

TELLER COUNTY PLANNING COMMISSION

**MINUTES**

7:00 p.m., Tuesday September 11, 2012

CITY OF WOODLAND PARK ADMINISTRATION BUILDING – Council Chambers  
220 W South Avenue, Woodland Park, CO

**I. Call to Order and Roll Call**

The meeting was called to order by Chairman Haase at 7:00 p.m. In memory of the 9-11 victims, 11 seconds of silence was held after which the following answered roll call:

Ms. Wendy Dillenschneider (Regular)  
Mr. Steve Copp (Regular)  
Mr. Rick Cirka (Regular)  
Mr. Paul Thies (Regular)  
Mr. Randall Baldwin (Regular)  
Mr. David Cotton (Alternate)  
Mr. Michael Haase (Regular / Chairman)

Also attending were the following staff members:

Ms. Lor Pellegrino, AICP, Senior Planner  
Mr. Chris Brandt, County Attorney

Mr. David Cotton was welcomed as a newly appointed member of the Planning Commission and was appointed a voting member for this meeting.

**II. Review and Approve Minutes**

**A. May 8, 2012**

The minutes were not ready for consideration and this item was postponed by staff.

**B. August 14, 2012**

Ms. Wendy Dillenschneider moved, and Mr. Rick Cirka seconded, that the August 14, 2012 minutes, as corrected, be approved. The following vote was taken and the motion passed:

Yes Ms. Wendy Dillenschneider (Regular)  
Yes Mr. Steve Copp (Regular)  
Yes Mr. Rick Cirka (Regular)  
Abstain Mr. Paul Thies (Regular)  
Yes Mr. Randall Baldwin (Regular)  
Abstain Mr. David Cotton (Alternate)  
Yes Mr. Michael Haase (Regular / Chairman)

**III. Consideration of a request by the Colorado Department of Transportation (Applicant) and Merry Jo Larsen (Landowner) for approval of a Location and Extent application within the Rural Residential zone to authorize the construction of an 8-bay 14,000 sq.ft. vehicle storage facility on Lot 1, Larsen's Divide Subdivision (10681 W US 24, Divide, CO).**

Ms. Lor Pellegrino presented the staff report finding compliance with all applicable Teller County Land Use Regulations and standards and recommended approval, with conditions, of the Location and Extent application.

Representatives from the CDOT project team spoke in turn about the proposal beginning with Mr. Carl Valdez, Region 2 Deputy Superintendent, who described the need to move out of the current Bowman Avenue facility in Woodland Park and CDOT's search for a suitable new site to house an improved, enlarged, and upgraded facility; Mr. Gary Heller, Region 2 Highway Maintenance

Supervisor II, after submitting a photograph of a recent accident, spoke of the CDOT mandate to continually increase the level of service for road maintenance citing how this site would be optimal; Ms. Happy Harrington, Architect II, and Erin Lucero, Designer/Planner, described the building and site design including but not limited to the drainage systems proposed, the proposed site grading, the driveway design, the proposed visual mitigation including landscaping and a compact facility footprint, pavement of travel surfaces, solar exposure and orientation, the “barn” feel to the look and scale of the building, distances from property lines and the nearest residences, preservation of undisturbed open space, water and sewer service options, possible changes to the façade and color choices given the CDOT budget, the need to further analyze the engineering for the intersection/access, the compliance standards for the building and drainage, and improvements to the abutting CDOT pull-out within the ROW.

The Planning Commissioners asked detailed questions throughout the CDOT presentation.

The public hearing comment portion of the hearing was opened and the following members of the public spoke:

Mr. Dwaine Burke (56 Ridge Point Circle, Grand View Estates Subdivision) spoke in favor of the proposal citing that CDOT has answered all of his questions regarding impacts to ground water quality; that he does not believe there is a problem with how it looks; that the location would ensure better maintenance of the Divide intersection in the winter; and that it would not block his view of Pikes Peak.

Mr. Rick Cirka moved, and Mr. Steve Copp seconded:

*that the Planning Commission APPROVE the request from the Colorado Department of Transportation (Applicant) and Merry Jo Larsen (Landowner) for a Location and Extent approval for the construction of an 8-bay 14,000 square foot vehicle storage/office facility on land presently zoned Rural Residential (RR) and described as Lot 1, Larsen’s Divide Subdivision (10681 W US 24, Divide, CO), pursuant to Colorado Revised Statutes §30-28-110 and LUR Section 8.4, incorporating Planning Staff findings contained in the Staff Report dated August 31, 2012, and further finding that the application complies with such pertinent, individual conditions of use specified in the granting of a Location and Extent, is compatible with the general provisions of the Teller County Land Use Regulations, and that satisfactory provisions and arrangements have been made concerning the criteria for approval with adoption of the following CONDITIONS of approval:*

- 1. The Applicant shall comply with all applicable regulations, codes, and requirements governing the installation of a vehicle storage/office facility, including but not limited to, obtaining all federal, state and local permits as required.*
- 2. Access to all commercial lands to the east shall not at any time be obstructed in any way.*
- 3. If the County receives notice that building code compliance is to occur by means of the State Architect, then Building and associated permits (mechanical, plumbing, and electrical) are not required nor is Major Building Review approval by the Planning Department. However, a copy of all state approvals shall be provided to the Teller County Building Department including all inspection approvals and the Final Building approval, complete with the final site plan.*
- 4. All exterior lighting shall be fully shielded and downcast.*
- 5. Submission to and opportunity for comment by IREA of grading profiles for any grading work which could affect clearances or access to existing infrastructure and discussion of the installation of an on-site 15’ foot wide easement adjacent to US Hwy 24.*

6. *Submission to and opportunity for comment by the Divide Fire Protection District of all final construction and site plans for review to ensure availability and adequacy of fire protection service.*
7. *Unless otherwise modified by these conditions, all material representations of the Applicant in its submittal material and in the public hearing(s) shall be considered binding.*

*This is a limited approval of an application by the Colorado Department of Transportation and Merry Jo Larsen to authorize an 8-bay 14,000 square foot vehicle storage/office facility as depicted in the submitted application. Those matters contained in the conditions listed herein would and do apply to this and any other related use involving the proposed construction, whether or not they are included as conditions in this limited approval.*

The following vote was taken and the motion passed:

- Yes Ms. Wendy Dillenschneider (Regular)
- Yes Mr. Steve Copp (Regular)
- Yes Mr. Rick Cirka (Regular)
- Yes Mr. Paul Thies (Regular)
- Yes Mr. Randall Baldwin (Regular)
- Yes Mr. Michael Haase (Regular / Chairman)  
(Mr. David Cotton (Alternate) did not vote)

**IV. ~~Consideration of a request by Meadow Park Land Company (Applicant) and Feather Medsker Smith, LLP (Landowner) for approval of a Combined Subdivision Sketch and Preliminary Plan to reduce the proposed lot configuration from five lots to two lots in the Commercial One zone on ±4.31 acres located in the South ½ of Section 6, Township 13 South, Range 69 West of the 6<sup>th</sup> P.M., Teller County, CO (10 Meadow Park Drive).~~** This item was postponed at Staff's request.

**V. Planner and Board Report**

- A. Notice was given of the scheduled work session with the State Demographer, Ms. Elizabeth Garner, presenting the 2010 Census results and providing a demographic overview of projections, estimates and trends on Tuesday September 25, 7:00 p.m., at the City of Woodland Park Council Chambers.

**VI. Other Items**

- A. Notice was given of the 07-18-2012 Board of Adjustment approval of the request by Dennis and Theresa Schorn (Applicant and Property Owners) to vary the side setback in the R-1 zone district from 15 to 10.5 feet (northeast corner of the garage) and 11.6 feet (southeast corner of the garage) to bring an existing garage into conformance on Lot 10, Block 1, Valley-Hi Mountain Estates, Teller County, CO (842 Crestridge Road, Florissant).
- B. Notice was given of approval of the following Interior Lot Line Vacations:
  - Tzudiker - Lots 130, 131, 132, Wilson Lake Estates
  - North / Brocklesby - Lots 1, 2, Block 5, Westwood Lakes
  - Costa - Lots 176, 177, Cripple Creek Mountain Estates, Filing 23
  - Campbell - Lots 1023, 1024, Colorado Mountain Estates, Filing 8
  - Saylor - Lots 25, 26, Block 2, Palmer Village Subdivision

**VII. Adjourn**

The meeting was adjourned at 9:03 p.m.