



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, December 12, 2024, 6:30 P.M.
Council Chambers – 220 W. South Avenue

Zoom link from the calendar at the bottom of the front page of the City website (www.city-woodlandpark.org).

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC HEARING**
 - A. A24-0146:** Consider a Flood Hazard Development Permit (FHDP) requested by Andrew Pankopp of Atlas Technical Consultants (applicant) for environmental remediation cleanup of a fuel spill on land owned by the City of Woodland Park, legally described as Lot 7 Woodland Park Plaza, which is located along Fountain Creek west of 1017 A-B East US 24, and southeast of the intersection of Laura Lane and Rosemont Road, in the Planned Unit Development (PUD) zone.
- 4. WORK SESSION**
 - A. ~~Code Review Project—Review & Discussion~~ CANCELED**
- 5. REPORTS**
- 6. ADJOURN**

For more information, please contact the Planning Department 719.687.5202



Planning Commission Staff Report PC Public Hearing December 12, 2024

Agenda Item

4A

Department

Planning

Presenter

C.J. Gates
Senior Planner

AGENDA ITEM 4A

(File #A24-0146) Flood Hazard Development Permit:

Consider a Flood Hazard Development Permit (FHDP) requested by Andrew Pankopp of Atlas Technical Consultants (applicant) for environmental remediation cleanup of a fuel spill on land owned by the City of Woodland Park, legally described as Lot 7 Woodland Park Plaza, which is located along Fountain Creek west of 1017 A-B East US 24, and southeast of the intersection of Laura Lane and Rosemont Road, in the Planned Unit Development (PUD) zone.

Review Process

Title 20 of the Woodland Park Municipal Code outlines the Flood Damage Prevention Regulations and the establishment of a flood hazard development permit. Section 20.04.010 states:

“A flood hazard development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 20.03.020. Application for a flood hazard development permit shall be made on forms furnished by the city manager, or his duly designated representative.”

In reference to the Code section quoted above, section 20.02.040 defines the word “Development” as:

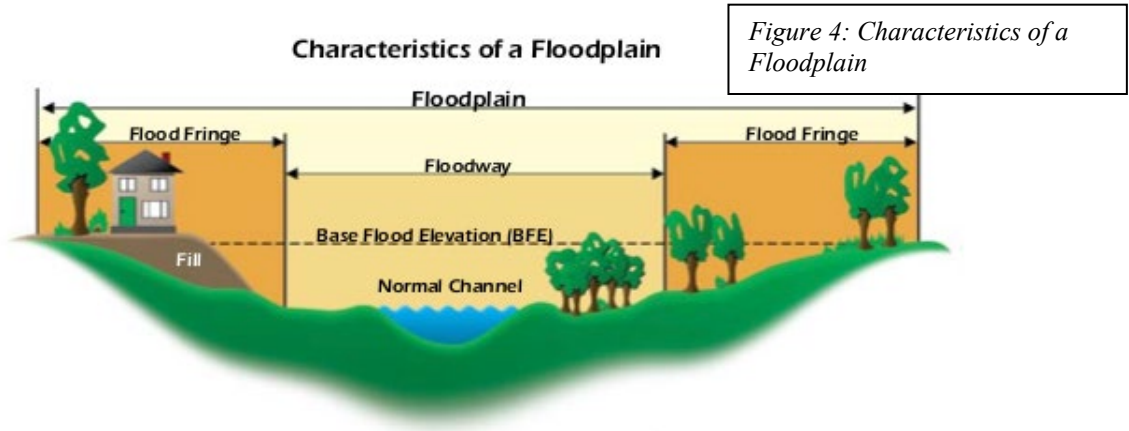
“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard. (Ord. 474-1988 § 2 (part), 1988)”.

In the case of the application at hand, no new structures are being proposed but construction in the form of grading and excavation has taken place within the floodplain thus requiring a flood hazard development permit.

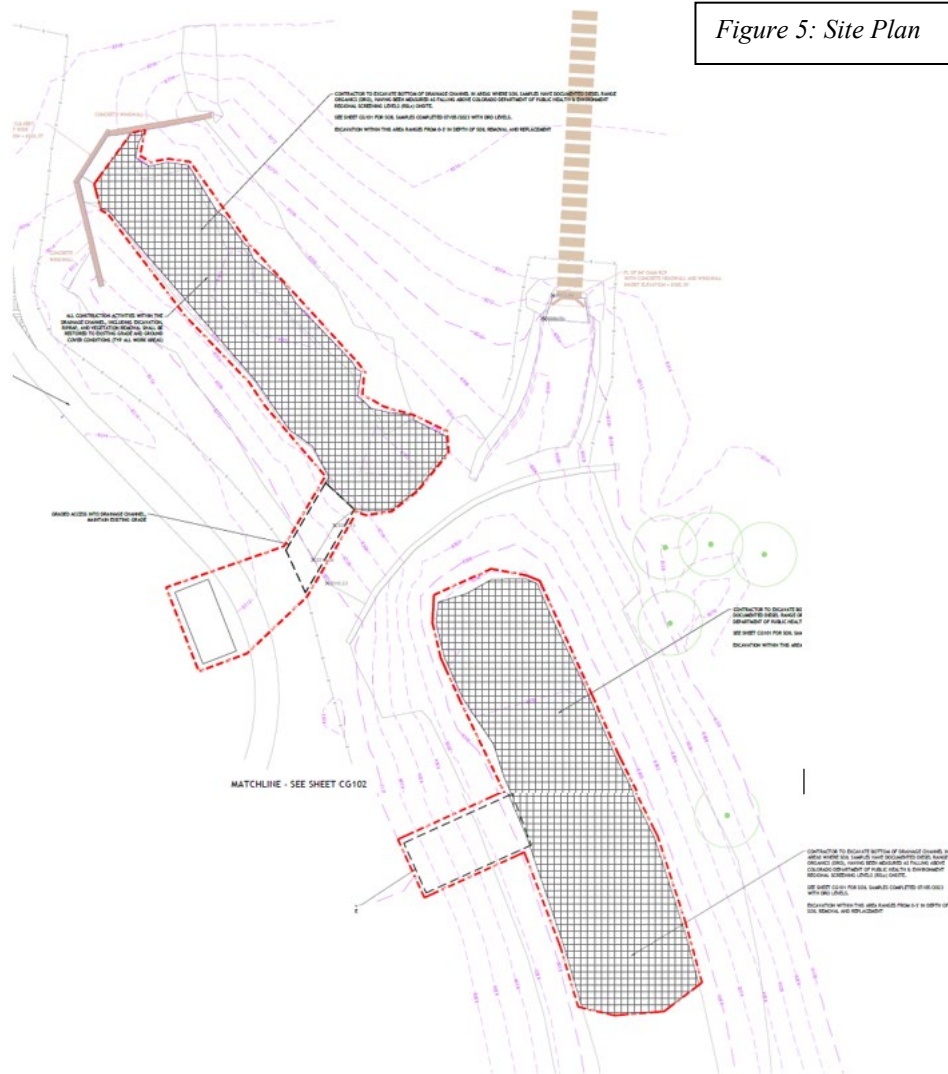
Section 20.05.020 E. is also applicable and states:

FLOODPLAIN DESCRIPTION

The effective Flood Insurance Rate Map (FIRM) is number 08119C0206D published by the Federal Emergency Management Agency (FEMA) September 25, 2009. Figure 4 below illustrates the characteristics of the different portions of the floodplain including the floodway and water channel.



The area of remediation took place beginning within the channel at the northern end of the City parcel and continues downstream for approximately 350'. At the northernmost extent of the work, the FEMA map indicates the channel as Zone AE with a base flood elevation of 8,307.80 ft. At the southern end of the work area, the FEMA map indicates the channel as Zone AE with a base flood elevation of 8,299 ft. Existing grade within the work area ranges from 8,304 at the north to 8,300 ft. at the southern end of construction as seen on Figure 5 below.



With current application outlined within this staff report, all construction done has been within the water channel. According to the no-rise certification attached hereto, the applicant and professional engineer states that the construction performed did not impact the 100-year flood elevations, floodway elevations, or floodway widths on Fountain Creek.

SITE PHOTOS

Figures 6 and 7 below are site pictures taken on November 26, 2024. Figure 6 is a Photo taken looking north at the subject property and Figure 7 is a Photo taken looking south at the subject property.

The application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the City's on-call Engineer, and the City Manager. Attached to this staff report is the full comment letter from the City's on-call Engineer. The Engineer that reviewed the application stated that the application could be approved based on what was submitted and the work that was performed.

STAFF FINDINGS

Section 20.04.020.C states that the Planning Commission shall review the application (See Attachment 1) to determine whether the application is in compliance with the general and specific standards found in Chapter 20.05.010 (General Standards) and 20.050.020 (Specific Standards). Specifically, applicable is section 20.050.020 E. which states:

"Soil Erosion Control and Landscaping Plans. Land disturbing activities for residential and nonresidential structures, fill, and the storage of materials may result in unprotected soils that would be highly susceptible to erosion during times of flooding if not protected. Therefore, a soil erosion control and landscaping plan must be submitted and approved by the planning commission as an attachment to all flood hazard development permit applications."

Complies: The applicant outlined the remediation construction within the attached project narrative and states that as a result of the nature of the project to provide excavation and backfill of contaminated soils and no drainage or floodplain modifications that would differ the post-construction conditions from the existing conditions, no negative impact to the floodplain or drainage channel in the final constructed conditions. The applicant also submitted a "No-rise Certification" that was stamped by a licensed Professional Engineer which is attached hereto.

The applicable General and Specific Standards in Title 20 of the Municipal Code are addressed in the attached letter and plans from the applicant. The applicant also submitted the City's "No-Rise Certification" which is also attached hereto. The proposal is in compliance with the applicable standards. Erosion Control Plans are also acceptable.

STAFF RECOMMENDATION

Staff Recommends Planning Commission approve the Flood Hazard Development Permit (FHDP) requested by Andrew Pankopp of Atlas Technical Consultants (applicant) for environmental remediation cleanup of a fuel spill on land owned by the City of Woodland Park, legally described as Lot 7 Woodland Park Plaza, which is located along Fountain Creek west of 1017 A-B East US 24, and southeast of the intersection of Laura Lane and Rosemont Road, in the Planned Unit Development (PUD) zone subject to the following condition:

1. Prior to any future land disturbing activities located within the floodplain a Flood Hazard Development Permit must be issued by the City of Woodland Park.

ATTACHMENTS

1. Application & Project Narrative
2. Application Site Plan
3. No-Rise Certification

4. GEI Consultants Initial Assessment & Ongoing Monitoring Report
5. City of Woodland Park's On call Engineer Comment

As a result of the nature of the project to provide excavation and backfill of contaminated soils and no drainage or floodplain modifications that would differ the post-construction conditions from the existing conditions, no negative impact to the floodplain or drainage channel is expected in the final constructed conditions.

Signed,



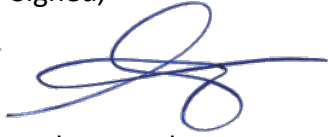
Andrew Pankopp, PE
Colorado PE.0060218
National Practice Team Manager – Civil Site





As a result of the nature of the project to provide excavation and backfill of contaminated soils and no drainage or floodplain modifications that would differ the post-construction conditions from the existing conditions, no negative impact to the floodplain or drainage channel is expected in the final constructed conditions.

Signed,



Andrew Pankopp, PE
Colorado PE.0060218
National Practice Team Manager – Civil Site

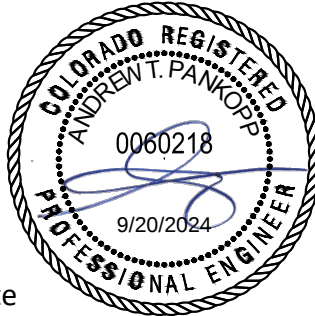


Figure 11 – Groundwater Analytical Residential Wells

Appendices

Appendix A Laboratory Analytical Reports

Appendix B

Appendix C

Tables

Table 1 – Soil Analytical

Table 2 – Groundwater Analytical

Table 3 – Residential Water Well Analytical

Table 4 – Woodland Park Drainage Water Analytical

Table 5 – Groundwater Monitoring Well Water Analytical

Table 6 – Water Analytical (APEX Groundwater Monitoring Wells)

Appendix A Laboratory Analytical Reports

Appendix B

Appendix C

Appendix D
