



**PUBLIC NOTICE**  
**WOODLAND PARK PLANNING COMMISSION**  
**Thursday, January 27, 2022, 7:00 P.M.**  
**Council Chambers – 220 W. South Avenue**  
**AGENDA**

*Zoom link from the calendar at the bottom of the front page of the City website ([www.city-woodlandpark.org](http://www.city-woodlandpark.org)). Public input is important to the Planning Commission and comments are encouraged in writing in advance.*

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ELECTION OF OFFICERS – CHAIRMAN, VICE-CHAIRMAN**
- 2. APPROVE MINUTES:** January 13, 2022
- 3. PUBLIC HEARINGS**
  - A. CUP#2021-03 – Tamarac Contractor Services:** consider a request by Skip Howes (Applicant) and the Tamarac Land Company (Property Owner) for a Conditional Use Permit (CUP) pursuant to §18.09.090.G.1. Contractors & Construction Services use on 4.22 acres in a portion of the W1/2 of the SW1/4 of Section 12, Township 12 South, Range 69 West of the 6<sup>th</sup> Principal Meridian, lying SW of “Tamarac Tech Park Filing No. 2” and lying NW of “Tamarac Tech Park Filing No. 1” with an address of 1010 Research Drive. **(QJ)**
- To be continued to the March 10, 2022 meeting**
- 4. REPORTS**
- 5. ADJOURN**

For more information, please contact the Planning Department 719.687.5283

# WOODLAND PARK PLANNING COMMISSION MEETING MINUTES for January 13, 2022

## Council Chambers, 220 W South Avenue, Woodland Park

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*This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to [kschminke@city-woodlandpark.org](mailto:kschminke@city-woodlandpark.org).*

### 1. ORDER AND ROLL CALL:

Vice-chairman Ken Hartsfield called the meeting to order at 7:00 pm.

Present Commissioner Lee Brown (via zoom)

Present Commissioner Carrol Harvey

Present Commissioner Kenneth Kennedy

Present Commissioner Larry Larsen

Present Commissioner Shawn Nielsen

Staff Present: Planning Director Karen Schminke and Planner 1 David Burgess

Commissioner Jon DeVaux was absent and excused; Commissioner Al Bunge was absent. New Planning Commissioner Ken Kennedy was introduced and welcomed to the Commission.

### 2. ELECTION OF OFFICERS

Ken Hartsfield was elected Chair and Lee Brown was elected Vice-Chair of the Commission.

### 3. APPROVAL OF MINUTES: The December 9, 2021 minutes were approved, as presented.

### 4. PUBLIC HEARINGS:

**A. PUD2021-02 (ZDP # 202111356):** A request by William L. Page for a two-year extension of the time limit to begin construction of the Best Western Hotel in the Gold Hill Square South Building #6 in the Planned Unit Development zone district pursuant to Municipal Code §18.30.050. **(QJ)**

Planning Director Karen Schminke used a PowerPoint presentation to supplement her Staff Report to the Commission. She displayed and described the Request and Timeline summary, an Aerial exhibit of the proposed location, the Final Development Plan for the PUD Amendment, and a Rendering of the Southwest and North Elevations of the proposed hotel.

Director Schminke recapped the Staff's original findings from 2016, summarizing the request is compatible with surrounding uses, logically developed with necessary infrastructure, and in the interest of the public with no adverse impacts. She provided additional findings for 2022, noting that while this project continues to be consistent with the City's newly adopted comprehensive plan there is the potential that there may be City's development regulations which in turn may affect this project. Director Schminke concluded her presentation by stating that since there are no regulations to assess, staff does not have a position or recommendation on this extension request however, should the Planning Commission find that an extension is warranted and recommends that City Council grant the two-year extension, then the approving resolution should clearly state that the development is still subject to all of the conditions and dimensional standards specified with the original approval of PUD15-001 in January 2016.

The owner and applicant, William Page provided additional information to the Planning Commission related to his current leases with Sherwin Williams and Merit Academy, both of which will expire in 2025. He also stated that he will be back in 2024 for another extension.

Chairman Hartsfield opened public comment. With no persons wishing to speak, he closed the public comment and turned deliberation back to the Commissioners.

The Commissioners sought clarification from Staff that there is no limit on the number of extensions that can be granted. Recognizing that they will likely see another extension request from Mr. Page in two years, there was concern by the Commissioners that Mr. Page understand that there may be changes to the City's development regulations that will warrant a reapplication for this project instead of another extension.

**MOTION:** Commissioner Harvey moved, and Commissioner Kennedy seconded, that the Planning Commission approve PUD 2021-02, a request by William L. Page for a two year extension of the time limit to begin construction of the Best Western Hotel in the Gold Hill Square South Building #6 in the PUD district pursuant to Municipal Code §18.30.050, and subject to all the conditions and dimensional standards specified with the original approval of PUD 15-001 in January 2016.

**YES:** Hartsfield, Brown, Harvey, Kennedy, Larsen and Nielsen; **NO:** None  
**Motion PASSES 6-0.**

*City Council Public Hearing is scheduled to review this item on Thursday, February 3, 2022, 7:00 P.M.*

## **5. REPORTS:**

- A.** Director Schminke reported that Logan Simpson has been putting the final polish on the comprehensive plan as well as working on the code review.
- B.** Members of the Planning Commission expressed a desire for a joint educational work session with City Council regarding short term rentals.
- C.** After a suggestion by Staff, the Commission decided to discuss at the next meeting, the possibility of changing the planning commission regular meeting time to 6:00 PM.
- D.** The next Planning Commission meeting is on Thursday, January 27, 2022.

## **6. ADJOURN:** The meeting adjourned at 7:56 pm.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_  
Ken Hartsfield, Chairman