



Request for Town Council Action

Date: September 18, 2023

Submitted By: Bryce Matthews, Assistant Director - Planning
Stacey Nerger, Senior Planner
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 3.362.1 - Second Reading**
A Bill for an Ordinance to Amend Section 13.02.010 and Section 13.10.090 of the Parker Municipal Code Concerning Utilities
Department: Community Development, Stacey Nerger
Community Development, Bryce Matthews

EXECUTIVE SUMMARY

Ordinance No. 3.362.1 will amend Section 13.02.010, Definitions, and Section 13.10.090, Utilities, of the Parker Municipal Code. The purpose of the proposed amendments is to further clarify utility related definitions; update standards for the location of easements serving a commercial use; and provide guidance about utility design for properties with multiple street fronts, such as corner lots.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On October 17, 2022, the Town Council approved Ordinance No. 3.362 to amend Section 13.10.090, Utilities, of the Parker Municipal Code concerning standards for utility easements. The Ordinance was approved to ensure that the location and design of utilities for electric service to new development meets community expectations and standards by locating easements for individual lots in the side and rear yards only.

Staff has administered the updated standards for utility easements during the past 11 months and has had the opportunity to determine how well they work in consultation with applicants. Overall, the amended standards work well in meeting the Town's goals for utility design with new development. However, staff has determined there is a need to further clarify the standards. The proposed amendment to Section 13.10.090, Utilities, is summarized below:

1. Adds a definition of On-Site Utilities and Equipment
2. Provides additional options for the location of utility equipment with residential development:
 - Allowing underground equipment to be located within the sidewalk and required utility easements adjacent to the front yard.

- Allowing underground equipment to be located within pocket easements along the front yard.
 - Where there are easements in tracts used for open space, parks and landscape buffers, allowing above-ground equipment subject to the provision of adequate screening.
3. Adds standards for the location of equipment and easements with commercial and light industrial development.
 4. Adds standards for properties with multiple street fronts (corner lots) where utilities may be under sidewalks and adjacent to roads/streets.
 5. Adds a clear allowance for improvements and connections to existing lines that serve multiple developments. Typically this would be the addition or relocation of switchgear electrical boxes.

The Planning Commission will consider proposed Ordinance No. 3.362.1 at their September 14, 2023 meeting and make a recommendation to the Town Council at that time.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. PC Staff Report
2. Ordinance No. 3.362.1

RECOMMENDED MOTION

I move to approve Ordinance No. 3.362.1 on second reading.