

**WOODLAND PARK PLANNING COMMISSION
WOODLAND PARK CITY HALL COUNCIL CHAMBERS
220 W. SOUTH AVENUE, WOODLAND PARK, CO
MEETING MINUTES *for* FEBRUARY 13, 2020 – 7:00 PM**

1. **ORDER AND ROLL CALL:** Chairman Jon DeVaux called the meeting to order at 7:00 p.m. Other Commissioners present: Vice-Chair Geoff Watson, Lee Brown, Ellen Carrick, Vickie Good, Ken Hartsfield, Jerry Penland, and Peter Scanlon. Commissioner Larry Larsen was absent. Planning staff present: Planning Director Sally Riley and City Planner Lor Pellegrino.
2. **PLEDGE OF ALLEGIANCE:** Chairman DeVaux led the Pledge of Allegiance.
3. **APPROVAL OF MINUTES:** Minutes from the January 23, 2020 meeting were approved unanimously as presented.
4. **PUBLIC HEARINGS:** None.
5. **REPORTS:**
 - A. Chairman's Report: None.
 - B. Commissioner's Reports: None.
 - C. Planning Director's Report: Director Riley stated that there will be a community placemaking meeting on February 26, 2020, at the Ute Pass Cultural Center from 6:30 PM to 8:30 PM. She noted that the January 2020 Planning Department Monthly Report was distributed to the Commission. There was approximately \$1,200,000 of Building Permit Activity. The report highlighted the TUP Orientation meeting held on January 27, 2020. In 2019, there were 29 special events that attracted 124,000 participants. She stated that the next Planning Commission meeting will be held on February 27, 2020. There are no cases to be heard, but the Commission will continue their discussion to finalize the draft ordinance for single-family uses in multi-family zones.
6. **ADJOURNMENT:** The meeting adjourned at approximately 7:06 PM.
7. **WORK SESSION:**
 - A. Discussion of single-family uses in multi-family zones: Director Riley began the work session by describing the anticipated timeline. She expects the Commissioner's draft ordinance to be completed by the end of February or early March. Due to the upcoming election on April 7th, she proposed to hold a joint work session with City Council and Planning Commission (PC) on April 9th. The purpose of the joint work session is to learn if Council is in agreement with PC's legislative recommendations. If consensus is reached, then public hearings may be scheduled during May and June in order to be completed by July 17, 2020.

Next, the PC discussed the 2nd version of the draft ordinance. A review of Section 1. Title 16 definitions continued for manufactured (HUD) home, modular factory built residential structure, mobile home, and mobile home park or manufactured (HUD) home park. Section 2. contains similar definitions with in Title 18 in addition to definitions for single family dwelling or residence, recreational park trailers and minor edits to recreational vehicles and recreational vehicle park. The PC continued to Title 18, Table of Uses with edits made to various rows and adding a separate row for apartment buildings. It was agreed that a Townhome Plat pursuant to Chapter 17.32 is needed for single family units in a multifamily zones and that all types of multifamily project should be processed as a conditional use. After reviewing the Table of Permitted Uses, the majority of the Commissioners expressed their opinion that single family should not be allowed (except for one unit) in a multifamily

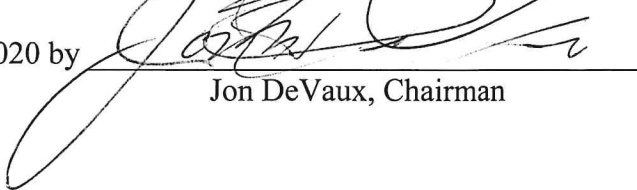
zone at all. Due to the late hour, we agreed to contemplate the advantages and disadvantages of this policy between now and the next work session on February 27, 2020.

The work sessions concluded at approximately 9:00 PM.

Recorded by:



David J. Burgess, Planning Technician

Approved this 27 day of February 2020 by 

Jon DeVaux, Chairman