

WOODLAND PARK PLANNING COMMISSION
REGULAR MEETING MINUTES
WOODLAND PARK CITY COUNCIL CHAMBERS
November 9, 2006
7:00 PM

- I. CALL TO ORDER AND ROLL CALL Commissioners in attendance were Todd, Hartsfield, Millard, Miller, Morrison, Smith, and Ullo. Staff in attendance were Riley and Weien. Absent Commissioners were Maluschka and Scott.
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING
Minutes of the October 12, 2006 meeting were approved as presented by general consent.
- IV. REQUESTS AND/OR PUBLIC HEARINGS
 - A. **Case 2609276 SUB06-014 – Paradise Estate #10A Minor Plat:**
Request for the City's review and approval to re-establish a lot line that was vacated on August 4, 2005 via Ordinance 1032 of lots 11 and 12, Paradise Estates, Filing #10 (more specifically 409 Falcon's Rest Place) as requested by the owners, Daniel E. and L. Christine Fankhauser.

Riley's staff presentation included a PowerPoint presentation showing the zoning map as well as photos of adjacent property. The need for a variance is due to the change in density that currently exists in the Suburban Residential Zoning. The preliminary plat for Paradise Estates, Filing #7 was approved in 1995 and remained valid until the Paradise Estates Filing #10 Final Plat was approved 2/15/01. The zoning regulations were amended in 1996, which changed the density of Suburban Residential.

Discussion took place as to changing some of the verbiage in the staff report first motion to make it clearer.

Owner, Chris Fankhauser was present and answered questions as to why this recently vacated lot line is now before the Commission with the request to be re-instated. The applicant explained to the commissioners that the home on this property is upper end and having this additional lot makes the selling price approximately \$150,000 more.

The public comment portion of the meeting was opened by Chairman, Todd, and immediately closed, as there was no one in the audience wishing to participate in the discussion.

A letter was submitted by Kit and Sandy Hooker requesting that the Commission keep the lot lines as they currently are without re-instating the vacated lot line. Eric Smith wanted to make sure that this letter is part of the public record without a motion requesting it be placed into the record.

MOTION: Case 2609276 SUB06-014 – Paradise Estate #10A Minor Plat: Miller moved to approve a variance for the required density of 1 dwelling unit per gross acre in the Suburban Residential zone by reinstating a lot line to create two lots within an area of 1.29 acres. Motion seconded by Morrison. Approved 6-1(Ullo) Ullo felt that since the adjacent property owner had purchased his lot after the lot line vacation that this lot line should not be re-instated.

MOTION: Morrison moved to approve Case 2609276 SUB06-014 – Paradise Estate #10A Minor Plat: replat with the conditions stated in the staff report. Motion seconded by Millard. Approved 6-1 (Ullo)

B. CASE SUB06-015 Evergreen Heights Filing #5A Townhome Plat:
Request for the City’s review and approval of a townhome plat of Evergreen Heights Filing #5A, a Replat of Tract “C”, Evergreen Heights Filing No. 5 containing 1.56 acres zoned PUD with 13 single family townhomes, submitted by the owner, Lowell Moore, Evergreen Heights Townhomes, LLC.

Riley gave some history of this case as a tract of land originally zoned PUD in 1983. Evergreen Heights Filing #5 Final Plat was approved by City of February 19, 2004 which platted Tract “C” for this multi-family development. The City Staff approved the Site Plan for Tract C with 13 units on September 5, 2002. The site contains one building with 5 units (lots 1 –5) which has the foundation only constructed at this time, and two, 4 unit buildings (lots 6 –13), which are nearly completed. Riley reviewed the recommendations in the staff report.

Riley also informed the Commissioners that this type of final plat is handled by many communities as an administrative review project and not a public hearing process. Riley is working on amending our Code so that this type of application can be channeled through an administrative review.

The public comment portion of the meeting was opened by Chairman, Todd, and immediately closed, as there was no one in the audience wishing to participate in the discussion.

MOTION: Eric Smith moved to approve CASE SUB06-015 Evergreen Heights Filing #5A Townhome Plat with the conditions listed in the staff report and one additional bullet “Describe the found monuments utilized to establish the basis of bearings or show other ties to the subdivision from found monument.” Seconded by Hartsfield. Approved 7-0.

V. REPORTS

- a. Chairman's Report - None
- b. Planning Director's Report – In the absence of Joe Napoleon, Sally Riley shared with the commissioners that no cases have been submitted for the deadline of the December 14, 2006 meeting, so no meeting will be held. The deadline for the December 28, 2006 meeting is not until November 15, 2006, notification will be sent out as soon as the Planning Department knows if a meeting will be scheduled for the last Thursday in December.

A new roster with updates and the newest commissioner's information, Stephan Millard was distributed. The 2007 calendar of deadlines for the Planning Commission was also distributed.

The Monthly Planning Commission Report for October 2006 was distributed.

VI. DISCUSSION AND COMMENT

VII. ADJOURNMENT

Chairman, Todd, adjourned the meeting at 7:45PM.

Recorded by,

Maggie Weien

This _____ day of _____, 2006.

John Todd, Chairman