

WOODLAND PARK PLANNING COMMISSION
REGULAR MEETING MINUTES
WOODLAND PARK CITY COUNCIL CHAMBERS
June 8, 2006
7:00 PM

- I. CALL TO ORDER AND ROLL CALL
Chairman Todd called the meeting to order at 7:00PM.
Commissioners present were Hartsfield, Miller, Morrison, Scott, Smith and Ullo. Staff present were Napoleon, Riley, and Weien. Maluschka was absent.
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING
Minutes of the May 11, 2006 meeting were approved as written by general consent.
- IV. REQUESTS AND/OR PUBLIC HEARINGS
 - A. **CASE # 2605115 Vacation of a portion of Aspen Street, Bowman Avenue and Alley.** A request for the City's review and approval to vacate a portion of Aspen Street, Bowman Avenue, and the Alley adjacent to Lots 1, 2 & 3, Block 15, Green's Addition to Manitou Park (now Woodland Park), Teller County, Colorado, more specifically 410 N. Boundary Street, by property owner, Thomas E. Smith.

Riley presented a PowerPoint presentation that showed the configuration of the newly formed parcels if this vacation is approved. Each property involved in this vacation was presented in the PowerPoint as well as photos showing the currently unimproved portion of Aspen Street, Bowman Avenue and the alley portions being affected by this proposal. Riley informed the commissioners that a copy of a Revised Ordinance was available to them at their seats. Riley's information included access information for each lot and the fact that only an ingress/egress is proposed to be retained along the 20' wide alley. Riley explained that exhibit A will need to be slightly modified to create an additional alley parcel adjacent to Lot 4, Block 15 Green's Addition.

Commissioners had questions as to the current utilization of the unimproved land.

Chairman Todd opened public hearing portion of the meeting. Sarah Harmann, property owner at 560 Boundary Street stated that for the 5

years that she has been a resident, this property has had very minimal use. To her knowledge that area has been used only a few times for children sledding. No other members of the audience requested permission to address the commission. Todd closed the public comment portion of the meeting.

MOTION: Smith moved to approve CASE # 2605115 Vacation of a portion of Aspen Street, Bowman Avenue and Alley with the revised ordinance and conditions in the staff report. Second made by Miller. Approved 7-0.

B. Zoning Code Amendment

Consideration of an Ordinance amending the Municipal Code Chapter 18.09 and Chapter 18.06 related to the zoning of Health/Sports Clubs.

Napoleon addressed the Commission explaining that this code change was being brought before the commissioners as a housekeeping matter to utilize more current day terminology.

Smith questioned the language of “leisure time activities”. Discussion took place as to the usefulness of some of the terms in the suggested change. Napoleon explained that several other municipal codes were reviewed and rather than to re-invent the wheel, staff put similar language in our amendment change proposal.

Hartsfield questioned the various zoning districts that this ordinance affects. Under the previous terminology, health spas were allowed in 5 different zones and the new ordinance will allow usage in 7 different zoning districts. Hartsfield questioned if the true reason for the change was to expand zoning and if this change is directly related to the proposed recreation center. Discussion took place regarding the uses and definitions of Public/Semi Public zoned properties. Discussion took place regarding the distinction of what uses could be provided with a Conditional Use Permit instead of a Permitted Use. Commissioners felt that if the use was designated to be allowed through the conditional use process then each case would be reviewed as a public hearing process. If the designation is Permitted Use then the process is an administrative review and not a public hearing.

Chairman Todd opened the public comment portion of the meeting. No one in the audience wished to comment on the case being reviewed. The public comment was closed.

MOTION: Miller moved to approve the Zoning Code Amendment proposed to amend the Municipal Code Chapter 18.09 and Chapter 18.06 related to the zoning of Health/Sports Clubs with the

Public/Semi-Public zoning to be a Conditional Use Permit. Smith seconded the motion. Approved 6-1. No vote was cast by Morrison. Morrison shared his reason for his opposition to the amended portion of the motion. He felt like most of the Public/Semi Public properties would be owned by the City and that all changes and improvements of public lands would go through the public review process without the need for the designation of Conditional Use Permit.

V. REPORTS

- a. Chairman's Report – Chairman Todd asked about the vacancy position on the Planning Commission and the timeline for that vacancy to be filled. Napoleon will bring that concern forward to Council. Napoleon is not aware of any proposed timeline.

- b. Planning Director's Report – Napoleon presented the May 2006 Planning Commission Monthly report to the Commissioners. Napoleon also shared the announcement for the Hospital 4th Annual Gala to be held on Saturday, August 19, 2006 from 6:00-11:00 at Sturman's Little Star Lodge.

VI. DISCUSSION AND COMMENT

VII. ADJOURNMENT

Recorded by,

Maggie Weien

This _____ day of _____, 2006.

John Todd, Chairman