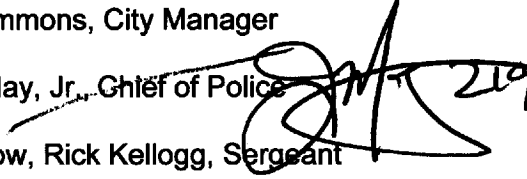


# NORTHGLENN POLICE DEPARTMENT

## MEMORANDUM

**TO:** Williams Simmons, City Manager  
**THRU:** James S. May, Jr., Chief of Police   
**FROM:** Steve Garrow, Rick Kellogg, Sergeant  
**DATE:** March 5, 2012  
**SUBJECT:** Semi Truck Parking on Leroy Drive

The following will be an evaluation into the parking of Semi-Trucks on Leroy Drive in the 10500 to 11100 blocks. The area is zoned for industrial, which currently allows for Semi-Truck parking during the day hours only. The current issue under review is should the City of Northglenn allow Semi- Truck parking during the hours of 11:00 pm to 05:00 am.

### **Issues and Questions:**

#### **Should the City remove the Semi-Truck parking restriction on Leroy Drive?**

If Semi-Trucks are allowed to park in the industrial area at night it will be the only area our residents who are truck drivers could legally park their Semi-Trucks while they are at home for their days off from driving. We do have three other areas that Semi-Trucks can park legally only during the day hours. This is on Cherokee Street in the 11400 block, West 115<sup>th</sup> Avenue and Cherokee Street and in the 12000 block of Race Street.

#### **What impact will it have with surrounding residential area's?**

We checked with Officer Kidwell who patrols the entire city looking for on street violations of the City codes. Officer Kidwell advised us that currently we have approximately 12 plus Semi-Trucks parking in the residential zones causing problems at different times for the citizens who live in those neighborhoods. Officer Kidwell advised the shopping complexes of the old Albertsons W 104<sup>th</sup> Avenue and Huron Street has Semi-Trucks parking in the lot due to the fact the area is empty. The Albertsons on E 120<sup>th</sup> Avenue and Washington Street has two Semi-Trucks parking on their lot with the agreement of the owners of the property.

#### **What impact will it have on local businesses?**

If we allow parking in front of the current businesses, it could interfere with their operations from their own Semi-Trucks that need to load and unload products. During the week there are also numerous cars and regular trucks that park along this area, which includes employees of the businesses and customers alike.

The area we are talking about is approximately six industrial blocks long, but because of all the industrial businesses that are located on Leroy Drive, they need the area in front of their establishments for parking of customers and for their own semi-trucks during business hours. However, after looking at the area on a Monday morning, it appears the straight areas on the North and South would be the only viable option, due to the usage of the rest of Leroy Drive for business-related parking of private vehicles, and semi-trailers associated with the businesses.

**History:****How long has the parking restriction been in place and why was it posted?**

Many years ago, the old Safeway located at E. 112<sup>th</sup> Avenue and Irma Drive (where the Family Dollar store currently is) would allow overnight parking of semi-trucks and trailers. However, over time, many of the truck drivers began to leave their trucks for full weekends, or into daytime during the week, and this prohibited customers from parking to use the store. This also hindered the Safeway trucks from making their deliveries because they could not get them into the lot to go to the loading dock. At that point, Safeway posted no parking signs and the trucks began to park on Leroy Drive.

Semi-trucks were also prohibited from using the parking lots at the Safeway Store at 650 Malley Drive, and the Webster Lake Shopping Center at 120<sup>th</sup> Avenue & Washington Street. They then began to park on Leroy Drive, both overnight and during the days the drivers were not transporting a load to a different destination. Many of the semi's dropped the detached trailer and left to park in the residential areas. Some of these detached trailers would remain on Leroy Drive for days on end and we had no way to determine who the driver(s) were because many of the trailers bore out of state plates.

At about the same time, semi-trucks which were allowed to park at designated areas in Thornton were no longer allowed to and they also began to park on Leroy Drive.

The area became congested with Semi-Trucks who were parking in front of the current businesses and on the railroad tracks. The truck drivers would bring in the trucks and trailers and at times leave them there for an extended period. We have had Semi-Trucks with reefer units on the North end that have automatic refrigerators which resulted in noise complaints from the neighborhood to the west of Irma Drive. Furthermore, because of the way the semi-trucks were parked, they created vision triangle problems for vehicles exiting/entering the business parking lots. From what we were able to determine, signs restricting parking on Leroy Drive have been posted for a minimum of 10 years, maybe more. We contacted the traffic engineer Joliette Woodson who stated she is not able to tell us when the signs were actually erected.

**Data Required:**

Tickets issued?

In the last few weeks, patrol has issued 24 tickets. There is no current program to be able to retrieve the history of parking tickets issued in that area.

From past experience, enforcement action has occurred on a regular basis throughout the years. When we initially began to enforce the restricted parking hours, we received numerous complaints at the Police Department, but many of those were from drivers who lived outside of the City of Northglenn. Most of summonses were handled through the court process.

**Ordinances:**

The current law at this time is 7-2-4 parking on public property without permission when posted by a sign.

**Impact on Area:**

1. The streets in the area could be impacted by the increased use of Semi-Trucks to the area

2. The street will incur more damage from the weight of the trucks parking for long periods of time
3. Visibility of businesses could be impacted if trucks are allowed to park in front of them and their signs
4. Semi-Trucks from other cities who do not allow this type of parking could increase the amount of trucks that will overnight park in our city
5. If we allow permit parking in designated areas only how do we control who is allowed to park in the areas. Example; the U-Haul dealer would like to park trucks overnight on the street but also over the road truckers may want to use the same area which would cause problems again. The City would have to determine how many semi-trucks w/trailers would fit on Leroy Drive at a time, and how many permits to issue would have to be determined.

**Discussion with Traffic Engineer and local business owners:**

We believe the impact could become more than we anticipate. After driving through and observing the area, a large amount of Semi-Trucks being parked in the area could block signs, businesses, driveways, rail road tracks and the visibility of motorists using the road. It is at this time illegal to park overnight on the street in this area. We have numerous Truckers violating this ordinance at this time even though we have done enforcement in the area and it is properly posted. Parking permits could be issued, however, if there is a violation (even now), the Court does not follow through on violations which are not paid.

Joliette Woodson, the Traffic Engineer, is not in favor of permitted parking in this industrial area for the reasons listed above. The issuing of permits would create problems when determining how many could be issued and to whom and for how long. It is not a cost-effective solution to this situation.

The Police Department recommendation is to update signage as many of the signs are showing wear and tear, and that additional wording be included to incorporate prohibiting detached trailers which will be towed at the owner's expense. We will continue to enforce the parking violations. We have received a minimal number of complaints and this parking law is in line with parking enforcement in our neighboring cities.