



**PLANNING COMMISSION MINUTES  
December 11, 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, Lisa Ruiz, Elaina Burke and Jenny Wahlrobe.

**ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None.

**APPROVAL OF MINUTES**

Commissioner Lisa Ruiz moved to approve November 13, 2025, meeting minutes. Commissioner Elaina Burke seconded; a vote was taken and passed unanimously.

**PUBLIC HEARING OPENED: 7:02 P.M. – ANTHOLOGY NORTH AMENDMENT  
NO. 7 PD AMENDMENT- ZONING**

Applicant:	John Prestwich, PCS Group
Location:	The site is located south of Hess Road west of Motsenbocker Road, north of Stroh Road and east of Rueter Hess Reservoir
Department:	Community Development, Stacey Nerger
TRAKiT No.:	Z25-008

**STAFF PRESENTATION**

Stacey Nerger, Senior Planner, presented the staff report proposing a major amendment to the Planned Development to reallocate residential units from the east side to the west side of Chambers Road as well as relocate the Planning Area for the School. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Anthology North Amendment No. 7 PD Amendment – Zoning.

## COMMISSIONER DISCUSSION WITH STAFF

- Commissioner Ruth Ann Nelson asked to see the previous slide of the presentation showing the before and after map of the proposed changes be shown for review; *(staff showed the before and after slide of the map).*
- Commissioner Jane Lane stated that it looked like a lot of the changes were to the roadway alignment and that the applicant is requesting to move the density within the existing PD from one place to another based on a change in the road.; *(staff said that is correct and when the Sixth (6) Amendment was done, it only included a couple of roadways. As the development design has progressed there are going to be more roads, aligning and connecting the roads has shifted the planning areas. There are 23 units proposed to be relocated from the east side of Chambers Road to the west side. The overall density for the development remains the same. The school planning area size remains the same, open space and parks areas remains the same.).*
- Commissioner Erik Rieger said that looking through the history, we've had a couple times where units were reallocated. Are there anticipated to be more of those requests coming later; *(staff said the PD and the Town Code allow for the reallocation of units. Administratively, you can reallocate units up to 10%. But, as they start developing and laying out lots and the topography and really looking at it, there could be more).*
- Commissioner Jane Lane said in reading the staff report it looks like there is still the beginnings of a layout and that a complete layout is not being presented this evening; *(staff replied, correct. We always describe zoning maps as kind of a bubble diagram. The next step for the development would be either a framework plan or preliminary plan. That's when they are going to lay the lots and tracts out. Earlier this year the Town did approve a partial waiver from the Town Code which allows segment three (3) to be broken up into three (3) additional sections which are 3A, 3B and 3C. So, the Commission will start seeing preliminary plans coming in for those segments).*
- Commissioner Ruth Ann Nelson said that looking at the map before the zoning request, the road, through segment three, looks different than the roads as they're represented in the proposed PD plan; Is that just an artistic choice or does that indicate a different type of road that's going through; *(staff replied that the proposed road will still be a collector roadway. That is just how they are going to fit it in to provide access to everything. There is no difference between the two-line graphic and three-line graphic, and the road remains the same size).*
- Commissioner Erik Rieger asked if the change is related to the topography that is different than they were anticipating; *(staff believes it is more market driven. So, as they are starting to lay the development out and look at it in more detail. They are starting to figure out where things can actually go).*

## APPLICANT PRESENTATION

John Prestwich with PCS Group, 200 Kalamath St., Denver, CO, 80223, gave the applicant's presentation.

- The applicant provided an overview of the proposed Anthology North Amendment No. 7 PD Amendment – Zoning.

## COMMISSIONER DISCUSSION WITH APPLICANT

- Commissioner Ruth Ann Nelson stated that one of the concerns raised was regarding an elk herd and that the Commission received information about it in their supplemental materials. She said she was unaware of the elk herd. She said she was excited to learn that there is an elk herd roaming around the west side of Parker. She inquired if their ecological consultant had done any work regarding the elk herd. She stated that, looking at how the open space goes through the property, there is a little bit of space where there isn't any open space. She asked if there was any discussion of how an elk herd would move through this community as it's being built not only for the safety of the elk but for the safety of the children attending the school that eventually will be built there; *(the applicant said that he had spoken to the gentleman who submitted the questions. Looking at the PD Master Plan, you'll see, the open space is remarkably similar on the west side of Chambers. So, when the zoning was done, before we became involved, we assumed that they had done all those things. We are going to do more detailed studies when we go to the preliminary plan effort, similar to the studies we had done on the east side. The applicant has not engaged in full ecological studies on the west side of Chambers because it's not a requirement of the zoning and we don't do that until we get into the more detailed site design. The applicant stated that he did go to Colorado Parks and Wildlife and looked up elk migration. What the slide represents from the Colorado Parks and Wildlife website is the blue lines are the recognized elk migration areas. The asterisks are the approximate location on the Tanterra Property. (The applicant displayed the overlaid PD on the Colorado Parks and Wildlife map). The applicant said they do not doubt that he has seen elk in that area, but there is a lot of open space around Rueter Hess Reservoir, and the applicant thinks the wildlife will gravitate toward the reservoir rather than into the community. But the applicant said those studies will be done when they get to that stage. And if there are recommendations then they will be followed).*
- Commissioner Lisa Ruiz commented that she has been a school person for many years, and she understands what the traffic looks like around a school and how awful it can be if you don't have enough access to the school. She said it's a safety issue as well and just the whole neighborhood suffers. She thinks the proposal allowing more access in and out of the school site will save the community many headaches down the road.

### **ADDITIONAL COMMISSIONER DISCUSSION WITH STAFF**

- Commissioner Ruth Ann Nelson asked if there are any records of study that have been done in this area; *(staffs said no, not with this application. For a rezoning application it is not a submittal requirement. But being that this property was annexed in 1984, and an additional annexation in 2003, we have not gone through all of those. But all the documents for zoning that's already there have been submitted).*

### **PUBLIC COMMENT**

None.

### **PUBLIC HEARING CLOSED: 7:21 P.M. – ANTHOLOGY NORTH AMENDMENT NO. 7 PD AMENDMENT- ZONING**

### **PLANNING COMMISSION DISCUSSION**

- Commissioner Jane Lane commended and thanked Commissioner Ruth Ann Nelson for making sure that the comments that were expressed by email were at least being addressed in the comments. She also wanted to thank the applicant for bringing what he could in a limited amount of time to address the question rather than avoid it.
- Commissioner Ruth Ann Nelson said that zoning is not the time to go into detail on how to accommodate the elk. That would be during the planning stage that the applicant was speaking about. But she stated that it is important that the Town look at wildlife because that is part of our Master Plan under Natural Resource Protections sections 1A, B and D that we consider that sort of thing in all aspects of development in Parker. And she thinks it's something that we should take seriously. She knows that usually the herds are not in Town, but sometimes they are as her dog was barking loudly at a six-point buck behind her house in downtown Parker last weekend. So, wildlife do make their way into the neighborhoods and elk are big and she would have concerns that they would have places to move through the site safely and away from the humans who might want to get too close with their selfies. Commissioner Nelson said she thinks the extension of Bramwell and moving the school is a tremendous idea. She said that one of her initial concerns was the amount of housing moved to segment 3 (three). But now she sees the concentration moved down towards Stroh Road, which is already a busy road, and opens up more space. Commissioner Nelson concluded with she thinks that this is a good change zoning wise and she will be in support of it.
- Commissioner Erik Rieger said he will also be voting in support. He said that like many people here he is surprised that Parker has a resident herd of elk. He would agree that it meets all the criteria, and he appreciates that the applicant is moving density away from existing single-family homes over to a more concentrated area. Commissioner Rieger concluded with he had no concerns.

- Commissioner Eliana Burke agrees with fellow Commissioners. She appreciates the fact that they have been very conscientious, about the population that will eventually live there. She thinks it's important to take all that into consideration as growth continues in Parker.
- Commissioner Jane Lane agrees with her fellow commissioners. She said there has been significant enough change in the area to warrant moving the density around within the PD. She also commended the applicant for the proposed school location. She recalls this school area having been moved in a previous iteration and this location is better. The dual road access would mean a lot.
- Commissioner Jenny Wahlrobe also agreed. She thanked the applicant for bringing the extra information. She thinks the extension of Bramwell Drive seems to make sense logistically with the way it is laid out. She also agreed about moving the school for better access.
- Commissioner Gary Poole said that as a former elementary school principal, he does appreciate access on both sides of the site and that makes all the difference in the world.

Commissioner Erik Rieger moved the Planning Commission recommend Town Council approve the Anthology North Planned Development Seventh (7) Amendment. Commissioner Ruth Ann Nelson seconded, a vote was taken and passed unanimously.

**PUBLIC HEARING OPENED: 7:26 P.M. – AVALON BAY AMENDMENT NO. 1 PD AMENDMENT – ZONING**

Applicant:	Andrew Johnson, Avalon Parker
Location:	The site is located at the southeast corner of Stroh Road & Crowfoot Valley Road
Department:	Community Development, Stacey Nerger
TRAKiT No.:	Z25-009

**STAFF PRESENTATION**

Stacey Nerger, Senior Planner, presented the staff report proposing a Planned Development Amendment that will amend the commercial uses permitted within Planning Area 1 of the Development Guide. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Avalon Bay Amendment No. 1 PD Amendment – Zoning.

## COMMISSIONER DISCUSSION WITH STAFF

- Commissioner Erik Rieger said that the multi-tenant was being changed to three (3) tenants. He asked what it was prior; *(staff replied that it was still three (3) tenants but also had an 8,000 square feet minimum size. The square footage has been removed, and three (3) tenants requirement remains).*
- Commissioner Jenny Wahlrobe asked what it means when you say the timing for when it must be constructed will be removed? Is there no deadline for it; *(staff replied yes there is no deadline for construction. When this was originally approved there was a condition in the PD that stated that it had to be constructed prior to the third building being built in Planning Area 1 within that commercial area. The restriction has proved to be problematic for the market. That timing requirement has been removed, but the requirement that a multi-tenant building be constructed on the property remains in place).*
- Commissioner Jane Lane asked how that is enforced; *(staff said that conditions in the PD were changed. This property has been annexed and zoned and it has been platted for the multi-family. The multi-family portion of the project, just south of the commercial is under construction. Next, for the commercial, they would have to re-plate the commercial area into buildable lots. At that time, they will have to put together a plan that shows where that multi-tenant would be located and that it meets the three (3) tenant size building and then design a lot to fit it. The plat will have a lot restriction that requires a multi-tenant building will be built on the reserved lot).*
- Commissioner Jane Lane also asked if there was a requirement that they build it or if they can plat it and just leave it vacant; *(staff said yes, they can plat it and leave it vacant).*
- Commissioner Ruth Ann Nelson asked why was there originally a time limit on that. She asked if staff could explain what the original thinking was; *(staff replied that the original thinking and why there was a time limit was to support the neighborhood. Getting more neighborhood commercial, having that walkable commercial, that people don't even have to get out of their cars for, not just a gas station or a drive-thru coffee shop. Having something that draws the residents of this development and the adjacent neighborhoods to the commercial and keeps them there).*
- Commissioner Jane Lane asked staff to speak about drive-thrus; *(staff said that through the Land Development Ordinance drafting process we wanted to leave those hard corners more pedestrian friendly. Included in an earlier draft was to keep drive-thrus 250 feet away from residential. Reason being is that you have squawk boxes and when ordering it gets kind of loud. We are trying to keep the noise away from existing residential, but that is where these businesses want to go. This is eight (8) acres of commercial. Getting the multi-tenant and the drive-thru and possibly other uses there will be three (3) maybe (4) lots. The applicant can speak more to this issue. The proposed change is opening it up to allow for more uses here).*
- Commissioner Jane Lane said so this is trying to be more business friendly; *(staff said yes).*

- Commissioner Lisa Ruiz said that she thinks it is important to begin to look at other places for businesses in Parker other than Parker Road because that is where all the traffic is. She would like to see commercial in other areas of Parker.

### APPLICANT PRESENTATION

Andrew Johnson with Avalon Bay Communities, 7052 Hidden Cove Court, Castle Pine, CO., gave the applicant's presentation.

- The applicant provided an overview of Avalon Bay Amendment No. 1 PD Amendment – Zoning.

### COMMISSIONER DISCUSSION WITH APPLICANT

- Commissioner Jane Lane said that she understands the business need for the proposed changes, but she asked how these changes benefit the Town of Parker; *(the applicant said he thinks that some of the changes are common sense and just a benefit outright. The applicant thinks that a daycare is a use that would be fantastic at that location and that most people in Parker would appreciate the use in their neighborhood center. He thinks a multi-tenant building would be a nice feature of this development. The challenge of multi-tenant building and how it comes into existence with the requirements right now are obstructing the development as a whole. It is not their suggestion that a multi-tenant building cannot work at that location, but what they are hearing from the market is that the sequencing and having it be prescribed at a very certain time in the development is making the whole development not work at this time. The Comp Plan was designed for this to be a neighborhood center and for there to be commercial and neighborhood servicing retail in this area. With the PD as it stands today, the commercial is not coming. The applicant said they have had the property for sale for almost two (2) years and don't have a commercial development partner that will develop the site. The concern is that it will not be developed in the near future, which the applicant does not think serves the residents of Parker well. They would like to see the site develop and ultimately bring those neighborhood serving needs).*
- Commissioner Jane Lane commented that she doesn't have children, so she doesn't understand the need for daycare. She went on to say drive-thrus can be built in other locations throughout Parker and the request is to have no timing restrictions on the multi-tenant building because the multi-tenant building won't be built because there is no market for it at this time. She asked if she is understanding that correctly; *(the applicant responded that he didn't know if she was asking a question or just restating).*
- Commissioner Jane Lane said that she understands there is probably a daycare need in the Town of Parker. She does not understand how this proposed zoning amendment benefits the Town of Parker; *(the applicant said that this benefits the Town of Parker because it creates a path for a neighborhood center to come to fruition at the corner of*

*Stroh and Crowfoot Valley. He said this is a real benefit because by his count there is somewhere in the neighborhood of 8,000 single family homes in that area, which of course right now there are many services that exist on Parker Road. They can drive and access those services but that's miles away and this provides some of those neighborhoods serving retail uses very close to all these new homes and new communities coming to Parker. That is why he thinks it would be a benefit to the residents of Parker in that area).*

#### **PUBLIC COMMENT**

- Eric Geers, who resides at 12849 Randles Ave, Parker, CO. Mr. Geers stated that this is the area where he lives and there is a need for daycare and a need for drive-thru food service. He said there is only one (1) drive-thru restaurant south of Hess Road right now. He is tired of driving out to Parker Road to get food for lunch, dinner, or breakfast. So, something that is close is good. He has two (2) kids. One is three (3) weeks old, and one is three (3) and a half year old. He wanted to share his experience with daycare in Parker. When his son was born three (3) and a half years ago they did not have childcare set up yet and did not realize that it could be challenging to get your kid into daycare if you don't plan ahead. They ended up keeping him home for a year, which was a huge struggle trying to get somebody to watch him. When it came time to find daycare for him, they wanted to stay in the area. But, calling around to the daycares in Parker at the time, everyone had a 12 to 18 month waitlist. There are just not enough daycares here in Town. So, anything that can be done to increase the supply of invaluable childcare here in Parker is extremely important. Instead, they ended up having to take their kid 20 minutes to Englewood everyday there and back while they both work from home full-time. We are adding to traffic and wasting a lot of time. Fortunately, they were able to find a spot in Parker at the Goddard School that is only five (5) minutes away and extremely convenient. You will not find any daycare at 3,500 square feet. The average daycare size in the Town of Parker is over 11,000 square feet. To answer the question about the need for daycare, the size requirement is probably about two (2) acres. In addition to being a resident of Parker, Eric is also a land planner for a residential architecture firm. For the last ten (10) years he has worked with Avalon Bay. He has not worked with this particular team yet, but he supports their work and he knows that they do good work.
- Mitch Trevey, Trevey Commercial Real Estate, who works at 10510 Dransfeldt Rd, Parker, CO. Mr. Trevey has been involved with Avalon Bay Communities since they purchased, developed and got approvals for the project. When it comes to the commercial component, Planning Area One (1), some of the restrictions and requirements that were put in place, they didn't think there would be much of a challenge with them. But, as they went to market, they quickly learned that there were some specific challenges that the restrictions created. Mr. Trevey stated that for the last two (2) years it has been his responsibility to take the property to market. They have contacted every commercial developer that's not only active in the Douglas County and Denver Metro Market, but even regional developers to get this property on the market

and on the radar with them so they can consider developing. The biggest issue was the multi-tenant building because there have been multiple multi-tenant buildings planned in the Town of Parker and they were trying to pre-lease some of them before they came out of the ground. Nobody is willing to break ground on those because the cost of construction and the rents will be just too high. To have this requirement in this PD for a multi-tenant building to be constructed as the third lot to be built, whether you've got tenants or not, was a major impediment. Most commercial developers said they have some build to suit tenants and uses that they can put in there, but if somebody's going to make us build a multi-tenant building by the third lot then they are out. So, that was a concern. As far as the drive-thru goes, since the virus, there has been an increased demand for drive-thrus. Banks have always needed them, and fast food has always needed those. Coffee needs them. You will notice Chipotle moved into Cottonwood over next to Costco just so they could get a drive-thru because their earlier location did not have one. Most businesses that could benefit from a drive-thru use are going to want to be there and if there is no drive-thru available, they are going to pass. Some of the commercial developers found that with the requirement to build a multi-tenant building at higher than ever costs with no tenants and then not being able to deliver drive-thru opportunities in the project, it was another reason for them to not want to move forward. To speak to daycare. 10,000 square feet is not huge. They are typically 11 to 12,000 square feet. The Learning Experience, which is at Hess and Motsenbocker, is right at 10,800 square feet and that is considered small. Mr. Trevey has done the last two (2) Kiddie Academies in Town and Kids R Kids, as well as Little Sunshine. All of those are 11 or 12,000 square feet. So, having a maximum of 10,000 square feet shouldn't be an issue. There is more daycare demand than product. There is typically a year to a year and a half waitlist. People are leaving the community to deliver their kids to childcare and that is creating some economic development bleeding. If parents are taking their kids out of the community for daycare, then that is where they are spending their money. In the southwest market along the Crowfoot corridor, with the Trails at Crowfoot and Looking Glass, etc. there is an unmet demand for early learning centers. So, what is being requested is not unreasonable. Regarding daycare. Drive-thrus and the proposed requirement for the multi-tenant building are not unreasonable. They think it will open up more appeal. By removing the constraints, it will stimulate quicker response and more active development by a commercial developer. They do believe there will be demand at some point for a multi-tenant retail building, but they need to let the market speak to when that the timing is right rather than it be requirement whether there is a tenant or not.

#### **COMMISSIONER DISCUSSION WITH STAFF**

- Commissioner Jane Lane said she is having a hard time with what is being requested with the concept of a Neighborhood Center. She asked if staff could help her stitch those

things together; (staff explained that the goal of the Master Plan is to provide neighborhood serving amenities. Whether that be restaurants or daycares, so they don't have to drive to Englewood or Centennial to get them. This will be a place for people to live and shop, that is the neighborhood intent. This area is small, only eight (8) acres. When this was originally planned, the Town was going through a big push for car washes and gas stations and knowing that this area could allow for those and we were trying to prioritize the neighborhood uses and maybe deter those other uses from coming. The Town is seeing those uses slow down so maybe the market is changing. It is a benefit to the Town to have commercially developed land. Bringing those services to residents, staff thinks there will be a high demand here. This is the only corner in the entire intersection that has commercial. Staff does believe it will be developed).

**PUBLIC HEARING CLOSED: 7:57 P.M. – AVALON BAY AMENDMENT NO. 1 PD AMENDMENT – ZONING**

**PLANNING COMMISSION DISCUSSION**

- Commissioner Eliana Burke said that she does not have any kids, but she has neighbors who have kids and drive 30 minutes. Unfortunately, it does take away from Parker because they eat where they are and they are probably going to move because of it, which is sad because they are good residents of Parker who volunteer a great deal within the community. She stated she sees the need. She said she has a concern regarding not putting a time limit on the development of commercial property because it can stay vacant long past her death. No one wants to see an empty lot. She understands the market does dictate. She agrees that a lot has changed. Especially in the last three (3) to five (5) years. She said it should at least say you must do it within five (5) years. Then if you need to rezone it you can or if you need to reapply. She said otherwise she is in agreement and will vote in favor of it.
- Commissioner Ruth Ann Nelson thinks that the original intent was to try to ensure that there is even development of that parcel. She does not remember seeing that kind of timing on anything else that they have looked at before. At the time, she thought that was a creative way to figure that out. She stated that sometimes when we do creative things it just doesn't work. She is convinced that that is the case here that the timing has not worked. She is disappointed that the drive-thrus will be allowed closer to residential, but she understands that if we want them to be built, they are going to build them where they can use them. She knows that staff are very good at planning out and doing the design so that pedestrian safety will be paramount. She said she worked in an early learning center when she joined the Planning Commission, and she is well aware of the need. Her concern is that the change only allows up to 10,000 square feet. The Town may want to look at changing it to 15,000 square feet. She is concerned that some of the larger after-care as well as early learning centers might need more square footage. She doesn't want to hold this up. If there was a point where we needed to have larger square footage, she said it could come back through. She will be in support of

this amendment. She noted that empty lots give the Town no tax revenue. Businesses on those lots do give us tax revenue. So that is something that benefits the entire Town, not just the folks in the southwest corner of Parker. For the folks in that neighborhood, the ability to have something that they can walk to and get to very quickly and easily is a real benefit for those folks.

- Commissioner Erik Rieger is also in favor. He believes there is a great benefit to all of the things outlined as far as changes. He has two (2) kids in daycare and understands the need for more square footage. He thinks the amendments are really helping to meet the market and that will spur development. Developed land is better than vacant land. He is in support of it.
- Commissioner Jenny Wahlrobe is also in support, and she said she shares the struggle with daycare. She thinks the need for childcare is huge. She agrees with the timing for the multi-tenant building.
- Commissioner Jane Lane thanked the applicant for trying to answer her questions. She does understand the business need. She said she could not convince herself to make the zoning amendment based on the business need by itself in good conscience she said she will be voting against the proposed amendment.

Commissioner Elaina Burke moved that Planning Commission recommend Town Council approve the Avalon Bay Amendment No. 1 PD Amendment – Zoning. Commissioner Erik Rieger seconded, a vote was taken and passed 6 to 1. Jane Lane opposed.

**PUBLIC MEETING OPENED: 8:05 P.M. –AMENDMENT TO SECTION 13.05.060(C)(3) OF THE PARKER MUNICIPAL CODE CONCERNING USE SPECIFIC STANDARDS FOR MOBILE BUSINESSES**

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

**STAFF PRESENTATION**

Bryce Matthews, Assistant Director – Planning, presented the staff report regarding an Amendment to Section 13.05.060(C)(3) of the Parker Municipal Code Concerning Use Specific Standards for Mobile Businesses. Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve an ordinance regarding Mobile Businesses.

**COMMISSIONER DISCUSSION WITH STAFF**

- Commissioner Eliana Burke commented that the subdivision that she lives in has occasional food trucks on Friday nights which are great. It brings the community out. She asked if they must get the health department and all those things lined up where

they can come to the property and serve, etc.; *(staff replied yes. They work through Jen and Wendy to get a Mobile Business Permit. They make sure the mobile business has the county health approval, fire district approval and business license).*

- Commissioner Ruth Ann Nelson asked for some of the food trucks that are on private property. She knows a business downtown is using a food truck for food service currently and we have a 10:00pm closing for the food truck. But it is in a commercial area and there are other restaurants and food service opportunities on that same block, and she doesn't know if they are required to close at 10:00pm. She was curious as to why food trucks in commercial areas are required to close at 10:00pm if the businesses they are associating themselves with would still be open otherwise; *(staff said this is reflective of the current Code. It sets the times of operations. It was set up partially because we didn't know if they would show up to neighborhoods or next to residential areas. So, it is really allowing them the flexibility to move around. If they end up in residential areas those impacts are addressed).*
- Commissioner Ruth Ann Nelson also said that it appears to her that the Town is doing a good job of breaking out between things that are in the public right-of-way. They must vacate and be gone by 10:00pm, it makes perfect sense there, but when it is tucked away in the back of a parking lot on private property it doesn't make sense to require that they close at 10:00pm when the associated business that they are serving doesn't have to close. So, she doesn't know if this is something that they need to change the drafting on or suggest a change of the drafting now, but she would like to make sure that Town Council take a look and consider changing what that restriction might be when it's associated with a commercial establishment, allowing the closing hours to be in line with commercial establishments they're associated with. She thinks it's a little bit more fair for the businesses relying on those trucks. She thinks this is a good idea as a way to allow more people to get in and serve folks without having to have all the infrastructure and a brick-and-mortar building.
- Commissioner Lisa Ruiz asked how we ensure that the mobile vehicles are attractive? Some of them are quite lovely and very creative, some of them are quite horrible looking. She asked if there is anything to ensure that they are well maintained? She does think it's important for the overall beautification of the Town. She said they are becoming very popular, and she asked if there is a limited number of food trucks allowed. She also asked what taxes we collect from food trucks; *(staff said that there is nothing in the requirement that talks about design requirements. Partially because they are mobile. There is no requirement for the number of food trucks. Right now, about 50 food trucks that have permits. Staff said they are not in Town all at one time. Staff does not have information about the taxes collected from food trucks).*
- Commissioner Jane Lane said she noticed in the proposed ordinance that there is some leeway for the Planning Director to make additional requirements. She is wondering what would trigger that; *(staff said there was some concern about the unknown. For example, we have a food truck that has been grandfathered in and has requested a 500-gallon propane tank. That is something that we hadn't thought about. So, it is these things, when they begin to stay longer, they begin to have additional impacts or additional requirements or requests. Rather than coming back every time, this allows*

*us to address it rather than to wait to draft new requirements and go to public hearings).*

- Commissioner Jane Lane asked if a global decision is made and it is not on a case-by-case basis; *(staff said yes. This would not be a case-by-case basis. The decision would be applied to everybody).*

#### **PUBLIC COMMENT**

None

#### **PUBLIC MEETING CLOSED: 8:18 P.M. –AMENDMENT TO SECTION 13.05.060(C)(3) OF THE PARKER MUNICIPAL CODE CONCERNING USE SPECIFIC STANDARDS FOR MOBILE BUSINESSES**

Commissioner Ruth Ann Nelson moved that Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding Mobile Businesses with the following condition:

1. Amend the proposed language to accommodate those businesses that use food trucks in commercial areas on private property to have closing times that are concurrent with the businesses themselves.

Commissioner Jenny Wahlrobe seconded, a vote was taken and passed unanimously.

#### **PLANNING COMMISSION ITEMS**

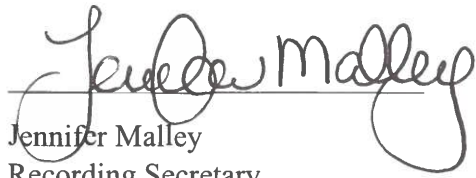
Commissioner Eliana Burke moved that Planning Commission approve the 2026 Planning Commission Meeting Calendar. Commissioner Ruth Ann Nelson seconded, a vote was taken and passed unanimously.

#### **STAFF ITEMS**

January 22<sup>nd</sup> there will be a Study Session on the Parker 2050 Comprehensive Plan. Planning Commission will receive a draft on January 15<sup>th</sup>.

#### **ADJOURNMENT**

Chair Gary Poole moved that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned.

  
Jennifer Malley  
Recording Secretary

  
Gary Poole