businesses or other stakeholders in the community. The Town's legislative advocacy function has finite resources and focuses on areas with potential to have the greatest impact to the Town. The Town Council exercises discretion in determining when the Town takes a position on a policy.

Revisions to the Legislative Policy Agenda

The Town Council will review and update this Agenda each year as it deems appropriate. The Council may also choose to revise the Agenda outside of the regular update cycle in limited circumstances. Such circumstances may include a need to quickly respond to a particularly impactful policy or provide further direction to staff where the Agenda is not sufficiently specific on a topic.

The Council approves the Agenda each year via resolution.

Support of other organizations

The Town of Parker may from time-to-time partner with other municipalities or agencies on items of mutual interest. The Town may take a position on legislation to support its partners even if there is no direct impact to the Town itself.

Legislative review process

The Council serves as the Town's legislative review body. The Council is apprised of legislation throughout the session by staff and receives regular updates during Council meetings.

Individual advocacy and free speech

These procedures do not limit and are not intended to abridge the federal and state Constitutional rights of the Town Council and staff when they choose to express personal opinions on legislative matters. When expressing personal opinions, Council Members and staff are strongly encouraged to communicate that any personal opinions are not issued in an official capacity or on behalf of the Town of Parker or the Town Council. Individuals must refrain from the use of the Town's copyrighted logo or other branded materials.

While individual Council Members may advocate for or against legislation in their personal capacity, no Council Member may represent that they speak on behalf of the Town or Town Council when engaging in political advocacy unless the Town Council has taken a formal position for or against such legislation.

Advocacy for new legislation

Formal approval of the Town Council is required for the Town to propose new legislation. Neither the Mayor nor individual Council Members may propose legislation on behalf of the Town without the consent of the full Town Council.

2025 LEGISLATIVE PRIORITIES

Home rule authority and local control

Strategic Priority: All

- The Town supports local control and municipal government home rule authority.
- The Town supports collaboration with local municipalities as certain issues require statewide and multi-jurisdictional response, which are best addressed through early and meaningful engagement.
- The Town supports retention of authority for all municipalities to set local tax rates, expand municipal taxing authority and equitably share new state revenue with municipal governments.
- The Town opposes state legislation that creates unfunded mandates on local municipalities without state funding or other sources of revenue.
- The Town supports property tax policies that do not reduce local government revenue and allow municipalities the flexibility to retain excess revenue and modify debt service mill levies, among other tools.

Land use

Strategic Priority: Support an Active Community; Enhance Economic Vitality; Promote a Safe and Healthy Community; Innovate with Collaborative Governance; Develop a Visionary Community Through Balanced Growth

- The Town supports local control and determination of local land use issues.
- The Town supports municipal discretion concerning the imposition of development fees and requirements.
- The Town supports municipal discretion to adopt, update and enforce local building codes, including those that meet or exceed state standards.
- The Town opposes delegation of municipal land use authority to state agencies or preemption of municipal land use controls.
- The Town opposes mandatory approval of wireless telecommunications facilities permits within a 60-day period as this is a local land use issue and there are no known issues with municipalities delaying review of these applications.

Economic development

Strategic Priority: Enhance Economic Vitality; Develop a Visionary Community Through Balanced Growth

- The Town supports the diversification and expansion of local economies, including support for existing businesses and the creation of new jobs.
- The Town supports regional economic development through partnerships and coordination with local, county, regional and statewide economic partners.
- The Town supports appropriate state tax policies and incentive programs that encourage business expansion, retention and attraction through job creation, investment in capital equipment and employer facility development.
- The Town supports workforce development, including higher education funding and vocational training.
- The Town opposes unreasonable restrictions on urban renewal authorities and downtown development authorities.
- The Town opposes limitations on municipalities' ability to utilize financing mechanisms such as tax increment financing (TIF).

Energy

Strategic Priority: Develop a Visionary Community Through Balanced Growth

- The Town supports reasonable energy conservation efforts and appropriate legislation that accelerates the development of clean, economical energy resources.
- The Town opposes preemption of municipalities in setting and implementing long-term renewable energy goals.
- The Town opposes unfunded federal and state mandates on energy sources that would create unnecessary economic burden on municipalities, local businesses or residents or would reduce energy supply in a significant manner.

Environment, conservation and sustainability

Strategic Priority: Develop a Visionary Community Through Balanced Growth

- The Town supports reasonable and practical application of air and water pollution control laws by federal and state agencies and encourages restraint in modifying legislation and regulations that have a fiscal impact on municipalities.
- The Town supports practices to assure public health, safety and environmental protection and the protection of domestic water sources.

- The Town supports statewide and regional cooperation in drought response planning including water storage, as well as increasing conservation efforts.
- The Town opposes state preemption of local government authority to adopt environmental ordinances.

Housing

Strategic Priority: Support an Active Community

- The Town opposes mandated affordable housing requirements that infringe upon local home rule authority or pose a safety issue.
- The Town opposes state preemption of local authority to adopt and enforce ordinances that regulate use of public spaces and rights-of-way.
- The Town supports increasing local governments' ability to regulate, manage or generate alternative sources of funding for affordable housing, including public-private partnerships.
- The Town supports an adequate supply of diverse housing options and continued public and private sector support for such an effort.
- The Town supports solutions at the state level to limit litigation on construction defects to encourage a variety of housing types, particularly for-sale multifamily housing.
- The Town supports the creation of an adequately financed statewide housing trust fund.

Public health

Strategic Priority: Support an Active Community; Promote a Safe and Healthy Community

- The Town supports the greatest amount of local control possible for the regulation and ability to restrict sales of marijuana, kratom, and products with hallucinogenic properties.
- The Town supports legislation that expands support for those with mental health needs.
- The Town supports legislation that provides state resources for mental health initiatives.
- The Town supports the greatest amount of local control possible for regulating nutraceutical supplements.

Public safety

Strategic Priority: Promote a Safe and Healthy Community

- The Town opposes initiatives that have the potential to compromise officer safety.
- The Town opposes efforts to undermine local control or enforcement of activities on public property.

- The Town opposes the reduction and loss of qualified immunity for government officials.
- The Town supports local control of local emergency services, operations, and involvement of the state as a resource to local government in the areas of information, coordination and training.
- The Town supports federal, state and county funds for those agencies that serve as a resource to municipal emergency services.
- The Town supports state and community-based intervention, prevention and rehabilitation programs and state initiatives that respect the key role of communities and local government officials.
- The Town supports ensuring that municipal governments retain flexibility in implementing federal and state criminal justice programs.
- The Town opposes efforts to undermine local control and create mandates for local governments related to personnel policies and benefits structures.
- The Town supports limitations on the liability of municipalities and their officers and employees.
- The Town opposes state preemption of municipal authority to regulate firearms within municipalities.

Transportation

Strategic Priority: Support an Active Community; Enhance Economic Vitality; Promote a Safe and Healthy Community

- The Town opposes state transit planning that results in mandates for local governments and infringes upon local home rule authority.
- The Town supports better geographic distribution in programming provided to communities by RTD to ensure the Parker area has equitable access to multi-modal transit options that meet the needs of its residents.
- The Town supports greater flexibility and increased funding for multi-modal transportation systems. The Town supports cooperation among Colorado Department of Transportation, counties, municipalities and interested stakeholders in improving Colorado's transportation system.
- The Town supports legislation and regulatory action that maintains or increases the level of funding provided by the state or passed through the state by the federal government to transportation activities at the local level.

- The Town opposes legislation to transfer maintenance responsibility of state-owned roads to municipalities without adequate short and long-term funding to meet these additional responsibilities.
- The Town supports legislation that would allow local governments to impose an additional local motor vehicle registration fee to fund safety improvements for vulnerable road users (i.e. pedestrians, cyclists, etc.) in a local government's jurisdiction.
- The Town opposes legislation that would require local governments with a population of 25,000 or more to prepare a transportation mode choice implementation plan every 5 years to meet mode choice targets and provide different means of travel to reduce emissions.

Water and wastewater

Strategic Priority: Innovate with Collaborative Governance

- The Town supports water policies that protect Colorado's water resources.
- The Town supports appropriate water conservation efforts and sustainable water resources management practices by all users.
- The Town supports participation in statewide discussions of water use and distribution.
- The Town supports stakeholder input and involvement in developing laws and regulations related to water and wastewater issues.



Request for Town Council Action

Date: December 2, 2024

Submitted By: Nathan Klass, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 24-060**
A Resolution Accepting the Conveyance of Real Property from South Metro Fire Rescue Fire Protection District for a Part of Lot 5, Reata West Filing No. 1

Department: Engineering and Public Works, Nathan Klass

EXECUTIVE SUMMARY

This resolution proposes to accept right-of-way from South Metro Fire Rescue Fire Protection District in association with the Stroh Road Widening Project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is nearing completion of the final design of the Stroh Road Widening Project which includes widening Stroh Road between J Morgan Boulevard and Crowfoot Valley/Motsenbocker Road to two lanes to the south, including a bridge over Cherry Creek. The project will include the full reconstruction of the existing two-lane Stroh Road, including the existing bridge over Cherry Creek. Minimal widening will also take place on Crowfoot Valley Road for a right-hand turn lane. Included in the signalization of the J Morgan Boulevard and Stroh Road intersection is the extension of J Morgan to the south. The purpose of the J Morgan Boulevard extension is to eliminate the temporary emergency traffic signal on Stroh for the South Metro Fire Rescue Fire Protection District and add a point of access to their facility. A sidewalk will be constructed on the east side of J Morgan Boulevard to accompany the road extension, which will be located within the right-of-way being conveyed in this ordinance. Per the Town's code, right-of-way must be accepted by ordinance.

FINANCIAL IMPACT

This right-of-way is proposed to be dedicated at no cost to the Town.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Resolution No. 24-060

RECOMMENDED MOTION

I move to approve Resolution No. 24-060 as part of the consent agenda.

RESOLUTION NO. 24-060, Series of 2024

TITLE: A RESOLUTION ACCEPTING THE CONVEYANCE OF REAL PROPERTY FROM SOUTH METRO FIRE RESCUE FIRE PROTECTION DISTRICT FOR A PART OF LOT 5, REATA WEST FILING NO. 1

WHEREAS, the Town Council of the Town of Parker desires to accept the conveyance of certain real property from South Metro Fire Rescue Fire Protection District for a Part of Lot 5, Reata West Filing No. 1;

WHEREAS, Section 1.06.010 of the Town of Parker Municipal Code requires the acceptance of a conveyance of real property to the Town be effectuated by resolution; and

WHEREAS, the Town Council of the Town of Parker desires to accept the conveyance of the property interests specified hereinbelow to the Town by this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby accepts the conveyance of real property from South Metro Fire Rescue Fire Protection District for a Part of Lot 5, Reata West Filing No. 1, as provided in the Quit Claim Deed attached as **Exhibit 1**, and incorporated by this reference.

RESOLVED AND PASSED this _____ day of _____, 2024.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

QUIT CLAIM DEED

SOUTH METRO FIRE RESCUE FIRE PROTECTION DISTRICT, whose address is 9195 E. Mineral Avenue, Centennial, County of Arapahoe, State of Colorado, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells and quitclaims to the TOWN OF PARKER, whose address is 20120 East Mainstreet, Parker, County of Douglas, State of Colorado, the following real property, in the County of Douglas, State of Colorado, to wit:

SEE **EXHIBIT A** ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

with all its appurtenances.

Signed this 30th day of October, 2024.

**SOUTH METRO FIRE RESCUE FIRE
PROTECTION DISTRICT**

Mike Dell'Orfano
Mike Dell'Orfano, Assistant Chief

STATE OF COLORADO)
)ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 30th day of October, 2024, by Mike Dell'Orfano, as Assistant Chief of South Metro Fire Rescue Fire Protection District.

My commission expires: 12/23/2026.

SEAL

Barbara A. Andrews
Notary Public

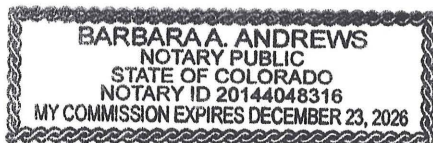


EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF LOT 5, REATA WEST FILING NO. 1 RECORDED AT RECEPTION NO. 2005095115 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF PARKER, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5, NORTH 89°33'22" EAST, A DISTANCE OF 9.74 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 15°42'02" WEST, A DISTANCE OF 9.90 FEET;

THENCE SOUTH 00°23'03" EAST, A DISTANCE OF 110.14 FEET;

THENCE SOUTH 33°10'23" WEST, A DISTANCE OF 12.66 FEET TO THE WESTERLY LINE OF SAID LOT 5;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 5, NORTH 00°23'05" WEST, A DISTANCE OF 130.19 FEET TO THE **POINT OF BEGINNING**.

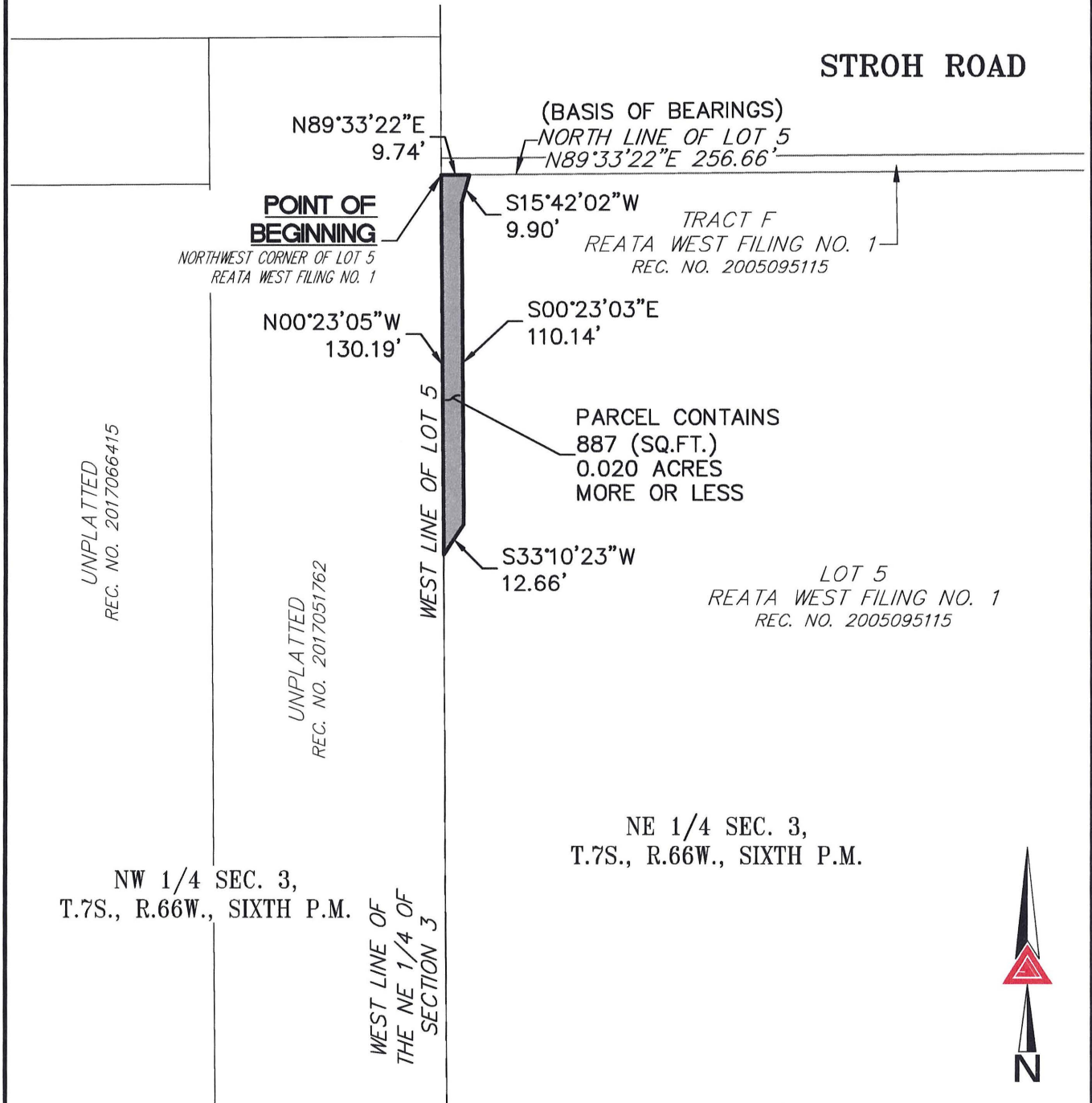
CONTAINING AN AREA OF 0.020 ACRES, (887 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

KARL D. SZYSZKOSKI., PLS NO. 38691
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122,
303-713-1898



ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: ROW LOT 5
DWG: KDS CHK: JRW
DATE: 12/22/2021
SCALE: 1" = 50'



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

Q:\24921-01 - J Morgan Blvd. & Stroth Road (IREA)\Dwg\EXHIBITS

RIGHT-OF-WAY

NE 1/4 SEC. 3, T.7S., R.66W., 6TH P.M.
PARKER, COLORADO

JOB NUMBER 24921-01

2 OF 2 SHEETS



Request for Town Council Action

Date: December 2, 2024

Submitted By: Amber Moreno, Human Resources Director

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 24-061**
A Resolution to Approve the Fifth Amendment to Amended and Restated Employment Agreement for the Town Manager
Department: Town Council

EXECUTIVE SUMMARY

This resolution is to approve the Fifth Amendment to the Town Manager's Amended and Restated Employment Agreement ("Agreement") for purposes of updating certain provisions in the Agreement.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town Council participated in the annual performance evaluation process for the Town Manager, which also included a discussion regarding potential adjustments to the Town Manager's current employment agreement. The merits of the Town Manager's evaluation support adjustments to the current employment agreement. The Town Council and Town Manager discussed potential adjustments and agreed to amend the current agreement to provide additional benefits, update certain provisions, and provide a salary market adjustment.

FINANCIAL IMPACT

Financial impacts are included in the 2024 budget.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 24-061

RECOMMENDED MOTION

I move to approve Resolution No. 24-061, as part of the consent agenda.

RESOLUTION NO. 24-061, Series of 2024

**TITLE: A RESOLUTION TO APPROVE THE FIFTH AMENDMENT TO AMENDED
AND RESTATED EMPLOYMENT AGREEMENT FOR THE TOWN
MANAGER**

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN
OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby approves the Fifth
Amendment to Amended and Restated Employment Agreement for the Town Manager, which is
attached hereto as **Exhibit A** and incorporated herein.

RESOLVED AND PASSED this _____ day of _____, 2024.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

FIFTH AMENDMENT TO AMENDED AND RESTATED EMPLOYMENT AGREEMENT

THIS FIFTH AMENDMENT TO THE AMENDED AND RESTATED EMPLOYMENT AGREEMENT (“Fifth Amendment”) is made and entered into this ____ day of December, 2024, by and between the Town Council of the Town of Parker, State of Colorado, a home rule municipal corporation, (the “Town”), and Michelle Kivela (the “Town Manager”), both of whom understand as follows:

RECITALS:

A. The Town and the Town Manager are parties to an Amended and Restated Employment Agreement entered into on August 3, 2020 (the “Employment Agreement”).

B. The Town and the Town Manager are parties to a First Amendment to Amended and Restated Employment Agreement entered into on October 4, 2021 (the “First Amendment”).

C. The Town and the Town Manager are parties to a Second Amendment to Amended and Restated Employment Agreement entered into on November 21, 2022 (the “Second Amendment”).

D. The Town and the Town Manager are parties to a Third Amendment to Amended and Restated Employment Agreement entered into on May 15, 2023 (the “Third Amendment”).

E. The Town and the Town Manager are parties to a Fourth Amendment to Amended and Restated Employment Agreement entered into on November 20, 2023 (the “Fourth Amendment”).

F. The Town and the Town Manager desire to further amend the Amended and Restated Employment Agreement through this Fifth Amendment effective September 1, 2024, except as otherwise provided.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. The first full sentence of Section 1 of the Employment Agreement is amended to provide as follows:

“1. Duties. The Town agrees to employ Michelle Kivela, as Town Administrator (or Town Manager) of Parker, Colorado, to perform the functions and duties specified in the Home Rule Charter and the ordinances of the Town, as authorized by the Town Council, and to perform such other legally permissible and proper duties and functions as the Town Council shall from time to time assign.”

2. Section 3 of the Employment Agreement is amended to provide as follows:

“3. Salary. Effective September 1, 2024, the annual base salary to be paid to the Town Manager shall be Two Hundred Eighty-Nine Thousand Five

Hundred Twenty-Nine and 00/100 Dollars (\$289,529.00), which shall be paid periodically in the same manner as other employees of the Town are paid.

Adjustment Pay. Because this amount is at the top of the salary range for the Town Manager and any increase, bonus, or adjustment is subject to the salary range for the Town Manager's position and may not exceed the top of that range, any increase, bonus or adjustment that the Town Manager would receive at the discretion of the Town Council and subject to the Town's annual budget and appropriation by the Town Council, will be granted to the Town Manager as a one-time payment equal to the amount of the increase she would have received if she were not at the top of the salary range, payable no later than December 31st of the year in which such adjustment pay is granted. For the year 2024, the adjustment pay amount is equal to thirteen thousand three hundred twelve and 00/100 Dollars (\$13,312.00). Any increase, bonus, adjustment, or one-time payment shall not require an amendment to this Agreement. For purposes of the Retirement Allocation in Section 3.f. of this Employment Agreement, the adjustment pay shall be considered part of paid base salary.

Salary Range. Should the Town engage in market studies, compensation studies, or other similar types of analyses which demonstrate a reasonable and appropriate range shift for the Town Manager's salary range and/or result in a range shift for all Town positions, the Town Manager's salary shall be adjusted so that the Town Manager's base salary is preserved at the same place within the salary range. Specifically, based on the current range placement, the Town Manager shall be placed at the maximum of any adjusted range.

In addition to such base salary, the Town Manager shall receive such other benefits as follows:

- a. Sick leave as provided by the Town Personnel Manual, including any payments related to sick leave accruals upon termination of this Agreement.
- b. Health, dental, vision, and other insurance to the extent provided under the Town of Parker employee benefit package.
- c. Life, accidental death, long-term disability, and dismemberment insurance to the extent provided under the Town of Parker employee benefit package.
- d. Vacation leave at the standard accrual rate set forth in the Town Personnel Manual, plus eighty (80) additional hours, annually, of vacation leave. Upon termination of this Agreement, the Town Manager will be paid the unused portion of her accumulated vacation leave, as provided for in the Town's standard director-level at-will employment agreements at the time of such termination.

e. Executive leave in the amount of forty (40) hours. The Town acknowledges that the Town Manager frequently devotes time outside normal office hours for Town business. As a result, effective September 1, 2024, the Town will grant the Town Manager 40 hours of 'executive leave' on an annual basis (prorated for 2024) to be used as she deems appropriate during normal office hours. Executive leave must be used during the calendar year in which it is accrued or it will be forfeited. Executive leave may not be carried over from year to year, has no cash value, and may not be paid out upon the termination of this Agreement.

f. For the 2024 plan year and each plan year thereafter, the Town shall contribute on behalf of the Town Manager or pay to the Town Manager a total of twenty-five percent (25%) of the Town Manager's paid base salary (the 'Retirement Allocation'). The Retirement Allocation shall be allocated as follows:

i. With respect to the 2024 and subsequent plan years of the 401(a) Plan and the 457(b) Plan, the Retirement Allocation shall be contributed or paid as follows:

A. First, the Town shall contribute annually to the 401(a) Plan an amount equal to the lesser of (y) fifteen and one-half percent (15.5%) of the Town Manager's Compensation as defined in the 401(a) Plan for the nonelective Employer Contribution, subject to the limitation of Code Section 401(a)(17), as adjusted for cost-of-living increases or (z) the maximum employer contribution permitted to be made to the 401(a) Plan, taking into account the contribution limits of such 401(a) Plan and the contribution limits applicable to such 401(a) Plan under the Code (such contribution, the 'Nonelective Employer 401(a) Plan Contribution'). In determining the amount of the Nonelective Employer 401(a) Plan Contribution, the Town Manager's mandatory employee contribution made or to be made for the plan year to the 401(a) Plan shall be taken into account prior to determining the amount of the Employer 401(a) Plan Contribution. The Nonelective Employer 401(a) Plan Contribution shall be made with respect to each pay date based on the Compensation for the Nonelective Employer Contribution as defined in the 401(a) Plan paid the Town Manager during each payroll period until the Nonelective Employer 401(a) Plan Contribution for the plan year is made.

B. Second, the Town shall contribute annually to the 457(b) Plan an amount equal to the lesser of (y) the Retirement Allocation less the Nonelective Employer 401(a) Plan Contribution contributed (or to be contributed) to the 401(a) Plan pursuant to A. above or (z) the maximum employer contribution permitted to be made to the 457(b) Plan taking into account the contribution limits

of such 457(b) plan, including the age 50 catch-up but not including the special normal retirement age catch-up under Code Section 457(b)(3). Such contribution shall be made with respect to each pay date so that such contribution is made substantially pro rata with the base salary paid the Town Manager during each payroll period until the maximum contribution under this division i.B. of subparagraph 3.f. to the 457(b) Plan is made.

C. Any amount of the Retirement Allocation in excess of the contributions from the Retirement Allocation to the 401(a) Plan for the applicable plan year and the 457(b) Plan for the applicable plan year pursuant to A. and B. above shall be paid to the Town Manager no later than January 31st of the year following the applicable plan year of such contributions.

ii. The Town Manager shall contribute such mandatory employee contribution as she is required by the 401(a) Plan to contribute to the 401(a) Plan, currently eight percent (8%) of her Compensation as defined in the 401(a) Plan, subject to any 401(a) Plan limits taking into account the contribution limits of such plan and the contribution limits applicable to such plan under the Code. The Town Manager may participate in the 457(b) Plan maintained by the Town and described in Code Section 457(b).

iii. The Town Manager shall be liable for payment of any and all federal, state, and local income taxes imposed with respect to her participation in, contributions by her or on her behalf to, and distributions from the 401(a) Plan and the 457(b) Plan. The Town Manager shall be liable for her share of the applicable Medicare taxes and additional Medicare taxes on both her and the Town's 457(b) contributions to the 457(b) Plan and her mandatory employee contributions to the 401(a) Plan. The Town shall be responsible for its share of the applicable Medicare taxes on the Town Manager's and the Town's contributions to the 457(b) Plan and for the Town's share of the applicable Medicare taxes for the Town Manager's mandatory employee contributions to the 401(a) Plan.

iv. The 401(a) Plan and the 457(b) Plan shall be operated and maintained in accordance with the Code and the rules and regulations promulgated under the Code and all contributions to such plans shall be in accordance with the terms of such plans. The parties acknowledge that Town Manager is currently vested in one hundred percent (100%) of the Town's contributions to such plans.

f. Holiday, military leave, jury duty leave, witness leave, and election leave to the extent provided under the Town of Parker employee benefit package.

g. A car allowance equal to Five Hundred Dollars (\$500) per month. The car allowance is intended to fully compensate for all expenses associated with

automobile usage for Town business, including, but not limited to, mileage, insurance, repairs and fuel.

h. Payment of any compensation to the Town Manager shall be subject to all withholdings, including, but not limited to, taxes and benefit premiums, required or authorized by law.”

3. Section 4.a. of the Employment Agreement is amended to provide as follows:

“a. In the event of the Town Manager’s Involuntary Termination (as defined below) or Termination for Good Reason (as defined below), the Town shall pay the Town Manager a gross amount equal to six (6) months' base salary ("Severance Pay") in a lump-sum on the date of termination. In the event the Town Manager’s Involuntary Termination or Termination for Good Reason occurs within six (6) months after the swearing-in of one or more new or reelected Town Councilmembers or the Town Mayor, the Severance Pay shall be a lump sum cash payment equal to twelve (12) months’ base salary paid on the date of termination. Notwithstanding anything to the contrary in this Agreement, the Town shall have no obligation to pay Severance Pay in the event that the Town Manager is terminated for Cause (as defined below), is terminated due to death or disability, or resigns her employment (other than in a Termination for Good Reason).”

4. The Employment Agreement, First Amendment, Second Amendment, Third Amendment, and Fourth Amendment are hereby amended to the extent provided in this Fifth Amendment.

IN WITNESS WHEREOF, this Fifth Amendment is executed by the parties hereto as of the day first written above.

TOWN COUNCIL OF THE TOWN OF
PARKER

By: _____
Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

Michelle Kivela, Town Manager



Request for Town Council Action

Date: December 2, 2024

Submitted By: Jim Gilbert, Deputy Director of Operations

Reviewed By: Michelle Kivela, Town Manager

Title: **First Amendment to Agreement for Professional Services (RFP23-012)**

Amount: **\$615,000**

Contractor: **The Key People, LLC**

Department: **Engineering and Public Works, Jim Gilbert**

EXECUTIVE SUMMARY

The Town of Parker contracts out the custodial services at Town-operated facilities. The Town entered into an agreement with The Key People to perform custodial services in 2024. This amendment would exercise the first of the Town's four options to renew the agreement, increase the total not-to-exceed amount by 3% to account for a cost-of-living increase, and to adjust the rate sheet to reflect changes necessitated by the Town Hall Expansion Project. The annual increase for this contract includes a total base amount of \$534,099.45. An additional \$80,000 is included in this request for special requests and incidental services that may be provided by this provider. This coincides with the previous year's contract amount.

Town staff concluded that it is in the best interest of the Town to amend this contract for 2025 based on several factors, including: the current level of service provided to the Town by the existing vendor is established and appropriate for the multiple facilities; the contracted dollar amount is deemed reasonable for continuance of the services being provided; and the issuance of the contract is established based on a competitive bid process ensuring that the Town is obtaining these services in concurrence with our policies.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker previously operated custodial services as an in-house function for several facilities and a contracted service for others. In 2013, the Town moved to a complete outsourcing of these services. It is a well-established position to contract these services out as they are typically not a core function and can be performed more efficiently by a service provider.

The Town entered into a multi-year capable contract with The Key People to perform custodial services at all Town-operated facilities in 2013. The Facilities Maintenance Division currently acts as the primary point of contact between the Town and The Key People. This arrangement provides consistent oversight for all Town operated facilities and ensures proper contract

management.

In 2023, the Town performed an RFP process for Custodial Services and awarded a contract to the Key People. This contract is for one year and includes an option to renew annually for four (4) additional years. The Key People was provided with an opportunity to increase the contracted amount annually with a not to exceed percentage based on CPI. The Key People is requesting a reasonable 3% increase for the 2025 contract period at a total of \$534,099.45. This increase is in line with previous annual increases and CPI for these services.

An additional \$80,000 is included in this contract for possible services requested that are outside the contract terms but capable of being performed by The Key People. These services could include, but are not limited to, such tasks as window washing, special cleaning requests after facility use, additional work during annual shut-downs of facilities, etc.

Finally, this amendment adjusts the rate tables to reflect the changes to each facility's needs based on the Town Hall Expansion Project. This will enable the Key People to accurately reflect the services performed in each facility for the duration of the project.

The Key People quote is based on intrinsic knowledge and the expected levels of service required by the Town. This service provider has demonstrated a long-standing level of service and is trusted to perform the required work in sensitive areas within the Town facilities.

For these reasons, staff recommends that the Town continue to contract with The Key People for these services.

FINANCIAL IMPACT

These services and the costs associated with them are included in the annual budget. No additional financial impacts are anticipated at this time.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Request for Town Council Action

Date: December 2, 2024
Submitted By: Carrie Glassburn, Cultural Director
Reviewed By: Michelle Kivela, Town Manager
Title: **Media Agency Annual Contract**
Amount: **\$336,200**
Contractor: **Yonder Marketing LLC**
Department: **Cultural, Carrie Glassburn**

EXECUTIVE SUMMARY

This agenda item is to approve the Third Amendment to the Agreement for Professional Services with Yonder Marketing, the media agency of record for Parker Arts. This amendment will exercise the Town's third of four options to renew the Marketing and Media Services contract, which commenced in January 2022.

The total budget for FY2025 is a not-to-exceed amount of \$336,200. The amount will be divided among digital, social, print, and broadcast media, as well as public relations and other media/marketing tactics approved by the Cultural Marketing staff. The budget includes a 15% agency fee, which continues to be standard for the industry and has been a part of all previously approved Marketing and Media Services contracts.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Yonder Marketing, formerly Lasso Digital, has been placing media for the Cultural Department since 2016. At the conclusion of their first contract, and after another competitive procurement process, Lasso Digital was awarded a new one-year contract, with four renewal options, beginning in January 2022. The contract was legally reassigned to Yonder Marketing in 2024.

As the Town and surrounding areas continue to grow, keeping top-of-mind awareness is key, so staff recommends renewing the current contract with Yonder Marketing in 2025. Yonder Marketing continues to assist Parker Arts in achieving its goal of building and maintaining brand awareness and getting new patrons into our facilities. The proposed amendment will renew the contract for an additional year, increase the compensation amount, and update the scope of services for 2025 to include corporate event marketing services, which is a large area of opportunity for increased generation for the Town.

FINANCIAL IMPACT

The 2025 budget for Yonder Marketing will not exceed \$336,200. This includes a 6% (media

industry standard) increase over 2024's marketing expenses for the Town's usual shows, weddings, camps, and classes. In addition, the amendment would include a new allocation for corporate event marketing tactics in 2025, as the Cultural Department has identified that its rental division presents the largest area of opportunity for increased revenue generation in 2025 and needs marketing dollars to support these efforts.

STRATEGIC GOAL(S)



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as part of the consent agenda.



Request for Town Council Action

Date: December 2, 2024

Submitted By: Mary Colton, Parks and Recreation Director

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 24-055**
A Resolution to Appoint Members to the Parker Parks, Recreation and Open Space Advisory Commission and to Appoint a Chair
Department: Parks, Recreation and Open Space, Mary Colton

EXECUTIVE SUMMARY

The initial two-year term of two Parks, Recreation and Open Space (PROS) Commissioners, Candace Sotwick and Toby Levy, expire in December 2024, creating two vacant positions. After conducting interviews for the two positions, Candace Sotwick and Toby Levy are being recommended for approval by the Town Council for a three-year appointment to the PROS Commission. Heather Bennett is recommended to continue as Chair.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In December 2022, the Town Council approved the seven-member (7) Parks, Recreation and Open Space (PROS) Commission. Two of the Commission members, Candace Sotwick and Toby Levy served an initial two-year term, and those terms expire in December of 2024. Subsequent terms after the initial staggered terms are for three (3) years. The open positions were advertised by the Parks and Recreation Department and a total of three (3) individuals applied. Commission Members Candace Sotwick and Toby Levy reapplied to continue serving. The interview panel consisted of Mayor Elect Rivero, Councilmember Wilks and staff members Brenda Mooney and Mary Colton.

Based on the interviews, it was unanimous that Candace Sotwick and Toby Levy would best represent the PROS Commission and are being recommended for the two positions with three (3) year appointments. Both Sotwick and Levy have done an outstanding job serving as officers of the Commission - Vice Chair and Secretary, respectively. Heather Bennett has done an outstanding job as Chair and will continue in that role pending Council's appointment.

The terms of the PROS Commissioners are summarized below:

1. Appointment of two (2) regular Parker Advisory Commission members for a term up to and including December 31, 2027. (Current recommendation to Town Council for approval on 12/2).

- a. Toby Levy
- b. Candace Sotwick

2. Appointment of two (2) regular Parker Advisory Commission members for a term up to and including December 31, 2026.

- a. Michael Doyle
- b. Andrei Teudean

3. Appointment of three (3) regular Parker Advisory Commission members for a term up to and including December 31, 2025.

- a. Heather Bennett -- Chair
- b. Matthew Lunn
- c. Jody Walker

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT

ATTACHMENTS

- 1. Resolution No. 24-055

RECOMMENDED MOTION

I move to approve Resolution No. 24-055 as part of the regular agenda.

RESOLUTION NO. 24-055, Series of 2024

TITLE: A RESOLUTION TO APPOINT MEMBERS TO THE PARKER PARKS, RECREATION AND OPEN SPACE ADVISORY COMMISSION AND TO APPOINT A CHAIR

WHEREAS, the term of two (2) members of the Parker Parks, Recreation and Open Space Advisory Commission (the “Advisory Commission”) expires on December 31, 2024;

WHEREAS, the Town Council of the Town of Parker desires to appoint two (2) regular members to the Advisory Commission; and

WHEREAS, the Town Council desires to appoint Heather Bennett as the Chair of the Advisory Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby appoints two (2) regular members to the Parker Parks, Recreation and Open Space Advisory Commission for the terms specified in **Exhibit A**, which is attached hereto and incorporated by this reference.

Section 2. The Town Council hereby appoints Heather Bennett as the Chair of the Advisory Commission.

RESOLVED AND PASSED this _____ day of _____, 2024.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

1. Appointment of three (3) regular Parker Advisory Commission members for a term up to and including December 31, 2025.

- a. Heather Bennett
- b. Matthew Lunn
- c. Jody Walker

2. Appointment of two (2) regular Parker Advisory Commission members for a term up to and including December 31, 2026.

- a. Michael Doyle
- b. Andrei Teudean

3. Appointment of two (2) regular Parker Advisory Commission members for a term up to and including December 31, 2027.

- a. Toby Levy
- b. Candace Sotwick



Request for Town Council Action

Date: December 2, 2024
Submitted By: Alex Mestdagh, Engineering Service Manager
Reviewed By: Michelle Kivela, Town Manager
Title: **ORDINANCE NO. 4.40.6 - Second Reading**
A Bill for an Ordinance to Amend Chapter 11.10 of the Parker
Municipal Code Concerning Grading and Earth Movement

EXECUTIVE SUMMARY

This ordinance proposes to adopt revisions to the Town's Municipal Code regarding Grading Permits.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town's Municipal Code governs all grading or earth-moving within the Town. All such work is subject to a Grading Permit, which is administered by the Town's Department of Engineering/Public Works. Chapter 11.10 of the Municipal Code sets forth the requirements for these permits. Engineering/Public Works is proposing revisions to this chapter of the Code.

The main purpose of this revision is to allow for revision of the fees and required securities associated with Grading Permits. These fees were last updated in 2011, and the costs associated with the permits and construction have increased significantly in that time. This ordinance will be accompanied by a proposed fee schedule that brings the permit fees and security amounts in line with current costs. Other minor changes are proposed to Chapter 11.10 of the Code, and a full version of the proposed code is provided in the packet for review. The proposed fee schedule is included in the accompanying resolution for consideration.

FINANCIAL IMPACT

The proposed revisions will allow Grading Permit fees and securities to be updated to reflect current costs.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Ordinance No. 4.40.6

RECOMMENDED MOTION

I move to approve Ordinance No. 4.40.6 on second reading.

ORDINANCE NO. 4.40.6, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO AMEND CHAPTER 11.10 OF THE PARKER MUNICIPAL CODE CONCERNING GRADING AND EARTH MOVEMENT

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 11.10.060 of the Parker Municipal Code is amended to read as follows:

11.10.060 Exceptions.

A permit is required for any grading, compaction, filling or earth movement within the Town. However, no permit is required for the following projects: when the Engineering Department determines that grading in an area with less than one (1) acre will not result in significant negative impact upon private or public property. However, this exception shall not apply to any individual lot or parcel which is part of a larger ~~parcel or subdivision~~ common plan for development or sale, or projects less than one (1) acre in total disturbance for which a site plan has been approved by the Town.

Section 2. Subsection 11.10.070(a) of the Parker Municipal Code is amended to read as follows:

11.10.070 Review, approval, revision and amendment procedures.

(a) The Engineering Department shall review and comment upon, and either approve or return to the applicant, the plan within twenty (20) working days of the date of a complete submission. If the Engineering Department determines that the plan cannot be reviewed within twenty (20) working days, the applicant shall be notified and they shall mutually agree upon the time for completion of the plan review. ~~If the applicant wishes to have the plan approved prior to twenty (20) working days or at a time sooner than the Engineering Department can complete the review, the applicant shall agree to pay for an outside review that will be performed by a qualified person selected by the Engineering Department.~~

* * *

Section 3. Section 11.10.090 of the Parker Municipal Code is amended to read as follows:

11.10.090 Fees.

~~(a) Before a permit is issued pursuant to this Chapter, the applicant shall pay to the Town a nonrefundable permit fee, which shall be determined in accordance with~~

~~a fee schedule adopted by the Town Council by resolution. At the time of filing an application for a grading permit, a nonrefundable filing fee of one hundred dollars (\$100.00) plus fifteen dollars (\$15.00) an acre shall be paid to the Town. The filing fee shall cover one (1) hour of administrative review and consultation with the Engineering Department. Any inspection or additional review time shall be subject to an additional charge of the actual cost plus administrative fees established by the Finance Department, which amount shall be paid by the applicant within ten (10) days from the billing. Failing to pay the bill when due shall result in the withholding of the permit, building permit, temporary certificate of occupancy or certificate of occupancy, or the issuance of a stop work order.~~

~~(b) If the permit expires, the renewal fee shall be twenty-five dollars (\$25.00).~~

Section 4. Section 11.10.100 of the Parker Municipal Code is amended to read as follows:

11.10.100 Security.

(a) Revegetation security. To ensure the proper rehabilitation of the site and the proper installation and maintenance of CBMPs, as determined by the Engineering Department, there shall be required at the time the original permit is issued cash or a letter of credit acceptable to the Director of Engineering ("security"), which shall name the Town as the protected party. The amount of the security and the requirements necessary for its release are as follows:

* * *

(2) Sites that are greater than or equal to one (1) acre:

a. Minimum grading security is five thousand dollars (\$5,000.00).

b. Grading security will cover ongoing maintenance of the disturbed areas and the work necessary to reestablish native revegetation and CBMPs.

c. Grading security for revegetation is calculated at an additional one-two thousand dollars (\$21,000.00) per acre for developable property and two-five thousand five-hundred dollars (\$5,02,500.00) per acre for nondevelopable property, plus the amount of the Town-approved cost estimate for the CBMPs.

* * *

Section 5. Section 11.10.110 of the Parker Municipal Code is amended to read as follows:

11.10.110 Insurance.

Every applicant, individually or through their contractor, shall be insured against personal injury and property damage, from insurers acceptable to the Town, but in no event less than the coverages described as follows:

Section 6. Section 11.10.120 of the Parker Municipal Code is amended to read as follows:

11.10.120 Stop work order.

If the plan approved by the Engineering Department is not complied with or the time schedule is not met, the Engineering Department may issue a notice of intent to stop work on the project. Within the time period specified in the notice of intent to stop work, the work specified in the approved plan must be completed and, if necessary, any unauthorized deviations from the approved plan must be corrected, abated, removed or repaired. If the project is not in compliance with the approved plan within the time specified in the notice, the Engineering Department shall issue a stop work order. Significant deviations from the approved plan may result in the immediate issuance of a stop work order and may constitute a violation of this Chapter and may result in the withholding of building permits and certificates of occupancy as provided in Section 11.10.130 of this Chapter. Work shall not resume on the project until the Engineering Department approves of a completion/correction plan. Also, additional security may be required to ensure compliance with the completion/correction plan. The criteria specified in Section 11.10.100 above shall establish the type and amount of the additional security. Permits subject to a stop work order may also be subject to a reinstatement fee in accordance with the established fee schedule.

Section 7. Section 11.10.140 of the Parker Municipal Code is amended to read as follows:

11.10.140 Penalties.

* * *

(c) The Town may draw on the securities associated with this permit and use the funds to install or maintain erosion control measures, or to stabilize and/or revegetate the disturbed areas.

Section 8. Section 11.10.160 of the Parker Municipal Code is amended to read as follows:

11.10.160 ~~Early~~ Conditional Grading Permit.

(a) The Director of Engineering may, to the extent provided in this Section, authorize the issuance of an ~~"Early~~ "Conditional Grading Permit" prior to final approval of a site plan or subdivision, in order to relieve a particular and exceptional practical difficulty or exceptional and undue hardship that is not created by the property owner if the following requirements are satisfied:

- (1) All other provisions of this Chapter are satisfied.

(2) The real property that is the subject of the Early-Conditional Grading Permit has received:

- a. preliminary plan approval if the permit is for a residential development;
- b. minor development plat or final plat approval if the permit is for any nonresidential development;
- c. will combine earthwork activities between two (2) real properties, both of which are part of the same planned development and one (1) of which has received final site plan or plat approvals from the Town.

(3) The request for an Early-Conditional Grading Permit shall not include a request to approve roadway templates or building site pad grading.

(4) The Interim Site Improvement Agreement described in Subsection (c) below is executed by the property owner.

(5) A Tree Conservation Plan approved by the Planning Director is required and made part of the application for an Early-Conditional Grading Permit.

(6) A waiver and consent form, prepared by the Town Attorney, is executed by the property owner in which the property owner acknowledges and agrees that the property owner:

- a. has not received final site plan or subdivision approval, and that in the absence of such approval, the property owner is proceeding at his or her own risk in excavating the real property that is the subject of the Early Conditional Grading Permit;
- b. that the location and design of private and public improvements on the real property may be subject to change as a condition to any final site plan or subdivision approval;
- c. that the Early-Conditional Grading Permit does not create any vested rights; and
- d. that the Town, in the exercise of its legislative authority, may amend or enact legislation which may have an adverse effect on the property owners ability to obtain final site plan or subdivision from the Town and/or which may increase the costs of the project.

(7) The property owner demonstrates to the satisfaction of the Director of Engineering that the issuance of the Early-Conditional Grading Permit will advance a significant public interest, which shall include one (1) of the following:

a. As a part of the ~~Early-Conditional~~ Grading Permit, a significant regional public facility will be constructed or improved at no cost to the Town. The regional public facility would not be constructed without the ~~Early-Conditional~~ Grading Permit;

b. The ~~Early-Conditional~~ Grading Permit will result in a consolidation of earth-moving activities which will result in a significant reduction on the use of Town public rights-of-way to transport excavated materials; or

c. The real property which is the subject of the ~~Early-Conditional~~ Grading Permit was previously disturbed and the ~~Early-Conditional~~ Grading Permit will result in restoring such property to its natural condition, to the extent practicable, as determined by the Director of Engineering.

(b) The application for an ~~Conditional Early~~ Grading Permit shall be subject to an administrative review process by the Director of Engineering and Planning Director. The Director of Engineering shall be authorized to determine if the application for an ~~Early-Conditional~~ Grading Permit meets the requirements contained in this Section. The Director of Engineering shall further have the authority, based on the nature and scope of the application to require that the applicant obtain approval by the Town Council following public notice and hearing. The applicant shall also have the right, in the event the Director of Engineering denies the application or imposes conditions determined by the applicant to be unreasonable, to appeal the decision of the Director of Engineering to the Town Council within ten (10) days of the Director of Engineering's decision.

(c) The following information shall be provided and approved by the Director of Engineering as part of the request for consideration of an ~~Early-Conditional~~ Grading Permit:

(1) A Grading and Erosion Control Plan and Construction Plans for all of the required improvements necessitated by the issuance of an ~~Early Conditional~~ Grading Permit.

(2) An Interim Site Improvement Agreement approved by the Town, which provides for the construction of all required improvements necessitated by the issuance of an ~~Early-Conditional~~ Grading Permit, including applicable regional improvements and a financial guarantee in the amount of one hundred fifty percent (150%) of the costs identified by the Town as part of ~~the the Early Conditional~~ Grading Permit.

Section 9. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this

Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 10. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 11. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney



Request for Town Council Action

Date: December 2, 2024

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 4.53.9 - Second Reading**
A Bill for an Ordinance to Amend Chapter 10.09 of the Parker Municipal Code Concerning Public Rights-of-Way Construction, Excavation and Work

EXECUTIVE SUMMARY

This ordinance proposes to adopt revisions to the Town's Municipal Code regarding Right-of-Way Use Permits.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town's Municipal Code governs all construction within the public right-of-way. All such work is subject to a Right-of-Way Use Permit, which is administered by the Town's Department of Engineering/Public Works. Chapter 10.09 of the Municipal Code sets forth the requirements for these permits. Engineering/Public Works is proposing revisions to this chapter of the Code.

Many of the proposed revisions are intended to minimize the impact of the work associated with these permits. Right-of-Way Use Permits often require lane closures on public roadways, which at times can present traffic congestion or delays. Engineering staff regularly places restrictions on the hours and duration of lane closures to minimize these impacts, but once a contractor is performing work within the roadway, there is often little recourse for the Town should they violate their permit terms and cause issues for the traveling public. These proposed revisions would allow for the addition of Lane Closure Fees and Violation Fees to the permit fee schedule, allowing staff to charge or levy additional charges to incentivize contractors to minimize their impacts to traffic. Several of the Town's peer jurisdictions already utilize similar procedures and have reported positive impacts of these fees.

The full text of the proposed Code revisions is included in the packet for review. The proposed fee schedule is included in the accompanying resolution for consideration.

FINANCIAL IMPACT

These Code revisions would allow for additional fees to be added to Right-of-Way Use Permits.

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 4.53.9

RECOMMENDED MOTION

I move to approve Ordinance No. 4.53.9 on second reading.

ORDINANCE NO. 4.53.9, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO AMEND CHAPTER 10.09 OF THE PARKER MUNICIPAL CODE CONCERNING PUBLIC RIGHTS-OF-WAY CONSTRUCTION, EXCAVATION AND WORK

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Paragraph 10.09.100(a)(1) of the Parker Municipal Code is amended to read as follows:

10.09.100 Insurance and indemnification.

(a) Insurance. Prior to the granting of any permit, the Director shall require the filing of an insurance policy or certificate with coverage as follows:

(1) The ~~property owner~~permittee, individually or through their contractor, shall be insured against personal injury and property damage by insurers acceptable to the Town, but in no event less than the coverages described as follows:

* * *

Section 2. Subsection 10.09.150(b) of the Parker Municipal Code is amended to read as follows:

10.09.150 Time of completion.

* * *

(b) Letters of credit or cash deposited as a performance/warranty guarantee for individual permits will be used by the Town to restore the right-of-way and adjacent property, should the work covered by the permit not be completed by the date stated on the application.

Section 3. Section 10.09.160 of the Parker Municipal Code is amended to read as follows, including by the addition thereto of new Subsections (b), (c) and (d), to read as follows:

10.09.160 Traffic control and lane closures.

(a) ~~All~~The traffic control and/or lane closures shall adhere to the requirements ~~for traffic control are~~ contained in the Manual.

(b) Due to the impact of such projects on the traveling public, all permits that require lane closures on an arterial or collector roadway will require a lane closure fee and associated deposit. The fee and deposit shall be in the amounts set forth in the fee schedule approved by Town Council. The permittee shall submit to the

Town an anticipated construction schedule for elements requiring impacts to travel lanes, and the fee and deposit shall be based on that schedule. Should the lane closure exceed the anticipated schedule, the additional closure days shall be charged to the deposit. No allowances will be made for days lost to weather, material or labor shortages, or other factors impacting the construction.

(c) When the project is completed and all restoration associated with the work is completed, the lane closure deposit will be returned to the permittee, less any amount needed to cover lane closure fees in excess of those associated with the anticipated construction schedule.

(d) All traffic control and lane closures must be done in accordance with the Manual, the traffic control plans approved with the permit, and any other conditions set forth with the permit. Any violation of this, including, but not limited to, insufficient traffic control, lane closures outside of permitted hours, or unapproved lane closures, may be subject to a violation fee, as set forth in the approved fee schedule.

Section 4. Section 10.09.180 of the Parker Municipal Code is amended by the addition thereto of new Subsection (b) to read as follows:

10.09.180 Standards for repairs.

(a) The standards for work, repair and restoration of the Town's public rights-of-way are contained in the Manual.

(b) All restoration associated with a permit shall be completed no later than thirty (30) days following completion of the construction. This requirement may be extended by the Town if weather does not allow for all restoration to be completed within this timeframe. It is the responsibility of the permittee to notify the DTA of completion of restoration. If restoration is not completed within the specified timeframe, the permit may be subject to a violation fee, as set forth in the approved fee schedule.

Section 5. Subsection 10.09.220(a) of the Parker Municipal Code is amended to read as follows:

10.09.220 Enforced work stoppage for violation.

(a) In the event that any of the provisions of the approved plans or other applicable criteria of the Town are violated by the permittee or by any of its contractors or subcontractors, the Town may serve written notice of the Town's intention to stop work on the project and the reasons therefor to the permittee, the contractor and any surety. Unless the violations cease and satisfactory arrangements for correction are made, the work will be stopped forty-eight (48) hours after serving written notice. In the event of any such termination, the Town will immediately serve notice to the permittee, the contractor and any surety. ~~The surety will have the right to take over and finish the project, provided that, if the surety does not begin work within thirty (30) days from the mailing date of the~~

~~notice.~~ The Town may, at its sole discretion, take over the work and finish it at the expense of the permittee and contractor. The permittee, contractor and the surety will be liable to the Town for all the costs caused by termination of the work.

* * *

Section 6. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 7. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 8. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney



Request for Town Council Action

Date: December 2, 2024
Submitted By: Alex Mestdagh, Engineering Service Manager
Reviewed By: Michelle Kivela, Town Manager
Title: **RESOLUTION NO. 24-059**
A Resolution to Adopt the Development-Related User Fee Schedule and Administrative Code Fee Schedule, Effective January 1, 2025

EXECUTIVE SUMMARY

This resolution proposes to revise the Town's schedule of Development-Related User Fees.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker has established a schedule of Development-Related User Fees. This schedule sets fees that are paid by development applicants for various tasks related to their projects, including review, inspection, and permitting. The schedule includes fees from Engineering/Public Works, Community Development, Parks & Recreation, and the Town Attorney's Office.

The fee schedule was last updated in 2021 after an outside consultant performed a thorough analysis of the Town's development-related fees. The intent at that time, as stated in the resolution that adopted the current fee schedule, was to revisit the fees annually to ensure they accurately reflect the costs the Town incurs in providing these services. While that has not occurred for several fees, staff wishes to revisit the fee schedule prior to the upcoming year.

Staff worked with the Town Attorney's Office to determine an appropriate method of escalating these user fees to reflect current costs. With the majority of the Town's costs in providing these services being related to personnel expenses, the Finance Department analyzed the increase in personnel costs that the Town has incurred over this timeframe. It was determined that the Town has seen a 24% increase in personnel costs since the last update to fees, so a 24% increase is proposed to the user fees. The proposed fee schedule is included in the packet for review, and would go into effect on January 1, 2025.

FINANCIAL IMPACT

The proposed fee schedule would collect additional revenue for development-related tasks, better covering the costs the Town currently incurs in providing these services.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Resolution No. 24-059

RECOMMENDED MOTION

I move to approve Resolution No. 24-059 as part of the regular agenda.

RESOLUTION NO. 24-059, Series of 2024

TITLE: A RESOLUTION TO ADOPT THE DEVELOPMENT-RELATED USER FEE SCHEDULE AND ADMINISTRATIVE CODE FEE SCHEDULE, EFFECTIVE JANUARY 1, 2025

WHEREAS, the Town of Parker has adopted a municipal code which allows for the setting of fees by Town Council Resolution;

WHEREAS, the Town analyzed the costs to provide development-related services, including staff salaries at the time Town Council last set development-related user fees and administrative code fees, and the salaries for those positions in the current year; and

WHEREAS, the Town Council of the Town of Parker has been advised by the Town Administrator that certain fees should be increased to offset the Town's increased costs of operations and inflation based on the analysis;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Development-Related User Fee Schedule and Administrative Code Fee Schedule, attached hereto as **Exhibit 1**, is hereby adopted.

Section 2. These fees shall automatically increase on an annual basis by the Consumer Price Index for the Denver-Aurora-Lakewood area ("CPI).

Section 3. These fees shall be reviewed annually in conjunction with the budget process and any recommended changes outside of the CPI increase shall be discussed and presented during the budget process.

Section 4. The fees in Exhibit 1 take effect January 1, 2025, and shall remain in effect until changed by a subsequent Resolution of the Town Council, with the exception of the CPI increase, or as part of adoption of the Town of Parker budget for fiscal year 2025 or any subsequent fiscal year.

RESOLVED AND PASSED this ____ day of _____, 2024.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1



**Development-Related
User Fee Schedule**

Pg. 2 – 9

Effective January 1, 2025

**Administrative Code
Fee Schedule**

Pg. 10 – 12

Effective January 1, 2025

A Town of Parker representative will be available to assist applicants in calculating fees due. Payment is due when the application is submitted.

Community Development - Planning Division		
Task Description		Amount
Annexation		
New Annexation Application & Agreement		<u>\$8401,042</u>
Rezoning		
Straight		\$801
New Planned Development		\$11,421
PD Amendment		\$3,521
PD Adjustment		<u>\$1,174</u>
Variance		\$315
Subdivision		
Framework Plan - Subdivision		
	0-10 acres	\$2,410.56
	10-100 acres	\$3,215.32
	> 100 acres	\$4,020.08
Preliminary Plan		
	0-10 acres	\$3,375.90
	10-100 acres	\$4,501.20
	> 100 acres	\$5,626.50
Final Plat		
	0-10 acres	\$1,128
	10-100 acres	\$1,507
	> 100 acres	\$1,885
Replat		\$384
Minor Development Plat		
	0-10 acres	\$1,407
	10-100 acres	\$1,876
	> 100 acres	\$2,344
Initial Condo Plat		\$1,116
Condo Plat		\$2,232
Subdivision/ <u>Development</u> Agreement		\$701
Subdivision/ <u>Development</u> Agreement Amendment		<u>\$453570</u>
<u>Plat Correction</u>		<u>\$62</u>
<u>Extension/Waiver</u>		<u>\$129</u>
<u>Framework Plan - Site Plan/Preliminary Site Plan</u>		
Framework Plan – Site Plan		
	1-2 buildings	\$514.60
	2-5 buildings	\$644.80
	5-10 buildings	\$771.28
	>10 buildings	\$895.28

Community Development - Planning Division		
Task Description		Amount
Site Plan/Preliminary Framework Site Plan		
Residential Multifamily Site Plan		
	1-2 buildings	\$3,761.85
	2-5 buildings	\$7,523.70
	5-10 buildings	\$9,406.95
	>10 buildings	\$11,285.55
Nonresidential <u>Site Plan</u>		
	1-2 buildings	\$514.60
	2-5 buildings	\$1,029.20
	5-10 buildings	\$1,289.60
	>10 buildings	\$1,543.80
<u>Site Plan</u> Amendment		\$570.40
Building Permit		
Site Commercial, Multifamily and SFA Plot Plans <u>ILC/FLC/Grade Cert Review</u>		\$30
Commercial Permit		\$15
<u>Commercial, Multifamily and SFA Permit for Planning Inspections and Code Compliance Check Review</u>		\$322.4078
<u>SFD and Duplex Residential Plot Plan Review/ILC/FLC/Grade Cert Review</u>		\$91
Use by Special Review		
General - Not WCF or Utilities		\$2,480
Wireless Communication Facilities		\$651
Determination of Non-Substantial Change		\$155
Utilities		\$248
Sign Permit		
New		\$91
Planned Sign Program		\$248
Planned Sign Program Amendment		\$248
Temporary Use/Mobile Business Permit		\$496
<u>Temporary Use/Mobile Business Permit</u>		
<u>Temporary Use/Mobile Business Permit</u>		<u>\$50</u>
Residential Design Minimums		
Subdivision		\$794
Changes		\$124
Inspections		
First Landscape Inspection		\$0
Additional Landscape Inspections		\$110/hour

Community Development - Building Division	
Task Description	Amount
Building Permit	
Pre-Application Meeting	\$480
Site Plans	\$382140
New Residential <u>Subdivision-SFD_ and MF</u>	\$38240
Tenant Finish	\$5,820
Additions and Minor Revisions	\$240
Commercial Permit	\$180
Residential Permit-Remodel-/Basement/Deck	\$60
Building Inspections	\$10
Fire Inspections	\$150
Plot Plan/ILC/FLC/Grade Cert Review	\$5

Engineering/Public Works	
Task Description	Amount
Land Use	
Framework Plan	
0-5 acres	\$112
5-25 acres	\$186
25-50 acres	\$248
> 50 acres	\$310
Preliminary Plan	
0-5 acres	\$893
5-25 acres	\$980
25-50 acres	\$1,054
> 50 acres	\$1,141
Final Plat	\$769
Minor Development Plat	
0-5 acres	\$1,116
5-25 acres	\$1,190
25-50 acres	\$1,302
> 50 acres	\$1,414
Use By Special Review	\$236
Site Plan	
0-5 acres	\$608
5-25 acres	\$608
25-50 acres	\$670
> 50 acres	\$719

Engineering/Public Works		
Task Description		Amount
Land Use		
Preliminary Site Plan*		\$310
Site Plan Amendment*		\$273
Annexation		\$756
Zoning		\$794
Zoning/PD Amendment		\$645
Agreements		
Subdivision Improvement Agreement		\$1,004
Development Agreement		\$1,004
License Agreement		\$322
Intergovernmental Agreement		\$546
Agreement Amendment		\$161
Easement Agreement (separate document)		\$360
Easement Vacation (separate document)		\$484
Request for Easement		\$645
Right-of-Way Dedication or Vacation		\$484
Service Plan		\$1,190
Service Plan Amendment		\$595
Studies/Reports		
Drainage Report		
0-5 acres		\$694
5-25 acres		\$2,046
25-50 acres		\$4,650
> 50 acres		\$7,142
Drainage Conformance Letter		
Minor		\$384
Major		\$769
Traffic Impact Study		
0-5 acres		\$868
5-25 acres		\$1,649
25-50 acres		\$3,460
> 50 acres		\$5,146
Traffic Conformance Letter		\$347
Pavement Design Report		\$322

Engineering/Public Works		
Task Description		Amount
Construction Plan Review		
Street/Storm		
	0-5 acres	\$1,141
	5-25 acres	\$2,629
	25-50 acres	\$5,344
	> 50 acres	\$7,800
Traffic Signal Plans		\$1,1748
Grading/CBMP Plans		
	0-5 acres	\$608
	5-25 acres	\$1,104
	25-50 acres	\$1,686
	> 50 acres	\$2,257
Utility Plans		\$422
Landscaping Plans		\$355
Detention Pond		\$1,302
Alternate Water Quality Facility		\$1,190
Construction Plan Revision		
	Minor	\$384
	Major	\$769
Major Drainageway Improvements		
	Minor	\$880
	Major	\$3460
Floodplain Modification		\$1,637
Variance Request		\$508
Infrastructure Inspection Fees		
Storm Sewer		
	Manhole (EA)	\$105.40/EA
	Inlet (EA)	\$210/EA
	Storm Sewer (LF)	\$0.37/LF
	Cast-in-Place Culverts (LF)	\$682/EA
	Riprap/Outfall Protection	\$0.68/SY
Detention/Water Quality Pond		
	Forebay	\$211/EA
	Trickle Channel	\$0.56/LF
	Outlet Structure	\$309/EA
	Spillway	\$211/EA
Alternate Water Quality Facility		\$309/EA
Major Drainageway Improvements		Estimate Provided at Time of Permit Application

Engineering/Public Works	
Task Description	Amount
Infrastructure Inspection Fees	
Roadway	
Curb & Gutter	\$0.31/LF
Sidewalk/Trail	\$0.31/LF
Curb Ramps	\$105/EA
Crosspan	\$211/EA
Pavement and Subgrade	\$0.41/SY
Underdrain	\$0.37/LF
Traffic Signage	\$12/sign post
Traffic Striping	\$0.12/LF \$6.16/symbol
Traffic Signal Installation or Modification	\$280/corner
Bridges	Estimate Provided at Time of Permit Application
Grading Permit Fees	
Application and Administration Fee Includes review of application materials, project coordination, and administrative time.	
0-5 acres	\$1,300
5-25 acres	\$1,500
25-50 acres	\$2,000
>50 acres	\$2,500 + \$25/acres
Grading Security	
Secures the restoration and revegetation of disturbed areas.	
Developable Property	\$2,000/acre
Non-Developable Property	\$5,000/acre
CBMP Security	
Secures the erosion control measures necessary until the site is revegetated	
	Amount determined via Cost Opinion Sheet
Permit Renewal Fee	\$200
Security Reduction Request	\$200
Permit Reinstatement following Stop-Work Order	\$500

Engineering/Public Works	
Task Description	Amount
Right-of-Way Use Permit Fees	
Application and Administration Fee Includes review of application materials and routine traffic control plans, pre-construction meeting, and final inspection	\$400
Traffic Control Plan Review Fee	\$300
Permit Renewal Fee	\$100
Construction Fees	
Roadway Pavement Cut	\$5.00/SF
Sidewalk or Curb Cut	\$1.50/SF or \$50 minimum
Boring (per conduit)	\$0.75/LF
Test Hole	\$100 each
New Pavement Cut Fee (pavement/surface less than five years old)	Additional \$5/SF
Inspection Fees	
Bore - Inspection Fee	\$200 + \$0.10/LF
Trenching	
☐ Street Cut less than 50 SF	\$200
☐ Street Cut more than 50 SF	\$200 + \$50 per additional 50 SF
☐ Curb or Sidewalk Cut	\$250
Night/After Hours Inspection Fee	\$150/occurrence
Re-inspection Fee (may be required with permit renewal)	50% of original inspection fees
Overnight Work	TBD
Lane Closure and Traffic Control Fees	
Lane Closure Fees -(up to 1000 LF)	
Arterial or Major Collector Roadways	\$150/day
Collector Roadways	\$100/day
Additional 500 LF	\$50/day
Sidewalk Closure	\$50/day
Peak Hour Lane Closure Fee (prior approval required)	
Arterial or Major Collector Roadways	\$500/day
Collector Roadways	\$250/day

Engineering/Public Works	
Task Description	Amount
Right-of-Way Use Permit Fees	
Lane Closure Deposit	
All projects that require lane closures on arterial or collector roadways require a deposit in addition to the fees associated with the anticipated closure duration. This deposit will be returned upon completion and restoration of the work. Any lane closure days in excess of the provided schedule or violation fees will be deducted from the deposit if necessary.	
Arterial up to 1000 LF	50% of permit fee
Collector up to 1000 LF	25% of permit fee
Projects over 1000 LF	Case by case
Violation Fees	
Work Without Utility Locates	\$1,000
Work Without a Permit	\$1,000
Traffic Control Violations (1 st Offense/2 nd Offense)	
Arterial or Major Collector Roadways	\$1,000/\$2,000
Collector Roadways	\$500/\$1,000
3 rd Offense	Termination of Permit
Failure to Perform Restoration Within Required Timeline	\$500

Parks & Recreation	
Task Description	Amount
Land Use	
Framework Plan	
0-5 acres	\$74
5-25 acres	\$74
> 25 acres	\$136
Preliminary Plan	
0-5 acres	\$136
5-25 acres	\$285
> 25 acres	\$422
Final Plat	\$74
Minor Development Plat	
0-5 acres	\$74
5-25 acres	\$136
> 25 acres	\$211
Replat	\$74
Site Plan	
0-5 acres	\$136
5-25 acres	\$211
> 25 acres	\$285
Preliminary Site Plan*	\$74
Annexation	\$136
Zoning	\$211
Zoning/PD Amendment	\$74
Tree Mitigation Plan	\$74
Agreements	
Subdivision Improvement Agreement	\$74
Development Agreement	\$74
Construction Plans	
Landscaping Plans	\$74

Legal Review Fees	
Task Description	Amount
Annexation Agreement	\$1000
Annexation Agreement Amendment	\$500
Site Improvement Agreement	\$300
Deed	\$250
Right of Way Dedication/Vacation	\$200
Development Agreement	\$200
License Agreement	\$200
Easement	\$200

**PARKER ADMINISTRATIVE CODE
FEES**

TABLE 3.1 - BUILDING PERMIT FEES FOR ALL OCCUPANCIES EXCEPT GROUP R, DIVISION 3 and ONE and TWO FAMILY DWELLINGS and TOWNHOMES (FOR ELECTRICAL - SEE TABLE 3.2)

Total Valuation Fees

Total Project Valuation	Building Permit Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$ 23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, up to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, up to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

TABLE 3.2

ELECTRICAL PERMIT FEES Electrical permit fees are set by the State and are subject to change and are currently:

Project valuation is not more than \$2000.00 --- Fee = \$ 67.00 <u>\$88.00</u>
Project Valuation is $\geq$ \$2000.00 ----- Fee = \$ 69.00 per \$1000 of the project valuation or fraction thereof plus \$67.00
Re-inspection fee - \$75.00

TABLE 3.3**OTHER INSPECTIONS AND FEES:**

1. Demolition \$ 50.00 <u>\$150.00</u>
2. Tents, Temporary Buildings, Mobile Units \$25.00 per 1,000 square feet or fraction thereof
3. Inspections outside of normal business hours \$100.00 (per hour*) minimum for the 1 st Inspection +\$ 50.00 <u>\$75.00</u> for each additional inspection.
4. Re-inspection fees assessed under provisions Section 305.8 \$75.00 per hour*
5. Inspections for which no fee is specifically indicated; (minimum charge – one hour) \$75.00 per hour
6. Additional plan review required by changes after second submittal, deferred submittals, additions or revisions to approved plans, <u>or any change of contractors after the issuance of any permit. \$75.00</u>
7. All fire related permits shall have a base fee of \$200 plus the building valuation including plan review.
8. Temporary Certificate of Occupancy Request, \$300. TCO Extension requests will require an additional \$150- <u>on the first request, \$200 on the second request and \$250 on the third request and \$300 thereafter.</u>
*or the total hourly cost to the Town of Parker whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

TABLE 3.3**OTHER INSPECTIONS AND FEES:**

Demolition \$ 50.00
Tents, Temporary Buildings, Mobile Units \$25.00 per 1,000 square feet or fraction thereof
Inspections outside of normal business hours \$100.00 (per hour*) minimum for the 1st Inspection +\$50.00 for each additional inspection.
Re-inspection fees assessed under provisions Section 305.8 \$75.00 per hour*
Inspections for which no fee is specifically indicated; (minimum charge — one hour) \$75.00 per hour
Additional plan review required by changes after second submittal, deferred submittals, additions or revisions to approved plans.
All fire related permits shall have a base fee of \$200 plus the building valuation including plan review.
Temporary Certificate of Occupancy Request, \$300. TCO Extension requests will require an additional \$150.
*or the total hourly cost to the Town of Parker whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

TABLE 3.4 ELEVATOR/ESCALATOR FEES

Elevator Annual Certification Inspection (Hydraulic or Traction) \$200.00 (2 per Year) <u>+ 15% admin fee.</u>
Escalator Certification Inspection (internal and External Witnessed Step Skirt Index) \$1,100.00 (1 per Year)
New Commercial Elevator plan review and inspections \$825.00 per elevator
Platform or Dumbwaiter including plan review and inspections \$550.00 per each New Residential Elevator plan review and inspections \$550.00 per elevator
Special Elevator/Escalator inspections \$110.00 per hour <u>+ 15% admin fee.</u>
5 year Witnessed Hydraulic Elevator Test \$200.00 <u>+ 15% admin fee.</u>
5 year Witnessed Traction Elevator test \$500.00 <u>+ 15% admin fee.</u>
Major or Minor Modernization including plan review and inspections \$550.00 per each



Request for Town Council Action

Date: December 2, 2024

Submitted By: Nathan Klass, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.634 - Second Reading** (*Continued from Nov. 18, 2024*)
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 Stroh 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, Nathan Klass

EXECUTIVE SUMMARY

This item is for an ordinance to provide notice of the Town's intent to acquire right-of-way and easements for proposed improvements on Stroh Road between J Morgan Boulevard and Crowfoot Valley Road, as well as on J Morgan Boulevard.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is nearing completion of the final design of the Stroh Road Widening Project, which includes widening Stroh Road between J Morgan Boulevard and Crowfoot Valley/Motsenbocker Road. The project also includes the extension of J Morgan Boulevard to the south of the existing intersection. Attached is a vicinity map showing the limits of the widening and road extension for this project. The project will include the full reconstruction of the existing two-lane Stroh Road including the existing bridge over Cherry Creek. Minimal widening will also take place on Crowfoot Valley Road for a right-hand turn lane. The project's construction will be partially reimbursed by adjacent property developments taking place in the future.

The majority of the proposed widening is located within Town right-of-way, but there are some areas where additional right-of-way, permanent easements, slope easements, and temporary easements are required in order to complete the work. This intent to acquire ordinance is needed for this road widening project and will affect six (6) property owners along this section of Stroh Road.

The needs are as follows:

1. Right-of-way = 31,357 SF (0.72 Acres) – Please note this total area is broken up between three (3) properties.
2. Multipurpose Easements (Permanent) = 59,890 SF (1.375 Acres) – Please note this total area is broken up between three (3) properties.
3. Slope Easement (Permanent) = 6,810 SF (0.156 Acres) – Please note this total area is on one (1) property.
4. Temporary Construction Easements = 144,524 SF (3.896 Acres) – Please note this total area is broken up between six (6) properties.

FINANCIAL IMPACT

Funding for these acquisitions is included in the Streets Capital Projects (301-4310) approved funding.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



SUPPORT AN
ACTIVE COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

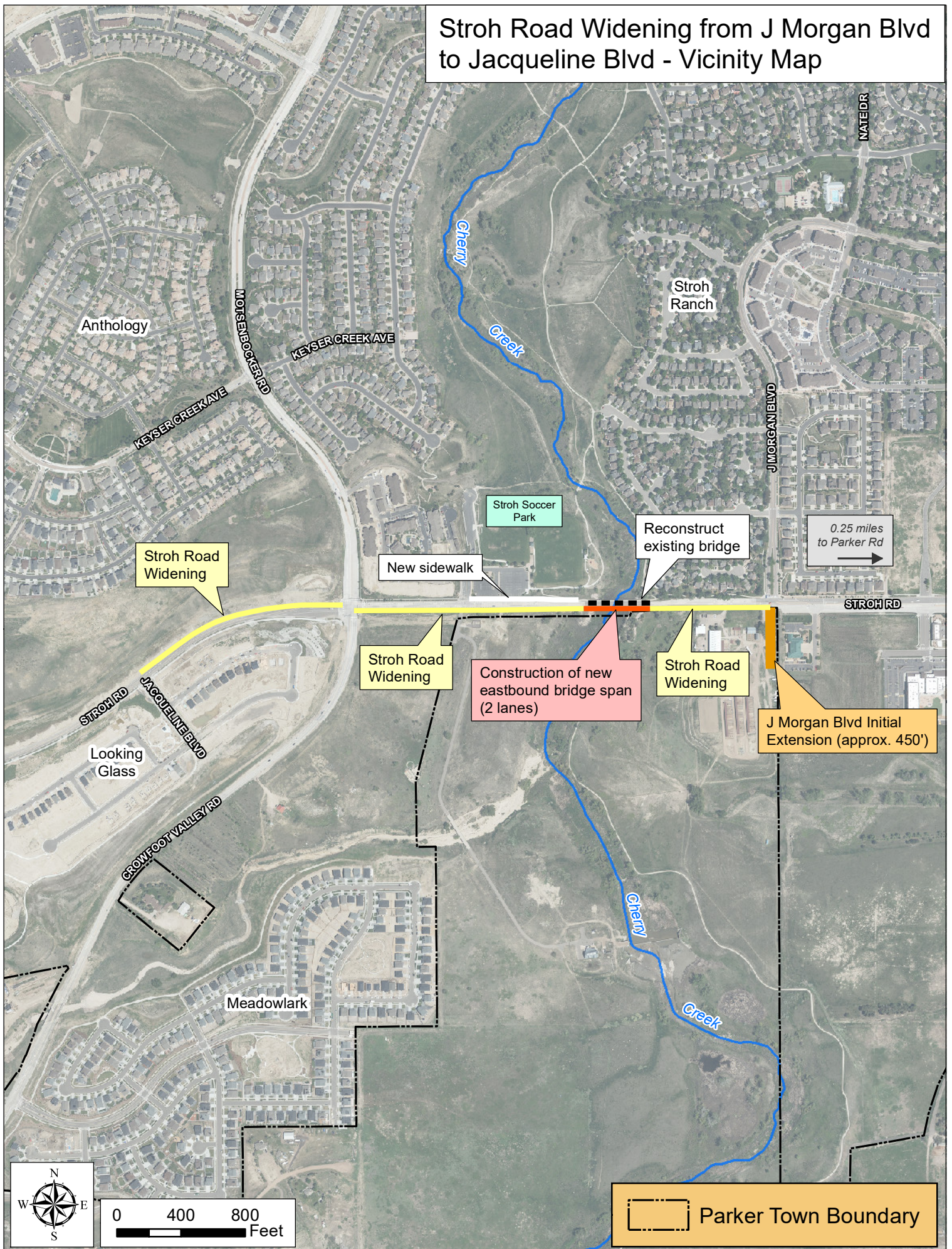
ATTACHMENTS

1. Stroh Road Widening: J Morgan Boulevard to Jacqueline Boulevard Vicinity Map
2. Ordinance No. 1.634

RECOMMENDED MOTION

I move to approve Ordinance No. 1.634 on second reading.

Stroh Road Widening from J Morgan Blvd to Jacqueline Blvd - Vicinity Map



ORDINANCE NO. 1.634, Series of 2024

TITLE: 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 STROH 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.

WHEREAS, the Town of Parker, Colorado possesses the power of eminent domain pursuant to the provisions of Article XX, § 1 of the Colorado Constitution, Section 15.5 of the Town of Parker Home Rule Charter, C.R.S. § 38-1-101, *et seq.*, and C.R.S. § 38-6-101, *et seq.*;

WHEREAS, the Town of Parker wishes to acquire the parcels of property more particularly described in **Exhibit A** (right-of-way acquisitions), **Exhibit B** (permanent multi-purpose easement acquisition), **Exhibit C** (slope easement acquisitions), and **Exhibit D** (temporary easement acquisitions) (collectively, the "Subject Properties"), for the purpose of constructing and improving Stroh Road, a Town roadway; and

WHEREAS, the Town Council of the Town of Parker wishes to comply with all applicable provisions of C.R.S. § 38-1-101, *et seq.*, including without limitation the notice and negotiation requirements and provisions thereof.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Notice is hereby given pursuant to C.R.S. § 38-1-121(1) that the Town of Parker, Colorado, intends to acquire the parcels of property more particularly described in **Exhibits A through D** (the "Subject Properties").

Section 2. The acquisition of the Subject Properties serves a public purpose and is necessary and essential to the Town's ability to provide public streets and roadways for the residents of the Town of Parker.

Section 3. The Town Attorney is hereby directed to provide a copy of this Ordinance to all persons who presently own or maintain an ownership interest in the Subject Properties notifying them of the intent of the Town of Parker to acquire such property through the use of the Town's power of eminent domain.

Section 4. To the extent that such properties may be the subject of a previous agreement that requires the dedication of property for the widening and improvement of Stroh Road, the Town Attorney is further directed to provide a copy of this Ordinance to such property owners in order to effectuate any required dedication of property.

Section 5. The staff of the Town, together with the Town Attorney, and any and all persons retained or employed by the Town of Parker in the prosecution of this matter, are directed

to comply with all notice and good faith negotiation requirements set forth in C.R.S. § 38-1-101, *et seq.*, in the conduct of the within authorized eminent domain actions.

Section 6. In the prosecution of the within authorized eminent domain actions, the Town shall retain all rights and powers lawfully delegated to it by the Colorado Constitution, the Town of Parker Home Rule Charter, and C.R.S. § 38-1-101, *et seq.*

Section 7. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two (2) public places, two (2) days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 8. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 9. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

Exhibit A - Right-of-way Acquisitions							
TABULATION OF PROPERTIES IN DOUGLAS COUNTY - STROH ROAD						Book and Page No. And/Or Reception No.	Remarks
Parcel No.	Ownership Name and Mailing Address	Site Address	Location R. 66 W., 6TH PM	Area In Square Feet (Acres)			
				Area Of Parcel	Net Area		
RW-1	Avalon Parker Venture LLC	7800 Crowfoot Valley Rd.	Part of NW 1/4 Section 3	27,173.37	27,173.37	Rec. No.	ROW for roadway, sidewalk, and traffic
	4040 Wilson Blvd. Ste. 1000	Parker, CO 80134	T. 7 S.	(0.624)	(0.624)	2024018406	signal equipment
	Arlington, VA 22203						
RW-3	Parker Water & Sanitation	No Address	Part of NW 1/4 Section 3	3297.04	3297.04	Rec. No.	ROW for sidewalk and traffic signal equipment
	District (PWSD)		T. 7 S.	(0.076)	(0.076)	2004124024	
	18100 Woodman Dr.						
	Parker, CO 80134						
RW-5	South Metro Fire Rescue Fire	19310 Stroh Rd.	Same as above	887.42	887.42	Rec. No.	
	Protection District	Parker, CO 80134		(0.020)	(0.020)	2005095115	
	9195 E Mineral Ave.						
	Centennial, CO 80112						

Exhibit B - Permananet Multi-Purpose Easement Acquisitions							
TABULATION OF PROPERTIES IN DOUGLAS COUNTY - STROH ROAD						Book and Page No. And/Or Reception No.	Remarks
Parcel No.	Ownership Name and Mailing Address	Site Address	Location R. 66 W., 6TH PM	Area In Square Feet (Acres)			
				Area Of Parcel	Net Area		
PE-2	HC Land Development LLC	18601 Stroh Rd.	Part of SW 1/4 Section 34	595.04	595.04	Rec. No.	Permanent sidewalk & traffic signal
	135 E Harmon Ave. Unit 99	Parker, CO 80134	T. 6 S.	(0.014)	(0.014)	2023013551	easement
	Las Vegas, NV 89109						
PE-3	Parker Water & Sanitation	No Address	Part of NW 1/4 Section 3	34,838.04	34,838.04	Rec. No.	Permanent roadway, slope,
	District (PWSD)		T. 7 S.	(0.800)	(0.800)	2004124024	and drainage easement
	18100 Woodman Dr.						
	Parker, CO 80134						
PE-3A	Same as above	Same as above	Same as above	6,161.00	6,161.00	Same as above	Permanent access easement
				(0.141)	(0.141)		
PE-3B	Same as above	Same as above	Same as above	1,124.51	1,124.51	Same as above	Permanent drainage easement
				(0.026)	(0.026)		
PE-4	Ladonna Langley & John-David	6484 Stroh Rd.	Same as above	17,172.39	17,172.39	Rec. No.	Permanent roadway, slope, & drainage
	Langley & Mary Kuchman &	Parker, CO 80134		(0.394)	(0.394)	2017066415	easement
	Jaye Kuchman						
	6484 Stroh Rd.						
	Parker, CO 80134						

Exhibit C - Slope Easement Acquisitions							
TABULATION OF PROPERTIES IN DOUGLAS COUNTY - STROH ROAD						Book and Page No. And/Or Reception No.	Remarks
Parcel No.	Ownership Name and Mailing Address	Site Address	Location R. 66 W., 6TH PM	Area In Square Feet (Acres)			
				Area Of Parcel	Net Area		
SE-1	Avalon Parker Venture LLC	7800 Crowfoot Valley Rd.	Part of NW 1/4 Section 3	6,810.30	6,810.30	Rec. No.	Permanent slope easement
	4040 Wilson Blvd. Ste. 1000	Parker, CO 80134	T. 7 S.	(0.156)	(0.156)	2024018406	
	Arlington, VA 22203						

Exhibit D - Temporary Easement Acquisitions							
TABULATION OF PROPERTIES IN DOUGLAS COUNTY - STROH ROAD						Book and Page No. And/Or Reception No.	Remarks
Parcel No.	Ownership Name and Mailing Address	Site Address	Location R. 66 W., 6TH PM	Area In Square Feet (Acres)			
				Area Of Parcel	Net Area		
TE-1	Avalon Parker Venture LLC	7800 Crowfoot Valley Rd.	Part of NW 1/4 Section 3	3,128.80	3,128.80	Rec. No.	For the purpose of construction of roadway
	4040 Wilson Blvd. Ste. 1000	Parker, CO 80134	T. 7 S.	(0.072)	(0.072)	2024018406	& drainage facilities
	Arlington, VA 22203						
TE-3	Parker Water & Sanitation	No Address	Part of NW 1/4 Section 3	91,717.30	91,717.30	Rec. No.	For the purpose of construction access,
	District (PWSD)		T. 7 S.	(2.106)	(2.106)	2004124024	staging, and roadway widening
	18100 Woodman Dr.						
	Parker, CO 80134						
TE-3A	Same as above	Same as above	Same as above	3,098.42	3,098.42	Same as above	For the purpose of construction access
				(0.071)	(0.071)		& construction of draiange facilities
TE-3B	Same as above	Same as above	Same as above	11,484.40	11,484.40	Same as above	For the purpose of construction access
				(0.264)	(0.264)		& construction of draiange facilities
TE-4	Ladonna Langley & John-David	6484 Stroh Rd.	Same as above	8,123.09	8,123.09	Rec. No.	For the purpose of construction access,
	Langley & Mary Kuchman &	Parker, CO 80134		(0.186)	(0.186)	2017066415	roadway widening, & construction of
	Jaye Kuchman						drainage facilities & temporary fence
	6484 Stroh Rd.						
	Parker, CO 80134						
TE-4A	Same as above	Same as above	Same as above	14,694.95	14,694.95	Same as above	For the purpose of construction of J Morgan
				(0.337)	(0.337)		Blvd. and driveway access
TE-5	South Metro Fire Rescue Fire	19310 Stroh Rd.	Same as above	10,506.80	10,506.80	Rec. No.	For the purpose of construction of J Morgan
	Protection District	Parker, CO 80134		(0.241)	(0.241)	2005095115	Blvd. and driveway access
	9195 E Mineral Ave.						
	Centennial, CO 80112						
TE-6	Slate Acquisitions LLC	No Address	Same as above	1,417.22	1,417.22	Rec. No.	For the purpose of construction of J Morgan
	10465 Park Meadows Dr.			(0.033)	(0.033)	2018042960	Blvd.
	Ste. 204, Lone Tree, CO 80124						
TE-7	Village on the Green	Track D No Address	Part of SE 1/4 Section 34	354.01	354.01	Rec. No.	For the purpose of construction of
	Homeowners Association Inc.		T. 6 S.	(0.008)	(0.008)	2012073005	sidewalk and curb ramp
	PO Box 370390						
	Denver, CO 80237						



Request for Town Council Action

Date: December 2, 2024

Submitted By: Jim Maloney, Assistant Town Attorney
Chris Hudson, Deputy Director of Engineering
Nathan Klass, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.381- Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement between the Town of Parker and the Parker Water and Sanitation District Regarding the Conveyance of Woodman Drive
Department: Town Attorney, Jim Maloney
Engineering and Public Works, Chris Hudson
Engineering and Public Works, Nathan Klass

EXECUTIVE SUMMARY

The purpose of the ordinance is for an intergovernmental agreement between the Town and the Parker Water and Sanitation District (the “District”) to convey Woodman Drive to the Town, which will satisfy one of the conditions contained in the redevelopment agreement (the “Agreement”) for the Becket Drive, Brompton Way and Woodman Drive connectivity project (the “Project”).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On October 21, 2024, Town Council approved the Redevelopment Agreement between the Town and to the Parker Meadows Condominium Association, Inc. (the “Association”), for the Project, which includes the construction of two points of access for one hundred seventy-one (171) residential units (the “Residential Units”) managed by the Association. Vehicular access to the Residential Units that are part of the Association is limited to one (1) point of access through Becket Drive, which is a private street managed and controlled by the Association. Under the Town’s public safety standards, the Residential Units should be served by two (2) points of access when there are thirty (30) or more dwelling units.

In order to establish two (2) points of access for the Residential Units, Becket Drive and a parking lot owned by the Association will need to be improved as public streets, to be named Becket Drive and Brompton Way, which will connect to Woodman Drive, as described on the attached vicinity map. The Project includes, but is not limited to, milling of existing asphalt pavement, asphalt overlay and patching, curb, gutter, and sidewalk replacement in areas with

poor drainage, removal and trimming of trees and other improvements to establish a connection to Woodman Drive, which will result in two (2) points of access for the Residential Units.

One of the conditions contained in the Agreement provides that the District will convey “the right-of-way for Woodman Drive to the Town.” In order to satisfy this condition, the District has agreed to enter into an intergovernmental agreement to convey the right-of-way for Woodman Drive to the Town by quit claim deed, provided that the Town agrees to maintain Woodman Drive.

FINANCIAL IMPACT

Funding for the Project is accounted for in the 301-4310 Highway and Streets Capital Projects fund. There is no cost to the Town to acquire Woodman Drive from the District.

STRATEGIC GOAL(S)



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**

ATTACHMENTS

1. Conceptual Cottonwood Roadway Network Connectivity Improvements Map
2. Ordinance No. 9.381

RECOMMENDED MOTION

I move to approve Ordinance No. 9.381 on second reading.

Conceptual Cottonwood Area Roadway Connectivity Improvements



ORDINANCE NO. 9.381, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND THE PARKER WATER AND SANITATION DISTRICT REGARDING THE CONVEYANCE OF WOODMAN DRIVE

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement between the Town of Parker and the Parker Water and Sanitation District Regarding the Conveyance of Woodman Drive, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND THE PARKER WATER AND SANITATION DISTRICT REGARDING THE CONVEYANCE OF WOODMAN DRIVE

THIS INTERGOVERNMENTAL AGREEMENT ("the Agreement") is made and entered into this _____ day of _____ 2024, by and between the Town of Parker, Colorado, a Colorado home rule municipal corporation (the "Town"), and the Parker Water and Sanitation District, a quasi-municipal special district organized and existing pursuant to the provisions of Title 32 of the Colorado Revised Statutes (the "District").

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Town and the District as political subdivisions to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide;

WHEREAS, the Town desires to acquire from the District that portion of Woodman Drive that is described in **Exhibit A**, which is attached hereto and incorporated by this reference ("Woodman Drive");

WHEREAS, the District desires to convey Woodman Drive to the Town, which is currently a private street, and for the Town to assume the ownership and maintenance responsibility for Woodman Drive; and

WHEREAS, the Town and the District agree that it is in the best interest of the residents of both the Town and the District to cooperate in the manner set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Town and the District hereby agree as follows:

1. District Conveyance of Woodman Drive. The District, within ten (10) days of receiving written notice from the Town (the "Written Notice"), that the Town acquired the right-of-way for Becket Drive and future Brompton Way pursuant to that certain "Redevelopment Agreement for Parker Meadows Improvements," between the Town and the Parker Meadows Condominium Association, shall convey Woodman Drive to the Town by quit claim deed in the form attached as **Exhibit B**, and incorporated by this reference. In the event that the Written Notice is not provided by the Town to the District by June 30, 2025, this Agreement shall automatically terminate, unless this Agreement is amended by the parties hereto to further extend the date.

2. Notice. Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given, at the address set forth below, or at such other address as has been previously furnished in writing, to the other party. Such notice shall be deemed to have been given when deposited in the United States mail.

Town of Parker: Public Works Director
Town of Parker
20120 E. Mainstreet
Parker, Colorado 80138

District: Ron Redd, Manager
Parker Water and Sanitation District
13939 Ancestry Drive,
Parker, Colorado 80134

3. Additional Documents. The parties agree to execute any additional documents or take any additional action that is necessary to carry out the intent of this Agreement.

4. Colorado Law. This Agreement shall be governed by the laws of the State of Colorado. Venue for any action hereunder shall be in the District Court, County of Douglas, State of Colorado and the parties waive any right to remove any action to any other court, whether state or federal.

4. Separate Entities. The parties enter into this Agreement as separate, independent governmental entities and shall maintain such status throughout.

6. No Third-Party Beneficiaries. The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement, shall be strictly reserved to the parties, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person under such Agreement. Any beneficiary of the terms and conditions of this Agreement are not intended beneficiaries but are incidental beneficiaries only.

7. Recitals. The Recitals to this Agreement are incorporated herein by this reference.

IN WITNESS WHEREOF, this Agreement is executed by the parties hereto as of the date first written above.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

**PARKER WATER AND SANITATION
DISTRICT**

Ron Redd, Manager

ATTEST:

Lisa Sindall, Engineering Coordinator

EXHIBIT A

LEGAL DESCRIPTION RIGHT-OF-WAY PARCEL

A PARCEL OF LAND BEING ALL OF TRACT A AND A PORTION OF TRACT B, PARKER CROSSING SUBDIVISION, IN THE TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED JUNE 5, 2001, AT RECEPTION NO. 01050400, IN THE OFFICIAL RECORDS OF SAID COUNTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID TOWN, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT A, THE FOLLOWING SIX (6) COURSES:

1. NORTH 89°02'47" EAST, A DISTANCE OF 286.62 FEET TO THE WESTERLY RIGHT-OF-WAY OF PARKER ROAD (COLORADO STATE HIGHWAY 83), AS DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED, JANUARY 30, 1987, IN BOOK 697 AT PAGE 869 IN SAID OFFICIAL RECORDS;
2. ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 35°26'46" EAST, A DISTANCE OF 88.22 FEET;
3. DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 86°41'00" WEST, A DISTANCE OF 44.66 FEET;
4. NORTH 70°26'13" WEST, A DISTANCE OF 34.18 FEET;
5. NORTH 88°47'25" WEST, A DISTANCE OF 208.15 FEET;
6. SOUTH 89°00'13" WEST, A DISTANCE OF 52.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT B, SOUTH 64°55'10" WEST, A DISTANCE OF 60.75 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 00°55'13" WEST, A DISTANCE OF 74.42 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT B;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°02'47" EAST, A DISTANCE OF 55.36 FEET TO THE **POINT OF BEGINNING**.

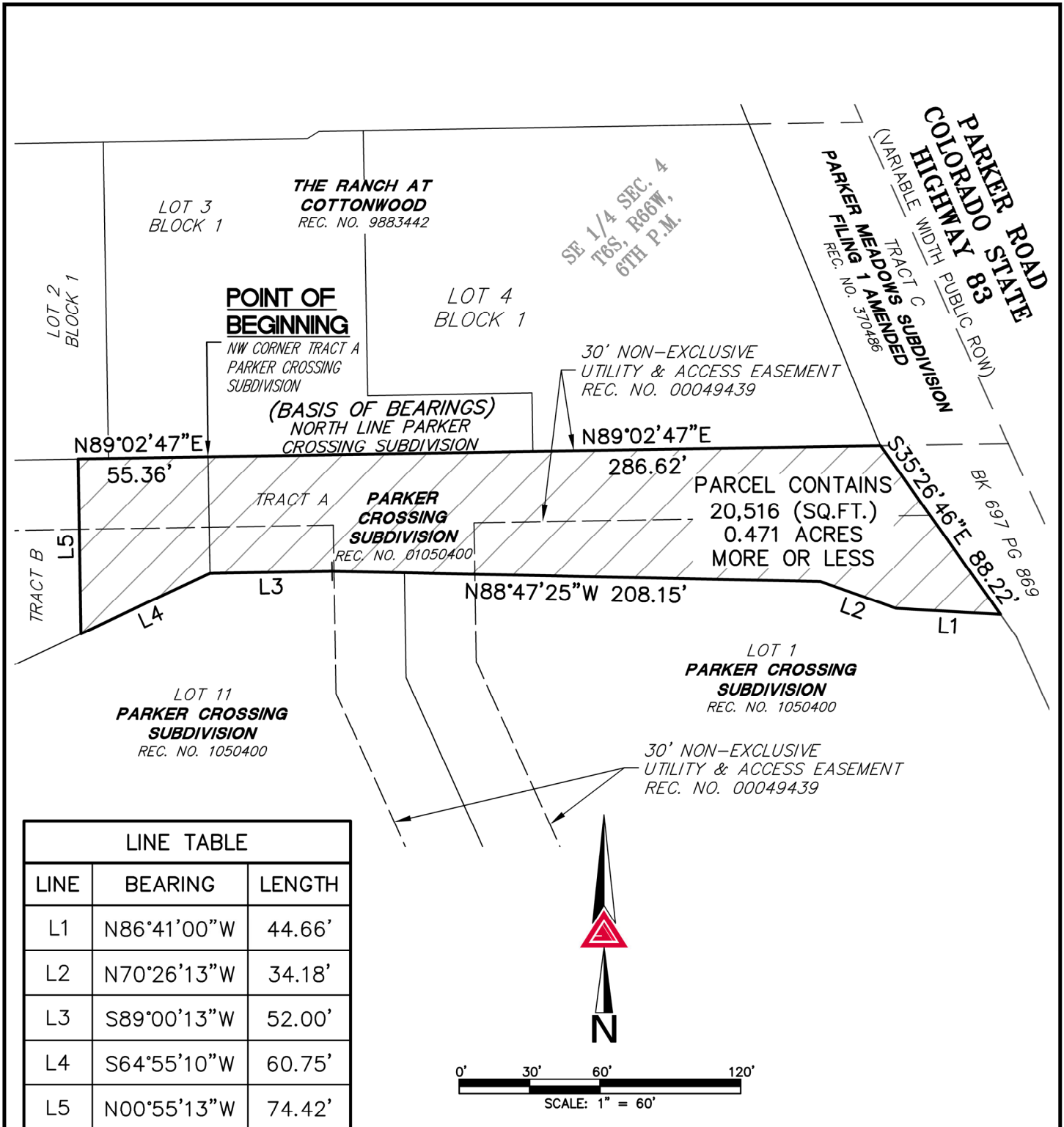
CONTAINING AN AREA OF 0.471 ACRES, (20,516 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122



ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

EXHIBIT B

QUIT CLAIM DEED

PARKER WATER AND SANITATION DISTRICT, a Colorado Special District, Grantor, whose street address is 13939 Ancestry Drive, Parker, Colorado 80134, County of Douglas, State of Colorado, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells and quitclaims to the **TOWN OF PARKER**, whose address is 20120 East Mainstreet, Parker, County of Douglas, State of Colorado, the following real property, in the County of Douglas, State of Colorado, to wit:

SEE **EXHIBIT 1** ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

with all its appurtenances.

Signed this _____ day of _____, 2024.

PARKER WATER AND SANITATION DISTRICT

By: Exhibit – do not sign.
Ron R. Redd, P.E., District Manager

ATTEST:

_____ *Exhibit – do not sign.* _____
Lisa Sindall, Engineering Coordinator

[illegible]

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Ron R. Redd, P.E., District Manager, and Lisa Sindall, Engineering Coordinator, of Parker Water and Sanitation District.

My commission expires: _____.

SEAL

_____*Exhibit – do not sign.*_____
Notary Public

EXHIBIT 1

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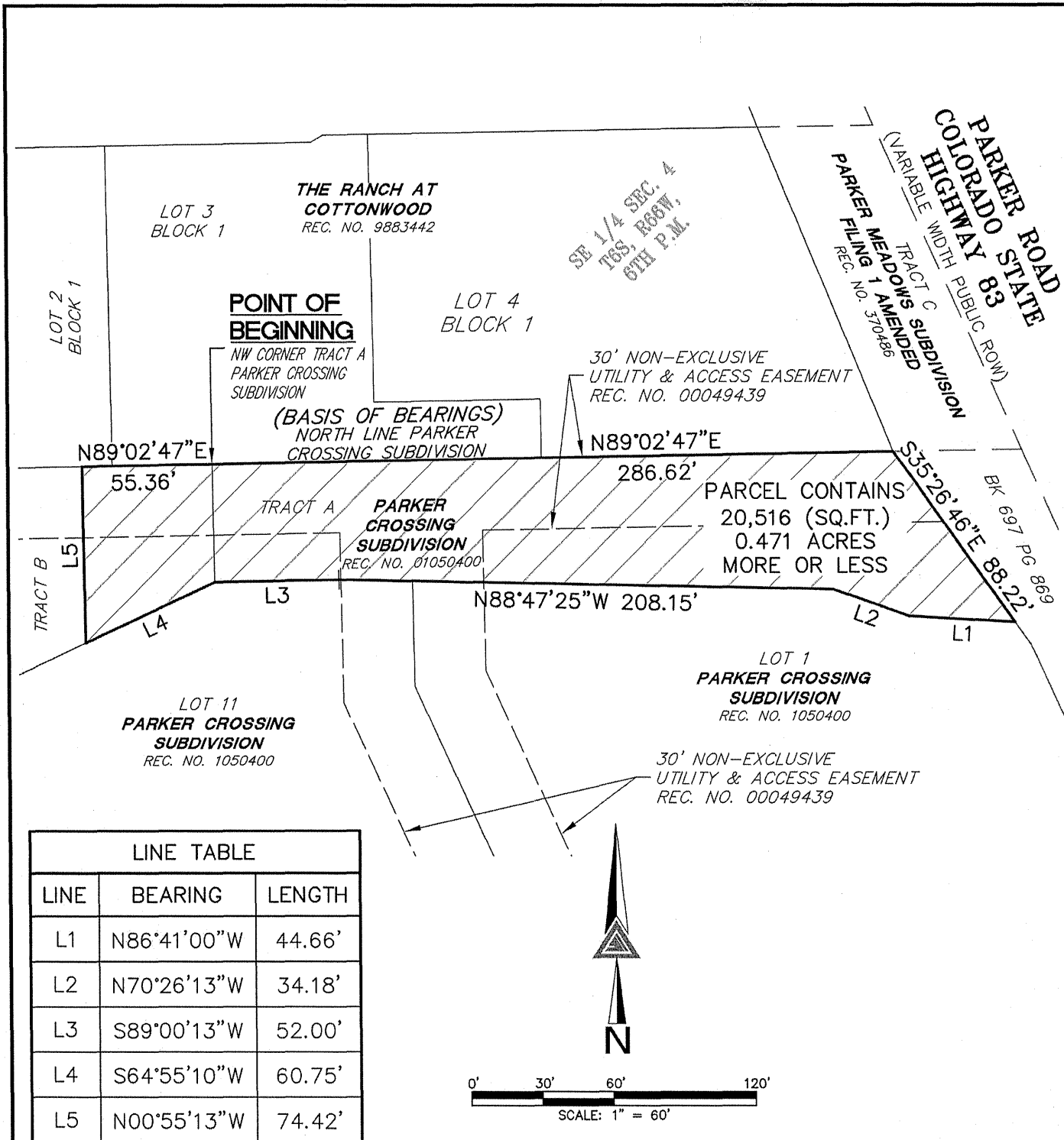
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DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122



ILLUSTRATION TO EXHIBIT 1



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

WOODMAN DRIVE ROW PARCEL
SOUTHEAST QUARTER SECTION 4, T.6S., R.66W., 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

PATH: Q:\24922-19 - BECKETT DRIVE\DWG\EXHIBITS\WOODMAN DRIVE.DWG

JOB NUMBER: 24922-19

DATE: 09/23/2024 DWG:

BAM

CHK:

DED

2 OF 2 PAGES