

WOODLAND PARK PLANNING COMMISSION  
REGULAR MEETING MINUTES  
WOODLAND PARK CITY COUNCIL CHAMBERS  
August 23, 2007  
7:00 PM

- I. CALL TO ORDER AND ROLL CALL Commissioners present were Hartsfield, Maluschka, Millard, Morrison, Todd and Ullo. Staff present was Riley and Weien. Absent commissioners were Miller, Scott, and Smith.
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING  
The minutes of the August 9, 2007 meeting were approved by general consent as presented without changes or additions.
- IV. REQUESTS AND/OR PUBLIC HEARINGS –
  - A. Case 2707206, SUB07-004 Tamarac Tech Park #4 Preliminary Plat and Final Plat: Request for the City's review and approval of the Tamarac Tech Park Filing #4 Preliminary Plat and Final Plat which is a replat of Lot 5, Tamarac Tech Park Filing #3 for the purpose of subdividing 25.59 acres into 8 lots located in the W1/2 of the SW1/4 of Section 12, Township 12 South, Range 69 West of the 6<sup>th</sup> P.M., Teller County, Colorado, as requested by Robert P. Young, Sage Tamarac, Inc.

Sally Riley's PowerPoint presentation began with the history of this project, as this is the 4<sup>th</sup> phase. Maps reflecting the development as it has progressed were presented.

Riley's presentation addressed the four recommended conditions which included a revision to Condition #1 to add "and obtain a private drainage easement through the Shining Mountain Golf Course properties to Loy Gulch" prior to the issuance of any ZDP for construction. Riley addressed historical drainage, landscaping and detention pond, construction drawings and other items that would be part of the staff review of the construction drawings.

Two motions will be needed for this case, one for the preliminary plat and one for the final plat.

The Final Plat includes a Subdivision Development Agreement that will be finalized before the City Council public hearing on September 20, 2007. Covenants will need to be provided for information purposes only prior to the recording of the plat.

Commissioners had questions regarding the open space, sidewalks and public or private street status.

Bob Young, applicant and owner, addressed the Commission with just a few additions to Riley's presentation. Mr. Young wanted commissioners to know that this portion of the subdivision has smaller lot sizes in an effort to establish the opportunity for business owners needing a 2,000-2,500 square foot building and a more affordable product without having an unnecessary land burden.

Mr. Young stated that the technical meeting that will take place with staff next week would be an opportunity to work out drainage issues. He has initial concerns if a land purchase for establishing easements is part of the conditions and how this would affect developers in the community.. Mr. Young simply stated that he would work with staff on all of the historic flow of stormwater and felt very confident that once the staff and engineering team could meet that all challenges could be worked out.

Mr. Young informed the commissioners that the HOA documents have been recorded and will be extended to include this new preliminary and final plat.

Commissioners had more questions for the applicant regarding historic rate of water flow; how that flow is determined; and how the detention pond should function, etc.

Discussion took place as to the verbiage of condition #1 for the Preliminary Plat and condition #4 for the Final Plat could be amended to allow more flexibility in solving the drainage issues.

Chairman Hartsfield opened the public comment portion of the meeting. There was no one in the audience wanting to participate, so the public comment portion of the meeting was closed at 7:36PM.

MOTION: Larry Ullo moved to approve Case 2707206, SUB07-004 Tamarac Tech Park #4 Preliminary Plat with the amendment to condition #1 as: "Applicant shall submit and receive approval of the subdivision's construction drawings to establish a conveyance method through the Shining Mountain Golf Course properties to Loy Gulch prior to issuance of a Zoning Development Permit for any construction activity". Maluschka seconded motion. Approved 6-0.

MOTION: John Todd moved to approve Case 2707206, SUB07-004 Tamarac Tech Park #4 Final Plat with the amendment to condition #4 as: "Applicant shall establish a drainage conveyance method from Tract A out flow to the Loy Gulch drainage system, from the owners of Shining Mountain, Tract B prior to obtaining a ZDP for construction of the subdivision's infrastructure and recording of this final plat " Morrison seconded the motion. Approved 6-0.

- V. REPORTS
  - a. Chairman's Report - none

- b. Planning Director's Report – Riley informed the commissioners that there will not be a meeting on September 13, 2007. There will be a meeting on September 27, 2007.

Information for the Site Plan Review for Sawgrass at Shining Mountain was distributed.

VI. DISCUSSION AND COMMENT

VII. ADJOURNMENT – Chairman Hartsfield adjourned the meeting at 7:44pm

Recorded by,

Maggie Weien

This \_\_\_\_\_ day of \_\_\_\_\_, 2007.

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Ken Hartsfield, Chairman