

TOWN OF PARKER COUNCIL AGENDA

January 6, 2025

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 - December 16, 2024*

- B. *ORDINANCE NO. 9.382 - First Reading*
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker, Colorado, and the Stonegate Village Metropolitan District Regarding Median Improvements on Jordan Road Between Stonegate Parkway and Praireland Lane
Department: Engineering and Public Works, Patrick Burke
Second Reading: January 21, 2024
- C. *LINCOLN AVENUE/JORDAN ROAD WIDENING PROJECT*
Department: Engineering and Public Works, Patrick Burke
Second Reading: January 21, 2025
1. *ORDINANCE NO. 1.639 - First Reading*
A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement By and Between FirstBank and the Town of Parker for a Portion of Lot 2D, Stonegate Filing No. 2, 3rd Amendment, for the Lincoln Avenue Widening Project
2. *ORDINANCE NO. 1.640 - First Reading*
A Bill for an Ordinance to Approve the Public Sidewalk Easement Agreement By and Between the University of Colorado Health and the Town of Parker for a Portion of Lot 2, Stonegate Filing No. 19, for the Lincoln Avenue Widening Project
- D. *RESOLUTION NO. 25-001*
A Resolution to Amend Resolution No. 24-003, Series of 2024, Establishing a Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law
Department: Town Clerk, Chris Vanderpool
- E. *RESOLUTION NO. 25-004*
A Resolution Accepting the Conveyance of a Drainage Easement from Terra Bluffs Propco, LP, for a Portion of Lot 1, Compark Village Filing No. 7, Amendment No. 3
Department: Engineering and Public Works, Alex Mestdagh
- F. *CONTRACTS OVER \$100,000*
1. *Dransfeldt Road Redundant Fiber (CIP-015)*
Amount: \$103,495.69
Contractor: TAK Broadband LLC
Department: Engineering and Public Works, Eli Vidales
2. *Parker Road Sidewalk – North Gap (King Soopers to Valley Hi Drive) Preliminary Design*
Amount: \$143,665
Contractor: Merge Resource Group Ltd.
Department: Engineering and Public Works, Tom Gill

3. *Traffic Signal Radar Detection Systems*

Amount: \$215,000

Contractor: Summit Traffic Solutions

Department: Engineering and Public Works, Eli Vidales

4. *Parker Road Sidewalk (CIP23-042) - Pine Drive to Stroh Road - Final Design Contract Modification*

Amount: \$14,570.50 Addition for Revised Contract Total of \$361,996.50

Contractor: Merge Resource Group Ltd.

Department: Engineering and Public Works, Patrick Burke

5. **RESOLUTIONS**

A. **RESOLUTION NO. 25-002**

A Resolution to Appoint Regular Members to the Parker Cultural and Scientific Commission, and to Appoint the Chair

Department: Cultural, Carrie Glassburn

B. **RESOLUTION NO. 25-003**

A Resolution to Appoint Regular Members, Alternate Members, and to Fill One Vacancy on the Town of Parker Special Licensing Authority, and to Appoint the Chairperson and Vice Chairperson

Department: Town Clerk, Chris Vanderpool

6. **ORDINANCES**

A. **ORDINANCE NO. 9.338.3 – Second 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

B. **ADOPTION OF REPLACEMENT ZONING MAP**

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

1. **ZONING MAP/NEW DISTRICTS**

a. **ORDINANCE NO. 3.372.1 – Second 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 - Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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 – Second Reading**
A Bill for an Ordinance to Repeal the Pine Lane Plaza Planned Development Guide and Plan
- f. ORDINANCE NO. 3.71.1 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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

7. PUBLIC COMMENTS CONTINUED IF NECESSARY

8. ADJOURNMENT

Parker Town Council

Executive Session Agenda

January 6, 2025

“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. *Wade v. Palmer et al.* - follow up regarding settlement demand discussion

2. C.R.S. § 13-12-104 – eligibility for annexation, C.R.S. § 31-12-105 limitations, and C.R.S. § 31-12-106 concerning the commercial real property commonly known as Pinery West

“To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).”

3. Contract negotiations between the Town and the Estate of Richard C. Williamson, Jr., concerning the Rampart Station Development Agreement dated August 15, 1983