



PLANNING COMMISSION MINUTES

December 12, 2024

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

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

Also, present and seated were Commissioners Jane Lane, Bret Tueller, Angela Lindstrom, Eliana Burke and Nick Metz.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Eliana Burke moved to approve the November 14, 2024, meeting minutes. Commissioner Nick Metz seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – REPLACEMENT ZONING MAP AND LDO AMENDMENT

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.**

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

APPLICANT AND STAFF PRESENTATION

Mary Munekata, Senior Planner, and Stacey Nerger, Senior Planner, presented the staff report proposing the following:

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

Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council:

1. 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. 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; and
3. 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.

Commissioner discussion with staff: none

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:15 P.M. – REPLACEMENT ZONING MAP AND LDO AMENDMENT

Commissioner discussion:

- Commissioner Eliana Burke said that she has been a commissioner for 11 years and that this project has been in the works for half that time, that she is proud of what the Town of Parker is doing, is really happy that this project is going to be a reality as we move forward and that it will help.
- Commissioner Jane Lane added on to Commissioner Eliana Burke's comments that this is a huge effort by staff, that the outreach that's required for a project of this size is immense and time consuming, appreciates that the Town has worked with Parker business owners so they can maintain their businesses, propose the adaption of maps to accommodate those requests and commends staff for improving the readability by introducing graphics and charts into the new revision of the LDO.
- Commissioner Nick Metz echoed his fellow commissioners thoughts, is glad to see the completion of the project and said the staff did great work.
- Commissioner Gary Poole thanked Mary Munekata and Stacey Nerger for all their hard work on this project and Jim Maloney and Kelsey Hall (Town Attorneys) for their help and guidance.

Commissioner Angela Lindstrom moved 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. Commissioner Eliana Burke seconded, a vote was taken and passed unanimously.

Commissioner Angela Lindstrom moved 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. Commissioner Bret Tueller seconded, a vote was taken and passed unanimously.

Commissioner Angela Lindstrom moved 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. Commissioner Eliana Burke seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews said staff would like to thank the Planning Commission for their time, efforts and comments on this project, that this project is a major milestone for the community and thanked commissioners Angela Lindstrom and Gary Poole for reading all the motions tonight. Mr. Matthews also updated the commissioners that Planning Commissioner Leland Sloan has resigned from the Commission. Lastly, Mr. Matthews wished the Commissioners a Merry Christmas and Happy New Year.

ADJOURNMENT

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

A handwritten signature in blue ink, appearing to read "Jeff Miller", written over a horizontal line.

Jeff Miller
Recording Secretary

A handwritten signature in blue ink, appearing to read "Gary Poole", written over a horizontal line.

Gary Poole
Chair