PARKER
COLORADO

**PLANNING COMMISSION MINUTES**
**June 26, 2025**

Planning Commission Chair 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, Ruth Ann Nelson, Angela Lindstrom Erik Rieger and Bret Tueller.

## ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

## APPROVAL OF MINUTES

Commissioner Erik Rieger moved to approve June 12, 2025, meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and the motion passed unanimously.

## PUBLIC HEARING OPENED: 7:01 P.M. – SALISBURY NORTH MDP F1 AMD 2 L1 PARK EXPANSION PHASE 1 – SITE PLAN

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| Applicant: | Town of Parker, Brett Collins |
| Location: | West of Motsenbocker Rd., south of Dransfeldt Rd and north of Hess Rd. |
| Department: | Community Development, Stacey Nerger |
| TRAKiT No: | SP24-0124 |

## STAFF PRESENTATION

Stacey Nerger, Senior Planner, presented the staff report regarding the proposed Phase 1 of an expansion to Salisbury Regional Park to include baseball fields, multipurpose fields, restrooms, landscaping, park amenities and parking. The site is located on the west side of Motsenbocker Road north of Hess Road. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Salisbury North MDP Filing No. 1 Amendment 2, Lot 1 Park Expansion Phase 1, subject to the following conditions:"

1. **Approved Site Plan** - The Site Plan exhibit, building elevations exhibit and landscape plan exhibit **stamped 'Final Document' on *June 13, 2025*** shall be the approved plans.

2. **Approved Construction Plan Documents** - The construction plan documents signed by Engineering, the water and sanitation district and Fire Life Safety, shall be the approved construction plans.

3. **Approval Expiration** - This approval has been based upon the review of information submitted to our office as part of your request for an administrative site plan approval and **SHALL REMAIN IN EFFECT FOR FIFTEEN (15) MONTHS FROM THE DATE OF THIS APPROVAL LETTER.** If a Grading Permit or Building Permit is not obtained within fifteen months, this approval becomes null and void. The Community Development Director, upon written request, may grant a one hundred eighty (180) day extension.

4. **Prairie Dog Certification Required** - A Certification of Compliance with Municipal Code Section 13.08.040(e) Prairie Dog Management is required prior to issuance of a Grading Permit and the start of any work on the site.

5. **Permits Required** - It is the applicant's responsibility to acquire all required permits prior to starting work on the site including Grading Permits, Building Permits and Electrical Permits.

6. **Screening of Mechanical Equipment and Utility Boxes Required** - All **MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED** with permanent material and painted to match the building color. All rooftop vents and other appurtenances shall be painted to match the roof or building color to minimize their visual impact. All rooftop mechanical, vents or appurtenances, which are not shown on the approved plans may require additional conditions for screening as determined by the Town.

    - Above ground on-site utilities for the provision of service to nonresidential use(s) may not be located in the front-yard between the building and the public or private street and can only be located in a rear-yard or side-yard. Any above ground **UTILITY EQUIPMENT SHALL BE SCREENED** with landscaping or a screening wall in coordination with the utility company. Where utility meters and connections are attached to the building they shall be located away from the public realm to the greatest extent possible and be painted to match the building. Location of all utility equipment shall be reviewed and approved by the Community Development Department prior to installation. Any deviation from this standard may result in the relocation of the equipment.

7. **Final Grading Certificate Required** - The Town requires the submittal of a Final Grading Certificate as a *prerequisite to obtaining a Certificate of Occupancy or Temporary Certificate of Occupancy*;

    - An as-built drawing of the individual lot which indicates the finished floor elevation(s), and finished grade site elevation points sufficient to show positive drainage away from all buildings.
    - A certification statement by a licensed professional engineer **and** surveyor, accompanied by their stamp and signature. Please contact the Planning Division to obtain the specific language that is required.

8. **Signage Not Included** - Approval of this site plan **DOES NOT INCLUDE SIGNAGE**. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.

## COMMISSIONER DISCUSSION WITH STAFF

None.

## APPLICANT PRESENTATION

Brett Collins, Town of Parker Parks Project Manager, provided the applicant's presentation:

- The applicant shared several slides of the proposed park expansion and described the park's amenities.

## COMMISSIONER DISCUSSION WITH APPLICANT

- Commissioner Ruth Ann Nelson asked if the public art piece on the walkway will impede the use of strollers or wheelchairs or other similar devices that people need to use on the walkway; (*applicant said it will not, that the 10 foot wide concrete walk goes through the middle of the art piece and that the columns are in crusher fine to either side of the walkway).*
- Commissioner Jane Lane said that pickleball is very popular right now and asked what happens in 15 to 20 years when pickleball fades, will the courts be converted into tennis courts or something else in the future; (*applicant said that conversion to tennis courts would be one option, that tennis popularity has been up and down over the past 20 years, doesn't see pickleball going away in the next 10 to 15 years and by that time we would be looking at renovations anyway for possible other sports or activities).*
- Commissioner Bret Tueller said the project looks awesome and asked about the phasing of work for the project referring to the color-coded map from the presentation, as you come in to the park, you can either go left or right, but will phase one be completed to the right and nothing to the left; (*applicant said nothing to the left will be built in phase one, there will be access through the existing park, the site is to flat presenting grading challenges requiring that dirt be brought into the site to ensure proper drainage into Cherry Creek).*
- Commissioner Erik Rieger asked about the composition of the bike track surface in phase four; (*applicant said it would be a combination of asphalt, that it is a pump track similar to other existing BMX tracks and parks is looking at a mountain bike skills course that would be a combination of dirt and wood ramps, that due to the flatness of the park a downhill bike park was not possible).*
- Commissioner Erik Rieger said that Dove Valley has a downhill bike park; (*applicant said they have plans for a downhill bike park in the Looking Glass area).*

- Commissioner Ruth Ann Nelson said that she heard funding is available for phase one, read that the park would be completed in five years and asked where the funding for this project comes from; (*applicant said funding is available for phase one now, that funding for this project comes from the Open Space Sales Tax and is based on future anticipated revenue from this source and is predicated on future costs and contractor bids for future phases).*
- Commissioner Bret Tueller asked if there has been any negative comments or feedback from the surrounding neighborhoods; (*applicant said it had been the exact opposite, that project was first talked about in 2014 and citizens have been asking for the project to start for a long time).*
- Commissioner Gary Poole stated that he remembers the early discussion of the park expansion back in 2014 and one of the issues then was the high cost of the tap fees and asked if those costs were able to be phased in; *(applicant said the tap fees are high, approximately 1.2 million dollars for the tap fees for water including irrigation which will need to be installed from the beginning as part of the infrastructure, but that the expense will be less than originally anticipated since Parker Water has restructured there fees).*

**PUBLIC COMMENT**

Amber Tueller who resides at 19238 Elk Creek Dr., Parker, Co 80134, asked whether the pickleball courts are part of phase one or two; *(applicant said they will be included in phase two, 2026).*

**PUBLIC MEETING CLOSED: 7:18 P.M. –SALISBURY NORTH MDP F1 AMD 2 L1 PARK EXPANSION PHASE 1 – SITE PLAN**

Commissioner discussion:

- Commissioner Ruth Ann Nelson remembers the original discussions of the Master Plan for this park expansion, that it was very exciting, was glad to see the pickleball courts are located away from the residential neighborhoods which was big issue back then as pickleball can be loud, thinks the park will be terrific, is glad that we can start moving forward, that having the eight plex will bring in more people from out of town to spend their money and create more tax revenue so that we can continue funding in order to build out the rest of the phases and is in support of the project.
- Commissioner Brett Tueller said he loves the project and the vision, is super excited for it and hopes we can get the funds quickly so that the project can start soon.
- Commissioner Erik Rieger said he agrees with his fellow commissioners, the park expansion project will bring great amenities to the area and Parker as a whole and is in full support of the project.

- Commissioner Angela Lindstrom said she echoes the other commissioners' sentiments, it's amazing, as a user of the park, this is incredible, the upgrades are phenomenal, praised the park's team and is in support of the project.
- Commissioner Jane Lane appreciates the multiple transportation access points, really likes the pedestrian and bike access and thanked the parks team.
- Commissioner Gary Poole appreciates the parks and recreation department's persistence and their ability to revisit the plans, adapt to the needs and funding allowing the park expansion to happen now.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the Salisbury North MDP F1 AMD 2 L1 Park Expansion Phase 1 – Site Plan subject to the conditions included in the staff's report. Commissioner Angela Lindstrom seconded, a vote was taken and the motion passed unanimously.

**PLANNING COMMISSION ITEMS**

Jeff Miller reminded the Planning Commissioners that New Planning Commissioner Orientation will be on July 10th with Kelsey Hall from legal and that all planners are welcome to attend.

**STAFF ITEMS**

None.

**ADJOURNMENT**

Commissioner Angela Linstrom moved that the meeting be adjourned. Commissioner Erik Rieger seconded the motion; a vote was taken and the motion passed unanimously. The meeting was adjourned.

Jennifer Malley
Recording Secretary

Gary Poole
Chairman – Planning Commission