



TOWN COUNCIL MEETING UPDATE

Oct. 21, 2019



PARKER
C O L O R A D O

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PUBLIC HEARINGS AND SECOND READINGS

Public Hearings

- **Cottonwood Highlands Filing No. 7 - Sketch and Preliminary Plans**

Town Council approved sketch and preliminary plan applications for Filing No. 7 of the Cottonwood Highlands Planned Development (PD). During the Sept. 16 Town Council Meeting, Council requested that this item be continued and that the applicant, Lennar Homes, revise its parks and open space plan address their comments and concerns about amenities design and trail connections. The subject property is located on the south side of Cottonwood Drive between Jordan Road and Chambers Road. The PD zoning allows single-family attached residential use or duplexes in the Mixed-Use Planning Areas where the approved project is located.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

- **Canvas Filing No. 1 - Minor Development Plat and Subdivision Agreement**

Town Council approved a minor development plat and subdivision agreement for Canvas Filing No. 1, the vacant site of a future Canvas Credit Union located at the northeast corner of the intersection of Parker Road and Ponderosa Drive. In all, the minor development plat creates four lots for future commercial development and two tracts that will be used for drainage.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

- **Moore Property Water Rights Conveyance**

Town Council approved an ordinance conveying the underlying ground water rights for the Town-owned Moore property to the Parker Water and Sanitation District. The Town owns a 24-acre parcel of property commonly known as the Pine Curve property, which is an assemblage of the "Kime Property," which was approximately 21 acres, and the Moore Property, which was approximately 3 acres. The Kime Property was included into the Parker Water and Sanitation District several years ago. In order to include the Moore Property into the district, the Town needed to convey the underlying ground water to the District by special warranty deed. In exchange, the Town will receive six water credits from the District to be retained by the Town for use on other Town property. Water credits can be used to reduce the cost of taps sold by the District.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

- **Homebuilder Sign Kiosk Program**

Town Council approved an ordinance that will allow the Town to designate a third party to provide homebuilder kiosk signs within the Town right-of-way (ROW). Section 10.13.080 of the Parker Municipal Code allows the Town to administer a kiosk program for homebuilders to advertise new residential developments on kiosk signs located in the Town ROW. Town staff is concerned that future development in Anthology North and Hess Ranch would increase home sales sign clutter and negatively impact the Town's desirable visual environment.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

continued >>>>>>>>

PUBLIC HEARINGS AND SECOND READINGS (con't)

Public Hearings (con't)

- **Tourist Home Definition**

Community Development staff recently discussed with Town Council the issue of short-term home rentals such as Airbnb and Vrbo in Parker's residential neighborhoods. The Council directed staff to review and, if necessary, amend the Land Development Ordinance (LDO) to address the issue. Council approved this ordinance that will amend the LDO by adding a definition of tourist home that would not allow short-term home rentals while continuing to permit long-term home rentals. The amendment will be added to Chapter 13.02 of the LDO and provide clarification that short-term rentals of less than 30 days are defined as tourist homes and are not permitted in areas zoned for residential use.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

- **Entitled Planning Department Adjustments**

Town Council approved an ordinance that will allow Town staff to process limited changes to building architecture such as color revisions, material changes and the addition of doors or windows on an administrative basis by a simple site plan adjustment. Applicants will still be required to comply with the requirements of the LDO and related design standards. Previously, Parker's Land Development Ordinance (LDO) allowed for Town staff to make certain minor administrative adjustments to approved site plans and planned developments. However, proposed revisions to approved building elevations and materials were not permitted to be reviewed and approved administratively. Instead, they required a full site plan amendment process that is costly and time consuming for applicants many of whom are small businesses. This new process will save applicants the expense and time of going through the previous process.

Approved 5-1 (In Favor: Diak, Lewis, Rivero, Toborg, Williams; Opposed: Poage)

- **Entitled Association Requirements**

Town Council approved an ordinance that will require the formation of a Homeowners Association (HOA) with new residential development and their commercial equivalents during the platting process. This change to the Land Development Ordinance will ensure enforcement of covenants, maintenance and repair of common areas and the provision of services such as trash collection.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

- **Suspension of Development Outside Zoning**

Town Council approved an emergency ordinance that will temporarily suspend for 180 the processing and approval of any application or permit related to the development of properties that are not included in a zoning district. Because of the possibility of significant land use and public welfare impacts associated with the development of property not included within a zoning district, including the potential of applications being made for land uses that are substantially incompatible with surrounding uses, the Council desires to investigate the appropriate provisions that provide a manner of addressing properties that are not included in a zoning district and to give time to Town staff to develop and if appropriate, for Council to adopt amendments to the Land Development Ordinance to address this situation.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

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CONSENT AGENDA

First Readings - Second Readings Scheduled for Nov. 4

- **Hemp Operations in Light Industrial Zones**

On May 20, the Town approved an emergency ordinance establishing a 180-day suspension on approving new hemp processing and storage uses within the Town. The purpose of this suspension was to give the Town time to establish amendments to the Parker Municipal Code to regulate hemp processing.

The proposed ordinance will amend Chapter 13 to:

1. Include certain definitions that relate to hemp and hemp processing;
2. Allow limited industrial hemp processing in the Light Industrial zone district;
3. Not allow the initial processing of raw industrial hemp in any zone district in Town;
4. Not allow the storage of raw hemp in any zone district in Town;
5. Not allow the growing of hemp in the light industrial district; and
6. Address potential nuisance impacts associated with hemp processing.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

- **Dransfeldt Road Cost Sharing**

This proposed ordinance would approve an amendment to the intergovernmental agreement (IGA) with Douglas County for the conceptual/preliminary design of the proposed Dransfeldt Road extension project. This IGA is needed to formalize negotiations and jointly fund the conceptual/preliminary design effort.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

- **Wireless Communication Facilities**

This proposed ordinance would update Chapter 13.12 Wireless Communication Facilities in the Parker Municipal Code as provided below:

1. Set consistent height standards for small cell facilities that are located in the right of way and having different heights for local roads versus collector and arterial roads;
2. Clarify additional submittal requirements as determined by the Town for small cell facilities;
3. Increase the fee for small cell facility review; and
4. Clarify height requirements for roof mounted wireless communication facilities.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

CONSENT AGENDA (con't)

Motions, Contracts, Resolutions, Proclamations, Agreements

- **Downtown Safety Sensitive Zone**

Town Council passed a resolution to update the limits of the existing sensitive safety zone in place for the downtown area. The limits of the safety sensitive zone needed to be updated to reflect the changes in the roadway network in downtown.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

- **Pedestrian Crossing Treatment Guidelines**

Providing safe and efficient pedestrian facilities is a long-established goal of the Town of Parker. To assist in achieving this goal, the Engineering and Public Works Department commissioned the creation of Pedestrian Crossing Treatment Guidelines. This document sets out procedures and policies to guide the installation of pedestrian crossing treatments on existing Town roadways. Town Council enacted the new guidelines via resolution.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

- **Town Administrator Employment Agreement**

Town Council approved via resolution the second amendment to the Town Administrator's employment agreement and compensation. On Sept. 27, Council participated in a white board exercise to complete the performance evaluation for the Town Administrator. Council presented that evaluation to the Town Administrator on Oct. 4.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

- **Town Attorney Employment Agreement**

Town Council approved via resolution the 13th amendment to the Town Attorney's employment agreement and compensation. On Sept. 27, Council participated in a white board exercise to complete the performance evaluation for the Town Attorney. Council presented that evaluation to the Town Attorney on Oct. 9.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

- **Resolution of Support for Douglas County Ballot Question 1A**

Town Council passed a resolution encouraging and publicly announcing its support of the passage of Douglas County Ballot Question 1A and the resulting projects that will benefit transportation infrastructure, both within and outside of the Town of Parker.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)

- **Contracts Over \$100,000**

One contracts over \$100,000 were awarded by Town Council:

1. A trade contractor agreement in the amount of \$133,511.00 with WL Contractors for the Parker Radar Installation - Phase 2 project. Responsive traffic signal control will allow an upgraded master signal control system to select specific traffic volume timing plans based on input from field traffic counting stations.

Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)