

the solid stripe, endangering vehicles that are simultaneously turning into the left lane of Highway 105 from the south side of this intersection. This significantly reduces the number of cars that can get through the left-turn light from the south and causes a lot of daily rush-hour frustration for neighbors of the studio.

- Monument Academy drop-off and pick-up traffic also contributes significantly to the amount of morning and afternoon southbound Knollwood traffic that impedes left turns from the south side of this Highway 105 intersection in the left westbound lane.
- Some Sundance customers/parents park in the private Monument Villas clubhouse parking lot inside the subdivision during peak attendance periods.
- The Monument Villas homeowners association should not have to tow away Sundance Studio cars parked illegally in the private clubhouse parking lot tow-away zone.
- Sundance should use the adjacent Integrity Bank parking lot for additional off-street studio parking to relieve on-street parking congestion now that the bank has moved into the larger building on the opposite side of Knollwood and Highway 105 intersection.

Some of the comments made by commissioners were:

- A lot of Sundance customer cars are parked on Cipriani Loop during drop-off and pick-up, but customers don't park on Knollwood Drive.
- The town just passed a code revision that reduces the number of off-street parking spaces required for commercial buildings.

Some of Kassawara's responses to comments were:

- When the shopping center on the southeast corner of Knollwood and Highway 105 is built, there will be sufficient warrants for a traffic signal upgrade that will include a protected left-turn from the south onto westbound Highway 105 and will prevent the current dangerous interference from southbound Knollwood traffic vehicles that are simultaneously making right turns directly into the left lane of westbound Highway 105.
- The roadway and traffic signal at this intersection belong to El Paso County, but the timing of the traffic signal is controlled by CDOT.
- When Kum and Go store traffic stabilizes, the town will ask CDOT to re-evaluate the left-turn signal timing for the Knollwood intersection.
- The Knollwood traffic signal is not a Sundance Studio site plan issue.
- The existing studio deten-

tion pond will be deepened to ensure that the additional impervious surface created by the new roofing does not cause drainage from the Sundance lot to exceed historic flows.

- Monument Villas residents should post additional tow-away signs in the clubhouse parking lot and have its homeowners association actually tow cars away.
- Sundance would have to get Integrity Bank's permission to have Sundance customers park on Integrity's unused lot.
- The parking lot code is based on square footage and maximum occupancy only and standard for this type of use in many similar towns in Colorado.
- The town's street parking code does not account for the 10-minute overlaps for drop-off and pick-up cycle peaks.

- Parking is allowed on Cipriani Loop because it is a public right-of-way that is wide enough for parking on both sides of the roadway and has room for emergency vehicle access even when all parking spaces are filled.
- There are no "No Parking" signs on Cipriani Loop and parking on the street is not "wrong."
- Sundance Studio could note in event announcements that event participants will not be allowed to park on other private property.
- If there are visibility issues at Cipriani Loop intersections, yellow striping of the adjacent curbs may be appropriate.

A motion to approve the Sundance Studio site plan amendment was unanimously approved.

#### Bylaws update comments requested

Kassawara stated that he was up-

dating the Planning Commission Bylaws and Rules of Procedure revision that he performed in 2007. He asked the commissioners if they had any comments on the 2007 bylaws.

There was consensus to appoint an additional alternate and allow one or both alternates to participate and vote when they sit in for one or more absent commissioners. If both alternates are present and only one commissioner is absent, the senior alternate would participate and vote. Town Attorney Gary Shupp said alternate commissioner participation and voting "is fairly standard" compared to Kassawara's rule that allows an alternate to participate only when three of the seven commissioners are present. There was also consensus to add agenda items for the Pledge of Allegiance and electing a temporary chair if both the chair and vice chair are absent.

The board unanimously approved a motion to recommend

the addition of these revisions to the Board of Trustees for the board's review and approval. Kassawara said he would send each commissioner an electronic copy of the amended bylaws with their proposed changes incorporated to obtain their individual final "thumbs up."

The meeting adjourned at 7:54 p.m.



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