

# SHERIDAN PLANNING AND ZONING COMMISSION

## **Work Session**

June 4, 2008

6:30 P.M.

### **1. Call to Order**

Chairman Spishock called the Work Session to order at 6:38 p.m.

### **2. Roll Call**

Present: Spishock, Hall, Benson, Budgell, Geurin, Hutcheson, Pierce, and de Laguna

Absent: none

A quorum was present.

### **3. Review of Minutes from 05/21/08**

Motion was present by Commissioner Hall to approve minutes; motion was seconded by Commissioner Pierce.

Vote passed unanimously to approve minutes for May 21, 2008.

### **4. New Business**

#### **A. Joint Meeting with City Council**

Council Members present: Carter, Tafoya, Beacham, Mueller, Radke, Beiter-Fluhr, and Smith

1. Discussion was opened regarding the direction the Commission was going regarding the new zoning code. Council members wanted clarification from the Commission if the approach was bit-size pieces of zoning or if a comprehensive plan was being followed. Council also wanted to know what sections of the code are being prioritized and what geographical areas of the City are being prioritized in regards to the new codes.
2. Council also recommended that a member of the City's attorney's office, Williamson & Hayashi, LLC, be present at

Planning and Zoning meetings when necessary to expedite communication between the Commission and the attorneys.

3. The Commission wanted feedback from the Council if the Commission was having too many public hearings. Council wants to keep things as transparent as possible, but to make room for having a public forum versus public hearing when possible.
4. City Attorney Williamson went over the detail for the application for rezoning for the property at 3497 South Zuni Street. The plan is to clean up a small title issue. He did note that in order for the City to vacate its claim on the property, a public hearing is required.

#### **5. University of Denver Class Presentation**

The Joint Meeting was adjourned by Chairman Spishock at 7:10 p.m. for the Commission and Council Members to attend a class presentation from Brandon Kelly and Patrick Nottingham, graduate students at DU. Their presentation was an idea of developing an "Urban Village" called New Town Center and South Platte Commons that would be attached to River Point. They were introduced by their professor, Dr. Bruce Swope.

#### **6. New Business (cont)**

The Commission and Council broke into separate groups and Chairman Spishock reconvened the Planning and Zoning Commission meeting at 8:08 p.m. Commissioner de Laguna was absent from the re-convening.

- B.** An Application for rezoning for the property at 4095 South Federal Boulevard. The location of the property was discussed and it was decided that a Public Hearing would be scheduled with a target date of July 16, 2008.

**C.** City Attorney Williamson went over the recommended changes to the Subdivision rewrite. It was pointed out that all Sections referenced in his Memorandum dated May 23, 2008 should be 55.

**D.** Commission Hutcheson moved that the current Subdivision Ordinance, with minor corrections (check for typographical errors) be sent to City Council for approval. Commissioner Geurin 2<sup>nd</sup> the motion. The motion passed with yeah votes from Spishock, Hall, Benson, Budgell, Geurin, Hutcheson, and Pierce. Commission de Laguna was absent.

**7. Old Business**

None

**8. Meeting Adjourned**

Commissioner Hutcheson motioned and Commissioner Budgell seconded to adjourn the meeting at 8:45 p.m.

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Heidi McKelrath, Commission Clerk

