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**PLANNING COMMISSION MINUTES
November 13, 2025**

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, Erik Rieger, Ruth Ann Nelson, Angela Lindstrom and Jenny Wahlrobe.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Eliana Burke moved to approve the October 23, 2025 meeting minutes. Commissioner Erik Rieger seconded; a vote was taken and passed unanimously.

PUBLIC MEETING OPENED: 7:02 P.M. – AN AMENDMENT TO SECTION 13.05.030(E)(23) OF THE PARKER MUNICIPAL CODE CONCERNING USE SPECIFIC STANDARDS FOR AUTOMOTIVE FUEL SALES

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Bryce Matthews

APPLICANT AND STAFF PRESENTATION

Bryce Matthews, Assistant Director - Planning, presented the staff report proposing to amend Section 13.05.030(e)(23), Automotive Fuel Sales, of the Land Development Ordinance (LDO). The proposed amendment to the LDO will apply existing use-specific standards for the development of automotive fuel sales (gas stations) to Planned Development (PD) zone districts. Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding automotive fuel sales.

COMMISSIONER DISCUSSION WITH STAFF OR APPLICANT

- Commissioner Ruth Ann Nelson asked how many total fuel stations we are restricting the Town of Parker to by putting these parameters in place; *(staff said no)*.
- Commissioner Elaina Burke asked if a fuel station goes out of business and a new fuel station comes in to take over will the new rules apply or will the new station be grandfathered in; *(staff replied that if the fuel station were legal non-conforming and, for example, within 150 feet of a residence, our code has a non-conforming use section so the fuel station could remain not in operation for up to 6 months and then re-open. If it was not operational for longer than 6 months then they would lose their non-conforming use standard and would then have to meet current code.)*.
- Commissioner Jane Lane asked that as the Town implements this potential regulation, we wouldn't be editing all Planned Developments, but we would have this ordinance to refer back to; *(staff replied that this would be similar to the storage ordinance in a sense. It would not be an exercise of editing PDs, but it would be an exercise of an additional standard that applies to the PDs. It doesn't say that you can't have a gas station, it says that there are some limitations within the site that you can't put a gas station on)*.

PUBLIC COMMENT

None.

PUBLIC MEETING CLOSED: 7:07 P.M. – AN AMENDMENT TO SECTION 13.05.030(E)(23) OF THE PARKER MUNICIPAL CODE CONCERNING USE SPECIFIC STANDARDS FOR AUTOMOTIVE FUEL SALES

Commissioner discussion:

- Commissioner Elaina Burke said thought it was a great idea and she is in favor.
- Commissioner Angela Lindstrom agrees with Elaina Burke's comment. She believes it meets the criteria that the Master Plan puts forward. It makes the language more fair and consistent and understandable for those that want to build a gas station in the future. She said that gas stations are a vital part of a retail center and she is always looking for a gas station on the way out. She thinks they are important and she likes the way they will be funneled on those sites and she is in support of this.
- Commissioner Erik Rieger said he will also be voting in support of this amendment. He likes the consistency between the PDs and straight zoning.
- Commissioner Jane Lane said she agrees with Erik Rieger.
- Commissioner Ruth Ann Nelson agrees with her fellow commissioners.

Commissioner Angela Lindstrom moved the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding automotive fuel sales. Commissioner Ruth Ann Nelson seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

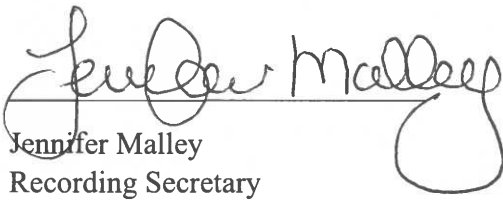
None.

STAFF ITEMS

None.

ADJOURNMENT

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


Jennifer Malley
Recording Secretary


Gary Poole