

WOODLAND PARK PLANNING COMMISSION  
REGULAR MEETING MINUTES  
WOODLAND PARK CITY COUNCIL CHAMBERS  
August 10, 2006  
7:00 PM

- I. CALL TO ORDER AND ROLL CALL  
Commissioners present were Todd, Hartsfield, Maluschka, Morrison, Scott and Ullo. Staff present were Buttery, Riley and Weien. Absent commissioners were Miller and Smith.
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING  
Minutes of the July 27, 2006 meeting were approved by general consent without any corrections or additions.
- IV. REQUESTS AND/OR PUBLIC HEARINGS  
**CASE SUB06-008 #2607185 Aspen Acres Filing #2 Final Plat:**  
Request for the City's review and approval of a major subdivision and replat of Lot 7, Aspen Acres, located in the North one half of Section 30, T12S, R68W of the 6<sup>th</sup> PM in the City of Woodland Park, Teller County, Colorado consisting of 5.37 acres for the purpose of creating 10 single family lots in an Urban Residential Zone located on the south side of Trull Road, as requested by the owner, Skip Howes, President of Scott Homes, LTD.

Riley presented a PowerPoint presentation that showed the properties of this final plat as well as the private driveway. A variance for the subdivision design variance from the 40' Road Right of Way frontage on lots 3-10 and accessed with a 50-foot wide private ingress/egress easement was noted during Riley's presentation. This property's preliminary plat had been approved in May 2004. The conditions of the Final Plat are consistent with the Preliminary Plat. Ownership has reverted back to the seller, Dana Duncan. Skip Howes is in the process of purchasing this property.

Commissioners had a few questions regarding the private road specifications; the Fire Chief's approval of this design for fire equipment; and driveway designs for these lots. Staff addressed their questions.

Public Comment portion of the meeting was opened by Chairman Todd and immediately closed, as there were no individuals in the audience who wished to speak to this case.

MOTION: Hartsfield moved to approve CASE SUB06-008 #2607185 Aspen Acres Filing #2 Final Plat with the 40' Road Right of Way variance and with the four conditions outlined in the staff report. Maluschka seconded the motion. Approved 6-0.

This case will move forward to City Council on September 7, 2006 for the Public Hearing. Applicant, Skip Howes, stated that he could probably be requested a change of date for the Public Hearing due to the IREA schedule. Riley asked that a letter be submitted requesting this change.

V. REPORTS

- a. Chairman's Report - none
- b. Planning Director's Report – The July Monthly Planning Commission Report was distributed. Two Administrative Site Plan Reviews were also distributed.

SPR06-002 Rampart Surveys Office Building at 1050 Tamarac Parkway for new construction of the Rampart Surveys office building totaling 2,576 square foot, single story building.

SPR06-003 Blondie's A Salon is being reviewed for new construction at 145 Paradise Circle. This will be a 4,568 square foot, two story building for the use of a beauty salon and an office.

VI. DISCUSSION AND COMMENT

VII. ADJOURNMENT

Chairman Todd adjourned the meeting at 7:15pm.

Recorded by,

Maggie Weien

This \_\_\_\_\_ day of \_\_\_\_\_, 2006.

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John Todd, Chairman