

WOODLAND PARK PLANNING COMMISSION
REGULAR MEETING AGENDA
WOODLAND PARK CITY COUNCIL CHAMBERS
September 27, 2007
7:00 PM

- I. CALL TO ORDER AND ROLL CALL Chairman Hartsfield called the meeting to order at 7:02PM. Commissioners present were Hartsfield, Millard, Miller, Morrison, Scott, Smith, Todd, and Ullo. Staff present were Alspach, Keating, Riley, Schofield, and Weien. Commissioner Maluschka was absent.
- II. PLEDGE OF ALLEGIANCE After the Pledge of Allegiance, Riley introduced the City's new Planner/Code Enforcement Officer, Amanda Schofield.
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING
The minutes of the August 23, 2007 meeting were approved by general consent as presented without changes or corrections.
- IV. REQUESTS AND/OR PUBLIC HEARINGS –
A. Case CUP07-005 #2708254- Peterson Home Day Care CUP
Request for the City's review and approval of a Conditional Use Permit for a Home Day Care for a maximum of 8 children within the Urban Residential zone with a legal description of Lot 9, Block 4, Fullview Addition, more specifically, 1005 N. Baldwin Street, as requested by the applicant, Jessica R. Peterson.

Riley shared a PowerPoint presentation that showed the zoning map; photos of the surrounding properties; which consist of single-family residences as well as a vacant lot; as well as photos of the Peterson's home and yard at 1005 N. Baldwin Street.

Staff recommended approval of this Conditional Use Permit with the two standard conditions for home day cares.

Commissioners had some questions as to the availability of street parking and the formula for adequate parking for this proposed day care.

Applicant, Jessica Peterson addressed the Commissioners, sharing some of her background in child care and her hope to have her own business in her home as she now has a small child of her own and would like to work from home and be with her child.

Chairman Hartsfield opened up public comment. A neighbor, Randy Lymon of 1000 N. Fullview Street, expressed his concerns of a day care licensed for

8 children. Initially when the applicant had approached him regarding her application to begin a home day care, Mr. Lymon was ok with the idea. His concern was the level of noise that would be created in the small backyard by so many children. Mr. Lymon's wife has health issues that he felt would be affected by the noise level of this proposed day care.

The applicant explained to the commissioners that the standard license for 8 children requires that no more than two children are under the age of 2 and that at least 2 children have to be of school age.

Barbara Fritz, mother of applicant, shared with the commissioners that she has over 15 years in the child care business and her experience has been that most of the time children come in shifts and really do have a minimal impact on the neighborhood with either traffic or noise.

Chairman Hartsfield closed the public comment of the meeting at 7:25PM. Millard stated that his experience with home day cares has been positive and no impact to the neighborhood.

MOTION: Stephan Millard moved to approve **Case CUP07-005 #2708254-Peterson Home Day Care CUP** with the conditions stated in the staff report. Laurie Scott seconded the motion. Approved 8-0.

B. Case #FHDP 07-003: Crestwood Park FHDP - Request for the City's review and approval of Flood Hazard Development Permit (FHDP) for the purpose of constructing various park improvements located at 2010 Valley View Woodland Park, Colorado as requested by the City of Woodland Park.

Commissioner Morrison informed the Chair that he would have to recuse himself from this case as he designed and submitted the flood hazard prevention plan, erosion control plan and landscaping plan.

Sally Riley presented a PowerPoint presentation, which included the National Flood Insurance Program floodplain map and the flood hazard prevention plan. Various site improvements will take place in the park including a gazebo, playground, trail improvements, and a one half-basketball court. An erosion control and landscaping plan were included in packet information provided to commissioners.

Bill Alspach, City Engineer, was present to answer specific questions regarding the floodplain and flood fringe areas of this project. Alspach shared the various types of materials that are projected to be used such as a porous concrete for the basketball court to have the least amount of impact on drainage.

Chairman Hartsfield opened the public comment portion of the meeting. A general question was raised if other items of concern could be addressed in this portion of the meeting other than the Flood Hazard Development Permit. Hartsfield explained that the FHDP is the topic for discussion. Riley offered to answer questions along with other staff members after the meeting.

MOTION: Eric Smith moved to approve **Case #FHDP 07-003: Crestwood Park FHDP**. Todd seconded motion. Approved 7-0.

V. REPORTS

- a. Chairman's Report - None
- b. Planning Director's Report – Riley reminded the Commissioners that the next meeting is scheduled for October 11, 2007.

VI. DISCUSSION AND COMMENT

VII. ADJOURNMENT Chairman Hartsfield adjourned the meeting at 7:31PM

Recorded by,

Maggie Weien

This _____ day of _____, 2007.

Ken Hartsfield, Chairman