



## **PLANNING COMMISSION MINUTES**

### **July 26, 2018**

Chair Gary Poole called the meeting to order at 7:00 p.m.

Commissioner John Howe led the Planning Commission and audience in the Pledge of Allegiance.

Also, present were Commissioners Richard Foerster, Eliana Burke, Erik Frandsen and Kelly Hickler. Alternate Ruth Ann Nelson was present and seated for the absent Commissioner Duane Hopkins. Alternates Kimberly Rodell and Tracie Manske were absent.

### **ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

### **APPROVAL OF MINUTES**

Commissioner John Howe moved to approve the July 12, 2018 meeting minutes. Commissioner Erik Frandsen seconded; a vote was taken and passed 6:0:1 with Commissioner Richard Foerster abstaining due to being absent from the July 12, 2018 meeting.

### **CONSENT AGENDA**

None

### **PUBLIC HEARING: OPENED:7:02 PM. ORDINANCE NO. 3.147.6 - A Bill for an Ordinance to Amend Sections 13.02.010, 13.06.070 and 13.07.030 of the Parker Municipal Code Concerning Residential Roadway Buffering Standards**

Applicant: Town of Parker  
Location: Townwide  
Planner: Carolyn Parkinson

Carolyn Parkinson, Planner, presented the staff report for the update to the Land Development Ordinance concerning residential roadway buffering standards. Ms. Parkinson concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the update.

Commissioners discussed with staff:

- if existing developments' roadway buffers will be grandfathered; *(Staff said the new standards would apply to new developments only.)*
- if existing developments are not complete will the new roadway buffer standards be in effect for the new build-out; *(Staff said yes, any new development will have to meet the new roadway buffer standards upon approval of the ordinance.)*

- if turf will be required, recommended or allowed in the roadway buffer tree lawn; *(Staff said turf would be allowed but native grass would not be allowed next to the sidewalk.)*
- if the new tree lawn area width is sufficient to support tree growth; *(Staff said the streetscape standards that support vegetative growth are in the current Construction Specifications and Design Considerations for Parks, Trails and Streetscapes manual and are still required to be met; the proposed standards are applicable from the residential property line to the back of the sidewalk.)*

#### **APPLICANT PRESENTATION**

Staff presentation only.

#### **PUBLIC COMMENT OPENED**

None

#### **PUBLIC COMMENT CLOSED**

**PUBLIC HEARING: CLOSED: 7:11 PM. ORDINANCE NO. 3.147.6 - A Bill for an Ordinance to Amend Sections 13.02.010, 13.06.070 and 13.07.030 of the Parker Municipal Code Concerning Residential Roadway Buffering Standards**

#### **PLANNING COMMISSION DISCUSSION**

Commissioner John Howe said the update is straight-forward; will help improve visual aspects throughout the town and will soften the look of development from the street. He supported recommending Town Council approval.

Commissioner Eliana Burke agreed; thought the proposed standards were great and past due. She thanked staff for the work in updating the roadway buffer standards.

Commissioner Ruth Ann Nelson said she appreciated the Town's responsiveness to the Homeowners' Associations' attempts to keep watering costs and use down in landscaped areas; she said the roadway buffer standards update is well done.

Commissioner Kelly Hickler said the roadway buffer standards are a great idea; it will enhance pedestrian, homeowners' and drivers' visual experience in the community.

Commissioner Richard Foerster believed the recommended roadway buffer standards are well overdue; the result will be improved subdivision design that meets the Parker 2035 Master Plan.

Commissioner Erik Frandsen supported recommending Town Council approve adoption of the ordinance.

Chair Gary Poole agreed.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve Ordinance No. 3.147.6 to amend Sections 13.02.010, 13.06.070 and 13.07.030 of the Parker Municipal Code Concerning Residential Roadway Buffering Standards. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

**PUBLIC HEARING: OPENED: 7:13 P.M. ORDINANCE NO. 1.514 – A Bill for an Ordinance Vacating a Portion of Sun Way Located within the Plat of Parker Square - Tract C-1**

Applicant: Gene Gregory and Sons  
Location: Southeast corner of Solar Circle and Sun Way  
Planner: Stacey Nerger  
Public Works Engineering: Alex Mestdagh

Stacey Nerger, Planner, presented the staff report for vacating a portion of Sun Way located within the Plat of Parker Square – Tract C-1. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request.

Commissioners discussed with staff:

- if the parking lot for the new facility and the multi-family housing behind it will have egress/ingress through the two proposed paved areas; (*Staff said yes.*)

**APPLICANT PRESENTATION**

None

**PUBLIC COMMENT OPENED**

None

**PUBLIC COMMENT CLOSED**

**PUBLIC HEARING: CLOSED: 7:17 P.M. ORDINANCE NO. 1.514 – A Bill for an Ordinance Vacating a Portion of Sun Way Located within the Plat of Parker Square - Tract C-1**

**PLANNING COMMISSION DISCUSSION**

Commissioner Eliana Burke said this is a straight-forward request.

Commissioner Kelly Hickler said the request makes sense.

Commissioner Ruth Ann Nelson said her only concern was with the egress/ingress for emergency access; public safety appears not to be an issue. She supported recommending Town Council approve the request.

Commissioner Erik Frandsen said the request appears to be beneficial to the Town and the landowner; he supported recommending Town Council approve the request.

Commissioner Richard Foerster supported recommending Town Council approve the request to improve access and parking for the future commercial development.

Commissioner John Howe agreed; the request is clean.

Chair Gary Poole agreed.

Commissioner Richard Foerster moved that the Planning Commission recommend Town Council approve the Sun Way Right-of-Way (ROW) vacation. Commissioner Erik Frandsen scolded; a vote was taken and passed 7:0.

**PUBLIC HEARING: OPENED: 7:19 P.M. PARKER POINTE - Zoning**

Applicant: Parker and Stroh, LLC  
Location: Southeast Corner of Parker Road and Stroh Road  
Planner: Workman  
TRAKiT NO.: Z17-024

Paul Workman, Planner, presented the staff report for the Parker Pointe – Zoning. Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the zoning request.

Commissioners discussed with staff:

- if the northerly portion of the 80 foot buffer along Stroh Road will be used for future road widening; (*Staff said part of the proposed minor development plat is a dedication requirement along Stroh Road for additional ROW; the setback requirement would be measured from the new ROW to any new structure.*)
- the determination of the open space and commercial property boundaries; (*Staff said the different property lines are determined through land surveys for the minor development plat and the zoning application.*)
- the replacement of the Cottonwood trees with Ponderosa Pines; (*Staff said the Town's approved landscaped manual does not allow planting of Cottonwood trees; the Cottonwood trees along Kinney Creek will be preserved with the development.*)

**APPLICANT PRESENTATION**

None; the applicant was available for questions.

Commissioner Kelly Hickler asked if a Planned Development (PD) zoning was considered for the development and what is the advantage of the Modified Commercial zoning.

Mr. Workman said a PD was recommended to the applicant however the applicant felt commercial zoning was adequate along with the modifications specified in the zoning request.

### **PUBLIC COMMENT OPENED**

The following members of the public spoke against recommending approval based upon development effects on water availability, wildlife (specifically prairie dogs), the overall environment, increased traffic and the history of the area and structures:

- Kenneth Ramsey, 3862 Elm, Parker, CO
- Amanda Steinhauer, 9157 Bayou Gulch Road, Parker, CO
- SP (Julienne Banaski), 17525 Wilde Avenue, Parker, CO
- Lynda Wilson, 11443 Regency Court, Parker, CO

### **PUBLIC COMMENT CLOSED**

Commissioners discussed with staff:

- when concerns with groundwater will be addressed; (*Staff said a master drainage study has been done as part of the minor development plat; Public Works Engineering has reviewed the drainage study for compliance to Town standards.*)
- Town policy regarding prairie dogs; (*Staff said the Town follows state requirements; there is no local ordinance for protection or mitigation of prairie dogs as they are not an endangered nor protected species; the developer is required to follow state law with regard to prairie dogs.*)
- to establish procedures for developments with prairie dogs, legislation is needed; (*Staff said that is correct.*)
- the traffic counts for the intersection and the level of service; (*Staff said the traffic counts for the arterial and collector streets intersection are high; there will be dedication for ROW required to accommodate the identified traffic within the study.*)
- historic preservation addressed by the Town; (*Staff said even though the property is not in the Town until the approved annexation, the applicant was required to provide an historic survey analysis as part of the annexation application to document the existing structures.*)
- if the survey is available for public review; (*Staff said the survey is available for viewing through the TRAKiT online system.*)

### **PUBLIC HEARING: CLOSED: 7:42 P.M. PARKER POINTE – Zoning**

#### **PLANNING COMMISSION DISCUSSION**

Commissioner John Howe said this is straight-forward zoning request that meets the nine criteria for approval. He supported recommending approval to Town Council as this request is only to establish zoning.

Commissioner Kelly Hickler agreed. She said modified commercial zoning is appropriate for the area; she supported separating the open space area and supported recommending approval to Town Council.

Commissioner Eliana Burke agreed.

Commissioner Richard Foerster said with the proposed and approved residential housing being developed west of Motsenbocker, between Hess and Stroh Roads, there is a need for commercial development. He said this request is looking to the future to support those commercial needs. He supported recommending approval to Town Council.

Commissioner Ruth Ann Nelson agreed. She said when properties are brought into the Town they are required to be zoned as useful to the residents of the Town and respectful to the owner/developer of the property; the concerns of the public are valid and have been addressed by staff. She appreciated that staff required the historic survey that is accessible by the public. She said traffic concerns are ubiquitous in Parker now; accommodations are being made to widen the roads to address the concerns. She believed the Town's plans are ahead of the curve; the application meets the nine criteria for approval and she supported recommending approval to Town Council.

Commissioner Erik Frandsen said he believed the zoning is consistent with the surrounding commercial corners; he supported recommending approval to Town Council.

Chair Gary Poole agreed the zoning meets the Parker Master Plan and the nine criteria for approval. He supported recommending approval to Town Council.

Commissioner Eliana Burke moved that the Planning Commission recommend that Town Council approve the zoning request. Commissioner John Howe seconded; a vote was taken and passed 7:0.

#### **PLANNING COMMISSION ITEMS**

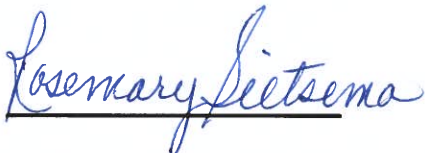
None

#### **STAFF ITEMS**

None

#### **ADJOURNMENT**

The meeting was adjourned at 7:45 p.m.



Rosemary Sietsema  
Recording Secretary



Gary Poole  
Chair