

WOODLAND PARK PLANNING COMMISSION
REGULAR MEETING MINUTES
WOODLAND PARK CITY COUNCIL CHAMBERS
January 25, 2007
7:00 PM

- I. CALL TO ORDER AND ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING
The minutes of the November 9, 2006 meeting were approved by general consent.
- IV. ELECTION OF OFFICERS
Chairman Todd asked for nominations for the position of Chair for the Planning Commission for the 2007 one year term. Bill Miller nominated Ken Hartsfield. Larry Ullo seconded the nomination. Approved 8-0.

Chairman Todd requested nominations for the position of Vice Chairman for the Planning Commission for the 2007 one year term. Morrison nominated Eric Smith. Ullo seconded the nomination. Miller nominated Mark Maluschka. Hartsfield seconded the nomination.

As there were two individuals nominated for the position of Vice-Chair, a written ballot needed to take place with the name of the commissioner placing the vote first and the nominee second. The voting results were 6 votes cast for Maluschka and two votes cast for Smith. As Maluschka was not present to accept or reject the nomination, staff will inform Maluschka that he was elected to serve as Vice Chair.
- V. REQUESTS AND/OR PUBLIC HEARINGS
 - A. **Case ZON06-003 Lots7-9, Block 10, Foster's Addition**
Rezoning: Request for the City's review and approval of a zoning change from Community Commercial (CC) to Central Business District (CBD) with the legal description of Lots 7-9, Block 10, Foster's Addition, in the City of Woodland Park, Teller County, Colorado, more specifically 530 Chester Avenue, as requested by Gordon L. Johnson, trustee for the owner, Gordon L. and Ruth A. Johnson Living Trust.

Riley addressed the commissioners with a PowerPoint presentation beginning with the zoning map, which depicted the surrounding

properties to the parcels owned by the applicants requesting the zoning change, the proximity to Hwy 24, etc. Riley shared that the setbacks within the Community Commercial (CC) zone are more restrictive than the setbacks of the Central Business District (CBD) zone. Riley also addressed the potential question of “spot zoning”. This request would not be considered “spot zoning” as CBD zoning is immediately adjacent to the subject property.

Commissioners asked staff questions regarding the original intent for the CC zoning in 1996. Napoleon gave some history as to the determinations given to various commercial zonings at that time. When the entire City was re-zoned in 1996, there was never intent to keep a rigid zoning and not meet future uses for commercial zoning. Napoleon explained that this request is compatible with the surrounding zonings and the entire land use of the downtown area.

Discussion took place as to the applicants’ proposed development. The zoning change is a separate issue from what future development project might be brought forward for these parcels. The decision needs to be if this zoning request fits the location. Discussion continued concerning that if this change is approved that there would be an increase in mass and density. Napoleon stated that the increase in density is not a concern to staff.

Both applicants, Greg and Steve Johnson addressed the commission and answered questions regarding the future project and how their needs would be better met through the zoning change and not having to apply for a variance.

Steve Johnson shared his excitement for a project that includes residential as well as retail space. He feels that the downtown in our city lacks diversity and that the proposed project would add a new level of energy to the downtown.

Smith asked questions as to the water usage and would it be considered residential (rental) or commercial? It is likely that the redevelopment of this site will utilize the existing commercial tap, however, Jim Schultz, Utilities Director, would confirm the tap size based on a fixture unit count. Millard had questions regarding the parking for this project, which will be determined based upon usage.

MOTION: Smith moved to approve Case ZON06-003 Lots7-9, Block 10, Foster’s Addition Rezoning. Morrison seconded motion. Approved 8-0.

VI. REPORTS

- a. Chairman's Report - None
- b. Planning Director's Report – Planning Department monthly reports were distributed for December 2006.

As no cases have been received for the February 8, 2007 meeting. There will not be a meeting.

Joe Napoleon thanked the John Todd for his work in the past year as the Chair of the Planning Commission. He thanked Ken Hartsfield for his work as the Vice Chair and congratulated him in his election to the position of Chairman for 2007. Napoleon will be giving a workshop on February 22, 2007 regarding the updated information for the Downtown Development Authority and the newly named Woodland Station project. Napoleon shared his excitement for the progress of this project and feels that the commissioners will benefit from the information that will be presented at this workshop. The goal of Woodland Station is to create an environment that lends itself to a place to live, work, and play.

VII. DISCUSSION AND COMMENT

VIII. ADJOURNMENT

Chairman Hartsfield adjourned the meeting at 7:40PM.

Recorded by,

Maggie Weien

This _____ day of _____, 2007.

Ken Hartsfield, Chairman