PARKER
COLORADO

PLANNING COMMISSION MINUTES
October 25, 2018

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

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner Erik Frandsen moved to approve the October 11, 2018 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0:2 with Commissioners Tracie Manske and Ruth Ann Nelson abstaining due to being absent from the October 11, 2018 meeting.

CONSENT AGENDA
None

PUBLIC HEARING: LINCOLN PROFESSIONAL PARK PROPERTY – Zoning (Continued to 11/8/2018)

Commissioner Richard Foerster moved that the Planning Commission continue the Lincoln Professional Parker Property - Zoning hearing to November 8, 2018. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

RESOLUTION NO. 18-078: OPENED: 7:03 P.M. - A Resolution to Adopt the Town of Parker Complete Streets Policy

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Mary Munekata
	Community Development, Carolyn Parkinson

Mary Munekata, Planner, presented the staff report for the Parker Complete Streets Policy. Ms. Munekata concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council adopt the Town of Parker Complete Streets Policy.

Commissioners discussed with staff:

- if the policy reflects a best practice/guidance document that does not limit the need for changes; (*Staff said that is correct; it is a living, non-regulatory/ guidance policy document.*)

APPLICANT PRESENTATION
Staff presentation only.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

RESOLUTION NO. 18-078: CLOSED: 7:11 P.M. - A Resolution to Adopt the Town of Parker Complete Streets Policy

PLANNING COMMISSION DISCUSSION
Commissioner Ruth Ann Nelson believed the policy will make the community more user friendly and will be an important element toward maintaining the Town of Parker hometown feel as the Town grows and develops.

Commissioner Kelly Hickler believed this is a great direction to move forward; she had looked at the Town of Parker's walk score of 22 on walkscore.com and hoped that the proposed policy will help improve that score.

Commissioner Tracie Manske agreed; she said increasing public accessibility and safety is a positive and she supported recommending Town Council adopting the policy.

Commissioner Richard Foerster said Town staff has done a great job structuring the needs for a variety of users and adopting the Complete Streets Policy reflects the Town's commitment to safe and convenient access for all users.

Commissioner Kimberly Rodell agreed; she believed this a good best practices document that will move the Town forward and allow design alternatives for our streets.

Commissioner Erik Frandsen agreed.

Chair Gary Poole agreed; he believed the approach to multi-modal transportation and improving the walkability score are noble goals.

Commissioner Erik Frandsen moved that the Planning Commission recommend the Town Council adopt the Town of Parker Complete Streets Policy. Commissioner Kelly Hickler seconded; a vote was taken and passed 7:0.

ORDINANCE NO. 3.326.1: OPENED: 7:14 P.M. - A Bill for an Ordinance to Amend Section 13.10.200 of the Parker Municipal Code Concerning the Town of Parker Architectural and Design Standards for Commercial, Industrial and Multiple-Family Projects

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Stacey Nerger
Community Development, Carolyn Washee-Freeland

Carolyn Washee-Freeland, Planner, presented the staff report for the updated Commercial, Industrial and Multiple–Family architectural and Design Standards. Ms. Washee-Freeland concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the ordinance.

Commissioners had no questions for staff.

APPLICANT PRESENTATION
Staff presentation only.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

ORDINANCE NO. 3.326.1: CLOSED: 7:19 P.M. - A Bill for an Ordinance to Amend Section 13.10.200 of the Parker Municipal Code Concerning the Town of Parker Architectural and Design Standards for Commercial, Industrial and Multiple-Family Projects

PLANNING COMMISSION DISCUSSION
Commissioner Erik Frandsen was happy to see the update come to fruition; it has been a long process; he liked how it has come together and he supported recommending Town Council approve the ordinance.

Commissioner Ruth Ann Nelson was impressed with the detail; the use of the case studies; the checklists that will be a boon to the developers and the public as they see what will be developed in their neighborhoods; the inclusion of public art within multiple-family developments; and she thought staff did an excellent job on the update.

Commissioner Tracie Manske agreed.

Commissioner Richard Foerster said the proposed changes will improve the quality and appearance of developments; and ensure developments are more neighborhood-like and friendly.

Commissioner Kelly Hickler liked that the standards reflect on creating neighborhoods and integrating them into existing neighborhoods to make one community; she agreed with the principles that will demonstrate to the community that when density is done well, it is not a scary thing. She said staff did a really good job with the changes to update the development standards.

Commissioner Kimberly Rodell agreed; she said it was great to be a part of the process and to see the great improvements in development.

Chair Gary Poole agreed; having been involved in the process, it is cool to see the work come to fruition. He thanked staff for their work and accomplishing the updates.

Commissioner Richard Foerster moved that the Planning Commission recommend the Town Council approve the November 19, 2018 Updates to the Commercial, Industrial, and Multiple-Family Residential Design Standards. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 7:0.

ORDINANCE NO. 3.01.116: OPENED: 7:26 P.M. - A Bill for an Ordinance to Repeal Section 13.10.160, to Amend Section 13.10.161 and to Renumber Section 13.10.161 to 13.10.160, of the Parker Municipal Code Concerning Residential Design Minimums

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Stacey Nerger
	Community Development, Carolyn Washee-Freeland

Stacey Nerger, Planner, presented the staff report for the updated Residential Design Minimums. Ms. Nerger concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the ordinance.

Commissioners had no questions for staff.

APPLICANT PRESENTATION
Staff presentation only.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

ORDINANCE NO. 3.01.116: CLOSED: 7:26 P.M. - A Bill for an Ordinance to Repeal Section 13.10.160, to Amend Section 13.10.161 and to Renumber Section 13.10.161 to 13.10.160, of the Parker Municipal Code Concerning Residential Design Minimums

PLANNING COMMISSION DISCUSSION

Commissioner Erik Frandsen said the request is straight-forward and in-line with the previous item; he supported recommending Town Council approve the ordinance.

Commissioner Ruth Ann Nelson said changing the illustrations and including them in the document are very important and she was glad that was done. She said staff did a very thorough job.

Commissioner Richard Foerster said the changes make good sense and will ensure the entire community looks less like a cookie-cutter development.

Commissioner Tracie Manske liked that the builders will have the opportunity to change the exterior design without having to change the architectural type of the home; allowing for the design to be the same and yet not identical.

Commissioner Kelly Hickler said it is good and makes sense to apply the same development standards to duplexes as for single-family developments; she liked the graphics; they are clear and eliminate guess-work. She supported recommending approval and said staff did a good job.

Commissioner Kimberly Rodell agreed.

Chair Gary Poole said kudos to staff for their work on a good project.

Commissioner Erik Frandsen moved that the Planning Commission recommend the Town Council approve Ordinance No. 3.01.116 to Repeal Section 13.10.160, to Amend Section 13.10.161 and to Renumber Section 13.10.161 to 13.10.160, of the Parker Municipal Code Concerning Residential Design Minimums. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

ORDINANCE NO. 3.01.117: OPENED: 7:29 P.M. - A Bill for an Ordinance to Amend 13.06.050 Off-Street Parking and Internal Circulation of the Parker Municipal Code

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Carolyn Washee-Freeland

Carolyn Washee-Freeland, Planner, presented the staff report for the off-street parking and internal circulation update to the Parker Municipal Code. Ms. Washee-Freeland concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the Ordinance 3.01.117.

Ms. Washee-Freeland introduced Russ, Kimley-Horn and Associates, Inc. and said he was available to answer questions.

Commissioners discussed with Mr. Russ:

- the average distance people will be expected to walk in the historic downtown area; (*Mr. Russ said the off-street parking proposal expects off-site parking to be provided or allows for shared parking within 500 feet of the site; up to 1,000 feet away from the site may be considered through special approval.*)

APPLICANT PRESENTATION
Staff presentation only.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

ORDINANCE NO. 3.01.117: CLOSED: 7:35 P.M. - A Bill for an Ordinance to Amend 13.06.050 Off-Street Parking and Internal Circulation of the Parker Municipal Code

PLANNING COMMISSION DISCUSSION
Commissioner Kimberly Rodell said she was glad that parking is being looked at; the public perception is that there are parking issues. She said it is good to consider shared parking and to take away parking requirements from non-usable space that just loads the Town with parking. She said the proposal has a common sense approach.

Commissioner Kelly Hickler said the proposed regulations will help right-size parking in the Town to achieve a balance on where parking is needed and not have an over-abundance of parking, like the Target lot. She said if that sort of parking can be stopped to make better use of the land, she fully supported implementing the proposed standards.

Commissioner Erik Frandsen agreed.

Commissioner Tracie Manske said she attended the open-house on the parking study presented by staff and Troy; they did a great job bringing the topic to the public and opening it up to comment. She appreciated the educational component and she supported recommending approval.

Commissioner Ruth Ann Nelson liked the way the update has been done to use best practices. She said it appears the whole Town is now covered with best practices for parking and she supported recommending approval.

Commissioner Richard Foerster agreed.

Chair Gary Poole supported recommending approval; he agreed that it will address the perceived parking concerns but not Parker Days.

Commissioner Kimberly Rodell moved that the Planning Commission recommend the Town Council approve the ordinance to update Section 13.06.050 Off-Street Parking and Internal Circulation. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

Chair Gary Poole announced the resignation of Planning Commissioner John Howe due to dedicating his time to his and his wife's health issues. He said he will be missed and hoped that Town Council would recognize John's service to the Planning Commission and the entire Town. He said elections for appointment to Vice Chair would be handled at a future meeting when Commissioners Duane Hopkins and Eliana Burke were present. He wished John and Becky Godspeed.

STAFF ITEMS

None

ADJOURNMENT

The meeting was adjourned at 7:39 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair