

WOODLAND PARK PLANNING COMMISSION
REGULAR MEETING MINUTES
WOODLAND PARK CITY COUNCIL CHAMBERS
April 26, 2007
7:00 PM

- I. CALL TO ORDER AND ROLL CALL – Meeting was called to order at 7:02PM by Chairman Hartsfield. Commissioners present were Hartsfield, Maluschka, Mallard, Smith, Todd, and Ullo. Staff present were Buttery, Napoleon, Riley, and Weien. Absent commissioners were Miller, Morrison, and Scott.
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING
The minutes of the March 8, 2007 meeting were approved as presented by general consent.
- IV. REQUESTS AND/OR PUBLIC HEARINGS –
 - A. **Case CUP 07-001 Jet Construction, LLC** – Request for the review and approval of a Conditional Use Permit and Site Plan Review (CUP/SPR) for the construction of a single-family home in a Neighborhood Commercial Zone on Lot 14, Block 10, Steffa's Addition No. 1 to the Town of Manitou Park, now Woodland Park, Colorado, with a physical address of 319 E. South Ave. as requested by the owner John Tottleben, Jet Construction, LLC.

Riley presented a PowerPoint showing the zoning map and this parcel of land. Photos of the neighborhood which is mostly residential in the commercial zoned area were shown to give the commissioners a feel for the surrounding properties as well as the smaller lots platted in the Steffa's Addition. These small parcels are lots of record and are extremely limited in size and building area once the setbacks are implemented.

Applicant, John Tottleben representing Jet Construction addressed the commissioners stating that this land was recently purchased for the purpose of building a single-family residence and not utilizing the commercial zoning. The goal of Jet Construction is to build a house that compliments the neighborhood.

Chairman Hartsfield opened the public comment at 7:10PM. Rusty Baker of 401 E. Henrietta spoke to the Commissioners regarding his concerns about a street that is already impacted by the number of homes that are accessed off of Henrietta; the fact that this street is the last to be plowed; the pavement needs repair and/or replacement; the size of lots are so small another house

will just increase the density of the neighborhood, etc. He is not in favor of the approval of this conditional use permit.

Julie A. Culwell of 331 E. Henrietta Avenue shared her concerns about one more residence being added to the old sewer lines. She shared frustration with the neighborhood needing to have curb and gutter installed as well as the street needing upgrading. She is not in favor of this project.

Discussion took place as to addresses and ingress/egress options off of South Street rather than Henrietta. Questions were asked as to the minimum lot sizes, and a description of the types of commercial uses that are permitted on this site. Public comment closed at 7:20PM.

Commissioners expressed support for the proposal of a residential dwelling unit and believe it would be more compatible with the neighborhood than a commercial use.

MOTION: Todd moved to approve Case CUP 07-001 Jet Construction, LLC. Seconded by Smith. Approved 6-0.

B. Case #FHDP07-001: Shining Mountain Enterprises FHDP - Request for the City's review and approval of Flood Hazard Development Permit for the purpose of constructing a box culvert and access road that crosses a portion of Loy Gulch and connects Woodland Valley Ranch Road with Tract B of the Shining Mountain Golf Course which is located on a tract of land in a portion of Section 11, Township 12 South, Range 69 West in the City of Woodland Park, County of Teller, Colorado as requested by Shining Mountain Enterprises.

Riley's PowerPoint presentation showed the existing Loy Gulch and site photos as well as the engineered plan for improvements. Riley gave a brief history background of the Flood Insurance Rate Map 1988 mapping and the City's involvement with FEMA to allow citizens of Woodland Park the availability to participate in the National Flood Insurance program, which is addressed in Title 20 of the City's Municipal Code. The packet information provided to the commissioners included Erosion and Landscaping plans. This case is a request to approve the box culvert installation across Loy Gulch.

Bob Reifsnyder, representing Shining Mountain Enterprises, introduced his engineer, Charles Cauthren of Springs Engineering who prepared these plans. Smith inquired if there were any wetlands in this area. A wetland property mapping of the area is being conducted. The proposed plan allows the flexibility for reasonable avoidance if any wetland areas are determined. At this point, it does not appear that wetlands are an issue.

Millard asked about the size of the culvert and it's capacity for stormwater to prevent damage to the road. This is a private road and the HOA will be responsible for maintenance of the road as well as the culvert. Associate dues and assessments will be established for one HOA for Tracts B, F, and G of the Shining Mountain Properties.

Commissioners asked David Buttery if he was in agreement with this project as presented. Buttery approves this project as proposed.

Public comment portion of the meeting was opened and closed, as there was no one wishing to speak to this case.

MOTION: Millard moved to approve with conditions stated in staff report Case #FHDP07-001: Shining Mountain Enterprises FHDP. Maluschka seconded the motion. Approved 6-0.

VI. REPORTS

- a. Chairman's Report - none
- b. Planning Director's Report – The March 2007 Planning Department report was distributed.

A flier for the Results of the Historical Resource Survey Workshop and the Landmark Plaque Ceremony for the Ute Pass Cultural Center were distributed. This event will be held on Tuesday, May 1, 2007 from 2:30PM to 4:45PM. Sally Riley encouraged participation in learning more about the history of our community.

VII. DISCUSSION AND COMMENT

VIII. ADJOURNMENT – Chairman Hartsfield adjourned the meeting at 7:46PM.

Recorded by,

Maggie Weien

This _____ day of _____, 2007.

Ken Hartsfield, Chairman

