

**WOODLAND PARK BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
City of Woodland Park Council Chambers  
September 18, 2006  
6:30 PM**

**I. CALL TO ORDER AND ROLL CALL**

Board Members present were Dernbach, Scholtz, Crane, Propes and Carr. Sperry was absent. Staff members present were Napoleon, Riley and Weien. The Chair appointed alternate board member, Carr as the voting member for this meeting to complete the quorum.

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES**

Scholtz moved to approve the minutes of the July 17, 2006 regular Board of Adjustment Meeting as written. Crane seconded.  
Approved 5-0.

**IV. REQUEST/PUBLIC HEARINGS**

**CASE NUMBER VAR 06-05 WOODLAND PARK SADDLE CLUB**

**BUILDING HEIGHT VARIANCE:** Request to grant a 25' building height variance to the Woodland Park Saddle for the purpose of constructing an indoor arena with a total height of approximately 60' within a Service Commercial (SC) zoning district which has a maximum height allowance of 35'. The subject property is located at 19250 East Highway 24 Woodland Park, Colorado.

Riley presented a PowerPoint presentation that showed the zoning of Service Commercial of the new Saddle Club property and adjacent properties. An application for Site Plan Review will be submitted by the Saddle Club for this 23 acres parcel as a Unified Business Development, which allows a variety of permitted uses, if the variance is granted. The projected uses include an indoor arena, outdoor arena, clubhouse and various equestrian facilities. Riley shared photos of the site taken from various perspectives that had the proposed building superimposed with a visual of the building, to show how it would look on the site with the various elevations and height of the building. Riley reviewed the elevations of the building, location on the property, service drive and internal traffic flow.

Myran Hendricks and Ken Hartsfield represented the Saddle Club explaining to the Board that the fabric tension arena is being presented has a geometric design that warrants the almost 60' height to accommodate the size of building needed for the indoor arena. Myran Hendricks shared the vision of the Saddle Club for multiple uses of a year round facility to have more

equestrian events available to the community especially the youth of our area. This facility will be used for multiple uses not exclusively rodeo events. The fabric color will be white with green striping accents. Ken Hartsfield shared samples of the fabric with the Board.

Dernbach asked questions if the building would have external lighting, the intensity of the glow light being admitted from the fabric roof; exterior landscaping and overall look of project.

Doug Johnson from Rocky Mountain Building Systems answered questions as to the white color admitting more light for the daytime use; less shadows generated inside building to cause problems with the horses, etc. The fabric is constructed in panels that can be individually replaced so that the entire roof does not have to be replaced if damaged. The building has a 15-year warranty and the estimated life of the fabric is 20 years.

Napoleon shared information with the Board about the Site Plan Review process that a project like this will undergo, which will include review of the design, landscaping, parking requirements, etc.

Propes asked applicant about possibility of putting this building in the lower lagoon area so that the impact off Hwy 24 would be much less. Propes had walked the entire site and had concerns about views of adjacent properties being interfered with the height of this building. Propes asked staff about the access off of Hwy 24 and will a new traffic light be installed. Napoleon stated that a traffic study by CDOT will be part of the site plan review process and CDOT will determine if a traffic signal is needed.

Carr asked the applicant about the site plan detail that referred to proposed property boundaries; options to move the building to the lower level; types of year round events and possible fee schedules.

Scholtz inquired as to the structure meeting hail, snow and wind load requirements; type of seating; occupancy limits; as well as evening use and noise factors.

Carr and Propes shared their concerns about the height of the building and the close proximity to Hwy 24; noise factor with this non-traditional structure; light impact with the fabric roofing material; as well as hardship justification with some much property available for alternate building sites.

The Chair opened the Public Comment portion of the meeting.

Jeannie Hendricks, Secretary/Treasurer of the Saddle Club shared the concerns of the cost of building this arena stating this type of building is much more cost effective than a traditional structure. This arena will be an asset to

the city and the county for the entire community and especially for the youth with being able to implement a high school rodeo program.

Jeanna Holder, owner of the Coachlight Motel and RV Park, stated she is in full support of this project as a neighbor. Her property would be the most affected by the granting of the 25' height variance and she does not have a problem with that proposed structure height.

Jim Peck, member of the Board of Directors for the Saddle Club, does not feel that the height of the proposed structure will be a problem once the facility is being used and available for various community uses.

Paula Boswa, Vice President of the Saddle Club, showed on the site plan the challenges with keeping horses in a confined area with the least amount of traffic and noise for safety reasons. She showed that moving the arena to the lower lagoon area would cause a hardship in the logistics of working with the animals.

Whitney Hendricks, representing the youth in the community, shared the positive aspects for the youth of the community being involved in the various events to keep them focused and out of trouble. She is very excited about this facility and the events that will be available to all age groups, especially kids.

Terry Christianson, a parent in the community with three children involved in the summer events available at the current Saddle Club location, shared with the Board the positive family activities, safe place for kids, and the power of the expansion of these facilities for year round events. Not only will the youth benefit but the adults as well by having more quality events accessible year round.

Amy Jacobsen, past member and chairman of the Saddle Club Board of Directors shared that the glow from the building and the close proximity to Hwy 24 will be a positive impact and not negative eye sour for the community entrance.

The Chair closed the public comment portion at 7:45pm.

Board Members discussed and reviewed various issues presented in the testimony and their visits to the property site. Each member voiced his or her support issues and concern issues.

**MOTION:** Scholtz moved to approve the 25' building height variance as submitted by the applicant. Crane seconded the motion. Motion failed to obtain super-majority support with a 3-2 vote (Carr and Propes casting votes against the motion).

Riley shared with the applicant and audience the procedure and options for an appeal or a re-submittal of the request.

**V. STAFF REPORT**

Riley informed the Board that the current permanent position that is open due to the resignation of Pete Rasmussen is slated to be filled at the upcoming City Council Meeting on September 21, 2006

**VI. ADJOURNMENT**

Chairman, Dernbach, adjourned the meeting at 8:00PM.

Recorded by,

Maggie Weien

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2006

\_\_\_\_\_ Chairperson