



TOWN COUNCIL MEETING UPDATE

June 3, 2019



PARKER
C O L O R A D O

CLICK TO WATCH THE MEETING VIDEO - [FACEBOOK](#) | [YOUTUBE](#)

PUBLIC HEARINGS AND SECOND READINGS

Public Hearings

- **Dransfeldt Road Extension Intergovernmental Agreement**

The Town has been contemplating the extension of Dransfeldt Road south of Twenty Mile Road, over Cherry Creek and connecting to Motsenbocker Road, for over a decade. Due to a portion of the proposed roadway extension being in unincorporated Douglas County, the project will need to be coordinated with the County. After several years of discussions with County staff, both parties are ready to move forward with the preliminary design of this roadway extension. Both parties have appropriated 2019 budget at \$125,000 per entity (\$250,000 total) to fund this preliminary design effort. An intergovernmental agreement is needed to formalize the agreement.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Toborg, Williams)

- **Big Tool Box Development**

The applicant is proposing an amendment to the Jackalope Planned Development Guide and Plan (Jackalope PD) to support a proposed commercial development. The purpose of the proposed PD Amendment is to permit a greater range of commercial uses, especially retail, including a hardware store and garden center, on the site east of Parker Road between Hess Road and Stroh Road. To accomplish this, the proposed PD Amendment would expand the uses allowed on the property to incorporate those uses permitted by-right in the C-Commercial Zone and include related accessory uses, definitions and development standards.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Toborg, Williams)

- **Land Development Ordinance Rezoning Minimum Area Standards**

This proposed amendment to the Land Development Ordinance (LDO) would create minimum area standards for the rezoning of properties with standard zone districts that are established in the LDO, such as the C-Commercial District and LI-Light Industrial District, to a PD - Planned Development zone district as follows:

1. The area of the proposed PD zone is a minimum of ten (10) acres, or
2. The proposed PD zone is being used to clean-up the zoning of an area comprised of multiple lots burdened by split lot zoning (more than one zone district), and the area of the proposed PD zone is a minimum of four (4) acres.

The Planning Commission held a public hearing on May 9 and recommended Town Council approve the ordinance.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Toborg, Williams)

PUBLIC HEARINGS AND SECOND READINGS (con't)

Public Hearings (con't)

- **Anthology West Metro Districts 5 and 6 Intergovernmental Agreement**

During this meeting, Town Council passed a resolution that approved the First Amendment to the Consolidated Service Plan for Anthology West Metropolitan District Nos. 5 and 6 that increases the debt limitation in the Service Plan. It is also necessary to amend the intergovernmental as it relates to the debt limitation for the Districts via this ordinance.

Approved 4-1 (In Favor: Diak, Lewis, Toborg, Williams; Opposed: Poage)

- **Lemon Gulch and Lemon Gulch Tributary Drainage Improvements**

This proposed intergovernmental agreement between the Town and Urban Drainage would result in funding the design of major drainage improvements to Lemon Gulch and Lemon Gulch Tributary within the Hess Ranch property. The property owner of the Hess Ranch property has provided the funds for this engineering effort to satisfy the development obligation to design the improvements. The property owner would provide funds for construction of the improvements at a later date as determined by a partial waiver resolution signed by the Town and consented to by the property owner.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Toborg, Williams)

- **3.2% Beer Regulations**

In 2018, the Colorado General Assembly passed SB18-243, which made numerous substantive changes to the Colorado Beer Code, one of which was to remove “3.2% Beer” from the Colorado Beer Code, effective January 1, 2019. The purpose of this ordinance is to amend the Town’s “3.2% Beer” regulations to conform with SB18-243 and to address some “cleanup” items changing the reference from Town Council to Special Licensing Authority where appropriate.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Toborg, Williams)

CONSENT AGENDA

First Readings - Second Readings Scheduled for June 17

- **Hess Ranch Metropolitan Districts 1, 2, 3 Intergovernmental Agreements**

These ordinances approve the Amended and Restated Intergovernmental Agreements between the Town of Parker and Hess Ranch Metropolitan Districts Nos. 1, 2 and 3, to be known as Trails at Crowfoot Metropolitan Districts Nos. 1, 2 and 3, respectively. Pursuant to the terms of the proposed IGAs and Service Plans, the Districts have agreed to levy and remit to the Town a property tax of 5 mills, which will be used for the planning, design, construction and maintenance of Town infrastructure.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Toborg, Williams)

CONSENT AGENDA (con't)

First Readings - Second Readings Scheduled for June 17

- **Industrial Hemp Applications**

Amendment 64 (which legalized the recreational use of marijuana) directed the Colorado General Assembly to enact legislation to govern the cultivation, processing and sale of industrial hemp. The General Assembly passed SB19-240, which is currently awaiting the signature of the Governor. This senate bill would authorize local governments to establish licensing requirements on businesses engaged in the growing, storage, extraction, processing or manufacturing of industrial hemp or commercial products containing industrial hemp. The Town's current regulations are not adequate to address the location and public safety impacts of businesses engaged in the storage, extraction, processing or manufacture of industrial hemp or commercial products containing industrial hemp. The purpose of this emergency ordinance that was approved by Town Council was to temporarily suspend for 180 days the processing and approval of any application or permit related to the operation of a business engaged in the activity described previously to allow for the preparation and adoption of appropriate regulations.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Toborg, Williams)

- **Bailey Subdivision Drainage Easement**

This item accompanies a resolution accepting the conveyance of a drainage easement covering drainage improvements proposed with the site plan for a portion of Lot 2, Bailey Subdivision. The Town's Stormwater criterion requires that drainage easements be dedicated over all public storm drainage facilities located on private property. The drainage easements are necessary to ensure the long-term operation and maintenance of drainage infrastructure to minimize flooding and protect the quality of stormwater runoff. The drainage improvements proposed with the easement will be the maintenance responsibility of the property owner.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Toborg, Williams)

- **Twenty Mile Village Drainage Easement**

This item accompanies a resolution accepting the conveyance of a drainage easement covering drainage improvements proposed with the site plan for a portion of Lot 31A-1, Block, 1, Twenty Mile Village Filing No. 2, 12th amendment. The Town's Stormwater criterion requires that drainage easements be dedicated over all public storm drainage facilities located on private property. The drainage easements are necessary to ensure the long-term operation and maintenance of drainage infrastructure to minimize flooding and protect the quality of stormwater runoff. The drainage improvements proposed with the easement will be the maintenance responsibility of the property owner.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Toborg, Williams)

CONSENT AGENDA (con't)

First Readings - Second Readings Scheduled for June 17

- **Stroh Crossing Drainage Easement**

This item accompanies a resolution accepting the conveyance of a drainage easement covering drainage improvements proposed with the site plan for a portion of Lot 3, Block 10, Stroh Crossing Filing No. 1. The Town's Stormwater criterion requires that drainage easements be dedicated over all public storm drainage facilities located on private property. The drainage easements are necessary to ensure the long-term operation and maintenance of drainage infrastructure to minimize flooding and protect the quality of stormwater runoff. The drainage improvements proposed with the easement will be the maintenance responsibility of the property owner.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Toborg, Williams)