

**WOODLAND PARK BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
City of Woodland Park Council Chambers  
November 20, 2006  
6:30 PM**

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

Vice Chairman, Karen Scholtz, called the meeting to order at 6:30PM. Board Members present were Scholtz, Crane, and alternates, Hanlon and Sperry. Dernbach, Carr, and Propes were absent. Staff present were Napoleon, Riley, and Weien. Scholtz appointed both alternates as voting members for this meeting to establish a quorum.

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES**

MOTION: Crane moved to approve the minutes of the October 16, 2006 meeting as presented. Seconded by Hanlon. Approved 4-0.

**IV. REQUEST/PUBLIC HEARINGS**

**CASE NUMBER VAR 06-007 WOODLAND PARK SADDLE CLUB**

**BUILDING HEIGHT VARIANCE:** Request to grant a 21' 6" building height variance to the Woodland Park Saddle Club for the purpose of constructing an indoor arena with a total height of 56' 6" 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 showing the zoning map and proposed site plan information that had been part of the packet for the Board's review. Riley explained the changes in the application from the previous application that was presented, reviewed, and denied by the Board on September 18, 2006. The new proposed building will be 10 feet narrower than the original proposal, making the total width 140 ft. instead of 150 ft. This width change will allow the height of the building to be 3' 6" lower than the original proposal.

Riley's presentation showed the various elevations of the proposed building, topography of the site, as well as the elevations adjacent to Hwy 24. An overlay of the proposed fabric tension building gave a visual of the conceptual appearance and location of the building from various adjacent properties. Riley reviewed some of the limitations of this site, which included the utility easements, IREA poles, and flood plain adjacent to Fountain Creek in addition to the topography of the building site.

Beth Vincent of Colorado Design spoke as a consultant for the Saddle Club. Beth gave a brief history of the 60-year-old organization that was founded in 1947. The Saddle Club has been a consistent and important part of the community sponsoring family events, supporting the business community and fulfilling various functions in the community.

The proposed indoor arena will allow the Saddle Club to expand the various types of equestrian events as well as offer a facility for other events for the community.

Ken Hartsfield of Colorado Design spoke as a consultant for the Saddle Club reviewing the proposed project with details on the use of the building, type of building, site limitations, etc. Hartsfield emphasized the limitations of the site and the necessity of the indoor and outdoor arenas needing to be adjacent for the workability of moving livestock from one facility to the other as well as the workability of the loading and unloading of the animals. Hartsfield reviewed the surrounding properties and the current use and possible future uses. In Teller County, the height limitation for a barn can be 50'. This site is partially surrounded by properties that are within the County boundaries and not the City.

Hartsfield explained the affordability of this fabric tension building vs. other types of structures. In order for the Saddle Club to afford to build an indoor arena this type of structure is the economical solution to the size of facility needed. The compromise of making the building 10 ft narrower will still allow the facility to meet the standards for various events but will decrease the area that will be used by spectators.

Hartsfield addressed the spirit of the code, preservation of the mountain and peaks views, grade differentials, and minimizing impacts to the surrounding businesses; land use options and developing this site to its full potential.

Scholtz had questions regarding the potential hardship of making the building smaller. Hartsfield answered that the 140' width will reduce the spectator area but not harm the overall function of the arena. Scholtz inquired as to the possibility of using the southern portion of the property for this arena. Vincent said they looked closely at the option of locating the indoor arena in the old lagoon. However, they could not co-locate the outdoor area, parking and animal loading/unloading areas in a feasible manner.

Sperry had questions regarding the fabric material and life expectancy of this material. Hartsfield responded that the fabric has a 15-20 year life expectancy and can be replaced in panel sections.

Scholtz opened the Public Comment portion of the meeting at 7:15PM.

Jeannie Hendricks, Secretary/Treasurer of the Saddle Club shared her concern that this project might not ever happen if the Board does not allow the variance. She feels that the additional costs for the service road improvements along with the access easements will make development of this site too costly.

Scott Downs, adjoining property owner to the North for Rocky Mountain Homes, shared his views about the 10-year history of this project; the Downtown Development Authority; the growth of the community, and the economic health of the community. Downs provided additional information concerning the partnership between the DDA and the Saddle Club for the benefit of the entire community. Downs encouraged the Board to work with the Saddle Club so that the indoor arena may be built. As an adjoining property owner, he expressed support for the project.

Joe Napoleon reminded the Board that the case before them is dealing only with the height variance of a proposed indoor arena and not the impact of the project on the community.

Wade Holder, owner and operator of the Coachlight RV Park, which is an adjacent property owner across Hwy 24, spoke in favor of approving this height variance. Holder's goal is the evolution of his property as an RV destination/resort and not a Mobile Home Park. His property is located in the County and consists of 10.5 acres. He has walked the site for this proposed building and cannot determine any reduction in the views of the mountains or Pikes Peak as a result of this proposed structure. He is very excited to have this project move forward.

Paula Bourgeois, Vice President and acting President of the Saddle Club, feels that this structure is in the best interest of the future of the Saddle Club. The indoor arena will allow activities such as English riding and year round events that have not been possible with only an outdoor arena.

Scholtz closed the Public Comment portion of the meeting at 7:30PM.

Hanlon described his approach toward evaluating the site plan and height request. Hanlon shared that the various constrains addressed

by both Riley and Hartsfield justify a hardship for developing this site and concluded that he supports the variance request.

**MOTION:** Hanlon moved to approve CASE NUMBER VAR 06-007 WOODLAND PARK SADDLE CLUB BUILDING HEIGHT VARIANCE for a 21' 6" building height variance. Crane seconded motion. Approved 4-0.

**V. STAFF REPORT**

The 2007 Calendar for BOA meetings and deadlines was distributed. There will be a December 18, 2006 meeting.

**VI. ADJOURNMENT**

Scholtz adjourned the meeting at 7:58PM.

Recorded by,

Maggie Weien

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

\_\_\_\_\_Chairperson