

**TOWN OF PARKER COUNCIL
MINUTES
JUNE 5, 2017**

Mayor Mike Waid called the meeting to order at 6:37 P.M. Councilmember Debbie Lewis was absent.

Town Attorney Jim Maloney announced that the topics for discussion in Executive Session were four (4) items. Under C.R.S. § 24-6-402(4)(b) there was one (1) item to receive legal advice on specific legal questions on specific legal matters concerning a personnel matter; under C.R.S. § 24-6-402(4)(e) there were (3) items, the first was the Intergovernmental Agreement between the Town and Douglas County for the Comprehensive Development Agreement, the second was an amendment to the conservation easement for the Harvie Property, and the third was potential parking agreement with PACE Properties.

Council did not go into Executive Session on proposed South Metro Fire Rescue Authority cooperation agreement which item was contained on the executive session agenda.

EXECUTIVE SESSION

Josh Martin moved and Amy Holland seconded to go into Executive Session to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b) and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).

The motion was approved unanimously.

Joshua Rivero moved and Amy Holland seconded to recess the Executive Session at 7:05 P.M.

The motion was approved unanimously.

REGULAR MEETING

Mayor Waid reconvened the meeting at 7:12 P.M.

Youth under the age of 16 who were in the audience led the Council and audience in the Pledge of Allegiance.

SPECIAL PRESENTATIONS – None

PARKER CHAMBER OF COMMERCE UPDATES

Dennis Houston, President and CEO of the Parker Chamber of Commerce had a slide presentation for Parker Days' activities.

DOWNTOWN BUSINESS ALLIANCE UPDATES

Shelly Mango gave update on their recent activities. The First Friday Art Walk was very successful. She also advised that other buildings on Mainstreet would also like the overhead lights. Ms. Mango also stated that they would like to keep some of the Christmas lights on Mainstreet all year long.

PUBLIC COMMENTS – None

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

John Diak

1. John and Josh Martin attended the ICSC conference in Las Vegas, NV with other staff to speak to developers who want to come to Parker.
2. Attended the Police Awards Ceremony.

Renee Williams

1. Attended Town luncheon at the Police Department.
2. Attended the Police Awards Ceremony.
3. Attended the Business Retention at Threaded Ink. \
4. There will be free concerts in Discovery Park through June and July (except during Parker Days).
5. Attended PAR Branding meeting.
6. Went on the Development Design tour today in order to determine standards for Parker.

Joshua Rivero

1. Attended the Business Retention at Stonegate Café.
2. Two Parker officers completed the school for motorcycles.

Amy Holland

1. She and John Diak went to the Cultural & Scientific meeting and interviewed applicants for the Commission.
2. Attended the Creative District Meeting.
3. The dedication of the Dog Park/Disc Park will be at 4:30 P.M., 17855 Pine Lane. She noted that the Dog Park is named for USMC Cpl. David M. Sonka.

Josh Martin

He is a Board Member for E-470. The widening is scheduled to be complete ahead of time and under budget. CDOT will reimburse E-470 for tolls that were used during the I-25 fire.

Mike Waid

1. Attended the Police Department Awards.
2. Attended the Memorial Day Service at Parker Cemetery.
3. Attended the Horse Park Ceremony last weekend.
4. Attended Legend High School Election Ceremony.
5. Attended the CVS Grand Opening. This is the first stand-alone store in Colorado.
6. Had Coffee with Douglas County Commissioner Weaver.
7. Went on the Design Standards Tour today.
8. Attended the Toastmaster anniversary
9. He was the Keynote Speaker for Colorado Early Colleges.

CONSENT AGENDA

- A. *APPROVAL OF MINUTES*
May 15, 2017

B. *ORDINANCE NO. 1.493.4 – First Reading*
A Bill for an Ordinance to Adopt the 2017 Revised Budget for the Town of Parker and to Make Appropriations for the Same
 Department: Finance, Rhonda Willey
 Second Reading: June 19, 2017

C. *CONTRACTS ABOVE \$100,000*

- *Jordan Road Widening (Bradbury Parkway to Hess Road) Professional Services Agreement*
 Amount: \$364,970.00
 Contractor: Stanley Consulting, Inc.
 Department: Engineering, Tom Gill

D. *ORDINANCE NO. 1.499 – First Reading*
A Bill for an Ordinance Approving the Contract to Buy and Sell Real Estate By and Between CP 2.554, LLC, and the Town of Parker
 Department: Engineering, Chris Hudson
 Second Reading: June 19, 2017

Joshua Rivero moved and Amy Holland seconded to approve Consent Agenda Items 7A through 7D.

The motion was approved unanimously.

TOWN ADMINISTRATOR

- **Reports**

There were none.

PUBLIC HEARINGS

A. **RESOLUTION NO. 17-027**
A Resolution to Adopt the 2017 Downtown Parking Plan and Study as an Addendum to the Mainstreet Master Plan, which was Adopted as a Part of the Parker 2035 Master Plan
 Department: Community Development, Carolyn Washee-Freeland

7:43 P.M.

The Community Development Department has completed the final draft of the Downtown Parking Plan and Study and wishes to adopt it as an addendum to the Mainstreet Master Plan. The Parking Plan and Study examines current parking conditions and develops recommendations for addressing future parking needs. Once adopted, it will serve as the guiding policy document for parking in Downtown, future implementation actions and potential investment.

The Plan and Study further concludes that the lack of parking management in Downtown as a whole, results in congestion and increased utilization. The Town Council’s recent decision to implement time managed parking in Downtown will address many of the congestion and utilization issues in this area in the short- to mid-term.

Applicant

Vanessa Solesbee was available for questions.

Public Comment – None

The Public Hearing was closed at 7:48 P.M.

Josh Martin moved to approve Resolution No. 17-027.

John Diak seconded the motion.

The motion was approved unanimously.

B. SITE PLAN AMENDMENT FOR LOT 2 PARKER TOWN HALL 3RD AMD SUB EXEMPTION PLAT

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|--------------------|---|
| Applicant: | Town of Parker |
| Location: | Southeast corner of Mainstreet and PACE Center Drive |
| Department: | Community Development, Carolyn Parkinson |

7:49 P.M.

The Town plans to reconstruct and re-design the west parking lot of the Old Town Hall. The proposed re-design will be more efficient and increase the available parking from the current 24 regular spaces and 1-accessible space (25 total) to 31 regular spaces and 2-accessible spaces (33 total). The proposal includes two new concrete path connections to the xeric garden to the west, two new light poles and a landscape plan that will complement existing landscaping.

Public Comment

Leanna Geiling, 18756 Horse Creek St., asked what the cost would be.

The Public Hearing was closed at 7:53 P.M.

Chris Hudson advised that the cost is \$200,000 which includes landscaping and lighting. Joshua Rivero moved to approve the Site Plan Amendment for Lot 2 Parker Town Hall 3rd Amendment Sub Exemption Plat, as recommended by staff.

Renee Williams seconded the motion.

The motion was approved unanimously.

C. LOT 3 CHERRYWOOD COMMERCIAL SUBDIVISION FILING NO. 1, AMENDMENT NO. 3 – Use by Special Review

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|--------------------|---|
| Applicant: | MJ Cassutt Architects, Michael Cassutt |
| Location: | 9256 Jordan Road |
| Department: | Community Development, Ryan McGee |

7:56 P.M.

The applicant requested a Use by Special Review to allow a proposed hotel to exceed 50 ft. in height in the Fairmark Planned Development (PD) Parcel 1: Commercial zone district. Hotels are a permitted use by right in this zone district and the Town's Master Plan identifies hotels as an appropriate land use at this location. The Fairmark PD allows a building height increase up to 75 ft. for hotels adjacent to E-470 with Use by Special Review approval. The proposed building's parapet heights vary and the tallest parapet measuring 64'2" in height. No portion of the hotel exceeds the 75 ft. building height maximum.

Staff recommended that Town Council approve the Cherrywood Commercial Subdivision Filing No. 1, Amendment No. 3, Lot 3 Use by Special Review to allow an approximately 65 ft. tall hotel building. Planning staff finds that the zone district height requirements are met and that the nine Use by Special Review criteria have been satisfied.

Applicant

Michael Cassutt, MJ Cassutt Architects, 7563 So. Salida Ct., Centennial, highlighted this project. He stated that LaQuinta will be successful at this location. They also had the developer available for questions regarding the hotel, its operations and development.

Public Comment (8:03 pm)

- Lance Locey, 11568 Terrawood Ct.
- Sam Sala, 7568 S. Shawnee Street
- ???? Turchner, Woodside Lane
- Jennifer Shafer, 17054 Wellington Dr.
- Paula Roger, 17054 Wellington Dr.
- Joana Baldermann, 4838 S. Netherland St., Centennial, CO
- Matthew Geiling, 18756 Horse Creek St.
- Jocelyn Rhymes, 12672 Country Meadows Dr.
- Mariel Frost, 20130 Edinborough Ct.

The Public Hearing was closed at 8:27 P.M.

Use by Right and Use By Special Review were explained.

It was pointed out that the school district does not have to follow our guidelines; they can put the school wherever they want.

Ryan McGee explained the location of the building and the playground.

We are requiring a double left turn lane westbound on southbound Jordan Road; it should improve the level of service.

Joshua Rivero moved to approve the Cherrywood Commercial Subdivision Filing No. 1, Amendment No. 3, Lot 3 Use by Special Review, based upon staff findings, with the three conditions contained in the staff report.

1. That the applicant modify the texture of the yellow EIFS proposed to be hand trowled and/or smooth in appearance.
2. That the applicant work with staff to modify the proposed building's architectural lighting.
3. THIS APPROVAL SHALL EXPIRE TWELVE (12) MONTHS AFTER THE DATE OF APPROVAL UNLESS A GRADING PERMIT OR BUILDING PERMIT HAS BEEN APPLIED FOR. The Community Development Director, upon written request, may grant a ninety-(90) day extension.
4. This approval DOES NOT include signage. A separate sign permit is required from the Community Development Department. The applicant shall also contact the Building Division regarding electrical and structural requirements associated with the sign permit.

Josh Martin seconded the motion.

The motion was approved unanimously.

ORDINANCE NO. 1.498 – Second Reading

A Bill for an Ordinance Approving the Agreement for Purchase and Sale of Land By and Between Katherine Dakota, LLC, LaDonna Langley and John-David Langley, and the Town of Parker

Department: Engineering/Public Works, Tom Williams

This is an ordinance for an agreement to purchase the right-of-way for the future extension of J Morgan Boulevard and the widening of Stroh Road. The property and the associated right-of-way is located at the southwest corner of the intersection of J Morgan Boulevard and Stroh Road.

This agreement includes a purchase price of \$385,000 for the proposed right-of-way which is in the 2017 Town budget. Staff is requesting \$50,000 as part of the upcoming June budget revision to cover the costs associated with the demolition of the existing structures within the J Morgan Blvd. right-of-way. The property owners will be responsible for the maintenance of the right-of-way, as provided in the associated License Agreement, until such time as the Town constructs the roadway improvements.

Mr. J. D. Langley, 6484 Stroh Road, was in the audience and available for questions.

Public Comment – None

Amy Holland moved to approve Ordinance No. 1.498 on second reading.

John Diak seconded the motion.

The motion was approved unanimously.


The meeting was recessed at 8:51 P.M.

Josh Martin moved and Amy Holland seconded to go back into Executive Session at 9:01 P.M.

The motion was approved unanimously.

Josh Martin moved and Renee Williams seconded to come out of Executive Session at 9:21 P.M. at which time the regular meeting was adjourned.


Carol Baumgartner, Town Clerk


Mike Waid, Mayor