

## **What's going to be at the proposed Parker Resort Development?**

- **97 acres total**, annexed into the City off Blackjack Rd
- **Buildings – total of at least 124 new buildings to be constructed**
  - 120 guest cottages (mix of one and two bedroom) throughout the property,
  - Up to 50,000 square foot Main Building on hilltop (exemption from 25,000 sq. ft size maximum “by right”; number of stories not provided) that includes 20-room hotel, 300-person event center, restaurant, spa, pool, and outdoor dining and entertainment terrace (allowed to be >15% of restaurant size “by right”, no maximum size/capacity listed in approved plan/ordinance)
  - Café (sq ft not provided) at site of existing farmhouse and barn
  - Winery (sq ft not provided in application, but in testimony it was said to be roughly 6000 square feet) on south part of hilltop.
  - Maintenance building (existing building at Rigdon home site to be expanded, final size not provided)
- **Lodging – total of 175 bedrooms (115 1-bedroom and 30 2-bedroom; 145 “units”)**
  - Cottages include both one and two-bedroom types, no information on whether any will have kitchenettes
  - 20 guest rooms in Main Building (event center)
  - 4-5 guest rooms in Marine Hospital
- **Dining – total of 318 restaurant dining seats plus unknown number outdoor seats (capacity calculated based on Table 25 in amended plan, using per-patron minimum parking requirements in city ordinances)\***
  - Restaurant in main building – 102 person capacity
  - Café – 60 person capacity
  - Winery – 108 person capacity (wine-making facility not included in this estimate)
  - Coffee bar/lounge (at Marine Hospital) – 48 person capacity
  - Outdoor dining terraces at the main building, café, winery, and Marine Hospital buildings allowed to be >15% of dining facility size “by right”, with no maximum size limit in approved plan/ordinance
- **Wine-making facility**
  - NO information provided about wine production, water needs, wastewater produced, bottling facility and supply needs, etc. The only information provided was at original ZBA meeting a brief statement about a 6000 sq. foot building “which would be a working winery, will produce and make wine there”.
- **Event Facilities – 300 person capacity**
  - Information about number of simultaneous events not provided, nor any limits required by City
  - Size, number/type of event rooms, and other information about event facility(ies) not provided
  - Outdoor wedding gazebo (size, capacity, and location not provided; no limits required by City)
- **Other Guest Facilities**
  - Spa (size, capacity and services not provided)
  - Pool (size, capacity not provided)
- **Parking – 438 parking spaces**

- **Roads**
  - Two-lane, paved access road off Blackjack Road with added spur to property
  - Unknown mileage of paved roadways on-site
- **Vineyards**
  - 11 acres of vineyard within city limits
  - Wine production facility/uses information not provided (see above under 'Winery')
- **Guest Amenities**
  - 2.5 miles walking trails (*Amended Annexation Agreement states these will not be open to the general public except by permission*)
  - Some presentations showed zipline and petting zoo; approved plan shows “mini silo guesthouses” in “farm” area
- **Other**
  - Signage “by right” at Blackjack Road entrance, with no limits to size, type, lighting, or other details listed in approved plan
  - Entire property, except “existing residence”, to be served by city water and sewer - *including wine production facility, despite no information about water needs and wastewater production*

The basic impacts of the Parker, as stated in the original and amended application, includes:

- Approximately 15 acres converted to buildings, roadways, vehicle parking, etc. (i.e., converted to hardened surface area)
- Unknown number/location of lights on roadways, building exteriors, and parking areas, with no specific design requirements
- Removal of 12 acres of existing woodland
- Construction of 124 buildings; currently there are 5 total on the property
- Space for 435 cars to be parked, which translates into that many vehicles travelling in and out of the resort potentially over the course of a single day or weekend, via Blackjack Road and its intersection with Highway 20.
- Presence of up to estimated 350 guests (based on 2 persons per bedroom) at maximum capacity, plus additional persons at event center, winery, café, and restaurant, all of which would presumably be open to the public and not just overnight guests. At maximum capacity this could mean several hundred people present throughout the property at any given time.

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*\* The numbers in Table 25 of the amended plan are based on the minimum number of parking spaces required for dining establishments as indicated in city ordinances (154.601 (H), and Table 154.301.3). There must be a minimum of one parking space per 3 patron seats in a dining establishment. Therefore, as an example, if the developer lists 25 parking spaces for a particular dining establishment, that means they anticipate 75 patron seats in that establishment (25 spaces x 3 seats per parking space = 75 seats capacity). Other numbers (event center capacity, total resort parking) are stated in the preliminary and/or the amended plan.*