



TOWN COUNCIL MEETING UPDATE

Aug. 20, 2018



PARKER
C O L O R A D O

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PUBLIC HEARINGS AND SECOND READINGS

Public Hearings

- **Parker Pointe Property Annexation and Zoning**

Town Council approved an annexation and zoning application from Parker & Stroh, L.L.C. for its 14-acre property located at the southeast corner of Parker Road and Stroh Road. The property has been zoned for future commercial use. The property contains a vacant house and multiple accessory structures. Staff review indicated that the applicant's proposal for annexation and zoning was consistent with the Parker 2035 Master Plan.

Approved 6-0

- **Tax and Fee Assistance Program Agreement - Mainstreet Pier, LLC**

Town Council approved an application from the owners of the future Twenty Mile Village Hotel, Mainstreet Pier, LLC, to participate in the Town's Tax and Fee Assistance Program (TAP). The planned development that will be located on the north side of Mainstreet between Twenty Mile Road and Dransfeldt Road will consist of a four-story, 51,000-square-foot independent boutique hotel with ground floor retail for four to six retail tenants on 1.7 acres. The TAP agreement will include a rebate of 50% of building permit fees and construction use taxes and 50% of sales tax generated by all sources within the development, excluding the parks and recreation component of the retail sales tax and lodging taxes, for a term not to exceed 5 years and rebates not to exceed \$400,000. The development is projected to collect \$3.7 million in retail sales and lodging taxes over its first 10 years.

Approved 5-0 (Councilmember Holland recused)

- **Roadway Buffer Standards**

The Town identified the problem of inadequate residential roadway buffers or adequate space between residential lots and major roads as an issue to be addressed. The Town's Land Development Ordinance (LDO) previously lacked any standards that addressed the requirement for and design of residential buffers with new housing developments. The Community Development Department spent the past two years analyzing the issue, consulting with residential developers, preparing standards and testing them to ensure technical feasibility. Town Council approved this LDO amendment to establish a standard for residential roadway buffers where none currently exists. The amendment requires applicants for new single-family detached and attached residential development to incorporate a landscaped buffer between the back of residential lots and adjacent major roads designed as arterials and collectors.

Approved 6-0

- **Use of Motorized Vehicles on Public or Private Recreational Areas**

The Parker Municipal Code regulates the operation of vehicles on publicly or privately owned recreational areas. This approved amendment authorizes the Town Administrator or designee, as a part of a community event, to operate vehicles on public property. Also now allowed is the operation of vehicles on privately owned recreational areas by employees or agents of the owner of such property for the purpose of maintaining, repairing or patrolling the property.

Approved 6-0

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PUBLIC HEARINGS AND SECOND READINGS (con't)

Items to Be Continued to a Date Uncertain

- **Kime Ranch Property Annexation**

The owners of the subject property, the Elisabeth M. L. Kime Living Trust and the Reibolt Family Trust, have submitted a petition to annex their land, located at the northwest of the Sunset Ridge neighborhood in the vicinity of Crestone Needles Drive, into the Town of Parker. On Feb. 5, Town Council, following a public hearing, approved a resolution that determined that the subject property met the eligibility requirements for annexation and set a public hearing date of Aug. 20 to hear and decide on the annexation request. Since that action, the applicants have worked with Town staff to address items that have been identified during the development review process. The applicants and Town staff continue to work on these items, but additional review is necessary before the public hearing can be held.

Approved 6-0

CONSENT AGENDA

Consent agenda items are considered to be routine and are enacted by one motion or vote, unless a Councilmember asks that one be removed for further discussion.

Motions, Contracts, Resolutions, Proclamations, Agreements

- **Town Policy Manual**

During the February 2018 Town Council retreat, staff brought forward a proposal for a Town Policy Manual. During the discussion, the Mayor and Town Council provided feedback and suggestions, of which staff incorporated into a draft manual. Included in the manual are two categories: Elected Official Policy Statements and General Policy Statements. Several of the policies were already included in the Town Council Handbook that is provided to each Councilmember upon appointment. Moving these items to a document that will be formally adopted by Council will give them a higher level of significance and provide more structure. The manual is structured to allow for additional policies to be easily added over time or for existing policies to be revised and/or rescinded.

Approved 6-0

- **State Private Activity Bond Volume Cap Allocation - Douglas County Housing Partnership**

Each year the Town of Parker receives an allocation of the State's Private Activity Bond (PAB) ceiling. In 2018, the Town was assigned \$2,735,513 in PAB capacity from the State. PAB's are tax-exempt bonds that are issued for specific private purposes that have a public benefit as described by the IRS tax code. Generally, the Town has three broad options for the PAB capacity: 1. Take no action by the Sept. 15, 2018 deadline and let the capacity revert back to the State; 2. Rollover and assign the capacity to a type of project (if we had an eligible project in mind prior to assigning the capacity); or 3. Assign the capacity to another issuing authority. Town Council passed this resolution that assigns the PAB capacity to the Douglas County Housing Partnership, as consistent with prior years.

Approved 6-0

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CONSENT AGENDA (con't)

- **Trails at Crowfoot Final Plat Deadline Extension**

Town Council previously approved 13 final plats for the future Trails at Crowfoot development, located between Crowfoot Valley Road and Cherry Creek south of the existing Richlawn Hills subdivision, on May 3. Town Code requires that a developer record plats and their associated subdivision improvement agreements within 90 days of approval. On Aug. 3, the Town's Planning Director issued a 30-day extension of these approvals, as allowed by Town Code. However, the developer indicated that they will not be ready to record these documents prior to Sept. 3, and requested an additional extension to these approvals to Dec. 31.

Approved 6-0

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

One contract over \$100,000 was approved by Town Council:

1. A modification to a contract with Iron Woman Construction & Environmental Services, LLC, for improvements to the Sierra Middle School detention pond. This modification added two additional days due to weather and resided the contract amount by \$11,246.30 for additional funds due to weather-related rework and additional project scope.

Approved 6-0