



**PUBLIC NOTICE**  
**WOODLAND PARK PLANNING COMMISSION**  
**Thursday, November 13, 2025, 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.woodlandpark.gov](http://www.woodlandpark.gov)).*

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVE MINUTES:** August 28, 2025 and September 25, 2025
- 4. PUBLIC HEARINGS**
  - A. Pines at Tamarac Subdivision Final Plat (A25-0247):** A request by Tom Martinez (Applicant) and Pines at Tamarac, LLC (Property Owner) to plat 20.61 acres into 39 lots; the subject property is described as Lot 2, Block 1, Dayspring Christian Fellowship (a.k.a. 205 Sourdough Road) in the Pines at Tamarac PUD zone district. **(QJ)**  
*City Council Public Hearing is now scheduled for Thursday, December 4, 2025, 6:00 P.M.*
- 5. REPORTS**
- 6. ADJOURN**

For more information, please contact the Planning Department 719.687.5202

**WOODLAND PARK PLANNING COMMISSION**  
**MEETING MINUTES for August 28, 2025**  
**Council Chambers, 220 W. South Avenue, Woodland Park**

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*This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to [kschminke@woodlandpark.gov](mailto:kschminke@woodlandpark.gov).*

**1. CALL TO ORDER & ROLL:** Chair Brown called the meeting to order at 6:30 pm.

|                |                                                  |
|----------------|--------------------------------------------------|
| Present        | Commissioner Jarrod Newcom                       |
| Present        | Commissioner Ken Kennedy (via Zoom)              |
| Absent         | Commissioner Don Hoying                          |
| Present        | Commissioner Ken Hartsfield                      |
| Present        | Commissioner Don Dezellem                        |
| Present        | Vice Chair Larry Larsen                          |
| Present        | Chair Lee Brown                                  |
| Staff Present: | Planning Director Karen Schminke, AICP, via Zoom |
|                | Senior Planner CJ Gates                          |
|                | City Attorney Nina Williams                      |

Quorum requirements are satisfied.

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVE MINUTES:** Chair Brown had several edits to the minutes and requested the following changes:

- Update to reflect “a second was made” since Chair Brown is confident he did not second that motion to approve the minutes;
- Update to “Chair Brown called for the applicant to speak,” instead of “Chair Brown called forth the applicant to speak”;
- Modify the motion for clarity for the first public hearing item, “by removing Automotive Vehicle Repair and Maintenance Shop as a permitted use and allowing single family residential use and other currently approved uses to remain unchanged, with the permitted uses of Lot 2 remaining unchanged”.

Chair Brown confirmed with the Planning Commission that this seemed clearer, and the Commission members concurred with the changes.

Commissioner Larsen motioned and Commissioner Dezellem seconded approving the August 14, 2025, Planning Commission minutes with the changes as indicated on “the sheet of paper.” Chair Brown clarified that Senior Planner Gates has the exact wording to be edited. Motion carried by four affirmative voice votes and two abstentions from Commissioners Newcom and Hartsfield because they were not in attendance.

**4. PUBLIC HEARINGS:**

- A. Willow Street Rezone:** Request by Robert and Elizabeth Vincent-Hoeritz (Applicant and Property Owner) for approval of zone district change from Urban Residential (UR) to Central Business District (CBD). The subject property is legally described as Lot 1, Block 12 Fosters Addition including the adjacent west ½ of vacated Scott Avenue as described at Reception #483423 and the adjacent

north ½ of vacated alley as described at Reception #590996 of Woodland Park, Teller County (a.k.a. 309 Willow Street, Woodland Park, CO). (QJ)

Commissioner Hartsfield stated that he had worked with Ms. Vincent some 15 years ago, but does not currently have any business or interest in this process, so he will not be recusing himself. Chair Brown found this to be a reasonable conclusion.

Senior Planner Gates presented the Staff Report, by reviewing the location map and applicant's request. The applicant interrupted the presentation, noting that the two properties bordering on the south and the southeastern property, owned by the Carter's, are actually zoned CBD and not UR. Senior Planner Gates clarified that this is the most recent Zoning Map on the City's website, but he will double-check.

Senior Planner Gates continued with the Staff Report, describing the zoning and uses of the surrounding properties and showed photos of the subject property as well as the surrounding properties. He explained that the owners have been operating this property as a non-primary residence STR since they purchased it in 2006, but with the adoption of Ordinance 1469 Series 2023, the use of this property as a non-primary residence STR is now not in compliance with City Code. Ordinance 1469 does allow non-primary residence STRs in the NC, CC, SC, and CBD zones. He then reviewed the purpose statements of Chapter 18.13 – Urban Residential (UR) and Chapter 18.23 – Central Business District (CBD) for these respective zone districts. He noted that the application was referred to all required City departments and External Referral Agencies, but no comments were received.

Mr. Gates then reviewed the Staff analysis. Regarding the Comprehensive Plan, the current zoning is consistent with the plan, but the property does directly abut land designated for "Downtown Mixed Use". Analysis of the Comprehensive Plan Objectives shows the rezoning is consistent with Economic Development Objectives 1.6 (diverse housing options, additional community amenities) and 1.7 (expand tourism and visitor expenditures) but is contradicted by Housing Objective 1.1 (promote safe and stable neighborhoods that provide a variety of housing options).

Regarding area changes that may warrant a zone district change, uses in the area have not changed, but City regulations had. The new regulations regarding short-term rentals now prohibit the property owners from operating a non-primary residence STR at this location. It was also noted that there are several other single-family homes on area properties that are zoned CBD.

Staff then reviewed Code sections MC 18.09.085 – Zone Change or Modification (density increase and water needs) and MC 18.34.070 – Site Plan Review (water source and needs), finding the current use can continue, but future changes in use would be subject to these requirements.

All public notification (letters, postings, and notice of public hearings) requirements were met. Staff has received no public comment on the proposal.

Mr. Gates concluded his presentation by reviewing two different motions, one for approval or one for denial of the request:

Should the Planning Commission find there is sufficient reason to change the zone designation for the subject property, the recommendation is to recommend approval of the zone district change from Urban Residential (UR) to Central Business District (CBD) Lot 1, Block 12 Fosters Addition including the adjacent west ½ of vacated Scott Avenue as described at Reception #483423 and the adjacent north ½ of vacated alley as described at Reception #590996 of Woodland Park, Teller County (a.k.a. 309 Willow Street, Woodland Park, CO),

Or:

Should the Planning Commission find there is NOT sufficient reason to change the zone designation for the subject property, the recommendation is to recommend denial of the requested zone district and instead maintain the current Urban Residential (UR) designation for Lot 1, Block 12 Fosters Addition including the adjacent west ½ of vacated Scott Avenue as described at Reception #483423 and the adjacent north ½ of vacated alley as described at Reception #590996 of Woodland Park, Teller County (a.k.a. 309 Willow Street, Woodland Park, CO).

Planning Commission confirmed that no complaints were filed with the City for this property while operating as an STR; that STRs are a permitted use in the CBD; and clarified that the southeastern parcel bordering the property is zoned UR with the most recent City zoning map.

Chair Brown invited the applicant to speak.

Beth Vincent-Hoeritz of 306 Chester Avenue, Woodland Park, introduced herself and her husband, Rob. They have been in Woodland Park and Teller County for over 20 years. They purchased 309 Willow Street and 306 Chester Avenue approximately 20 years ago. When the Chester property was purchased, she worked very closely with the former Planning Director to maintain the historic quality of the homes while putting their home office at the Chester cabin, rezoning it in 2005 to CBD and explained the history of vacating the adjacent alleys. She relayed that they were notified in June that they would not be able to host guests at their historic homes (built in the early 1900's and originally were vacation cabins). With the properties being adjacent to commercial uses like the coffee shop, Arby's, Dinosaur Museum, many of their guests and friends support Woodland Park's local businesses because of the proximity. They intend to maintain the historic nature of their property, to fit that in with the desired goal of downtown Woodland Park, and they believe they have accomplished that.

Planning Commission had several questions and clarifications. They confirmed that the applicants are not aware of any complaints on their STRs; they reside at their property that is adjacent to the property in question, so they often interact with their STR guests; they limit the STR to four guests; the future use is proposed to be an STR, with no changes. They also confirmed that the code change precipitated this request and that there is no change in density.

Chair Brown asked the applicant if they considered any less intensive zoning designation than CBD. Senior Planner Gates said Staff recommended CBD zoning in the pre-application meeting to avoid "spot-zoning" and since the property borders CBD. Chair Brown explained that he envisioned his question as pertaining to "transitional zoning" from the most intensive CBD to a less intensive Neighborhood Commercial (NC), which wouldn't allow some of the more intensive uses like automotive uses, fast food restaurants, etc. Senior Planner Gates said the conversation of changing to a less intensive commercial zone could have been different if the whole block wanted to change, but since it's just one parcel the Planning Department would regard a singular zone district as spot zoning.

Chair Brown opened the public hearing.

Joe Fury, 565 Pembroke Lane, Woodland Park, noted firewood may be stacked against the house, and recommended a condition of removing the firewood to prevent a hazard.

With no one else wishing to speak, Chair Brown closed the public hearing.

The applicant said they were not aware of any firewood stacked on their property, but would remove it if it exists. Senior Planner Gates showed the site photos, and the



subject property does not have firewood stacked. It appears that the wood is on a neighboring property.

Commissioner Hartsfield stated that he does not have an issue with the change in zoning as the Comprehensive Plan is an inspirational document and the CBD is immediately adjacent to two sides of the parcel.

Chair Brown reasoned his suggestion of a transitional zoning because of the different uses available between CBD and NC. Also, the setbacks are 25' in the UR zone, 10' in CBD, and 25' in NC, so the NC setback would keep the footprint of the building similar to what it is now and to the adjacent properties.

Planning Director Schminke stated that the definition of spot zoning is zoning just one property a different designation than the properties around it. It potentially creates a precedent issue, too. Staff would be comfortable either keeping the current zoning of UR or changing it to CBD.

Vice Chair Larsen added that this area is clearly a transitional area between residential and commercial uses. He agreed with Commissioner Hartsfield on applying what is called for in the Comprehensive Plan, specifically the land use map. But in this instance, he thinks the previous and proposed use overrides the condition of being in compliance with Comprehensive Plan, it's a transition area, and today the Planning Commission is looking at a request to change the zoning to CBD, which he will support.

Vice Chair Larsen asked Staff if the Planning Commission could zone a property with a condition that it must stay in a residential state. Staff responded that all permitted and conditionally permitted uses of a zone must apply to any property with that zone district.

**MOTION:** Vice Chair Larsen moved and Commissioner Hartsfield seconded that since the Planning Commission finds there is sufficient reason to change the zone designation for the subject property, they recommend to City Council approval of the zone district change from Urban Residential (UR) to Central Business District (CBD) Lot 1, Block 12 Fosters Addition including the adjacent west ½ of vacated Scott Avenue as described at Reception #483423 and the adjacent north ½ of vacated alley as described at Reception #590996 of Woodland Park, Teller County (a.k.a. 309 Willow Street, Woodland Park, CO)

**YES: Newcom, Kennedy, Hartsfield, Dezelle, Larsen.**

**NO: Brown.**

**Motion carried 5-1.**

The City Council Public Hearing is currently scheduled for Thursday, October 2, 2025 at 6:30 P.M.

- B. Ordinance Amendment:** Recommend approval of an ordinance amending Title 18 of the Woodland Park Municipal Code to address recent State legislation required changes related to Accessory Dwelling Units (HB24-1152) and Residential Occupancy Limits (HB24-1007). (L)

Director Schminke began the Staff Report presentation by noting the Planning Commission's previously held a work session on August 14, 2025, and reviewed necessary changes and the proposed language of an Ordinance for recommendation to City Council. The changes to Title 18 – Land Use Regulations are necessitated by House Bill 24-1152 related to accessory dwelling units (ADUs) and House Bill 24-1007 related to residential occupancy limits. The Bills mandate that ADUs be permitted in any zone district where a single unit detached dwelling unit is permitted, that the permitting must be done through an administrative process, and that familial

relationships can no longer be used to set residential occupancy limits. The proposed updated Ordinance eliminates: annual permit renewal, on-going owner occupancy of either the primary or accessory unit, on-site parking requirements for the ADU, density controls for where an ADU can be established, and the definition of "Family." The proposed update provides: Clarity for bringing a pre-existing non-conforming ADU into compliance with these regulations, adds language regarding a 'Functional ADU' which will provide assistance for permitting or enforcing these requirements, and new definitions for "Household" and "Household Living." She then reviewed the changes to the ADU Definition in Section 18.06.016, including a revision proposed by Vice Chair Larsen.

Director Schminke concluded the presentation with the Staff recommendation that: Should the Planning Commission find the provisions in the proposed Ordinance satisfactory, the Planning Commission should recommend that City Council approve the Code amendments as presented.

Vice Chair Larsen added that he made the recommendation for the change in the definition of an ADU to provide further clarity about attached and detached garages being accessory structures. He appreciates Planning Director Schminke and City Attorney Williams reviewing it and accepting his suggestion.

Director Schminke made an addition to her presentation, noting that a homeowner's association may have restrictions and limitations around ADUs. The City cannot legally enforce covenants. What Staff is presenting tonight is compliant with the State requirements.

Planning Commission discussed detached ADUs, ultimately deciding that the revised ordinance allows an ADU as a detached structure without a garage. Chair Brown proposed that if it's important for a detached ADU to be part of a detached garage, they might consider changing the definition: "accessory dwelling unit means an internal attached or detached dwelling unit. It provides complete independent living facilities for one or more individuals located in the same lot as a proposed or existing primary residence, includes facilities for living, sleeping, eating, cooking, and sanitation." It was decided that an ADU can be attached or detached, if it's detached it doesn't need a garage, but if it is in a garage, the ADU needs to be above the garage.

Director Schminke affirmed the proposed ordinance permits a property owner of a single-family lot to construct a stick-build structure or install a pre-fabricated modular dwelling in their backyard. However, Item C.1. on Page 5 of the proposed regulations addresses standards and Municipal Code 18.33.180.H, associated with building new houses or buildings, permits the City to apply those same standards, including design standards, to an ADU structure. Pre-manufactured buildings are allowed, but have to look like the existing structure. The standards also exist and apply to additions and freestanding garages.

The proposed ordinance limits the number of occupants per ADU to four, and an ADU must be 800 square feet or less, and may only have two bedrooms. But the City does not limit the number of people living in a two-bedroom house. Staff and the City Attorney limited residency numbers within the parameters allowed by State regulations. The City does not currently have regulations in place that regulate occupancy based on square footage, but the Building Code may regulate this. Director Schminke clarified that the Building Code sets occupancy limits based on use, but occupancy is set up at the time of construction, not any type of ongoing regulation of the code. Once the certificate of occupancy is issued, the building department steps

away from the building. A potential exists, whether within the fire code or the property maintenance code, to have occupancy limits.

The Commission then discussed the possible discrepancy of the definition of a functional ADU, especially concerning the kitchen cooking appliance requirements. Director Schminke clarified that the Functional ADU is a tool for Code Enforcement.

Chair Brown opened the public comment.

Sarah Graves commented that as long as there are electrical outlets, water, and a sink, the unit is livable. For a small residence, sometimes full-sized appliances are not necessary. She opined that an acceptable detached ADU would be a storage unit from Home Depot painted to match the existing house, but her daughter could live in it with everything in it, or she could turn her garage or lower level of her house into an apartment or mini-condo for one of her kids, and that would be an acceptable ADU. She then asked who she could talk to about the condition of her roads, and Senior Planner Gates stated that he will get her phone number to address her concern outside the public hearing.

Joe Fury of Woodland Park, clarified with the City Attorney Williams that HOAs cannot prohibit ADUs. The State statute overrides the HOA covenants, but the City does not get involved in covenants. Other HOA requirements, like setbacks, would potentially apply to an ADU; the City can only enforce its own Codes and regulations, not the HOA covenants and setbacks.

Chair Brown closed the public comment period and asked for further discussion or a motion.

Commissioner Hartsfield commented that his concerns about the garage issue and the ADU standards were addressed. A discrepancy still remains over the definition of a functional ADU, which may cause some complications. Vice Chair Larsen suggested using the same language for a functional ADU as the revised definition for habitable dwelling, which requires living, sleeping, cooking i.e. complete kitchen area with cook stove, oven, refrigerator, and sink. Commissioner Hartsfield understood that this could complicate some existing ADUs, so since a grey area exists between the definitions, he was content to leave it as proposed.

Vice Chair Larson confirmed with Director Schminke and City Attorney Williams that the proposed ordinance before the Planning Commission tonight complies with the State statutes.

Chair Brown pointed out several typos and editing marks in the ordinance, which Director Schminke noted.

**MOTION:** Commissioner Hartsfield moved and Commissioner Newcom seconded the Planning Commission recommend approval to City Council of the proposed ordinance on ADUs with the following corrections: incorporate the revised option Section 18.06.016 as proposed by Mr. Larsen, and the corrections mentioned by Mr. Brown.

**YES:** Newcom, Kennedy, Hartsfield, Dezellem, Larsen, Brown.

**NO:** None.

**Motion carried 6-0.**

The City Council Public Hearing is currently scheduled for Thursday, October 2, 2025, at 6:30 P.M.

5. **REPORTS:** Director Schminke reminded the Planning Commissioners a joint work session with City Council on Thursday, September 4<sup>th</sup>, at 5:00 p.m. will be held on the topic of ethics and liability. Sam Light from CIRSA will present those topics. The work session will be available via Zoom.
6. **ADJORN** - The regular meeting was adjourned at 8:07p.m.

Staff will inform the Planning Commission of the next meeting or work session date.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by

\_\_\_\_\_  
Lee Brown, Chair

**WOODLAND PARK PLANNING COMMISSION**  
**MEETING MINUTES for September 25, 2025**  
**Council Chambers, 220 W. South Avenue, Woodland Park**

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*This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to [kschminke@woodlandpark.gov](mailto:kschminke@woodlandpark.gov).*

**1. CALL TO ORDER & ROLL:** Chair Brown called the meeting to order at 6:35 pm.

|                |                                        |
|----------------|----------------------------------------|
| Present        | Vice Chair Larry Larsen                |
| Present        | Commissioner Don Dezelle               |
| Present        | Commissioner Ken Hartsfield            |
| Present        | Commissioner Don Hoying                |
| Present        | Commissioner Ken Kennedy (via Zoom)    |
| Present        | Commissioner Jarrod Newcom             |
| Present        | Chair Lee Brown                        |
| Staff Present: | Planning Director Karen Schminke, AICP |
|                | Senior Planner CJ Gates                |
|                | City Attorney Nina Williams            |

Quorum requirements are satisfied.

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVE MINUTES:** The minutes for the August 28, 2025 will be reviewed at the next meeting.

**4. PUBLIC HEARINGS:**

**A. South Fairview Street Right-of-Way Vacation (A25-0219):** Request by Andre Brewington (Applicant and Adjacent Property Owner) to vacate a portion of South Fairview Street (a 60-foot wide undeveloped public right-of-way) located north of Foster Avenue and south of Woodland Avenue (112 Foster Avenue is adjacent to the west side of the subject right-of-way area) all in the City of Woodland Park, Teller County, Colorado in the Urban Residential (UR) zone. (QJ)

Senior Planner Gates presented the Staff Report, reviewing the location and a partial history of the applicant's parcel and this section of S. Fairview Street right-of-way, which was first surveyed and platted in 1889. He also presented current photos and reviewed the current zoning of Urban Residential (UR). The UR zone requires a minimum lot size of 7500 SF, and a maximum density of two dwelling units per acre. This subdivision currently has a density of 2.72 DU/acre, accounting for the inclusion of Cavalier Park in this calculation. He then showed a map of the proposed request vacating the ROW and the proposed property lines after the vacation.

Director Schminke then reviewed the history of the applicant's parcel, including the 1889 survey and ownership changes, noting that the last time all 16 lots of this block were conveyed together was in 1958. In August of 1970, in an unnumbered Resolution, the Town of Woodland Park dedicated Woodland Avenue, which cut across the lots in question. Of particular note is that each Dedication Deed contains the same general legal description of Woodland Avenue for purposes of establishment of the legal right-of-way. In 1971, the property owner of all the Lots within Block 16 obtained a survey of a "portion of Block 16," which encompassed the land on the east side of Woodland Avenue, but omitted the portion of Block 16 on the west side of Woodland Avenue. Only the land on the east side of Woodland Avenue was conveyed to a

new owner (the Kyzer's) in 1977. The next time the portion of Block 16 west of Woodland Avenue is identified in the Clerk and Recorder records is in 1981 when a 30-foot drainage easement associated with this area was recorded.

Director Schminke then noted that the City has had subdivision regulations since at least 1974 and the Subdivision Regulations in their current form were adopted in 1984. In 1987, the land owner (the Kyzer's) conveyed the southern half of Block 16 that lies east of Woodland Avenue to a church via a warranty deed. They also conveyed the triangular area on the west side of Woodland Avenue to the same church, via a quick claim deed. In 1996, the church conveyed the land lying east of Woodland Avenue to the Gatt's, who then replatted this area into the Woodland Creek Subdivision in 1997.

The triangular portion of Block 16 that lies west of Woodland Avenue was conveyed through a treasurer's deed in 2006, 2012, and again in 2023. Director Schminke highlighted the disclaimers on the County Assessor's website which pertain to use of their abbreviated legal descriptions and GIS mapping. She concluded her portion of the presentation noting this triangular parcel was most recently conveyed by Warranty Deed from Cindy Driscoll to Mr. Brewington using the Assessor's abbreviated legal description and included a disclaimer on the deed that states that the parcel is not guaranteed to be useable or buildable.

Mr. Gates then resumed presenting the staff report by reviewing additional facts pertaining to the applicant's triangular shaped property and the requirements of the UR zone district. The applicant's current parcel is approximately 2862.31± square feet (SF) in area. The minimum lot size in Woodland Park's UR zone is 7500 SF. The topography slopes from the north to the south. If the ROW vacation is approved, then the lot size would be approximately 8064.12 ± SF. The required setbacks for this triangular lot are a front of 25' (applied to each property line abutting a street) and side of 8'. The possible building area envelope is calculated at approximately 1382.60 ± SF.

This application was referred to all required internal and external departments and agencies. Comments received included:

- CORE requested easements on all three sides.
- Black Hills Energy found that currently there are no gas facilities servicing this parcel.
- City of Woodland Park Utilities recommended not approving this application because no physical water or sewer service lines are established to this parcel, there are no plans to serve this parcel because it consists of parts of Lots 9, 10, 11, and 12 that were never replatted into a single lot when the construction of Woodland Avenue bisected them, splitting them from their original platted lots. In 1996, portions of these lots were replatted and single-family homes were constructed on them. If the applicant is successful with the ROW vacation, and would like to construct a single-family dwelling on the property, the City Council would have to decide whether or not to sell the applicant a tap.

Senior Planner Gates continued the staff report with a Code Analysis, reviewing the sections of Municipal Code 12.08 Vacation of Public Rights-of-Way. He also noted additional considerations include that currently the applicant's property is not a buildable legal parcel; this is not the only instance where a property is bisected by a ROW; the use of Treasurer's Deeds to convey property does not support the idea that this should be considered a legal parcel; the current deed contains a disclaimer of "the property is being sold as-is, where-is with no usage or building capability guarantees,"; adding property as a lot will further increase density of DU/acre beyond what is allowed in the zone district; the sloped topography and the application of required setbacks severely restrict any potential building site; additional lot development will detract from current open feeling of the neighborhood; and the Woodland Park Utilities Department does not consider this a buildable lot and has not planned for water on this parcel.

The application was publicly noticed, no comments were received during the public comment period.

Staff concluded the presentation, that while there may not be a compelling reason related to utilities or access for the City to keep this section of ROW, there are several reasons for the City to retain ownership of it. Based on the following points, the City of Woodland Park should retain ownership of the subject ROW:

1. The applicant's parcel is not a legally established lot and should not be allowed to increase in size.
2. The density of the dwelling units in this area should not be further increased.
3. The sloped topography and the application of required setbacks severely restrict the potential for building on this property.
4. Establishing and developing an additional lot at this location will detract from the current open feeling in the neighborhood.
5. The City Utilities Department does not consider this a lot and has not planned to serve water to this property.

Staff recommends the Planning Commission recommend City Council deny the request to vacate a portion of South Fairview Street (a 60-foot wide undeveloped public right-of-way) located north of Foster Avenue and south of Woodland Avenue (112 Foster Avenue is adjacent to the west side of the subject right-of-way area) all in the City of Woodland Park, Teller County, Colorado in the Urban Residential (UR) zone.

Planning Commissioners clarified with Staff:

- If the vacation is approved, the applicant would need to have a legal description rewritten, which would happen with a subdivision process. The parcel would become the sole lot in the newly platted subdivision.
- The minimum lot size is met with the vacation, but the density limit is already exceeded in this area.
- The Parks and Recreation Advisory Board (PRAB) did not review this application because it's a ROW vacation and not a Subdivision application or review. Planning staff is not aware of any interest PRAB may have in this triangular parcel.
- The parcel may have been previously conveyed because of the treasurer deeds for tax purposes, and this possible vacation would increase the parcel size for tax purposes.
- The applicant has requested 60% of the proposed vacated ROW be added to their parcel, but the Code only allows for the ROW to be split in half, with 50% of the ROW to be added to each adjoining property.

Chair Brown then called for the applicant's presentation.

Andre Brewington of Manitou Springs, CO, introduced himself as a Colorado native and a veteran who returned to the area in 2023 with the goal of building a home for his family. He stated that in 2024 he found this property and will either have a really nice garden or will build a home for his family. With extensive research he found that it is possible to build on. He's prepared to replat the land into one lot; he has reviewed the process with a surveyor; he stated that 1300 SF buildable area is more than enough to build a home for his family. At the end of his statements, he added that he's a disabled veteran wanting to build a home for his family.

Planning Commission addressed several questions with the applicant, including:

- Mr. Brewington agreed to modify the request to adding 50% of the ROW to his parcel instead of the 60% as originally applied for;
- Staff recommendations are based on current, not future conditions, thus the applicant understands that getting water to the property and the water tap is his responsibility at a possible cost of \$60,000.

- Mr. Brewington has had discussions with the City about the property prior to purchasing it, but nothing of substance;
- the parcel with the addition of vacated ROW would meet the lot size requirement in the UR zone;
- Since the density of lots is already over the maximum allowed, the applicant does not believe adding one more home makes that fact any different;
- The applicant said he has talked with the neighboring property owners possibly affected by the ROW vacation, and he would be interested in purchasing their vacated ROW portion.

Chair Brown then opened and closed the Public Hearing with no comments from the audience or Zoom.

The Planning Commission addressed questions and issues to Staff, including:

- The City's Public Notice requirements included a public notice in the newspaper of record, public notice signage on the property, and letters to surrounding property owners. The bulk of the landowners do not live on these properties. If the ROW is vacated, the adjoining properties to the vacation receive a portion of the ROW; further conveyance from adjacent property owners to Mr. Brewington would be done through a replatting process.
- Confirmation that the applicant initiated the vacation process, then withdrew the application and entered into negotiations for the City to purchase the property; then dropped that and went back to the vacation process.
- A question on if 12.08.020 "Condition D" should be applied instead of "Condition C", thus the shape and area of the property would change due to where the frontage and ROW vacation line is drawn. If Condition D is applied, the parcel in question may not meet the minimum lot size of 7500 SF. Staff's position is that the new property line should be drawn down the center of the proposed S. Fairview Street to be vacated, as the Woodland Avenue ROW is clearly and legally defined.
- A discussion concerning if Parks and Recreation is interested in the property, but the property could be used as public land. Would like to have PRAB feedback available to City Council, especially since vacation is voluntary.
- As the ROW vacation process goes forward to City Council, the ordinance would have a legal description of the area being vacated which is done by a surveyor. The City acknowledges the inaccuracy in the current legal description, and a verified legal description would be a condition of approval.
- When a subdivision was platted prior to density rules the City does not deny building permits on lots as platted. A modification of property lines keeping the number of lots the same, or with a reduction in the number of lots/parcels would be an exemption plat and is allowed. Increasing the number of lots is not allowed.

Mr. Brewington provided an applicant rebuttal, stating Director Schminke misrepresented the survey and the viability of the request. No trails exist on the property, and it would not make sense to have one to nowhere. The county surveyor, an elected official, has spent extensive time on this parcel, and thus should not be in question. The applicant believes Option C applies to this case, thus the entire east side of Fairview Street would be added to his parcel according to Colorado Revised Statute. The survey exhibit is within six inches. The property description is two pages long, and includes the longitude and latitude. The acquisition of the adjacent properties will be determined later. Right now the adjacent and affected properties do not have a say, but they could write a quick claim to convey land to him. It makes no sense for a trail to go through this property; Parks and Rec will have no interest in the parcel. He



gave the City a chance, he's still waiting on a response from the City-appointed realtor from July; he discussed the sale with him. He was very patient with the City; attempted to sell the parcel to the City as he felt he was in over his head, but was shot down, ignored, and with his questions unanswered then decided to pursue this. He said the City had the option to buy this; they said they needed the next City Council meeting to review it. Four City Council meetings went by without hearing anything from the City Realtor of the City Manager's office. The only answer he got from the City Manager's office was that the City had higher priorities and more expensive things they were working on.

After the applicant's rebuttal was closed, Planning Commission opened their further discussion:

- A ROW vacation does not need to produce buildable land. The intent is not relevant.
- The neighboring landowners did not take a position. Mr. Brewington interrupted that this is not correct, they were supportive.
- There was concern if this is in the best interest of the City, if PRAB wants it, should it remain green, and the lack of clarity on how the vacated area would be distributed to adjacent properties.
- A new proper legal description would be a condition.
- Questioning if option C or D from the Code applies to the northern portion of Fairview Street. Staff applied 12.08.020 C, resulting in the parcel being 8063 SF. If D is applied, the resulting parcel square footage would go down to 7100 SF. Staff had not previously considered D., but now believes that is the correct option.
- This is a parcel of land, thus there is confusion on the term "legal parcel." What would it take to be a legal lot? Planning Director Schminke clarified that this piece of land is an outstanding "scrap," which was essentially divided by the 1986 conveyance without going through any review or platting process. The applicant owns it and he can plant a flower garden on it. Per the County Assessor he owns and has paid the property taxes.
- The concern of if the City (Utilities, Parks and Rec, etc.) desires to vacate this property, as once Fairview Street is vacated, it's gone. It's not clear if the City wants to get rid of this.
- Mr. Brewington interrupted and countered that he has a greater understating than the City in this parcel. Per Mr. Brewington, if the City wants to keep a mobile home and trash on it, then just leave it as is. He reiterated that he offered to sell the parcel to the City, but was ignored. He questioned the Planning Commission on their public hearing process of when he could offer a rebuttal and also doubted any of the Planning Commissioners have been to the parcel and really know what is going on there.
- There was a discussion of any precedents that should be considered. Senior Planner Gates explained that every application stands on its own. The most recent ROW vacation the Planning Commission reviewed was of Midland Avenue, where the ROW was divided between Les Schwab, Big D, and another adjoining landowner.

Chair Brown asked if anyone would like to offer a motion.

Commissioner Kennedy commented that he was inclined to send this to the City Council. Director Schminke clarified that this goes to City Council regardless of the motion to recommend approval or denial of the request.

Planning Commission further discussed that in a ROW vacation, they make a recommendation for either vacation or for the City to retain the ROW. Commissioner Kennedy stated he is in favor of ROW vacation approval subject to the conditions recommended by

staff in the memo, including a corrected legal description. Commissioner Hoying added that a condition should be added that 12.08.020 "C or D" applies, he'd like a legal review, and would like the vacation exhibit to be redrawn reflecting that.

The Chair asked again for a motion. Director Schminke noted that there was not currently a motion on the table.

The applicant asked to speak again, stating that the current exhibit is presentable to City Council with no greater accuracy. He emphasized that the County Surveyor, Eric Simonson, is elected, he knows the code, advised the applicant through the entire process, thus the exhibit should stand.

Commissioner Hoying, with a substantial preamble, summarized that with the comments made earlier, not contingent on this being a buildable parcel, the owner understands the risks concerning development of the parcel and that it may not be possible. Believing that land under active management is better than inactive management a beautiful garden is better than land not being managed. The question does remain over how the ROW would be divided.

**MOTION:** Commissioner Hoying moved and Commissioner Newcome seconded the Planning Commission approve recommending to the City Council to approve the request by Andre Brewington (Applicant and Adjacent Property Owner) to vacate a portion of South Fairview Street (a 60-foot wide undeveloped public right-of-way) located north of Foster Avenue and south of Woodland Avenue (112 Foster Avenue is adjacent to the west side of the subject right-of-way area) all in the City of Woodland Park, Teller County, Colorado in the Urban Residential (UR) zone with the following conditions:

1. A legal description of the exhibit is required for recording be corrected.
2. A legal staff review be made to determine whether Municipal Code Section 12.08.020 provision C or D applies.
3. To ultimately present to City Council a final map of how the right-of-way would be divided up.

The Chair called for discussion. Commissioner Hartsfield reviewed Staff's concerns:

- this is not a legally established lot; a survey would make correction and define this legally
- whether it is developable or not; to be determined in the future
- density issue has not been addressed, but no building permit has been issued and City Council may address that in their review;
- sloped topography; the applicant knows what's there and you can fix anything with time and money and is not Planning Commission's concern;
- the establishment and development of an additional lot detracting from the current open feel of neighborhood; Commissioner Hartsfield stated he was not buying into this since the right to develop a property will always effect the neighborhood;
- City Council will determine if a water tap is available; the extension of utilities is the applicant's expense.

Commissioner Hartsfield concluded by saying the only one of these items he is concerned with is possible the density, but is comfortable deferring that to Council.

The Chair asked for any additional discussion regarding the comment from City Utilities about an additional utility tap. Commissioner Hoying added a disclaimer that this recommendation does not in any way imply any future approvals on subsequent steps: platting, building permit, utility tap, and this has to go through all those processes on its own merit.

The Chair called the question.

**YES: Dezellem, Hartsfield, Hoying, Kennedy, Newcome, Brown, Larsen.**

**NO: None.**

**Motion carried 7-0.**

The City Council Public Hearing is currently scheduled for Thursday, November 6, 2025, at 6:30 P.M.

5. **REPORTS:** Director Schminke updated the Planning Commission that as reported in the newspaper, the City Council let the proposed State-mandated ADU code changes die by not making a motion to schedule a public hearing on that proposed Ordinance. The item is not being considered further at this time. Several municipalities in Colorado are pursuing litigation against the State and City Council is waiting to see how that pans out.

The Code Update continues, and Director Schminke will update the Planning Commission on how their comments were addressed and incorporated. Staff is currently going through the City Attorney's comments. Overall, the Planning Commission's recommendations were solid given how few legal comments there were.

Planning Commission will be notified about the possible meeting on October 9<sup>th</sup>.

6. **ADJORN** - The regular meeting was adjourned at 8:29 p.m.

The next Planning Commission meeting is tentatively scheduled for October 9, 2025.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by

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Lee Brown, Chair



# Planning Commission Staff Report Public Hearing November 13, 2025

Agenda Item

4A

Department

Planning

Presenter

C.J. Gates  
Senior Planner

## AGENDA ITEM 4A

**Pines at Tamarac Subdivision Final Plat (A25-0247):** A request by Tom Martinez (Applicant) and Pines at Tamarac, LLC (Property Owner) to plat 20.61 acres into 39 lots; the subject property is described as Lot 2, Block 1, Dayspring Christian Fellowship (a.k.a. 205 Sourdough Road) in the Pines at Tamarac PUD zone district. (QJ)

## LOCATION & ZONING

The subject property is 20.61 acres in size located in the northern portion of Woodland Park on the east side of Highway 67, and to the northwest of the Reserve at Tamarac subdivision. This is a triangular shaped parcel that is immediately north of the intersection of Highway 67 and Fairfield Lane, which is bordered by Highway 67 on its west side and Sourdough Road on its east side. Shining Mountain Golf Course is located across Highway 67 to the west. (Reference Figure 1 – Vicinity Map and Figure 2 – Aerial Photo).



Figure 1: Vicinity Map

## BACKGROUND

Ordinance No. 563, Series 1992 annexed 468 acres of land known as Hawk Ridge into the City and zoned it all Planned Unit Development (PUD). This annexation included land on both sides of Highway 67. The land on the west side of Highway 67 falls under the Shining Mountain PUD Final Development Plan which was most recently amended in 2006 and consists of a golf course with clubhouse, 102 multi-family dwelling units, 255 single-family dwelling units, as well as open space/ wilderness/ recreation area/ wetlands. Development of this PUD has yet to be completed and the golf course property was recently purchased by the City of Woodland Park.

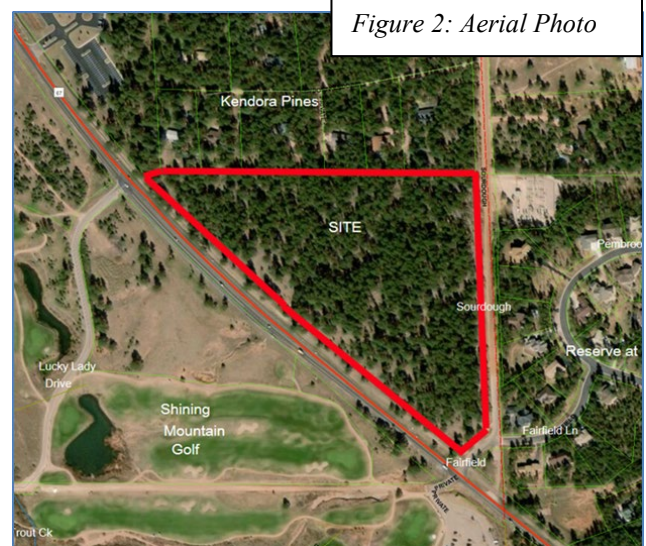


Figure 2: Aerial Photo

The land on the east side of Highway 67 originally consisted of two triangular pieces of land with a total acreage of 37.17 acres. In the early to mid-1990's several different development proposals were approved, but none of them came to fruition and those approvals have long since expired. That details history is as follows:

- In 1994, the Terrace Greens PUD Master Plan was proposed for 37.17 acres (two triangular pieces east of Hwy 67) with 44 residential, 3 mixed use residential/commercial lots, 1 commercial lot plus two church sites and a Preliminary Plat for Phase I was approved for what is now Lot 2 showing 21 residential lots along Hwy 67 and one (1) church site next to Sourdough Road.
- In February 1996, Terrace Greens morphed into Kingswood Estates and a revised master plan, preliminary plat, and final plat were all approved by Council. The Kingswood Estates Final Plat Filing No. 1 shows 24 lots (2 open space tracts, 3 large commercial tracts, and 19 single-family lots ranging in size from 10,767 – 18,161 SF on what is now Lot 2. Unfortunately, Kingswood Estates No. 1 was never recorded, the subdivision was never developed as proposed, and the Terrace Greens PUD master plan expired.
- In 1999, the northern triangle (now Lot 1) was rezoned from PUD to Suburban Residential (SR). In the year 2000, the Daysprings Christian Fellowship Subdivision was approved which consisted of a total of two lots. In 2002, construction began on the *Impact Church* on Lot 1 and Lot 2 (20.61 acres) remained undeveloped.

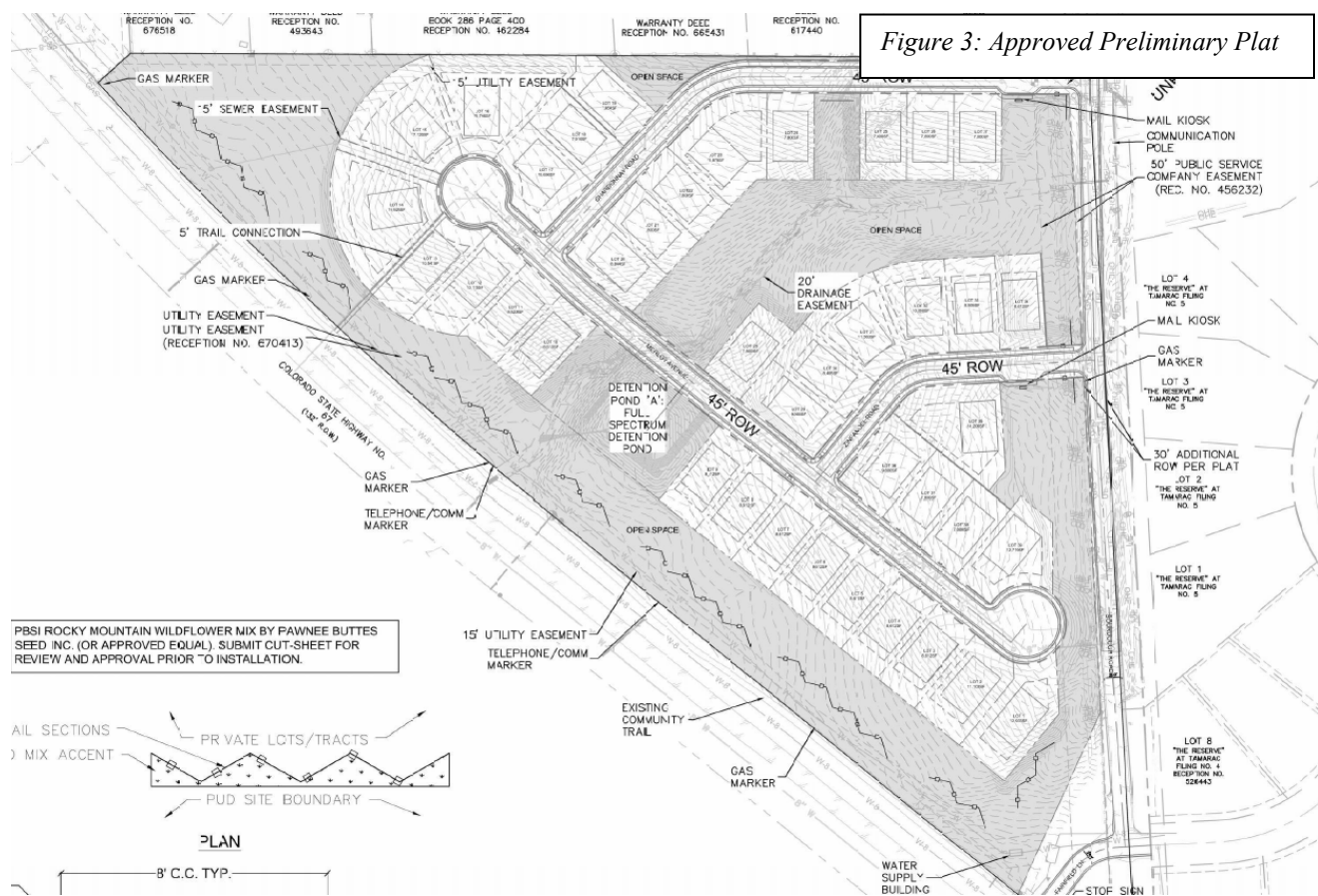
On July 18, 2019 the Pines at Tamarac PUD Final Master Plan and Preliminary Plat was approved by City Council. This Master Plan consisted of 26 single family lots and 5.05 acres (24.5%) as dedicated open space on the 20.61 acres. The conditions of approval required the following significant infrastructure improvements prior to conveyance of any proposed lot:

- Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer;
- Construct the deceleration lane on Highway 67.

On May 6, 2021 City Council approved a two-year extension of the Pines at Tamarac PUD Master Plan to July 18, 2023 and a one-year extension of the Pines at Tamarac Preliminary Plat to July 18, 2022. On August 25, 2022 the Planning Commission approved another one-year extension of the Preliminary Plat so it would expire July 18, 2023 along with the PUD Master Plan.

Extensions of both the PUD Master Plan and the Preliminary plat were again requested in 2023. On August 17, 2023 City Council approved a two-year extension of the Pines at Tamarac PUD Master Plan to July 18, 2025 and a one-year extension of the Pines at Tamarac Preliminary Plat to July 18, 2024.

On May 16, 2024 City Council approved a request to amend both the PUD Master Plan and the Preliminary Plat which increased the number of single-family lots to 39 and increased the amount of acreage used for *Open Space, Drainage and Utility* to 9.09 acres per Resolution 922 Series 2024 (attached). Below is a snap shot of the approved PUD/Preliminary Plat (Figure 3).



In accordance with the Resolution 922, the PUD/Preliminary Plat amendment was approved with the following conditions:

1. Prior to installation of infrastructure, the applicant shall obtain a Zoning Development Permit for infrastructure, which application shall include:
  - a. Final utility plan with profiles for all water, stormwater, and sanitary sewer
  - b. Final grading and erosion control plan for the entire site and off-site improvements
  - c. Final on/off-site street plan with profiles with curb and gutter on both sides of Sourdough Road Final drainage plan and report
  - d. Approved CDOT Access Permit
  - e. Approved SWMP
2. Applicant must resubmit Preliminary Plat addressing, to the satisfaction of the City, all comments within the City-Redline Comment packet for approval.
3. Applicant must adhere to all CDOT requirements and gain necessary permits/approvals with CDOT.
4. Prior to conveyance of any proposed lot, the applicant shall
  - a. Record a Final Plat;
  - b. Complete installation of all required improvements or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs associated with constructing the required improvements shall be borne by the developer.

- c. Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer;
  - d. Comply with CDOT requirements regarding the deceleration lane on Highway 67.
  - e. Establish access to the Centennial Trail.
  - f. Change the wording on Page 1 of the 11 page PUD Amendment, Note # 8.f., to reduce the allowed projection into a side yard from of a maximum of three feet to a maximum of two-feet in to the required setback.
5. Prior to recording the Final Plat, the applicant shall submit:
- a. Covenants, satisfactory to the City, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the common open space; and
  - b. Park Development Fees in the applicable amount.

Figure 4 is an excerpt from the City Zoning Map which identifies the zoning of the subject property as PUD.



The zoning and uses of the surrounding properties are:

| USE          |                                                                         | ZONE                     |
|--------------|-------------------------------------------------------------------------|--------------------------|
| North        | Un-platted residential lots located within unincorporated Teller County | R-1 (Teller County Zone) |
| South & West | Highway 67 and the Shining Mountain Golf Course                         | PUD                      |
| East         | The Reserve at Tamarac Filing 5                                         | SR                       |

The subject property is characterized by gentle slopes (20% from the highest to the lowest point on-site) with a high point of just over 8,265 feet at the northeast corner and a low point of just below 8,210 feet at the northwest corner (55 foot drop from east to west). A small drainage channel (dry draw) falls east to west through the center of site. Vegetation includes a significant Ponderosa Pine and Aspen forest with typical forest floor/grass ground cover.

To aid in becoming familiar with the subject property and surrounding area, below is a series of pictures of current conditions in the surrounding area.

*Figure 5a: Photo taken from Sourdough Rd. looking east into site*





*Figure 5b: Photo taken south of Fairfield/67 looking north & east*



*Figure 5c: Photo taken from NW corner of lot looking south and east*





Figure 5d: Photo taken intersection of Fairfield & Sourdough Rd. looking north



### CURRENT PROPOSAL

The current approved Master Plan and Preliminary Plat is for 39 single family lots and 9.09 acres of open space on the 20.61 acre parcel. Below is a table (Figure 6) that appears on the approved PUD and Preliminary Plat document which outlines how the property will be used:

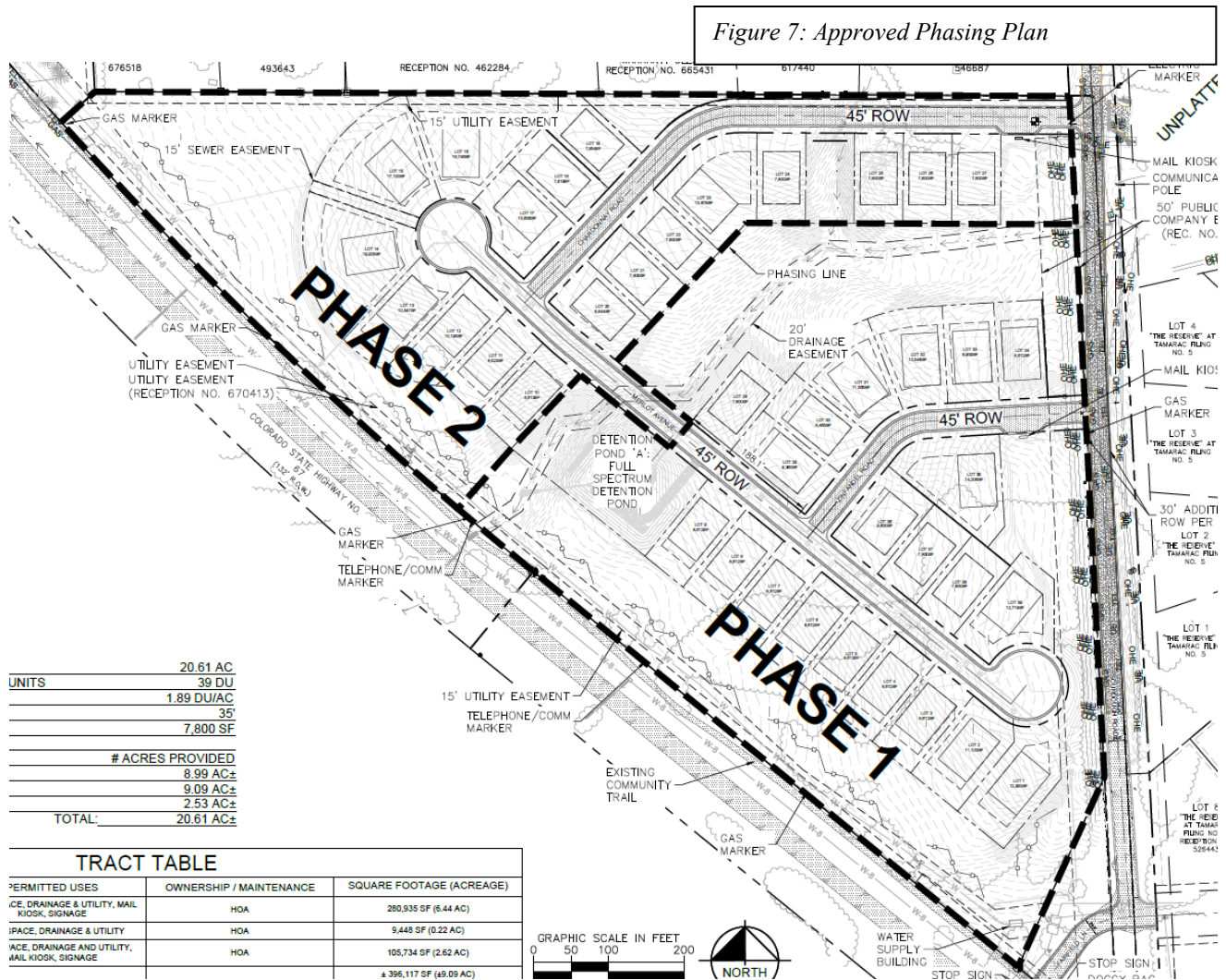
Figure 6: Site Data Table

## **SITE DATA TABLE**

|                                       |                  |
|---------------------------------------|------------------|
| TOTAL SITE ACREAGE                    | 20.61 AC         |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 39 DU            |
| FINAL PROPOSED (GROSS) DENSITY        | 1.89 DU/AC       |
| MAX BUILDING HEIGHT                   | 35'              |
| MIN LOT SIZE                          | 7,800 SF         |
|                                       |                  |
| TYPE OF USE                           | # ACRES PROVIDED |
| SINGLE FAMILY RESIDENTIAL (39 LOTS)   | 8.99 AC±         |
| OPEN SPACE DRAINAGE AND UTILITY       | 9.09 AC±         |
| PRIVATE STREETS                       | 2.53 AC±         |
| TOTAL:                                | 20.61 AC±        |

Figure 7 depicts the approved site layout and development phasing per the approved Preliminary Plat. The site will have two access points off Sourdough Road which, with the exception of the first 250± feet, is currently unpaved. The current PUD Amendment and Preliminary Plat approval includes the requirement for the developer to repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of the subject property.

The internal street system was originally approved with 45-foot-wide rights-of-ways. The rights-of-ways are now proposed to be 50' in width which is in line with the City engineering specifications.

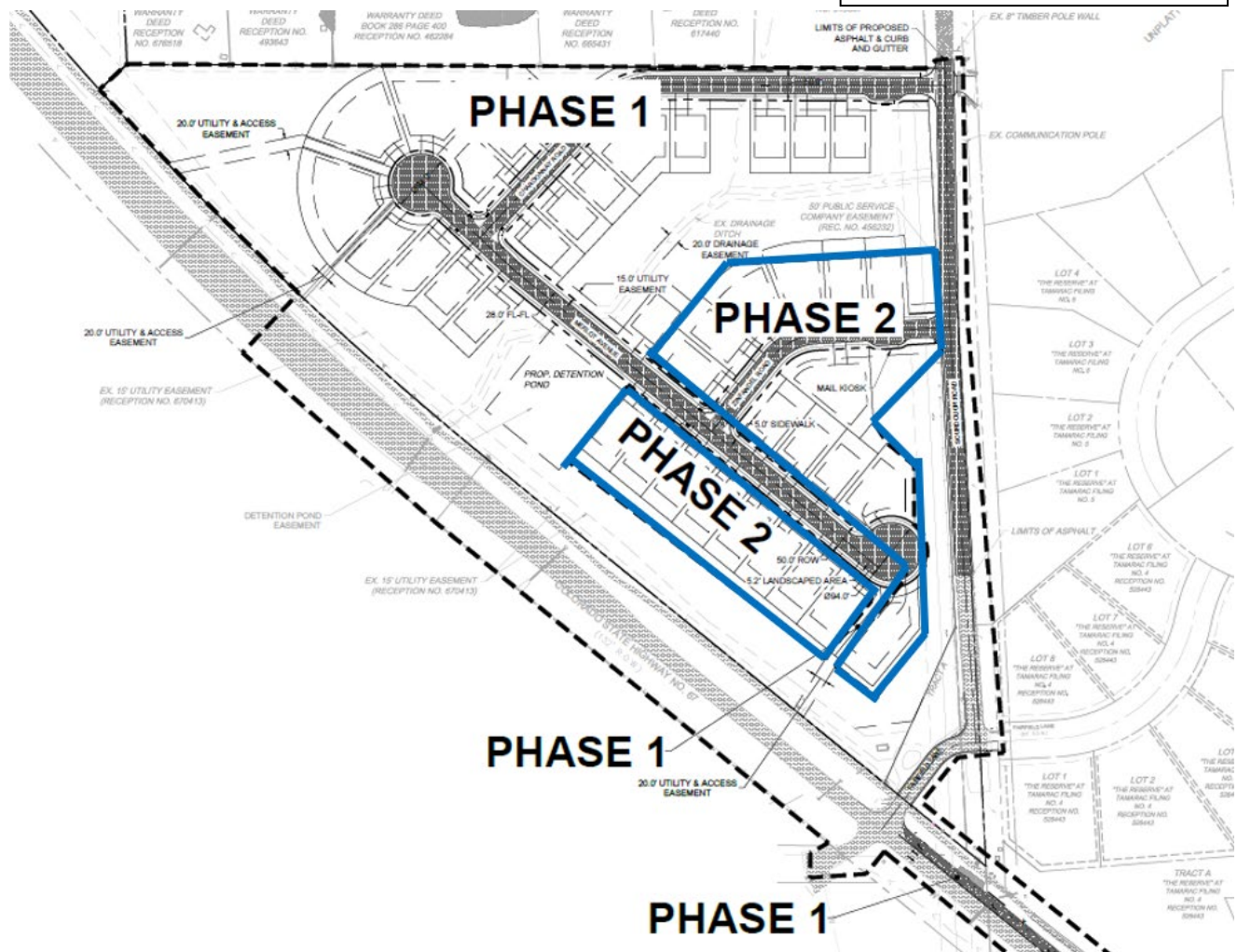


As part of this Final Plat application the applicants are requesting a minor change in how the project will be phased. Due to the number of improvements needed for the project, the applicants are proposing to flip the phasing plan so the northern portion of the property is developed in Phase 1 (reference Figure 8). Phase 1 will now include the northern 18 residential lots, and all underground utilities, grading, drainage, and primary circulation infrastructure for this phase. Additionally, Phase



1 includes the required Colorado Department of Transportation (CDOT) improvements to State Highway 67. The remaining 21 lots will comprise the balance of the development in Phase 2.

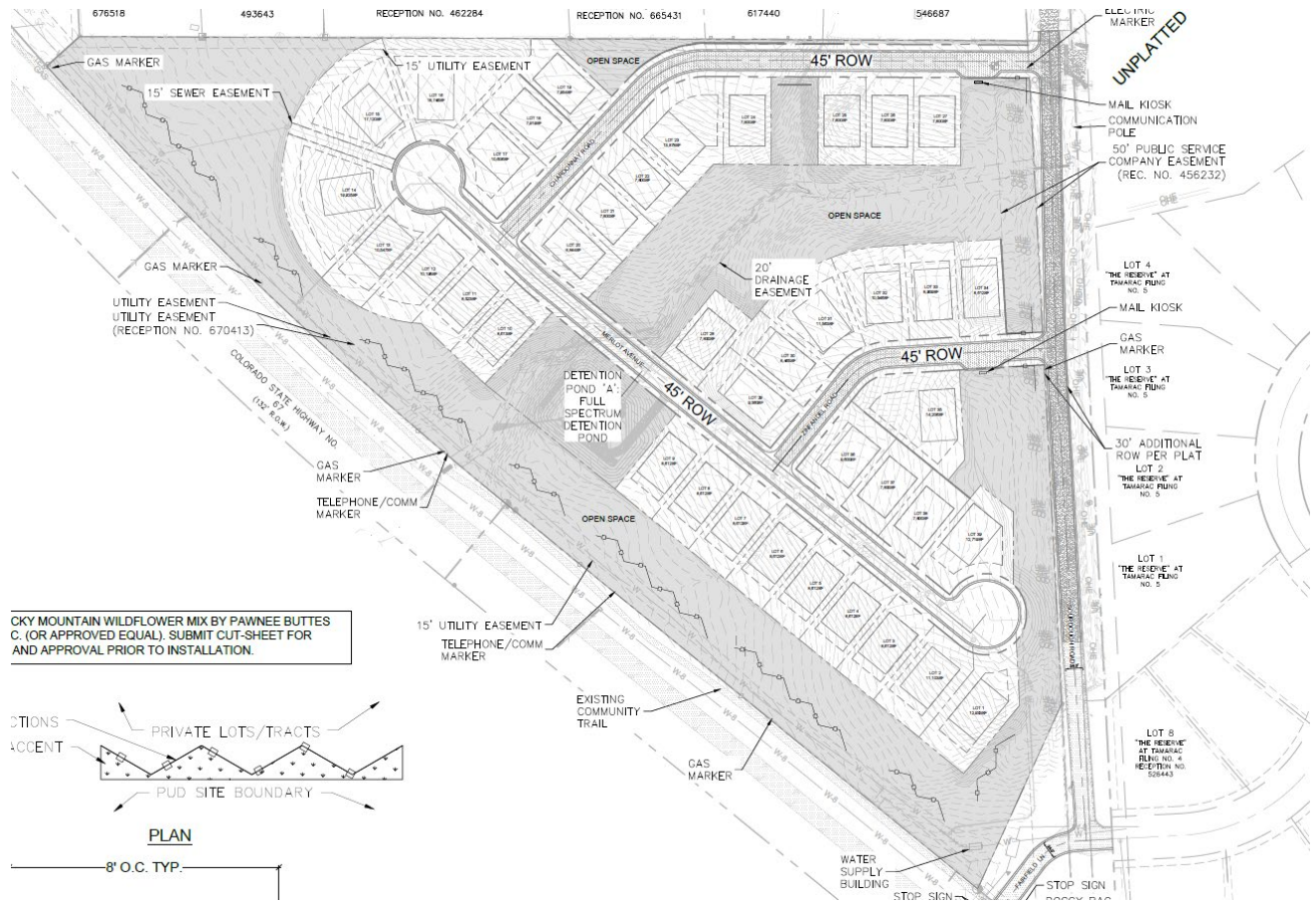
Figure 8: Proposed Phasing Plan



Staff is requesting the phasing diagram be modified so Phase 2 is shown as per the blue outline in Figure 8.

A preliminary landscaping plan that was approved with the preliminary plat (Figure 9). A Final Landscaping plan that is consistent with the approved preliminary landscaping plan is currently under review along with the rest of the Construction Documents. For reference, in Figure 9 the dark shaded areas are 9.09± acres of open space which is approximately 44 percent of the 20.61 acre site. Per the condition of approval 4.E of the Preliminary Plat, the applicant will construct access to the Centennial trail.

Figure 9: Approved Preliminary Landscaping Plan



## REFERRALS

The application was referred to City Utilities, Public Works, City Attorney, City Inspector, City Engineer, City Manager, CDOT, Woodland Park Parks and Recreation Board (PRAB), Woodland Park Police Department, and North East Teller County Fire Protection District (NETCFPD). The applicants are working closely with CDOT to ensure the Highway 67 improvements meet the specific requirements outlined by the State.

The Woodland Park Utilities Department is generally accepting of the proposed final plat, but is still reviewing the Constructing Documents to ensure it meets all Woodland Park requirements.

PRAB is scheduled to review this application on November 12, 2025. Staff will provide their recommendation to Planning Commission during the scheduled public hearing.

The Woodland Park Planning Department has not received any comments from the Fire Department but follow-up with them regarding fire hydrant locations.

## **CODE COMPLIANCE – FINAL PLAT**

This Final Plat application was reviewed under Title 17 Subdivisions of the City of Woodland Park Municipal Code. In italics below are the relevant plat and design standards applicable to this Final Plat application followed by a staff analysis. A copy of the Final Plat is attached to this Staff Report as part of the application.

***§17.24.070 Completed plat preparation. A. The design should conform to the preliminary plat, if applicable, as conditionally approved, except that the final plat may constitute only that portion of the approved preliminary plat which is proposed for immediate recording.***

**Complies.** The lots do conform to the preliminary plat. There is a minor variation in ROW width. The Preliminary Plat was approved with the internal Rights of way being a total of 45' wide. Due to the Woodland Park engineering specifications and needed utility easements, the Rights of way are now proposed to be a total of 50' wide. This change does not change the minimum lot size approved within the Preliminary Plat which is a minimum of 7800SF. The other minor deviation from the approved Preliminary Plat is the proposed phasing plan. The proposed phasing plan does not affect the overall lot configuration, number of lots, or lot size.

***§17.24.080 Information.*** Note: This is lengthy list of technical information required to be contained on the Final Plat and prepared by a licensed professional land surveyor.

**Complies.** The criteria from this section has been reviewed by staff and is determined to be acceptable.

### ***§17.24.090 – Supplemental Material. A.***

**Complies.** The following supplemental material is required and was supplied by the Applicant or will be supplied prior to recording the Final Plat:

1. Engineering Plans for public facilities to be installed (i.e., streets and related improvements, storm drainage facilities, erosion control measures) – Construction drawings have been received and are currently under review.
2. All required drawings were submitted in electronic format.
3. Submission, prior to recording the Final Plat, of one copy of the covenants affecting the subdivision. (Condition #4a.)
4. Cost estimate for installation of necessary public improvements have been received and are under review along with the construction drawings. The Applicant is required to enter into a Subdivision Development Agreement and secure the outstanding improvements.
5. Park capital fees totaling \$50,544 were paid on October 20, 2025.
6. Due to the change in right-of-way width, prior to recording the Final Plat, a letter from the surveyor indicating the area of the streets, of the lots by zone, and open space being dedicated must be submitted.
7. Prior to recording the Final Plat, a Subdivision Agreement and subdivision improvement guarantee is required. (Condition #3b)

8. Prior to recording the Final Plat, of a title insurance commitment or policy issued by a licensed Colorado title insurance company. (Condition #4c)
9. A drainage Report has been submitted and is under review.

**§17.24.090 – Supplemental Material. C.** *The final plat application for both a major subdivision and a minor subdivision must include detailed, verifiable, and authenticated documentation of the availability to connect to a water source that is sufficient and adequate to service the needs of the proposed lots, uses, and structures.*

**Complies.** The number of residential lots and availability of water taps was approved by the Woodland Park City Council and the Woodland Park Utilities Department during the 2024 PUD & Preliminary Plat Amendment Process. The number of residential lots (39) the applicants are proposing has not changed and the Woodland Park Utilities department has planned to serve a total of 39 residential lots at the subject property.

**Chapter 17.40. Design Standards.** The design standards contain specifications for a reasonable layout and design of lots, blocks, streets, sidewalks, easements and alleys to ensure an efficient, orderly, well planned subdivision ready for future construction. Relevant standards are listed below.

**§17.40.010 - Purpose.** *The character and environment of the City of Woodland Park for future years will be greatly affected by the design of subdivisions and the plats that are approved by the City. Planning, layout and design of a subdivision are of the utmost concern. The residents must have available to them within the area, safe and convenient movement to points of destination or collection. Modes of travel to achieve this objective should not conflict with each other or with abutting land uses. Lots and blocks should provide desirable settings for the buildings that are to be constructed, make use of natural contours and protect the view, afford privacy for the residents and protection from adverse noise and vehicular traffic. Natural features and vegetation of the area must be preserved if at all possible. Schools, parks, churches and other community facilities should be planned as an integral part of the area. In order to meet the above objectives, the city encourages innovative subdivision design.*

**Complies.** As determined at Preliminary Plat, this subdivision provides for a well-designed subdivision with lots that are accessible from new Rights of way (Chardonay Road, Merlot Avenue, & Zinfandel Road). Safe and convenient vehicular and pedestrian movement is provided with local streets and sidewalks designed to City standards. Staff finds that the proposed subdivision:

- Provides safe and convenient vehicular and pedestrian movement;
- Provides desirable lots and settings for single family homes;
- Makes use of natural contours, views and affords privacy;
- Protects from adverse noise and vehicular traffic; and
- Schools, parks, churches and other community facilities are within reasonable proximity to the subdivision.

**§17.40.020 - Site consideration.** *Land which the city finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the city to solve the problems created by the unsuitable land conditions. If the problem cannot be suitably corrected, such land shall be set aside for uses which shall not involve a danger or a harmful situation.*

**Complies.** Pines at Tamarac subdivision is suitable for development. The proposed lots have similar topographical features to the surrounding areas.

**§17.40.030 – Noise reduction.** *Where a residential subdivision borders on a state highway, design thereof shall include adequate provisions for the reduction of noise. A parallel street, a landscaped buffer area, or lots with increased setbacks may be required. Arterial streets within the city may require similar provisions.*

**Complies.** A landscape buffer area is planned for the west side of the subject property bordering state Highway 67. The applicant is proposing to retain as many existing trees in this area as possible.

**§17.40.040 – Streets, alleys and easements.** *Streets shall conform to the street element of the comprehensive plan of the City of Woodland Park.*

**Complies.** All roads on-site are proposed as public and will be maintained by the City completion and acceptance. They are designed to facilitate safe and efficient vehicular and pedestrian movement.

**§17.40.050 - Streets—Frontage.** *No subdivision shall be approved unless the area to be subdivided shall have a frontage on an existing street shown upon a plat approved by the planning commission and city council and recorded in the county clerk and recorder's office. Wherever an area to be subdivided is to utilize an existing adjacent street, the subdivider shall be required to improve said street to city specifications.*

**Complies.** Each lot has adequate frontage with a minimum of 25' frontage. The applicant is currently in the process of receiving final approval from the City of Woodland Park to start construction on the initial grading and instillation of infrastructure. They have provided cost estimates for the construction of infrastructure for phase 1 & 2. A subdivision development agreement is required and the applicant must provide a financial guarantee for the cost of the public improvements prior to recording the final plat with Teller County.

**§17.40.150 – Street names and numbers.** *Street names shall not be used which will duplicate or be confused with the names of existing streets and shall be subject to approval of the City. Street numbers shall be assigned by the City staff.*



**Complies.** The street names are acceptable and shall be reflected on the mylar prior to recording the Final Plat. Street numbers will be assigned by the City at the time of recording. New street signs are to be installed in compliance with City standards.

**§17.40.170 - Easements.** *Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. Where the rear lot line abuts on property outside of the subdivision of which there are no easements provided for of at least ten feet in width, then the easement or alley on the rear lot lines in the subdivision shall be at least twenty feet in width. Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line. Where required, easements for public sewer or water shall be required with the width to be determined in accordance with the city engineering specifications.*

**Complies.** All easements are shown on the final plat and adequate for all utilities. Public utility easements are provided along each property line.

**§17.40.210 - Lots.** *The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the zoning ordinance and in driveway access to buildings on such lots from an approved street.*

**Complies.** All lots are reasonably arranged and buildable with adequate provision made for driveway access from an approved street and a viable building envelope.

**§17.40.250 – Land use intensity ratios.** *Each single family lot resulting from a new subdivision or replat of an existing subdivision shall include a lot coverage standard as permitted in the Table LCS below. Lot coverage is that are of the lot that is covered by a principle building or accessory building. Driveways, decks, and patios are not calculated as part of the lot coverage standard.*

**Complies.** According to the approved PUD document, “There shall be only one (1) principal primary use of single-family residence conducted on a lot. Guest houses and/or accessory dwelling units shall not be permitted”. Contrary to this code prevision, it was the developer’s choice that the PUD states, “A maximum 40% gross total lot area may be imperious. The area of at grade patios and walks and/or paths shall not be counted towards impervious coverage. Driveways shall be included in the maximum impervious area calculation.

**§17.36.020 – Park capital fees or dedication of land.** *Every major or minor subdivision which is platted for residential use shall pay a park capital fee in the amount established by city council per resolution for public parks, recreation areas and open space. The city council based upon advisement from the parks and recreation advisory board and subsequent recommendation by the Planning Commission may, at its option subject to policy established by Section 17.36.050 require land dedication in the amount of 0.027 acres per residential unit. In a cluster development, this land shall not count toward the minimum required open space.*

**Complies.** The Pines at Tamarac development team has paid a park capital fee totaling \$50,544. This fee is based on the number of residential lots being platted. The City of Woodland Park Planning staff received this payment on October 20, 2025.

## **NOTIFICATIONS**

Adjacent property owners within 150 feet were mailed a letter notifying them of this application as well as all meeting dates including the scheduled Planning Commission public hearing. The site was posted with a public notice poster and notice of the public hearing was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff has received no public comments regarding this proposed Final Plat.

## **STAFF RECOMMENDATION**

**APPROVAL**, based on the findings in the staff report and as presented at public hearing, of the request by Tom Martinez (Applicant) and Pines at Tamarac, LLC (Property Owner) to plat 20.61 acres into 39 lots; the subject property is described as Lot 2, Block 1, Dayspring Christian Fellowship (a.k.a. 205 Sourdough Road) in the Pines at Tamarac PUD zone district subject to the following conditions:

1. Prior to installation of infrastructure, the applicant shall obtain a Zoning Development Permit for infrastructure, which application shall include:
  - a. Final utility plan with profiles for all water, stormwater, and sanitary sewer
  - b. Final grading and erosion control plan for the entire site and off-site improvements
  - c. Final on/off-site street plan with profiles with curb and gutter on both sides of Sourdough Road Final drainage plan and report
  - d. Approved CDOT Access Permit
  - e. Approved SWMP
2. Applicant must adhere to all CDOT requirements and obtain necessary permits/approvals with CDOT.
3. Prior to conveyance of any proposed lot, the applicant shall
  - a. Record a Final Plat;
  - b. Complete installation of all required improvements or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs associated with constructing the required improvements shall be borne by the developer.
  - c. Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
  - d. Comply with CDOT requirements regarding the deceleration lane on Highway 67.
4. Prior to recording the Final Plat, the applicant shall submit:

- a. Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the common open space and stormwater pond.
- b. A letter from the surveyor indicating the area of the streets, of the lots by zone, and open space.
- c. A title insurance commitment or policy issued by a licensed Colorado title insurance company.

### **STAFF REPORT ATTACHMENTS**

Application

Approved Pines at Tamarac Master Plan & Preliminary Plat

Resolution No. 922 Series 2024



## 2025 GENERAL APPLICATION

(Revised 1/1/2025)

Project # \_\_\_\_\_

Case # \_\_\_\_\_

Fee(s): See City of Woodland Park  
Fees Sheet (Plus publication/recording  
fees, as applicable)

### Type of Application (Check one or more as applicable)

- |                                                           |                                                         |                                                |
|-----------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Site Plan Review Permitted Use   | <input type="checkbox"/> Special Use Permit             | <input type="checkbox"/> Preliminary Plat      |
| <input type="checkbox"/> Site Plan Review Conditional Use | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Exemption Plat        |
| <input type="checkbox"/> Conditional Use Permit           | <input type="checkbox"/> PUD Amendment                  | <input checked="" type="checkbox"/> Final Plat |
| <input type="checkbox"/> Zoning Change                    | <input type="checkbox"/> Appeal                         | <input type="checkbox"/> Townhouse Plat        |
| <input type="checkbox"/> Extension of Development         | <input type="checkbox"/> Variance                       | <input type="checkbox"/> Condominium Plat      |

### 1. Applicant Information

- a. Applicant Name VH Pines at Tamarac, LLC
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address 834-F S. Perry Street, STE 119 Castle Rock, CO 80104
- d. E-mail Address tom.martinez@bevaliant.net
- e. Phone Numbers Home 720-234-5207 Work \_\_\_\_\_ Mobile \_\_\_\_\_

### 2. Property Owner Information (if different from above)

- a. Name VH Pines at Tamarac, LLC Project Contact? Yes ☒ No ☐
- b. Mailing Address 834-F S. Perry Street, STE 119, Castle Rock, CO 80104
- c. E-mail Address tom.martinez@bevaliant.net
- d. Phone Numbers Home 720-234-5207 Work \_\_\_\_\_ Mobile \_\_\_\_\_

### 3. Site Information

- a. Site Address 205 Sourdough Road
- b. Lot 2 Block \_\_\_\_\_ Subdivision Dayspring Christian Fellowship
- c. Property Zoning PUD Lot Size 21 Acres ☒ Square Feet ☐

4. Is the property subject to covenants? Yes ☐ No ☒ If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

### 5. Project Information

- a. Project Name Pines at Tamarac
- b. Brief Description of Project/Request This final plat proposes 39 single-family lots, three roadways withing public R.O.W., and the paving of Sourdough Road.

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

**5. Consultant Information** (if applicable)

**a. Architect**

- i. Project Contact N/A
- ii. Firm Name \_\_\_\_\_
- iii. Physical Address \_\_\_\_\_
- iv. Mailing Address \_\_\_\_\_
- v. E-mail Address \_\_\_\_\_
- vi. Phone Numbers: Business \_\_\_\_\_ Mobile \_\_\_\_\_

**b. Engineer**

- i. Project Contact Lynn O'Grady, PE
- ii. Firm Name R&R Engineers-Surveyors
- iii. Physical Address 1635 W 13th Ave, STE 310 Denver, CO 80204
- iv. Mailing Address 1635 W 13th Ave, STE 310 Denver, CO 80204
- v. E-mail Address logrady@rrengineers.com
- vi. Phone Numbers: Business 720-390-5509 Mobile \_\_\_\_\_

**c. Planner**

- i. Project Contact Terry Stone
- ii. Firm Name Strata Design and Planning
- iii. Physical Address 1635 W 13th Ave, STE 310 Denver, CO 80204
- iv. Mailing Address 1635 W 13th Ave, STE 310 Denver, CO 80204
- v. E-mail Address tstone@thinkstratadesign.com
- vi. Phone Numbers: Business 720-399-1158 Mobile \_\_\_\_\_

**d. Surveyor**

- i. Project Contact Kevin Kucharczyk, PLS
- ii. Firm Name R&R Engineers-Surveyors
- iii. Physical Address 1635 W 13th Ave, STE 310 Denver, CO 80204
- iv. Mailing Address 1635 W 13th Ave, STE 310 Denver, CO 80204
- v. E-mail Address kkucharczyk@rrengineers.com
- vi. Phone Numbers: Business 720-390-5512 Mobile \_\_\_\_\_

**e. Other** (specify role) \_\_\_\_\_

- i. Project Contact \_\_\_\_\_
- ii. Firm Name \_\_\_\_\_
- iii. Physical Address \_\_\_\_\_
- iv. Mailing Address \_\_\_\_\_
- v. E-mail Address \_\_\_\_\_
- vi. Phone Numbers: Business \_\_\_\_\_ Mobile \_\_\_\_\_



## 6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

| Type of Application | 24" x 36" Plan Set | 11" x 17" Plan Set | Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive | Warranty Deed or Title Policy | List of adjoining property owners within 150' | Copies of reports (narrative, traffic study, drainage, etc.) |
|---------------------|--------------------|--------------------|------------------------------------------------------------------------------------|-------------------------------|-----------------------------------------------|--------------------------------------------------------------|
| All Types           | 1                  | 1                  | 1                                                                                  | 1                             | 1                                             | 1                                                            |

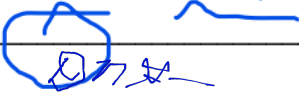
## 7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at [www.city-woodlandpark.org/Charter&Code](http://www.city-woodlandpark.org/Charter&Code). Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

| Type of Application              | Applicable Code Sections                                                                                                                                         |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Plan Review Permitted Use   | Chapters 18.34, 18.33 and 18.39                                                                                                                                  |
| Site Plan Review Conditional Use | Chapters 18.34, 18.57, 18.33 and 18.39                                                                                                                           |
| Conditional Use Permit           | Chapter 18.57 plus applicable site plan regulations                                                                                                              |
| Zoning Change                    | There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan |
| Special Use Permit               | Chapter 18.61 plus applicable site plan regulations                                                                                                              |
| Planned Unit Development         | Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080                                                                                                  |
| Appeal                           | Chapter 18.54                                                                                                                                                    |
| Variance                         | Chapter 18.60                                                                                                                                                    |
| Preliminary Plat                 | Chapter 17.20 plus applicable subdivision sections                                                                                                               |
| Exemption Plat                   | Section 17.52.030 plus applicable subdivision sections                                                                                                           |
| Final Plat                       | Chapter 17.24 plus applicable subdivision sections                                                                                                               |
| Townhouse Plat                   | Chapter 17.32 plus applicable subdivision sections                                                                                                               |
| Condominium Plat                 | Chapter 17.32 plus applicable subdivision sections                                                                                                               |

## 8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

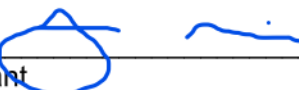
➡  7/1/2025  
Owner \_\_\_\_\_ Date \_\_\_\_\_

➡ \_\_\_\_\_ 7/1/2025  
Owner \_\_\_\_\_ Date \_\_\_\_\_

## 9. Certification:

The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.

➡  7/1/2025  
Applicant \_\_\_\_\_ Date \_\_\_\_\_

# **Project Schedule Narrative – Pines at Tamarac**

10/31/2025

This narrative provides an overview of the construction sequencing, key infrastructure milestones, and completion timeline for the Pines at Tamarac residential development.

## **1. Project Start & Preconstruction**

The project officially commences with permit completion estimated on or before November 1, 2025, allowing mobilization and site setup to begin immediately.

## **2. Phase 1 – Core Infrastructure & Offsite Work (Oct 2025 – May 8, 2026)**

Phase 1 focuses on establishing all core underground utilities, grading, drainage, and primary circulation infrastructure for 18 finished residential lots ready for vertical home construction. Key activities include:

- - Tree Removals & Potholing – Early to Mid-November 2025
- - Mob., BMP's, Traffic Control – Late October to Late November 2025
- - Mass Grading (Including Lots) – Mid November to Mid December 2025
- - Sanitary Sewer Installation – Late November to Late December 2025
- - Water Main Installation – Early January to Late January 2026
- - Storm Sewer & Inlets – Late January to Late February 2026
- - Pond Structures – Late February to Late March 2026
- - Subgrade Preparation & Flatwork (Sidewalks, Curb, Gutter) – February to April 2026
- - Asphalt Paving, Striping and Landscaping – April to Early May 2026

Phase 1 concludes with pavement markings and signage, finishing on Q2'26, signifying completion of Phase 1 development.

## **3. Transition & Phase 2 Start (May – Sept 2026)**

Following Phase 1, there is a gap period before the second mobilization. This allows for 18 finished residential lot delivery, inspections, or builder activity. Phase 2 officially commences approximately Q3'26.

## **4. Phase 2 – Remaining Utilities, Final Roadwork & Buildout Support (Sept 2026 – Jan 25, 2027)**

Phase 2 mirrors the structure of Phase 1, completing the remaining infrastructure for the balance of the subdivision. Work includes:

- - Mobilization, BMPs, Traffic Control – Late September 2026

- - Potholing & Trench Work – Late September 2026
- - Sanitary Sewer & Water Services – October to November 2026
- - Storm Sewer Completion – Late November 2026
- - Subgrade & Flatwork – December 2026 to Mid-January 2027
- - Final Paving – Mid to Late January 2027
- - Landscaping & Seeding by Others – Final Week of Project

## **5. Project Completion**

By Q1'27, all infrastructure improvements for 39 finished residential lots—including utilities, roads, drainage, and restoration—will be fully installed, marking community completion.

## Estimated Total Project Infrastructure Cost – Pines at Tamarac

| Description                                                 | Extended         |
|-------------------------------------------------------------|------------------|
| <b>Phase 1</b>                                              |                  |
| <b>General</b>                                              |                  |
| 1 Mobilization/Demobilization                               | \$35,000         |
| Initial Erosion Control Measures                            | \$35,290         |
| Interm Erosion Control Measures                             | \$29,640         |
| Interm Final Erosion Control Measures (Native Seeding)      | \$14,223         |
| Traffic Control                                             | \$15,400         |
| Potholing                                                   | \$15,840         |
| Survey                                                      | \$53,460         |
| Third Party Testing                                         | \$31,900         |
| Winter Conditions                                           | \$106,800        |
| Sub-Total                                                   | <u>\$337,553</u> |
| <b>Site Preparation &amp; Demo</b>                          |                  |
| Land Clearing/Lot Stripping                                 | \$68,800         |
| Salvaging Site Resources for Owner Reuse (Trees & Boulders) | \$36,000         |
| Removal of Asphalt                                          | \$720            |
| Removal of 19" x 30" CMP Culvert                            | \$1,150          |
| Removal of 48" CMP                                          | \$170            |
| Removal of 18" CMP                                          | \$1,120          |
| Remove and Salvage Existing 24" CMP and Flaired End Section | \$140            |
| Sub-Total                                                   | <u>\$108,100</u> |
| <b>Earthwork</b>                                            |                  |
| Rough Grading of Chardonnay and Merlot Road (Cut/Fill)      | \$91,986         |
| Site Grading Lots (Cut/Fill)                                | \$118,530        |
| Sub-Total                                                   | <u>\$210,516</u> |
| <b>Sanitary</b>                                             |                  |
| Connect to Existing SANMH-S1                                | \$3,900          |
| Excavate, Lay, Backfill 8" SDR 35 Sanitary                  | \$138,905        |
| Excavate, Set, Backfill 4' SAN Manhole                      | \$64,980         |
| Sub-Total                                                   | <u>\$207,785</u> |
| <b>Water</b>                                                |                  |
| Connect to Existing Water                                   | \$11,020         |
| Excavate, Lay, Backfill 8" C900 To Gate Valve G1 Per C9.5   | \$124,160        |
| Directional Bore Under SH-67                                | \$150,000        |
| Excavate, Lay, Backfill 8" C900 Per C9.3                    | \$29,869         |

|                                                                     |           |
|---------------------------------------------------------------------|-----------|
| Excavation, Lay, Backfill 8" C900 C9.4                              | \$75,190  |
| Excavate, Lay Backfill C900 per C9.1                                | \$95,150  |
| Installation of Blow Off                                            | \$10,500  |
| Installation of Fire Hydrant                                        | \$48,400  |
| Sub-Total                                                           | \$544,289 |
| Stormwater Management                                               |           |
| Excavate, Lay Backfill 18" RCP Per Details on Sheet C10.4           | \$6,150   |
| Excavation and Grading of Detention Pond Per C10.4                  | \$43,819  |
| Construction of Pond Spillway Per C10.4                             | \$38,160  |
| Construction of Pond Access Road Per C10.4                          | \$21,320  |
| Subgrade Preparation of Forebay Per C10.4                           | \$2,370   |
| Forebay                                                             | \$7,600   |
| Subgrade Preparation of Trickle Channel Per C10.4                   | \$2,280   |
| Trickle Channel                                                     | \$6,720   |
| Excavation, Subgrade Preparation, and Backfill of Outlet Per C10.4  | \$5,400   |
| Outlet Structure w/Micropool                                        | \$28,100  |
| Excavate, Prepare Subgrade, Drainage, and Backfill Retaining Wall 1 | \$28,350  |
| Concrete Retaining Wall Detail 1                                    | \$59,400  |
| Excavate, Prepare Subgrade, Drainage, and Backfill Retaining Wall 2 | \$14,300  |
| Concrete Retaining Wall Detail 2                                    | \$30,800  |
| Excavate, Lay, Backfill 18" RCP w/FES                               | \$25,920  |
| Excavate, Lay, Backfill 24" RCP w/FES                               | \$70,994  |
| Type L Rip Rap at Culvert Outfall                                   | \$7,040   |
| Excavate, Lay, Backfill 42" RCP w/FES                               | \$36,000  |
| Excavate, Set, Backfill Type C Inlet                                | \$8,940   |
| Excavate, Set, Backfill Type R Inlet (2 EA 5', 1 EA 10', 3 EA 15')  | \$53,700  |
| Sub-Total                                                           | \$497,363 |
| Pavements/Flatwork                                                  |           |
| 4" Sidewalk                                                         | \$93,591  |
| 6" Driveways (24'L x 5.5'W)                                         | \$26,030  |
| ADA Curb Ramps                                                      | \$22,480  |
| 8" Reinforced Concrete Pans                                         | \$21,560  |
| Curb & Gutter                                                       | \$94,776  |
| Subgrade Preparation of Chardonney Street                           | \$73,340  |
| Asphalt Paving of Chardonney                                        | \$51,750  |
| Subgrade Preparation of Marlot (Phase 1 Only)                       | \$55,560  |
| Phase 1 Asphalt Paving Marlot                                       | \$41,630  |
| Signage & Striping Phase 1                                          | \$7,755   |

|                                                                  |           |                    |
|------------------------------------------------------------------|-----------|--------------------|
|                                                                  | Sub-Total | <u>\$488,472</u>   |
| State Highway 67 Scope                                           |           |                    |
| Excavate, Lay, Backfill 42" CMP                                  |           | \$4,088            |
| Excavate, Set, Backfill STMH-03                                  |           | \$9,920            |
| Excavate, Prepare Subgrade, and Backfill Retaining Wall At SH-67 |           | \$6,650            |
| Concrete Retaining Wall Detail 3                                 |           | \$22,050           |
| Excavate, Lay Backfill 18" CMP w/FES                             |           | \$7,020            |
| Grading SH-67 Turn Lane (Class 6 Fill)                           |           | \$33,880           |
| Subgrade Preparation of Turn Lane SH-67                          |           | \$16,120           |
| Asphalt Paving of SH-67                                          |           | \$18,538           |
| Signage & Striping SH-67                                         |           | \$18,150           |
| Excavate, Lay, Backfill 30" HDPE w/FES                           |           | \$31,200           |
| Subgrade Preparation for Sourdough Road                          |           | \$64,000           |
| Curb & Gutter                                                    |           | \$72,518           |
| Asphalt Paving of Sourdough Road                                 |           | \$60,260           |
|                                                                  | Sub-Total | <u>\$364,394</u>   |
| Total Phase 1 Budget                                             |           | <u>\$2,758,473</u> |

| Description                                                 | Extended         |
|-------------------------------------------------------------|------------------|
| Phase 2                                                     |                  |
| General                                                     |                  |
| 1 Mobilization/Demobilization                               | \$35,000         |
| Land Clearing and Lot Stripping                             | \$36,800         |
| Salvaging Site Resources for Owner Reuse (Trees & Boulders) | \$20,000         |
|                                                             | Sub-Total        |
|                                                             | <u>\$91,800</u>  |
| Earthwork                                                   |                  |
| Rough Grading of Zinfandel (Cut/Fill)                       | \$54,984         |
| Grading Phase II Site Lots (Cut/Fill)                       | \$111,248        |
|                                                             | Sub-Total        |
|                                                             | <u>\$166,232</u> |
| Water                                                       |                  |
| Excavate, Lay, Backfill 8" C900 Water                       | \$37,760         |
| Installation of Blow Off                                    | \$10,500         |
| Installation of Fire Hydrant                                | \$12,100         |
|                                                             | Sub-Total        |
|                                                             | <u>\$60,360</u>  |



| Sanitary                                 |          |
|------------------------------------------|----------|
| Excavate, Lay, Backfill 8" PVC Sanitary  | \$25,285 |
| Excavate, Set, Backfill Sanitary Manhole | \$30,280 |
|                                          |          |
| Sub-Total                                | \$55,565 |

| Pavements                              |           |
|----------------------------------------|-----------|
| Curb & Gutter                          | \$55,645  |
| 6" Driveways (24'L x 5.5'W)            | \$27,400  |
| 8" Reinforced Concrete Pans            | \$12,320  |
| 4" Sidewalk                            | \$92,549  |
| Subgrade Preparation of Zinfandel Road | \$44,000  |
| Asphalt Paving of Zinfandel Road       | \$25,300  |
| Subgrade Preparation of Phase 2 Marlot | \$46,000  |
| Phase 2 Asphalt Paving of Marlot       | \$50,600  |
| Signage & Striping Phase 2             | \$3,135   |
|                                        | \$356,949 |

|                      |             |
|----------------------|-------------|
| Total Phase 2 Budget | \$730,906   |
|                      |             |
| Total Phase 1 Budget | \$2,758,473 |
| Total Phase 2 Budget | \$730,906   |
| All Phase Budget     | \$3,489,378 |

# PINES AT TAMARAC SUBDIVISION, FILING NO. 1

## LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

### TITLE COMMITMENT

COMMITMENT NUMBER: 592-HS0845522-415  
COMMITMENT DATE: APRIL 9, 2025 AT 8:00 A.M.  
HERITAGE TITLE COMPANY

### KNOW ALL MEN BY THESE PRESENTS:

THAT PINES AT TAMARAK, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

### TO WIT:

A TRACT OF LAND DESCRIBED AS LOT 2, DAYSPRING CHRISTIAN FELLOWSHIP, RECORDED UNDER RECEPTION NO. 509945 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO.

### DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK, THOSE EASEMENTS, RIGHTS-OF-WAY AND AREAS FOR PUBLIC USE SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS, RIGHTS-OF-WAY AND AREAS FOR PUBLIC USE SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC USE. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREBY PLATTED SHALL BE KNOWN AS "PINES AT TAMARAK, FILING NO. 1", IN THE CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_ AS \_\_\_\_\_  
OF PINES AT TAMARAK , LLC.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AD,

BY \_\_\_\_\_ AS \_\_\_\_\_  
OF PINES AT TAMARAK , LLC.

NOTARY PUBLIC

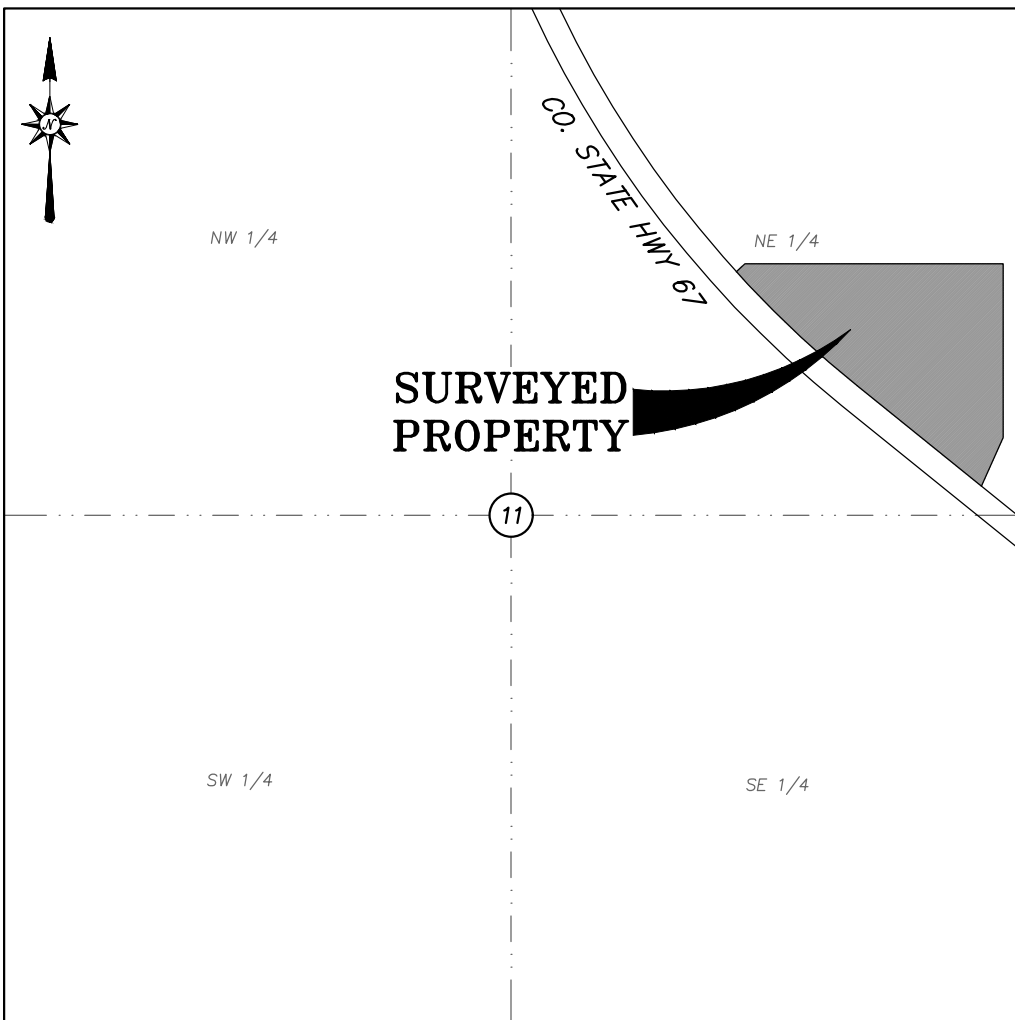
MY COMMISSION EXPIRES \_\_\_\_\_

### COUNTY TREASURER:

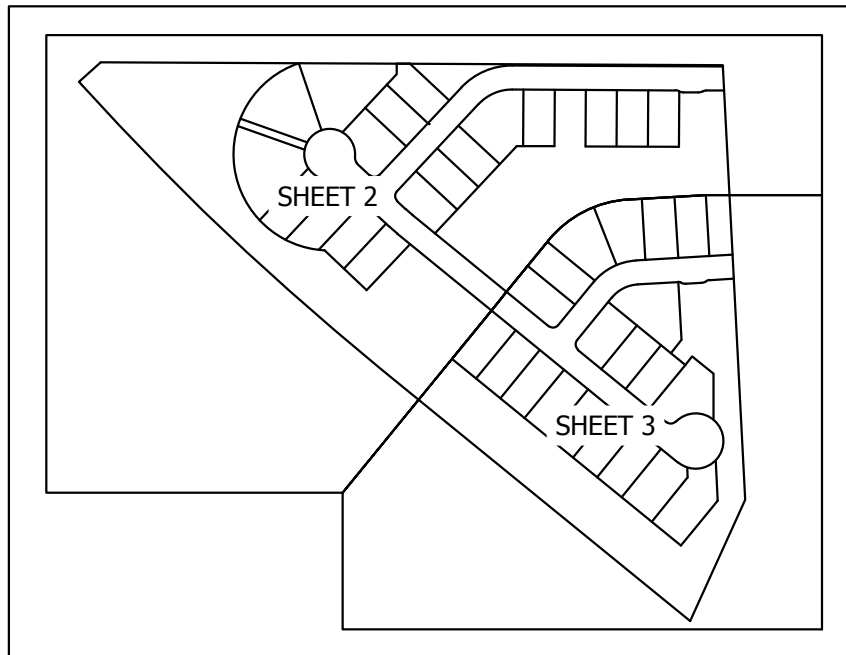
ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TELLER COUNTY TREASURER



VICINITY MAP  
SECTION 11-T12S-R69W OF THE 6TH P.M.  
-NOT TO SCALE-



SHEET KEYMAP  
SCALE: 1" = 400'

### SURVEYOR'S CERTIFICATION

I, KEVIN J. KUCHARCZYK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIXED MY STAMP AND SIGNATURE REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED HEREON HAVE BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND ARE BASED UPON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

KEVIN J. KUCHARCZYK, P.L.S.  
COLORADO REG. NO. 34591  
FOR AND ON BEHALF OF  
R&R ENGINEERS-SURVEYORS, INC.

THE WORD "CERTIFICATION" AND/OR "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

### APPROVAL BY THE PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

ATTEST: \_\_\_\_\_  
RECORDING SECRETARY PLANNING COMMISSION

### APPROVAL BY THE CITY COUNCIL:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS AND PUBLIC WAYS SHOWN HEREON, AND THE PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, STATE OF COLORADO,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

### RECORDING:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDED IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M.,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND IS DULY RECORDED UNDER RECEPTION

NUMBER \_\_\_\_\_ OF THE RECORDS OF TELLER COUNTY, COLORADO.

FEE: \_\_\_\_\_

BY: \_\_\_\_\_  
TELLER COUNTY CLERK AND RECORDER

### LOT AND TRACT TABLE:

| PARCEL    | SQ. FT.    | ACRE      | LAND USE                      | OWNERSHIP & MAINTENANCE |
|-----------|------------|-----------|-------------------------------|-------------------------|
| TRACT A   | 279,637 SF | 6.420 AC  | OPEN SPACE/DRAINAGE/UTILITIES | HOMEOWNERS ASSOCIATION  |
| TRACT B   | 2,362 SF   | 0.054 AC  | OPEN SPACE/DRAINAGE/UTILITIES | HOMEOWNERS ASSOCIATION  |
| TRACT C   | 7,964 SF   | 0.183 AC  | OPEN SPACE/DRAINAGE/UTILITIES | HOMEOWNERS ASSOCIATION  |
| TRACT D   | 104,787 SF | 2.406 AC  | OPEN SPACE/DRAINAGE/UTILITIES | HOMEOWNERS ASSOCIATION  |
| LOTS 1-39 | 378,262 SF | 8.683 AC  | RESIDENTIAL - SINGLE FAMILY   | PINES AT TAMARAC        |
| R.O.W.    | 124,594 SF | 2.860 AC  | PUBLIC RIGHT-OF-WAY           | CITY OF WOODLAND PARK   |
| TOTAL     | 897,606 SF | 20.606 AC |                               |                         |

### OWNER/DEVELOPER

THE PINES AT TAMARAK LLC.  
951 SALIDA DEL SOL  
PASO ROBLES, CA 93446  
(805) 610-2177

### APPLICANT

VALIANT CONSTRUCTION HOLDINGS, LLC.  
115 WILCOX ST., SUITE 220  
CASTLE ROCK, CO 80104  
(720) 234-5207

### SURVEYOR

R&R ENGINEERS/SURVEYORS INC.  
1635 W. 13TH AVENUE, SUITE 310  
DENVER, CO. 80204  
(303) 753-6730



R&R ENGINEERS-SURVEYORS, INC.

1635 W. 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
303-753-6730  
www.rrengineers.com

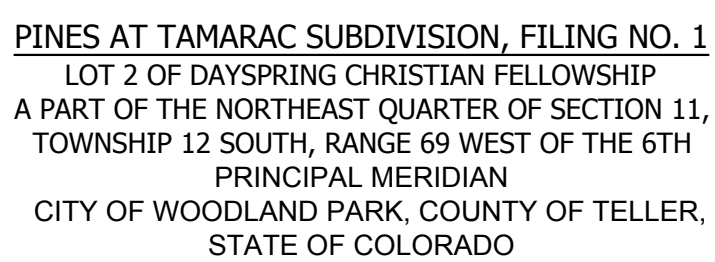
| REVISIONS                                              | File: VC25090-PLAT          |
|--------------------------------------------------------|-----------------------------|
| 10/9/2025 - UPDATES PER CITY OF WOODLAND PARK COMMENTS | Orig. Issue Date: 7/31/2025 |
|                                                        | Drawn By: MJP               |
|                                                        | Checked By: KJK             |
|                                                        | Project No. VC25090         |

### PINES AT TAMARAC SUBDIVISION, FILING NO. 1

LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
A PART OF THE NORTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
PRINCIPAL MERIDIAN  
CITY OF WOODLAND PARK, COUNTY OF TELLER,  
STATE OF COLORADO



LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

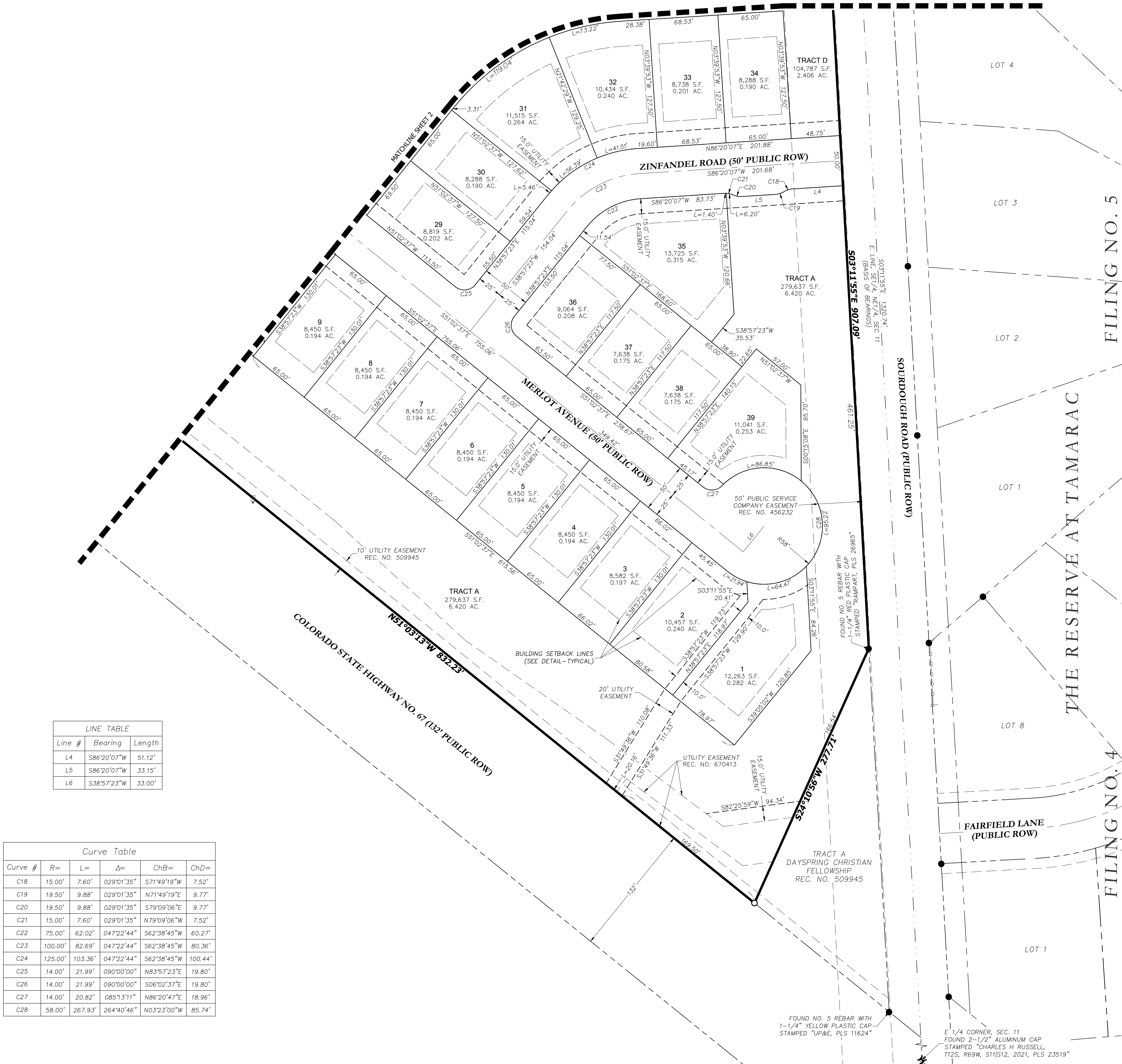




PINES AT TAMARAC SUBDIVISION, FILING NO. 1

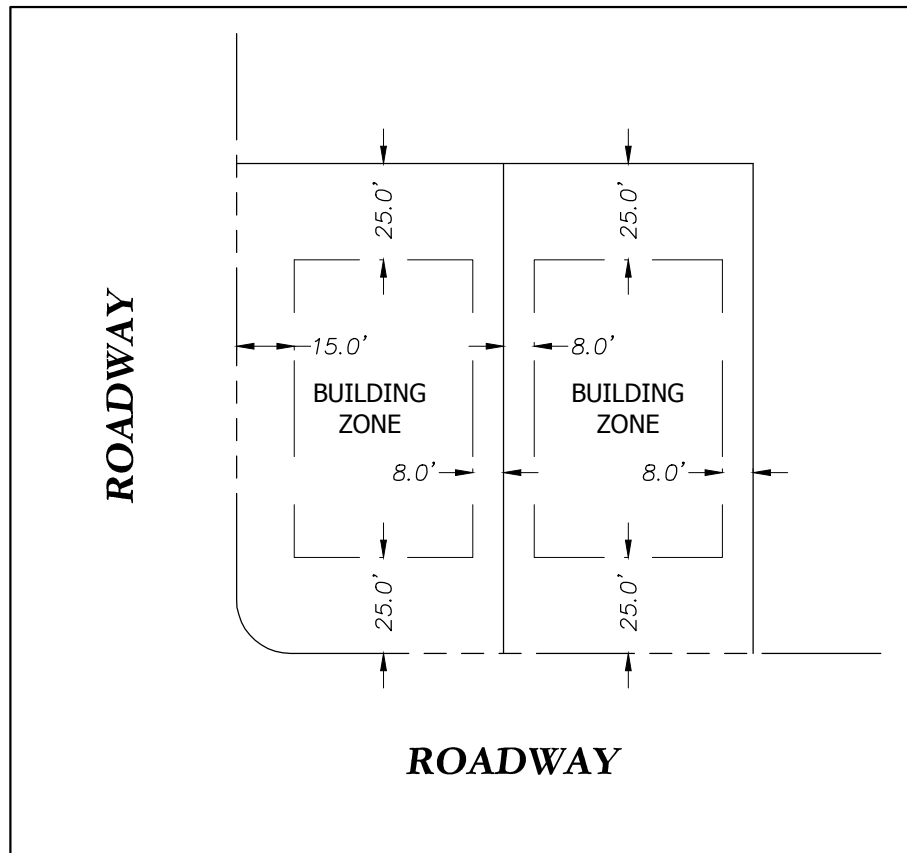
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



| LINE TABLE |              |        |
|------------|--------------|--------|
| Line #     | Bearing      | Length |
| L4         | S86°20'07\"W | 51.12' |
| L5         | S86°20'07\"W | 33.15' |
| L6         | S38°57'23\"W | 33.00' |

| Curve Table |         |         |             |              |         |
|-------------|---------|---------|-------------|--------------|---------|
| Curve #     | R=      | L=      | Δ=          | ChB=         | ChD=    |
| C18         | 15.00'  | 7.60'   | 029°01'35\" | S71°49'19\"W | 7.52'   |
| C19         | 19.50'  | 9.88'   | 029°01'35\" | N71°49'19\"E | 9.77'   |
| C20         | 19.50'  | 9.88'   | 029°01'35\" | S79°09'06\"E | 9.77'   |
| C21         | 15.00'  | 7.60'   | 029°01'35\" | N79°09'06\"W | 7.52'   |
| C22         | 75.00'  | 62.02'  | 047°22'44\" | S62°38'45\"W | 60.27'  |
| C23         | 100.00' | 82.69'  | 047°22'44\" | S62°38'45\"W | 80.36'  |
| C24         | 125.00' | 103.36' | 047°22'44\" | S62°38'45\"W | 100.44' |
| C25         | 14.00'  | 21.99'  | 090°00'00\" | N83°57'23\"E | 19.80'  |
| C26         | 14.00'  | 21.99'  | 090°00'00\" | S06°02'37\"E | 19.80'  |
| C27         | 14.00'  | 20.82'  | 085°13'11\" | N86°20'47\"E | 18.96'  |
| C28         | 58.00'  | 267.93' | 264°40'46\" | N03°23'00\"W | 85.74'  |



LOT SETBACK DETAIL  
SCALE: 1" = 50'

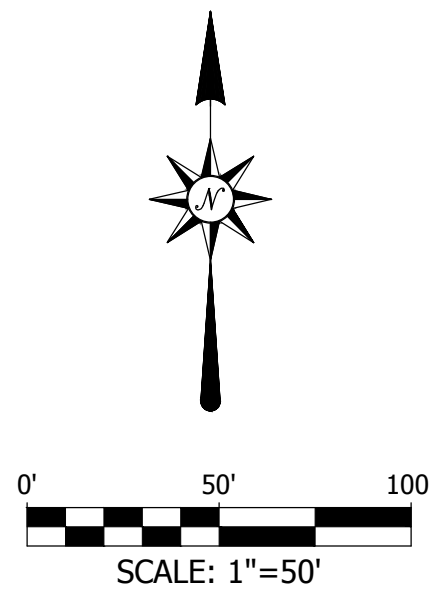
SETBACKS

TYPICAL LOT  
FRONT: 25'  
REAR: 25'  
SIDE: 8'

DOUBLE FRONTAGE  
/CORNER LOT  
FRONT: 25'  
REAR: 25'  
ROAD SIDE: 15'  
LOT SIDE: 8'

LEGEND

- SET SURVEY MONUMENT - 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG | PLS 34591"
- ⊙ SET 1" DIAMETER BRASS PLUG STAMPED "R&R | PLS 34591"
- FOUND SURVEY MONUMENT, AS NOTED
- SECTION CORNER, AS NOTED
- SURVEYED PROPERTY BOUNDARY LINE
- PARCEL LINE
- SECTION LINE (AS NOTED)
- RIGHT-OF-WAY LINE (R.O.W.)
- - - EASEMENT LINE (AS NOTED)
- BREAKLINE
- RIGHT-OF-WAY
- R= RADIUS
- L= ARC LENGTH
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- Δ INTERIOR ANGLE (DELTA)
- REC. RECEPTION NUMBER
- ID IDENTIFICATION NUMBER
- NO. NUMBER
- SQ. FT. SQUARE FEET



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|            |                                            | Drawn By: MJP               |
|            |                                            | Checked By: KJK             |
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PINES AT TAMARAC SUBDIVISION, FILING NO. 1  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
A PART OF THE NORTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
PRINCIPAL MERIDIAN  
CITY OF WOODLAND PARK, COUNTY OF TELLER,  
STATE OF COLORADO



OWNER /DEVELOPER:  
THE PINES AT TAMARAC  
951 SALIDA DEL SOL  
PASO ROBLES, CA 93446  
(805) 610-2177

APPLICANT:  
KIMLEY-HORN AND ASSOCIATES INC.  
2 N. NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, CO 80903  
(719) 248-7280

SURVEYOR:  
ERIC SIMONSON  
RAMPART SURVEYS, LLC  
1050 TAMARAC PARKWAY,  
WOODLAND PARK, CO 80863  
(719) 687-0920

#### SHEET INDEX

|    |                                  |
|----|----------------------------------|
| 1  | COVER SHEET                      |
| 2  | LANDSCAPE PLAN                   |
| 3  | GRADING PLAN - NORTH             |
| 4  | GRADING PLAN - SOUTH             |
| 5  | CHARDONNAY ROAD PLAN AND PROFILE |
| 6  | MERLOT AVENUE PLAN AND PROFILE   |
| 7  | ZINFANDEL ROAD PLAN AND PROFILE  |
| 8  | SOURDOUGH ROAD PLAN AND PROFILE  |
| 9  | UTILITY PLAN - NORTH             |
| 10 | UTILITY PLAN - SOUTH             |
| 11 | UTILITY PLAN - OFFSITE           |

LEGAL DESCRIPTION:  
LOT 2, OF DAYSPRING CHRISTIAN FELLOWSHIP  
PUD DESCRIPTION:

OPEN SPACE:  
APPROXIMATELY FORTY-FOUR PERCENT (44.1%) OF THE 20.51-ACRE PINES TAMARAC (\$9.09 ACRES) IS SET ASIDE AND/OR PRESERVED AS OPEN SPACE AS TRACTS A, B AND C. PROPOSED OPEN SPACE INCLUDES OPEN SPACE AND DRAINAGE TRACTS. PLANNED PEDESTRIAN PATHS ARE PLANNED FOR THE SITE. OPEN SPACE HAS BEEN PROVIDED IN EXCESS OF THE REQUIRED 15% GROSS DEVELOPMENT AREA.

#### RESIDENTIAL USE & DIMENSIONAL STANDARDS:

1. THE MAXIMUM DENSITY IN THE PINES AT TAMARAC SHALL NOT EXCEED 2 DU/GROSS ACRE (41 DU MAX).
2. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE CONDUCTED ON A LOT. GUEST HOUSES AND/OR ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED.
3. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, ACCENT FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS.
4. MINIMUM LOT AREA: 7,800 SQUARE FEET. MINIMUM LOT SIZES ARE ESTABLISHED PER LOT AS DEPICTED ON THE PLAN; HOWEVER, NO LOT SHALL BE CREATED AND/OR AMENDED, REPLATTED, OR PORTIONS THEREOF CONVEYED WHICH WILL REDUCE THE LOT AREA BELOW THE MINIMUM 7,800 SF LOT AREA.
5. MAXIMUM IMPERVIOUS COVERAGE: A MAXIMUM 40% GROSS TOTAL LOT AREA MAY BE IMPERVIOUS. THE AREA OF AT GRADE PATIOS AND WALKS AND/OR PATHS SHALL NOT BE COUNTED TOWARD IMPERVIOUS COVERAGE. DRIVEWAYS SHALL BE INCLUDED IN THE MAXIMUM IMPERVIOUS AREA CALCULATION.
6. MAXIMUM STRUCTURAL HEIGHT: THIRTY FEET (35').
7. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40') OR AS OTHERWISE DEPICTED BY THE PUD.
8. SETBACK REQUIREMENTS: (SEE DETAIL FOR TYPICAL LOT/YARD ORIENTATION)
  - a. FRONT YARD: TWENTY-FIVE FEET (25')
  - b. REAR YARD: TWENTY-FIVE FEET (25')
  - c. SIDE YARD: EIGHT FEET (8')
  - d. CORNER YARD: FIFTEEN FEET (15')
  - e. SEE DETAIL FOR TYPICAL LOT AND YARD ORIENTATION
  - f. PROJECTIONS INTO SIDE YARD SETBACKS: EAVES AND WINDOW WELLS, FASCIA, SOFFIT, AND RELATED FEATURES AND/OR APPURTENANCE MAY PROJECT A MAXIMUM OF THREE (3) FEET INTO AN ADJACENT YARD SETBACK.
9. PARKING: EACH LOT SHALL PROVIDE A MINIMUM OF TWO ON-SITE PARKING SPACES. SPACES MAY BE PROVIDED VIA GARAGE AND/OR ONSITE VIA PRIVATE DRIVEWAY. ON STREET PARKING SHALL BE SUBJECT TO THE PROVISIONS OF THE CITY OF WOODLAND PARK AND/OR FUTURE PINES AT TAMARAC HOME OWNERS ASSOCIATION.
10. WILDFIRE MITIGATION: SEE SHEET 2 FOR LANDSCAPE CROSS SECTION WITH MITIGATION ACTIVITIES AS WELL AS SEPARATELY SUBMITTED MITIGATION PLAN. PLAN TO BE RECORDED WITH FINAL PLAT

#### DEVELOPMENT SCHEDULE

DEVELOPMENT IS PLANNED TO OCCUR DURING THE FALL OF 2024-25 SUBJECT TO FINAL PLAT APPROVAL AND DEVELOPMENT AUTHORIZATION BY THE CITY OF WOODLAND PARK.

#### IMPROVEMENTS

ALL OPEN SPACE AND LANDSCAPE TRACTS, PEDESTRIAN PATHS AND TRAILS, AND STORMWATER APPURTENANCE INCLUDING, BUT NOT LIMITED TO WATER QUALITY PONDS, ARE TO BE OWNED AND MAINTAINED BY THE PINES AT TAMARAC HOME OWNERS ASSOCIATION AND DELEGATED AGENTS, OR OTHER ENTITY APPROVED BY THE CITY OF WOODLAND PARK. ALL ROADS WILL BE DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC OWNERSHIP AND MAINTENANCE.

CURB AND GUTTER, PEDESTRIAN RAMPS, DRIVEWAY PANS, ETC. TO BE AS ILLUSTRATED ON THE PUD DEVELOPMENT PLAN SUBJECT TO FINAL REVIEW WITH FINAL GRADING AND CONSTRUCTION PLANS.

#### OWNERSHIP & MAINTENANCE

A HOMEOWNERS ASSOCIATION (FINES AT TAMARAC HOA) WILL BE FORMED FOR THE PURPOSES OF OWNING AND MAINTAINING COMMON ELEMENTS AND ASSOCIATED IMPROVEMENTS AND APPURTENANCE WITHIN THE PINES AT TAMARAC PUD AND SUBSEQUENT FINAL PLAT. DOCUMENTATION OF HOA FORMATION AND AUTHORITIES WILL BE PROVIDED FOR REVIEW WITH THE ASSOCIATED FINAL PLAT FOR THE PINES AT TAMARAC.

#### UTILITIES

WATER & WASTEWATER IS PLANNED TO BE PROVIDED VIA SERVICE CONNECTION WITH THE CITY OF WOODLAND PARK UTILITIES SUBJECT TO COMPLIANCE WITH PERMITTING REQUIREMENTS. ELECTRIC SERVICE WILL BE PROVIDED BY CORE ELECTRIC COOPERATIVE. NATURAL GAS WILL BE PROVIDED BY BLACK HILLS ENERGY. THE FRONT YARDS OF ALL LOTS SHALL BE PLATTED WITH A 15' PUBLIC UTILITY EASEMENT, AS DEPICTED ON THE TYPICAL LOT DETAIL.

#### STORMWATER RUNOFF

DEVELOPMENT OF THE PROPOSED SUBDIVISION PROJECT WILL INCLUDE SITE GRADING, UTILITIES, RESIDENTIAL CONSTRUCTION, AND RELATED SITE IMPROVEMENTS. THE GENERAL CONCEPT FOR MANAGEMENT OF ON-SITE DEVELOPED STORM RUNOFF IS TO ROUTE DEVELOPED FLOWS THROUGH AN ON-SITE STORMWATER DETENTION FACILITY TO MITIGATE THE IMPACT OF DEVELOPED DRAINAGE FROM THE SITE.

THE PROPOSED DETENTION POND FACILITIES HAVE BEEN DESIGNED BASED ON DESIGN PROCEDURES Delineated IN THE CITY OF WOODLAND PARK DRAINAGE CRITERIA MANUAL. THE TOTAL DEVELOPED STORM RUNOFF DOWNSTREAM OF THE SITE WILL BE MAINTAINED AT HISTORIC LEVELS BY ROUTING FLOWS THROUGH THE PROPOSED DETENTION POND. DETENTION POND A HAS BEEN DESIGNED AS A "FULL-SPECTRUM" DETENTION POND TO MITIGATE DEVELOPED DRAINAGE AND WATER QUALITY IMPACTS FROM THE SUBDIVISION.

THE PROPOSED POND OUTLET STRUCTURE HAS BEEN DESIGNED AS AN EXTENDED DETENTION BASIN (EDB), PROVIDING FOR A 40-HOUR RELEASE OF THE WQCV, AND OUTLET STRUCTURE SIZING TO MAINTAIN MAXIMUM ALLOWABLE RELEASE RATES FROM THE POND. A BURIED RIPRAP SPILLWAY WILL BE PROVIDED AS AN EMERGENCY OVERFLOW PATH FROM THE POND TO THE DOWNSTREAM ROADSIDE DITCH AND CULVERT.

#### FLOODPLAIN

THE PROJECT SITE IS NOT IMPACTED BY ANY 100-YEAR FLOODPLAIN LIMITS AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOODPLAIN LIMITS IN THE VICINITY OF THE SITE ARE SHOWN IN FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 08119C0139D DATED SEPTEMBER 25, 2009.

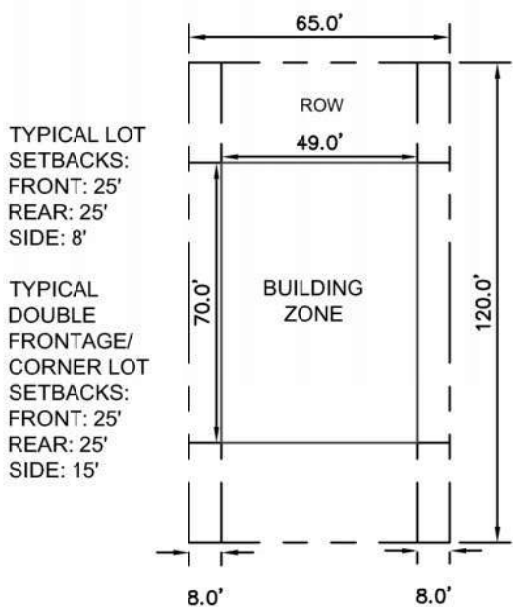
THE EXISTING LOY GULCH CHANNEL FLOWS NORTHWESTERLY ALONG THE WEST SIDE OF SH67 TO THE WEST OF THIS SITE. ACCORDING TO THE FLOOD INSURANCE STUDY, THE 100-YEAR FLOW IN THE LOY GULCH CHANNEL ON THE WEST SIDE OF SH67 IS 1,040CFS.

DATE OF PREPARATION  
1/15/2024

#### WOODLAND PARK:

Approved by the City of Woodland Park August 14, 2025.

1. All street radii to meet local street criteria of 15'
2. This plan is hereby approved with the stipulation that all utilities are to be built within identified easements.



#### LOT TYPICAL NOTES:

1. CORNER LOT SIDE YARDS ADJACENT TO A ROAD SHALL HAVE A SIDE YARD SETBACK OF 15 FEET ADJACENT TO ANY R.O.W.

1

LOT TYPICAL DETAIL

N.T.S.

# PINES AT TAMARAC PUD PRELIMINARY PLAT AMENDMENT LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

#### EXISTING SITE DATA TABLE

|                                       |            |
|---------------------------------------|------------|
| TOTAL SITE ACREAGE                    | 20.61 AC   |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 26 DU      |
| FINAL PROPOSED (GROSS) DENSITY        | 1.26 DU/AC |
| MAX BUILDING HEIGHT                   | 35'        |
| MIN LOT SIZE                          | 16,000 SF  |

|                                     |                  |
|-------------------------------------|------------------|
| TYPE OF USE                         | # ACRES PROVIDED |
| SINGLE FAMILY RESIDENTIAL (39 LOTS) | 12.99 AC±        |
| OPEN SPACE, DRAINAGE AND UTILITY    | 5.05 AC±         |
| PRIVATE STREETS                     | 2.57 AC±         |
| TOTAL:                              | 20.61 AC±        |

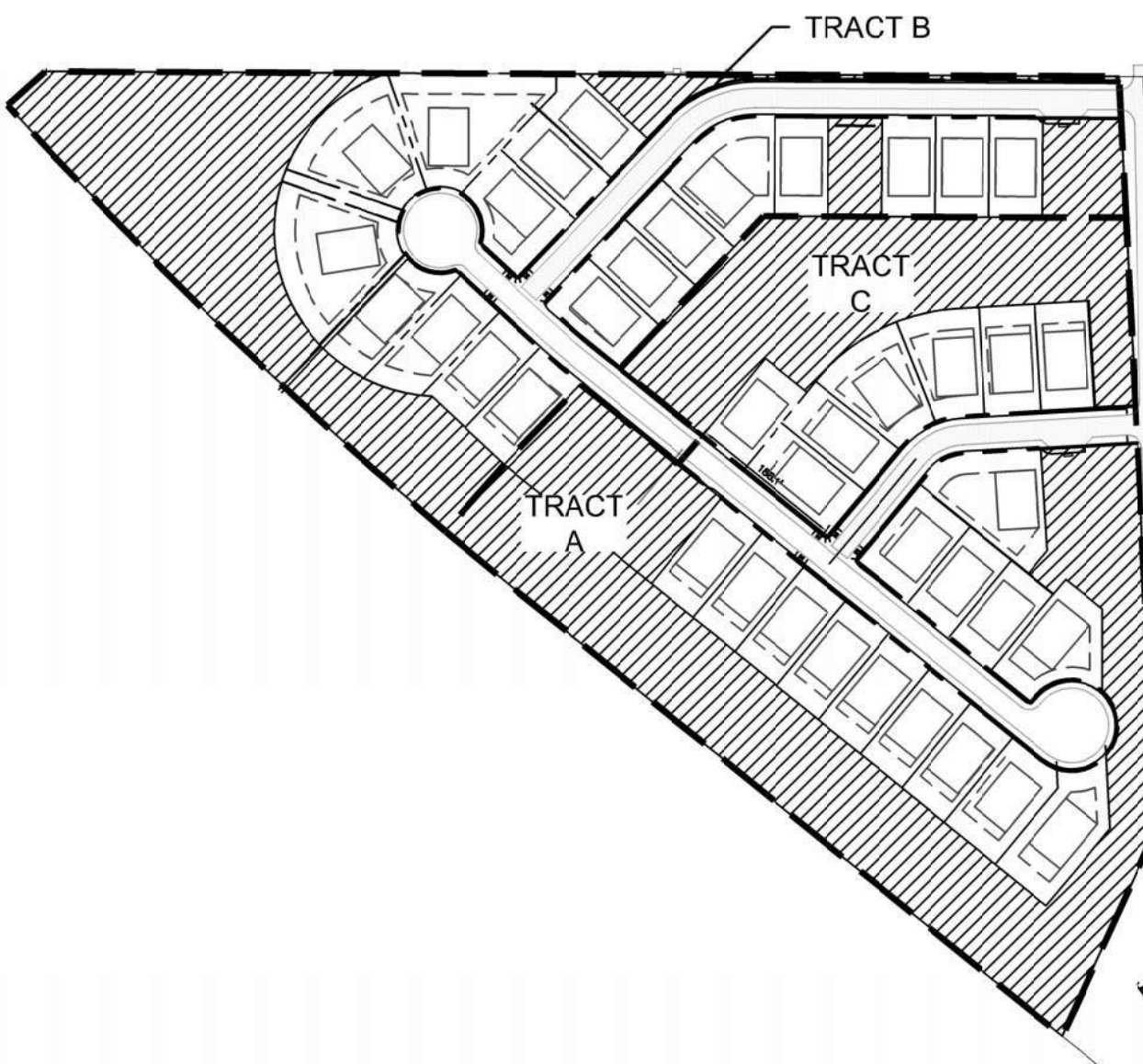
#### SITE DATA TABLE

|                                       |            |
|---------------------------------------|------------|
| TOTAL SITE ACREAGE                    | 20.61 AC   |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 39 DU      |
| FINAL PROPOSED (GROSS) DENSITY        | 1.89 DU/AC |
| MAX BUILDING HEIGHT                   | 35'        |
| MIN LOT SIZE                          | 7,800 SF   |

|                                     |                  |
|-------------------------------------|------------------|
| TYPE OF USE                         | # ACRES PROVIDED |
| SINGLE FAMILY RESIDENTIAL (39 LOTS) | 8.99 AC±         |
| OPEN SPACE, DRAINAGE AND UTILITY    | 9.09 AC±         |
| PRIVATE STREETS                     | 2.53 AC±         |
| TOTAL:                              | 20.61 AC±        |

#### TRACT TABLE

| TRACT                          | PERMITTED USES                                        | OWNERSHIP / MAINTENANCE | SQUARE FOOTAGE (ACREAGE) |
|--------------------------------|-------------------------------------------------------|-------------------------|--------------------------|
| A                              | OPEN SPACE, DRAINAGE & UTILITY, MAIL KIOSK, SIGNAGE   | HOA                     | 280,935 SF (6.44 AC)     |
| B                              | OPEN SPACE, DRAINAGE & UTILITY                        | HOA                     | 9,448 SF (0.22 AC)       |
| C                              | OPEN SPACE, DRAINAGE AND UTILITY, MAIL KIOSK, SIGNAGE | HOA                     | 105,734 SF (2.82 AC)     |
| TOTAL SQUARE FOOTAGE / ACREAGE |                                                       |                         | ± 396,117 SF (±9.09 AC)  |



CERTIFICATION: The undersigned hereby certifies that they are the owner of Lot 2, Dayspring Christian Fellowship (205 Sourdough Road), and that the undersigned shall abide by the provisions as specified upon The Pines at Tamarac PUD Final Development Plan and The Pines at Tamarac Preliminary Plat and any conditions and requirements as specified by the Woodland Park Planning Commission and the City of Woodland Park Council.  
Date: \_\_\_\_\_ Landowner David & Susan Garrettson

APPROVALS: I hereby certify that I am the City Planner of the City of Woodland Park and hereby attest that The Pines at Tamarac PUD Final Development Plan and Preliminary Plat was approved subject to conditions contained herein by the Woodland Park Planning Commission on \_\_\_\_\_, 2023 and the City of Woodland Park Council on \_\_\_\_\_, 2023.  
Date: \_\_\_\_\_ City Planner: CJ Gates, Senior Planner

#### CONDITIONS OF APPROVAL (SUBJECT TO CHANGE)

1. Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
  - Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main serving for Lots 1-4 and Lots 23-26; water line profile showing the crossing of the drainage swale on Cabernet Way; a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveway, and utilities; cul-de-sac radii large enough for snow trucks to make a 3-point turn around; verification that water main is outside of CDOT right-of-way on plan SS1, show water main on church site; a combined easement for drainage and sanitary sewer main running behind Lots 1-4 and Lots 23-26.
  - Final grading and erosion control plan for the entire site and off-site improvements
  - Final on- and off-site street plan with profiles with curb and gutter on both sides of Sourdough Road.
  - Final drainage plan and report
  - Approved CDOT Access Permit
  - Approved SWAP
2. Prior to construction of SH67 improvements, the applicant shall receive appropriate construction drawing approvals and permits as required by CDOT.
3. Prior to conveyance of any proposed lot, the applicant shall:
  - a. Record a Final Plat;
  - b. Repair/Upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
  - c. Construct the deceleration lane on SH67
4. Prior to recording the final plat, the applicant shall submit:
  - a. Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private open space.
  - b. Park Development Fees in the applicable amount.

COVER SHEET  
SHEET 1 OF 11

PINES AT TAMARAC PUD PRELIMINARY PLAT - CITY FILE NO. XXXX



PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

Land Owner Certification

In Witness Whereof: The aforementioned DAVID N. & SUSAN J. GARRETSON  
has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

Authorized Owner/Representative

STATE OF COLORADO )  
                                  )SS.  
EL PASO COUNTY      )

The above and foregoing statement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. by

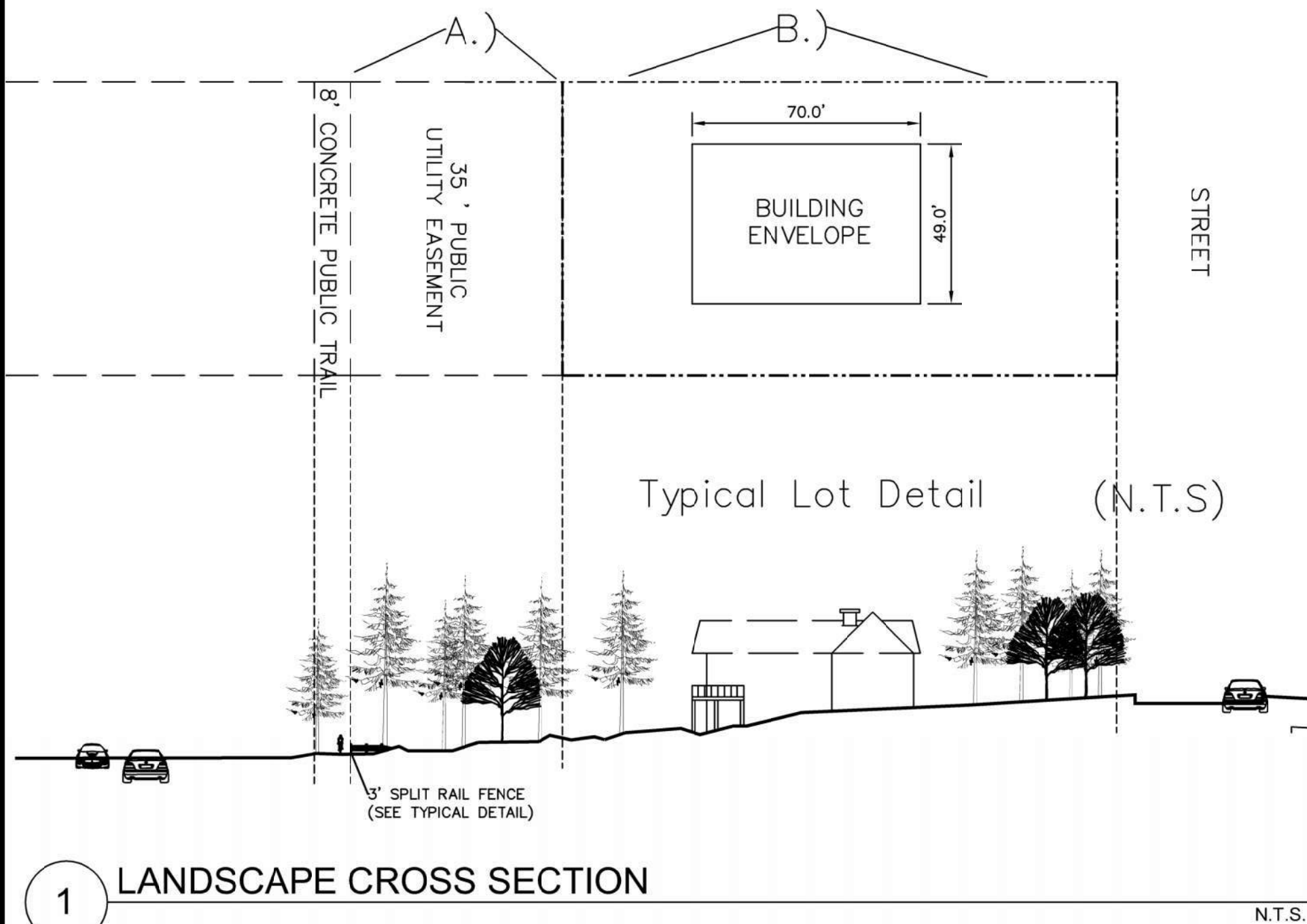
\_\_\_\_\_, Witness my Hand and SEAL:

Notary Public

My Commission Expires: \_\_\_\_\_

LANDSCAPE ACCENT PROGRAM WITH FIRE MITIGATION ACTIVITIES\*

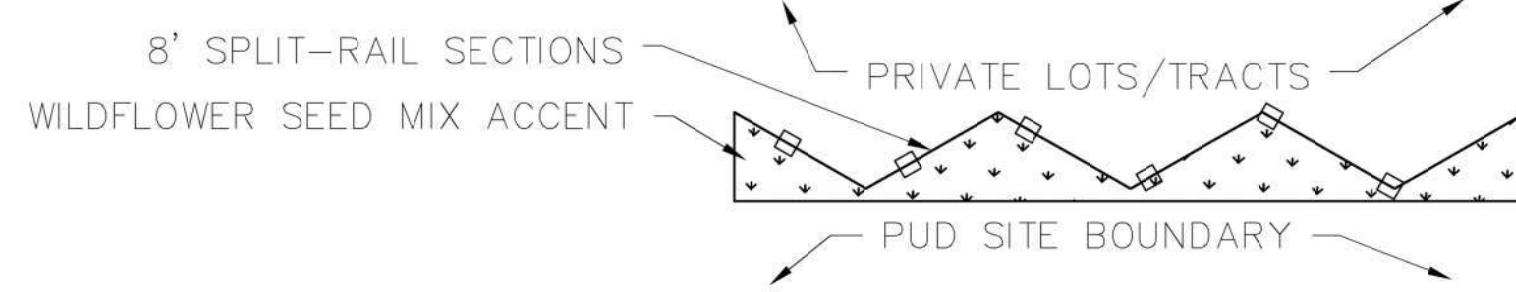
- A) PUBLIC EASEMENT & PRESERVATION AREA
- DEVELOPER OBLIGATION DURING SUBDIVISION CONSTRUCTION PHASE
  - RESPONSIBILITIES INCLUDE:
    - WILDFIRE MITIGATION (PRE-DEVELOPMENT)
    - MAINTENANCE
      - PRESERVATION OF DEFENSIBLE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN
      - FORESTRY MANAGEMENT
      - EROSION CONTROL/FUEL MANAGEMENT
  - LANDSCAPING TO CONSIST OF:
    - WILDFLOWERS
    - NATIVE GRASSES
    - ORNAMENTAL FENCE ACCENTS
- B) PRIVATE OPEN SPACE/BUILDABLE (LOT) AREA
- BUILDER (HOMEOWNER) OBLIGATION DURING LOT IMPROVEMENT/HOME BUILDING PHASE
  - RESPONSIBILITIES INCLUDE:
    - MAINTENANCE
      - FUEL MANAGEMENT
      - PRESERVATION/MAINTENANCE OF DEFENSIBLE SPACE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN
      - FORESTRY MANAGEMENT
    - EROSION CONTROL/FUEL MANAGEMENT
    - LANDSCAPE CONSISTS OF:
      - WILDFLOWERS
      - NATIVE GRASSES



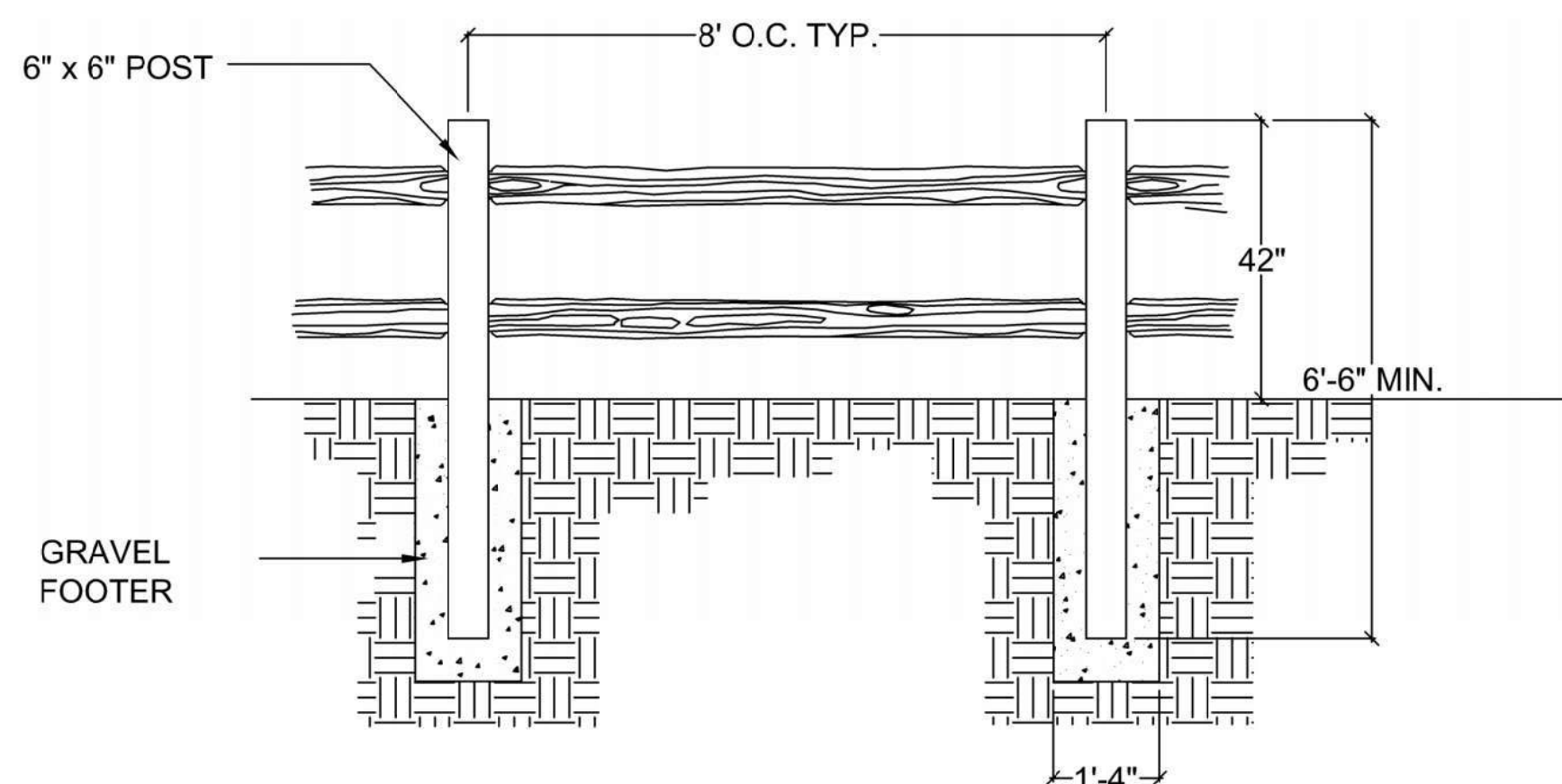
1 LANDSCAPE CROSS SECTION

\* SEE WILDFIRE MITIGATION PLAN SUBMITTED TO CITY OF WOODLAND PARK IN SUPPORT OF THIS PUD PLAN FOR ADDITIONAL DETAILS AND RECOMMENDATIONS.

WILDFLOWER SEED MIX  
PBSI ROCKY MOUNTAIN WILDFLOWER MIX BY PAWNEE BUTTES SEED INC. (OR APPROVED EQUAL). SUBMIT CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

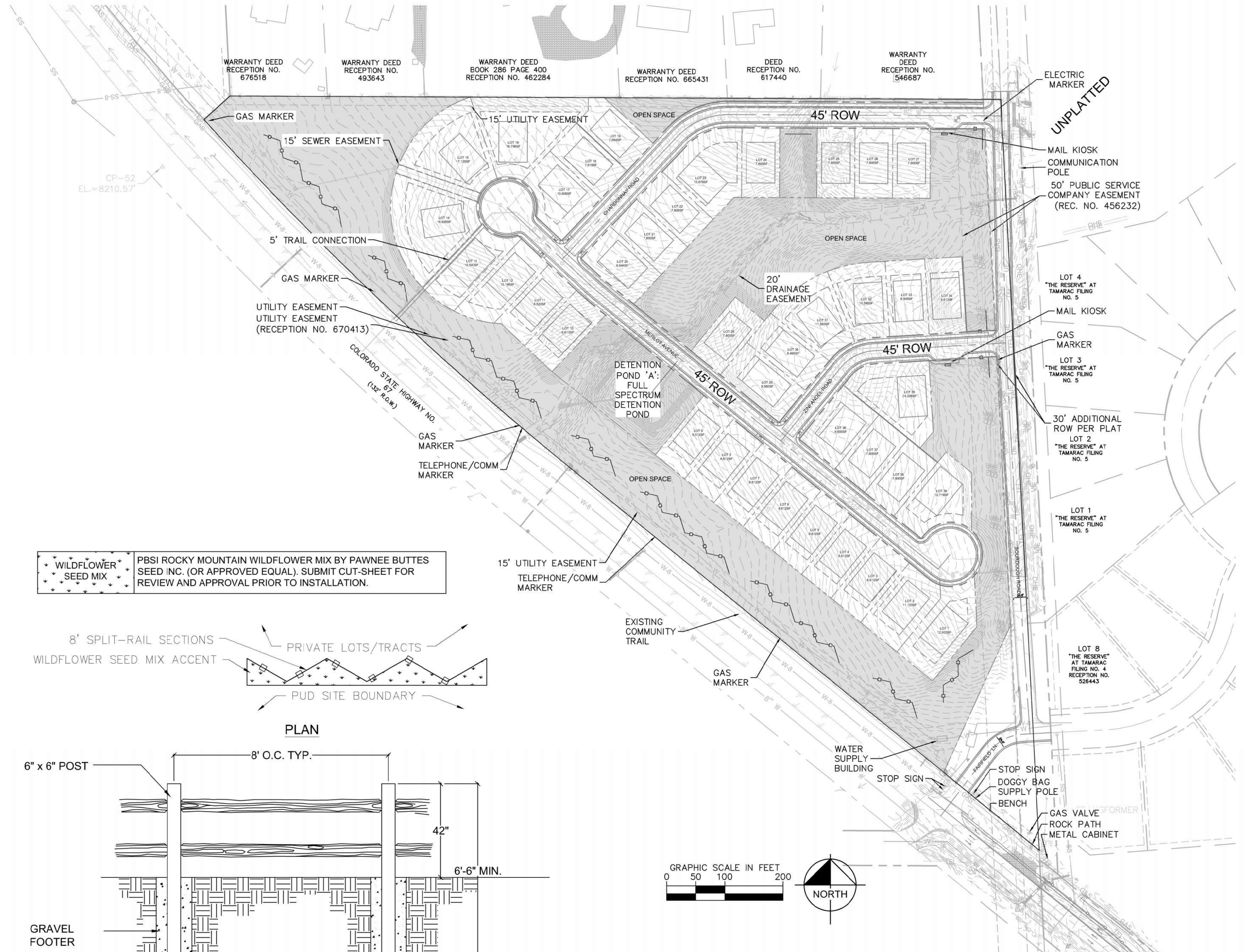


PLAN



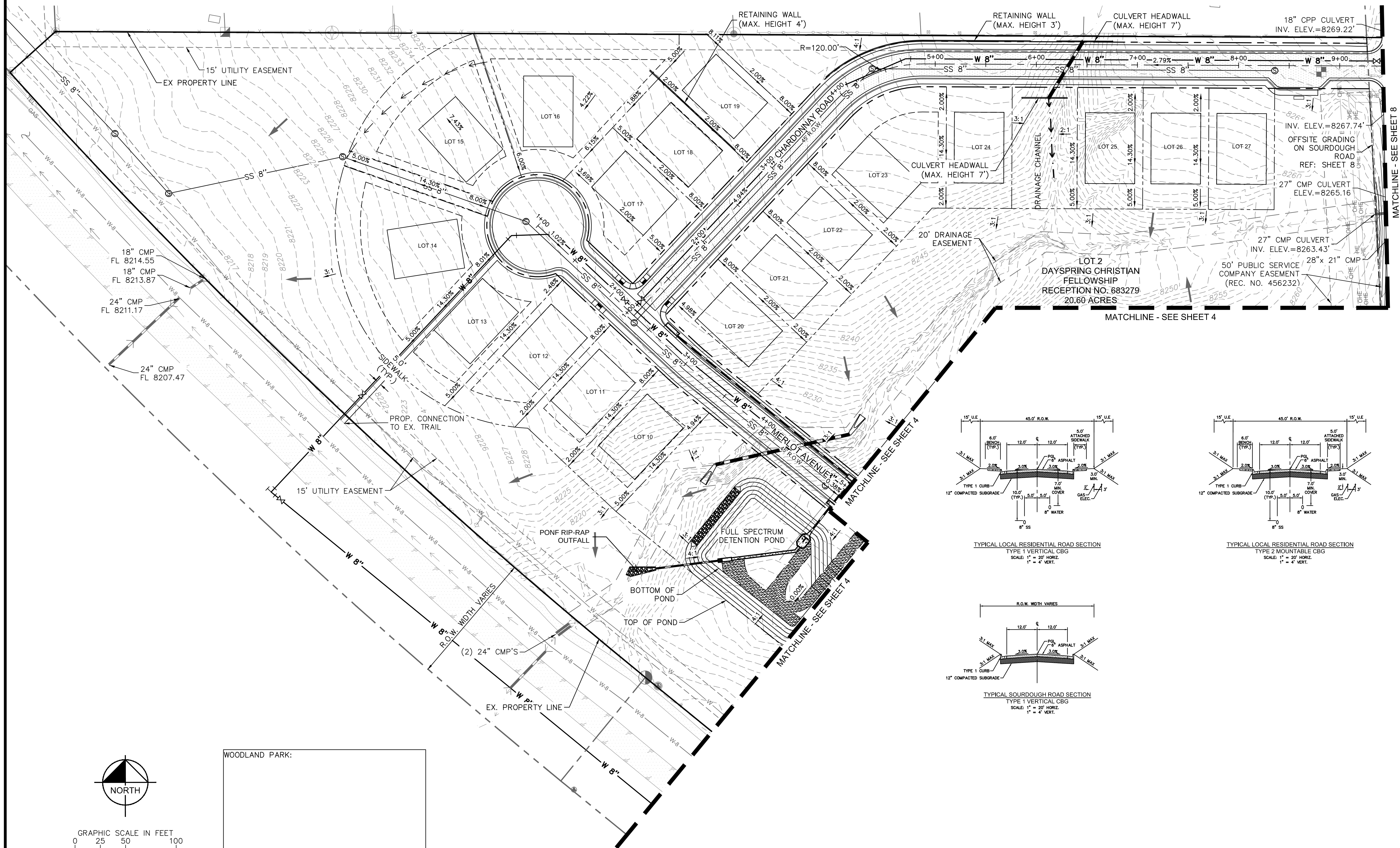
2 SPLIT-RAIL ACCENT FENCE

N.T.S.





PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

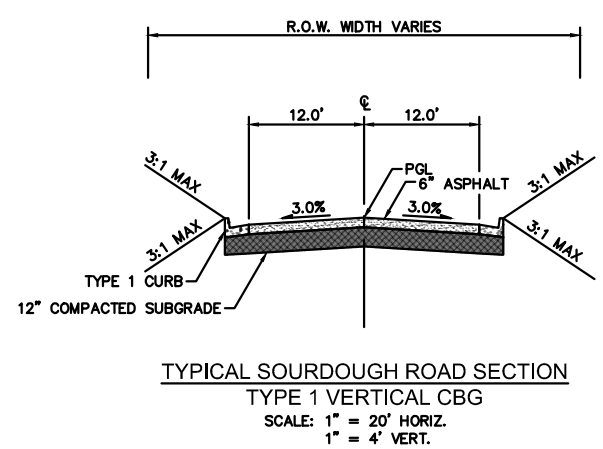
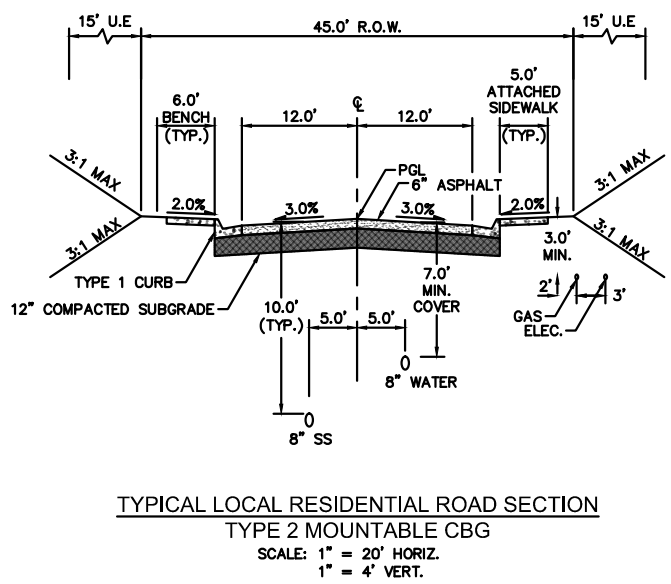
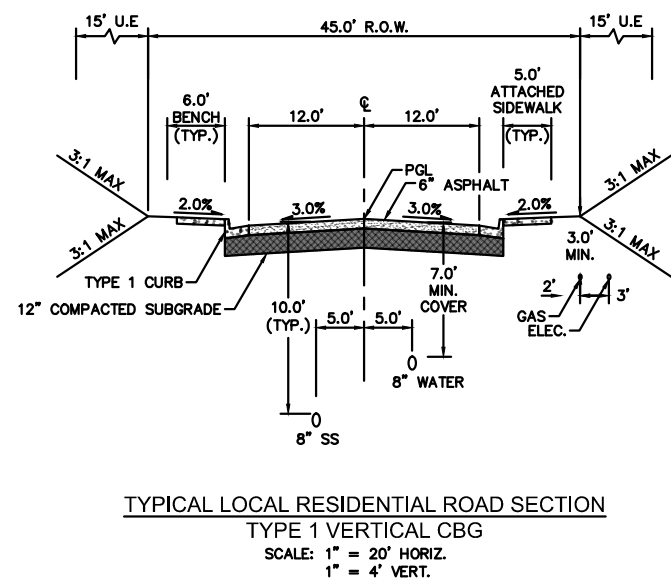


| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
|        | PROPOSED MINOR CONTOUR        |
|        | EXISTING MAJOR CONTOUR        |
|        | EXISTING MINOR CONTOUR        |
|        | EXISTING FLOW                 |
|        | EXISTING DITCH/SWALE CL       |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

| ONSITE |               |
|--------|---------------|
| CUT    | 32,316.26(CY) |
| FILL   | 33,005.57(CY) |
| NET    | 689.31(CY)    |

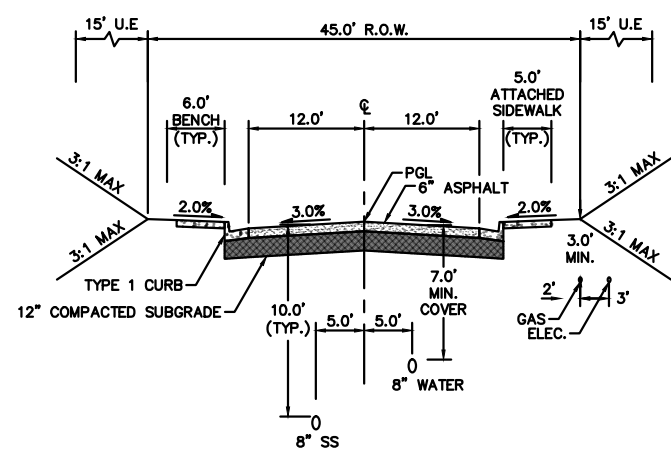
| OFFSITE |            |
|---------|------------|
| CUT     | 156.84(CY) |
| FILL    | 164.56(CY) |
| NET     | 7.73(CY)   |

| TOTAL |               |
|-------|---------------|
| CUT   | 32,316.26(CY) |
| FILL  | 33,005.57(CY) |
| NET   | 689.31(CY)    |

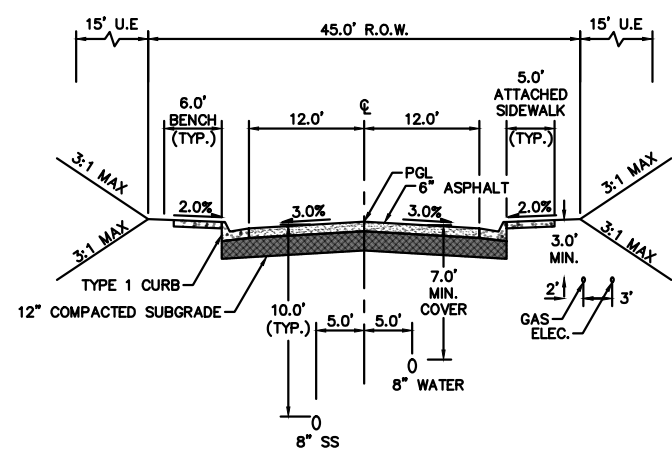




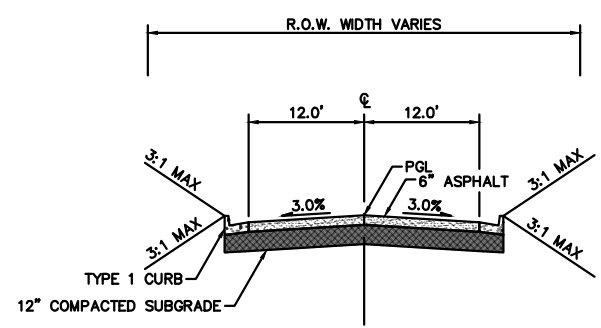
PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



TYPICAL LOCAL RESIDENTIAL ROAD SECTION  
TYPE 1 VERTICAL CBG  
SCALE: 1" = 20' HORIZ.  
1" = 4' VERT.



TYPICAL LOCAL RESIDENTIAL ROAD SECTION  
TYPE 2 MOUNTABLE CBG  
SCALE: 1" = 20' HORIZ.  
1" = 4' VERT.



TYPICAL SOURDOUGH ROAD SECTION  
TYPE 1 VERTICAL CBG  
SCALE: 1" = 20' HORIZ.  
1" = 4' VERT.

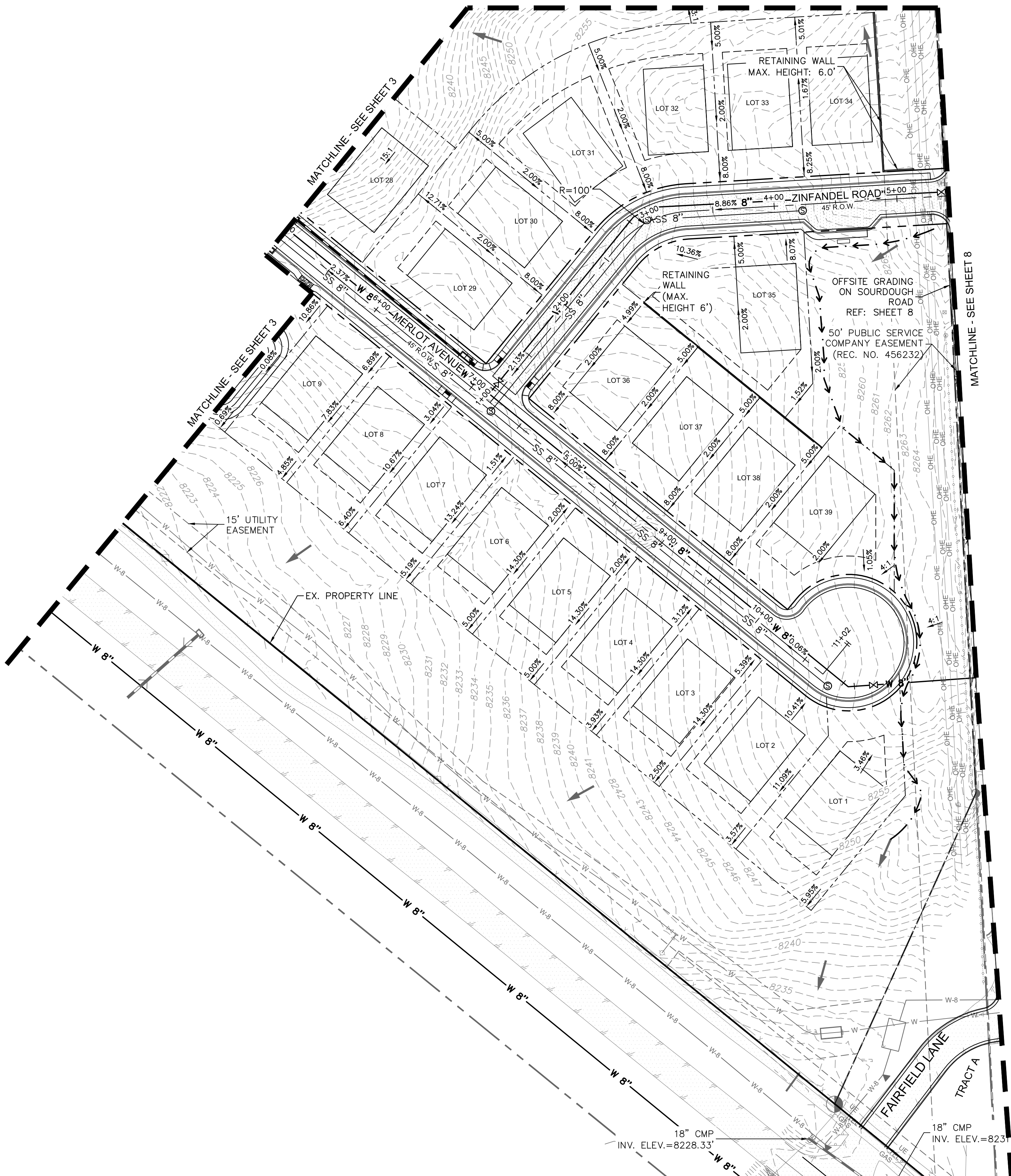
LEGEND

- PROPERTY LINE
- DRAINAGE EASEMENT LINE
- PROPERTY SETBACK LINE
- PROPOSED DITCH/SWALE CL
- PROPOSED SLOPE/FLOW
- PROPOSED STORM PIPE
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED RETAINING WALL
- PROPOSED ASPHALT ROAD
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FLOW
- EXISTING DITCH/SWALE CL
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER MAIN
- EXISTING WIRE FENCE
- EXISTING BARB WIRE FENCE

| ONSITE |               |
|--------|---------------|
| CUT    | 32,316.26(CY) |
| FILL   | 33,005.57(CY) |
| NET    | 689.31(CY)    |

| OFFSITE |            |
|---------|------------|
| CUT     | 156.84(CY) |
| FILL    | 164.56(CY) |
| NET     | 7.73(CY)   |

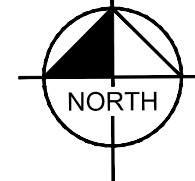
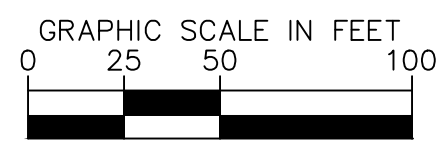
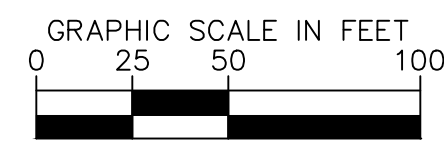
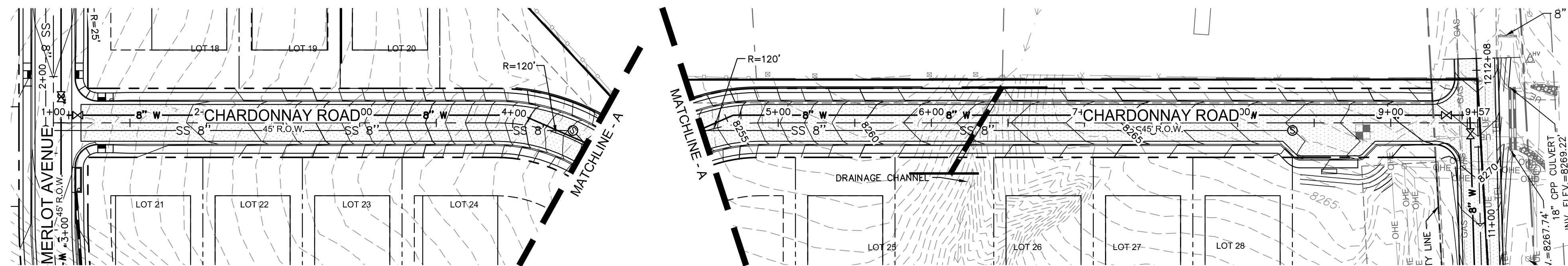
| TOTAL |               |
|-------|---------------|
| CUT   | 32,316.26(CY) |
| FILL  | 33,005.57(CY) |
| NET   | 689.31(CY)    |



GRADING PLAN - SOUTH  
SHEET 4 OF 11



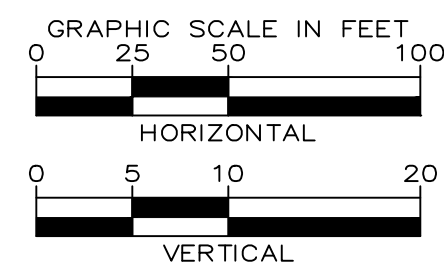
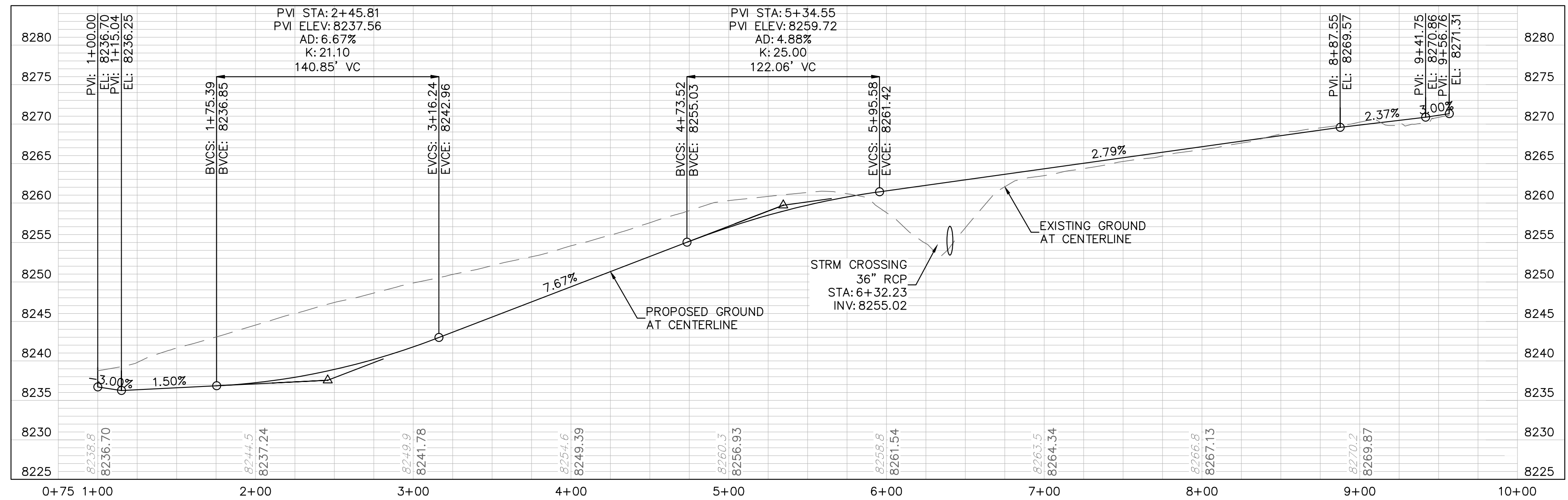
PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND

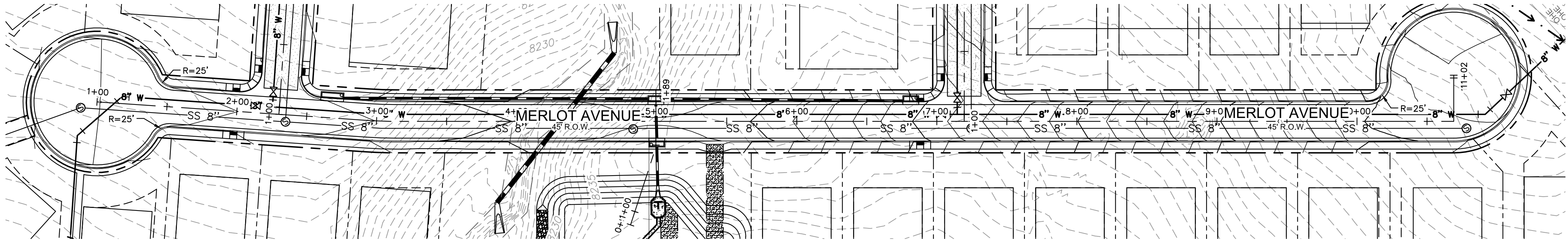
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|  | PROPOSED SLOPE/FLOW           |
|  | PROPOSED STORM PIPE           |
|  | PROPOSED CURB INLET           |
|  | PROPOSED HEADWALL             |
|  | PROPOSED RETAINING WALL       |
|  | PROPOSED ASPHALT ROAD         |
|  | PROPOSED MAJOR CONTOUR        |
|  | PROPOSED MINOR CONTOUR        |
|  | EXISTING MAJOR CONTOUR        |
|  | EXISTING MINOR CONTOUR        |
|  | EXISTING FLOW                 |
|  | EXISTING DITCH/SWALE CL       |
|  | EXISTING TELEPHONE LINE       |
|  | EXISTING GAS LINE             |
|  | EXISTING OVERHEAD ELECTRIC    |
|  | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING WATER MAIN           |
|  | EXISTING WIRE FENCE           |
|  | EXISTING BARB WIRE FENCE      |

CHARDONNAY ROAD



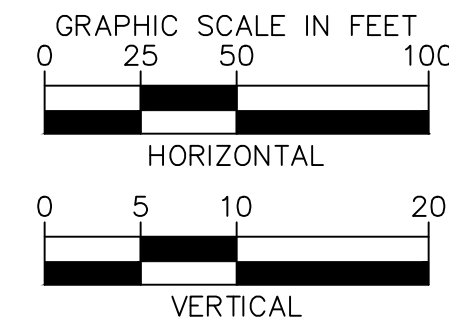
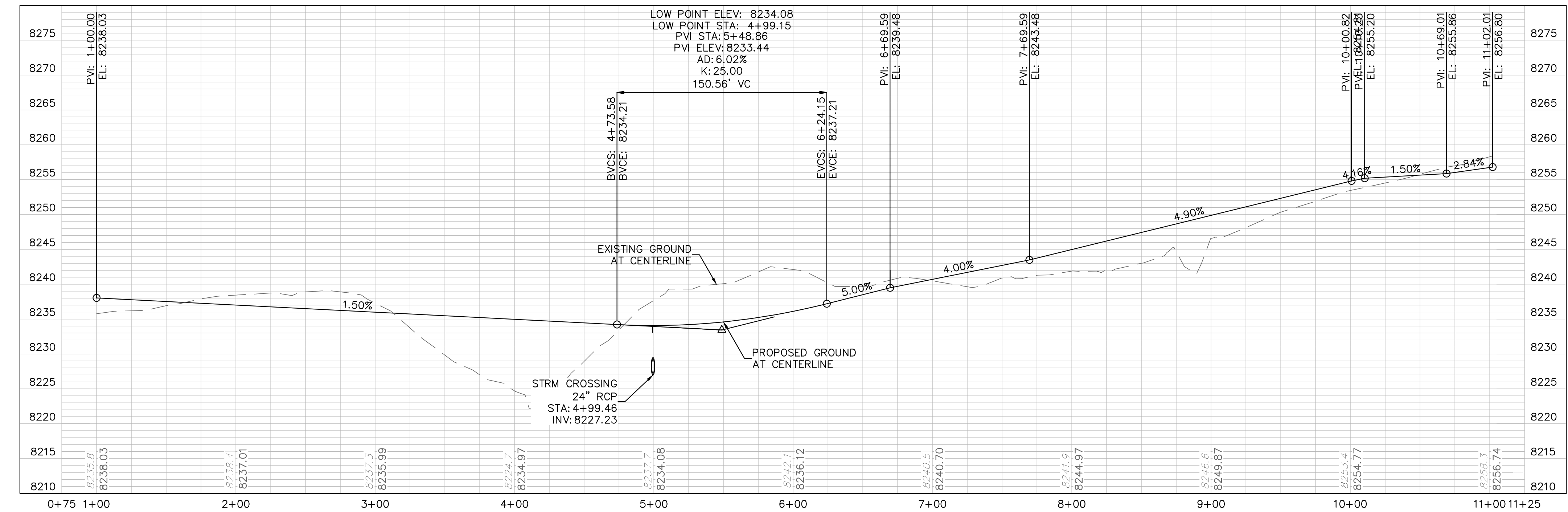


PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



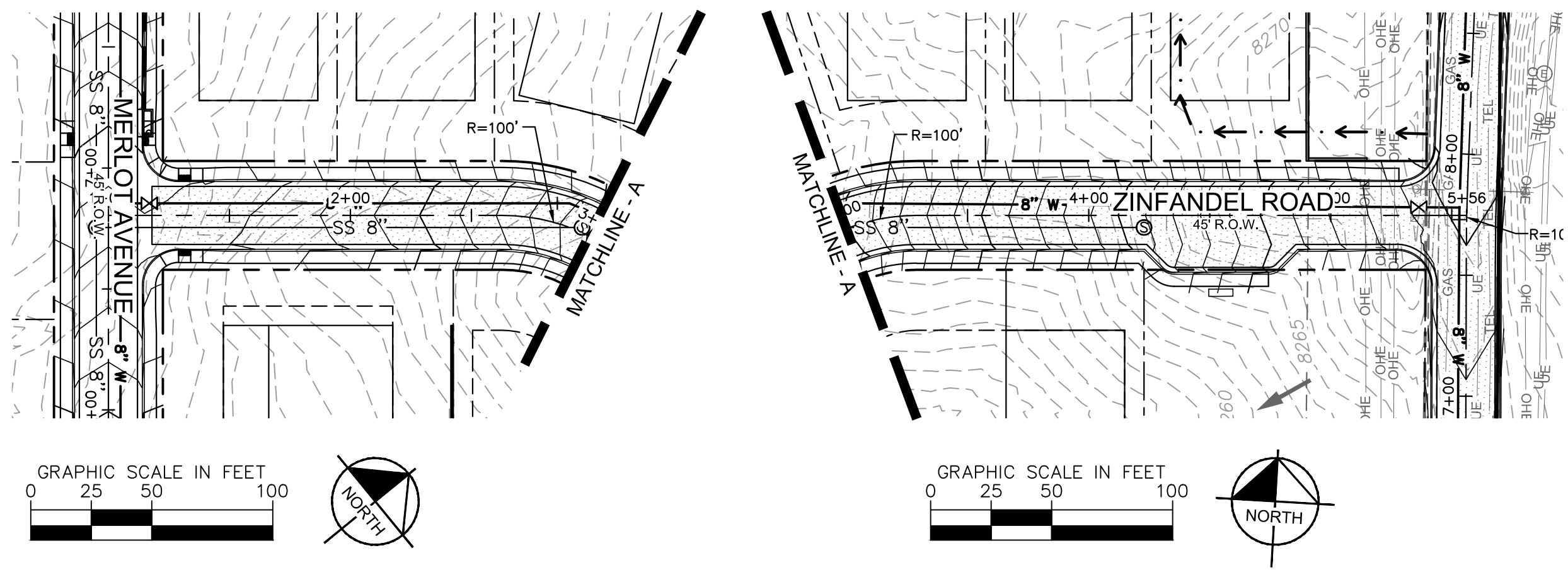
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|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
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|        | PROPOSED ASPHALT ROAD         |
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|        | EXISTING MAJOR CONTOUR        |
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|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

MERLOT AVENUE



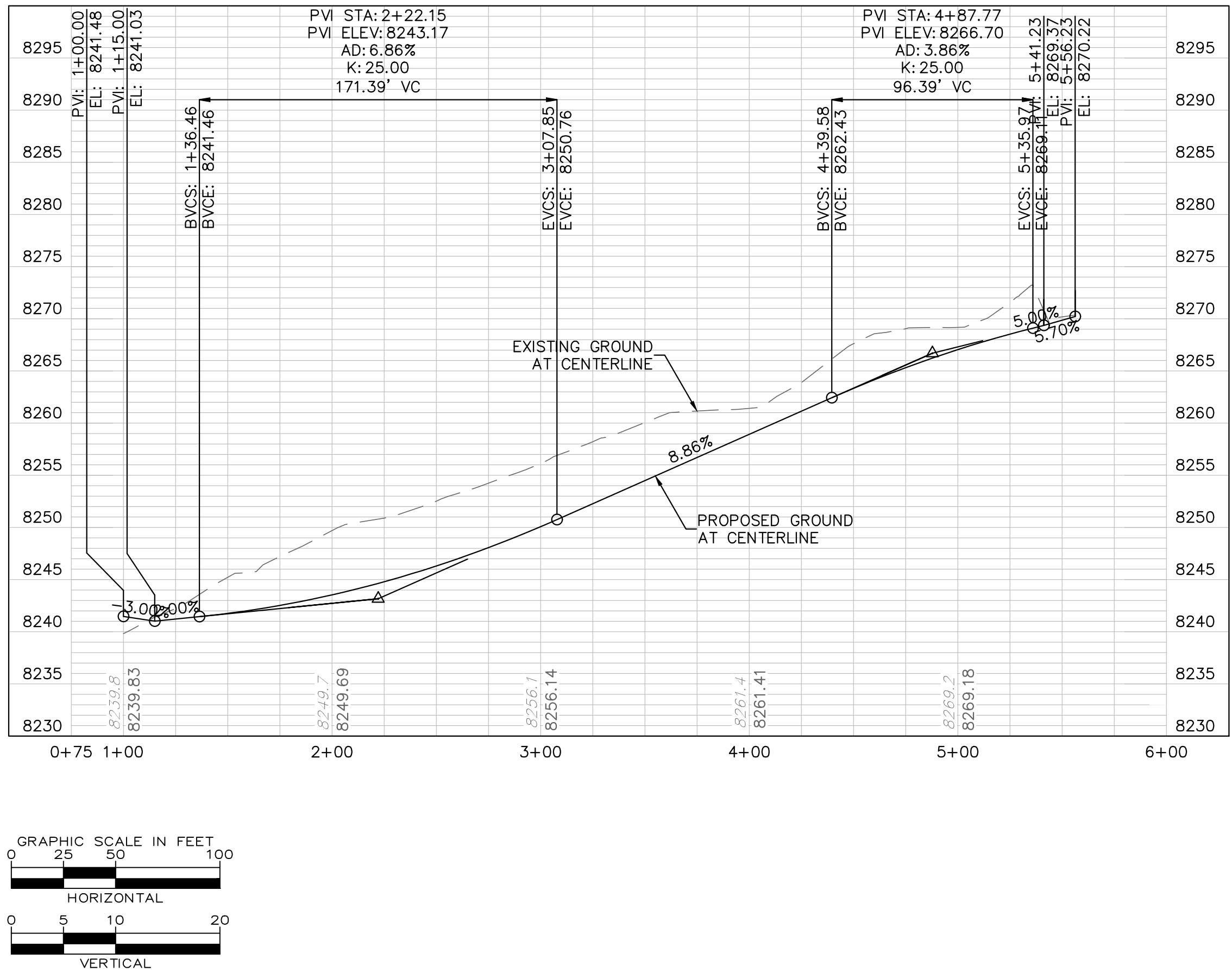


PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



| LEGEND |                               |
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|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
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|        | PROPOSED MAJOR CONTOUR        |
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|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

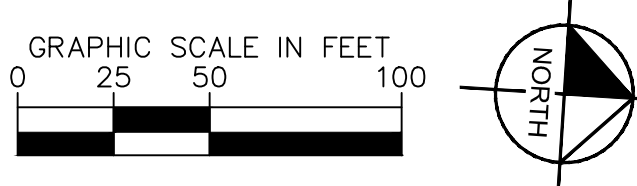
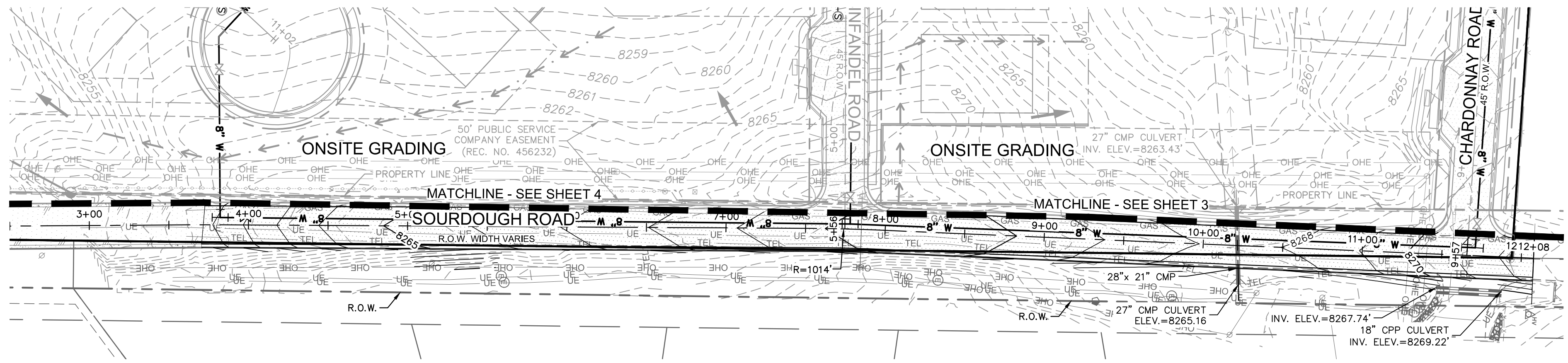
ZINFANDEL ROAD



WOODLAND PARK:

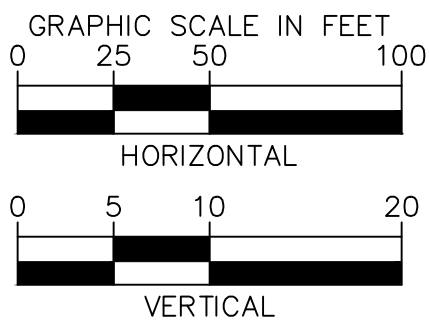
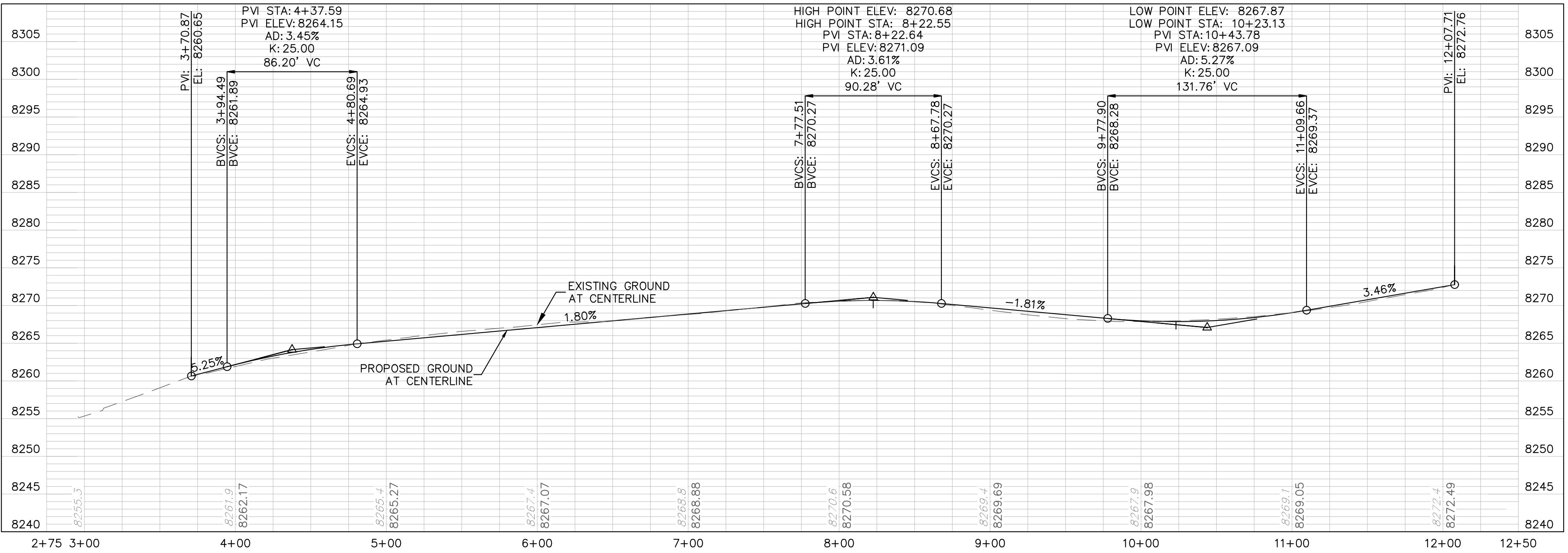


PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
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|        | EXISTING MAJOR CONTOUR        |
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|        | EXISTING DITCH/SWALE CL       |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

SOURDOUGH ROAD

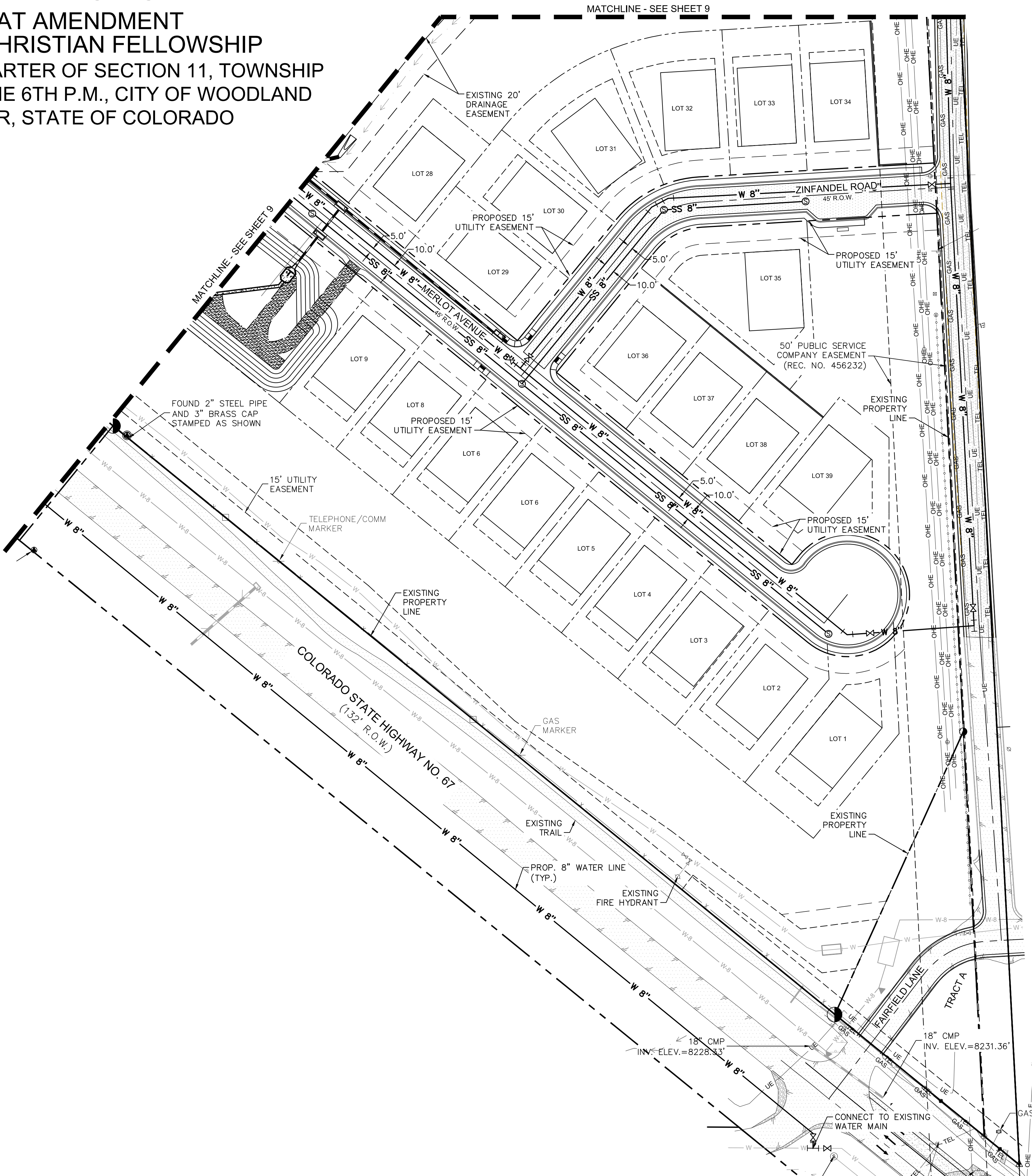




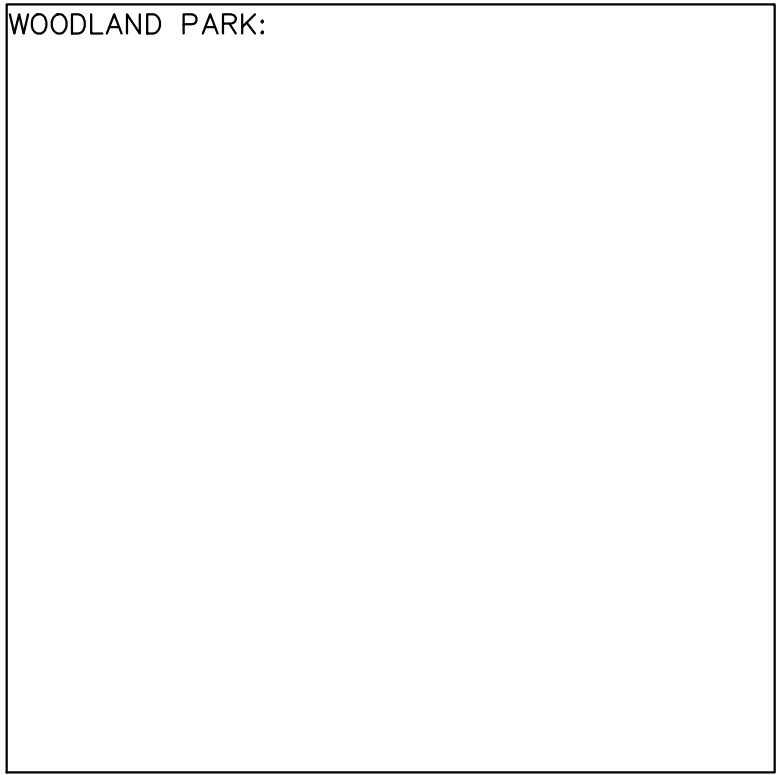
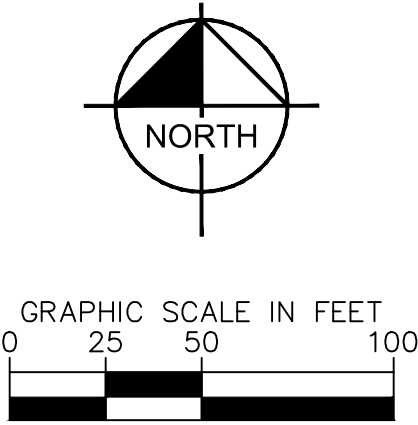




PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP  
12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF WOODLAND  
PARK, COUNTY OF TELLER, STATE OF COLORADO



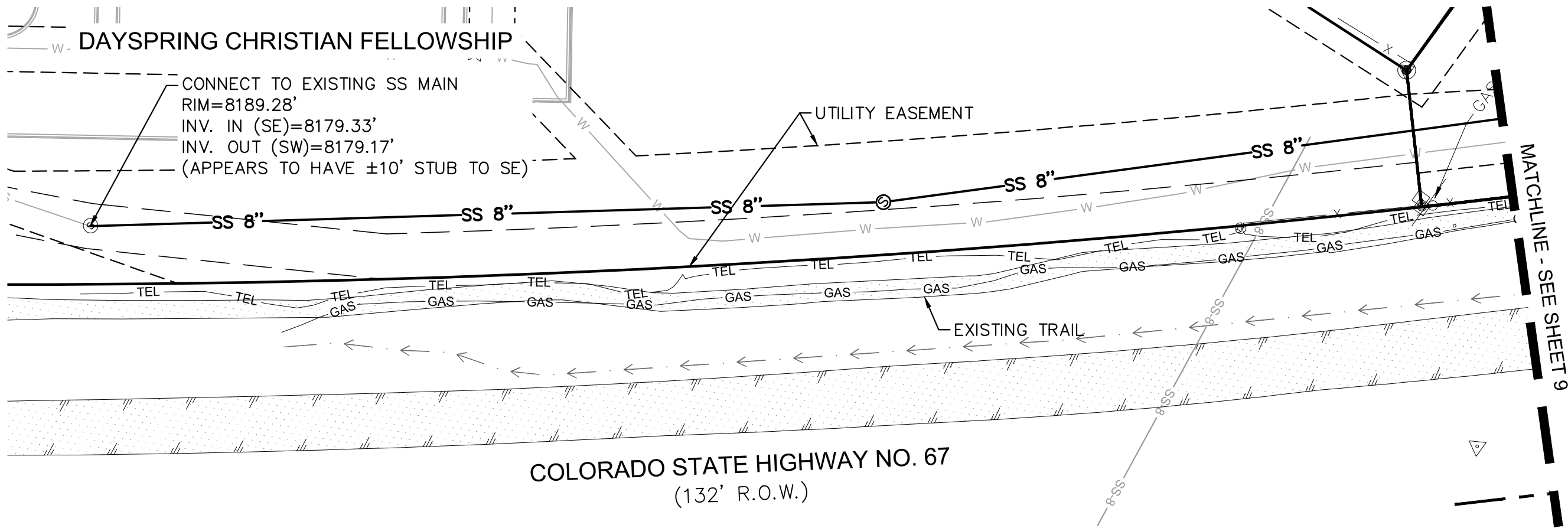
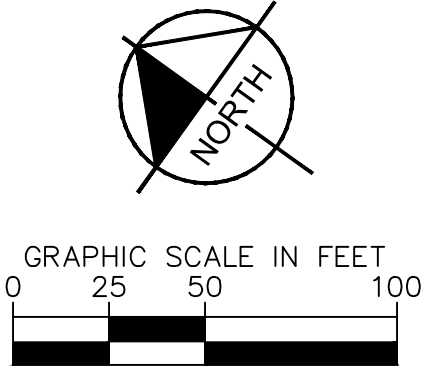
| LEGEND |                               |
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|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED UTILITY EASEMENT     |
|        | PROPOSED 8" WATER LINE        |
|        | PROPOSED GATE VALVE           |
|        | PROPOSED TEE                  |
|        | PROPOSED BEND                 |
|        | PROPOSED 8" SEWER LINE        |
|        | PROPOSED SEWER MANHOLE        |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | EXISTING SS MAIN              |
|        | EXISTING WATER MAIN           |
|        | EXISTING STORM PIPE           |
|        | EXISTING SWALE FLOW           |
|        | EXISTING TELEPHONE LINE       |
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|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |





MATCHLINE - SEE SHEET 4

| LEGEND |                               |
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|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED UTILITY EASEMENT     |
|        | PROPOSED 8" WATER LINE        |
|        | PROPOSED GATE VALVE           |
|        | PROPOSED TEE                  |
|        | PROPOSED BEND                 |
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|        | PROPOSED SEWER MANHOLE        |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | EXISTING SS MAIN              |
|        | EXISTING WATER MAIN           |
|        | EXISTING STORM PIPE           |
|        | EXISTING SWALE FLOW           |
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|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |





**CITY OF WOODLAND PARK, COLORADO**

**RESOLUTION NO. 922, SERIES 2024**

**A RESOLUTION APPROVING AN AMENDMENT TO THE PINES AT  
TAMARAC PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN  
AND A PRELIMINARY PLAT AMENDMENT TO INCREASE THE  
NUMBER OF RESIDENTIAL LOTS FROM 26 TO 39 ON 20.61 ACRES**

WHEREAS, the subject property is located on the east side of Colorado State Highway 67, and to the northwest of the Reserve at Tamarac subdivision, and is legally described as Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) and the Property is owned by Pines at Tamarac, LLC; and

WHEREAS, the original Pines at Tamarac PUD Master Plan and Preliminary Plat was approved by the City Council on July 18, 2019 and included 26 single-family lots; and

WHEREAS, pursuant to Municipal Code §18.30.050, failure to begin construction within a two-year period shall void the PUD unless a request for extension of time is granted by recommendation of the Planning Commission and by resolution of City Council; and

WHEREAS, pursuant to Municipal Code §17.20.090, approval of the preliminary plat shall be valid for no longer than twenty-four months, however one-year extensions of time may be applied for in writing to the planning commission; and

WHEREAS, the City Council approved a two-year extension of the Pines at Tamarac PUD Master Plan to July 18, 2023 and a one-year extension of the Pines at Tamarac Preliminary Plat to July 18, 2022; and

WHEREAS, on August 25, 2022, the Planning Commission approved another one-year extension of the Preliminary Plat to July 18, 2023; and

WHEREAS, on August 17, 2023, City Council approved a two-year extension of the Pines at Tamarac PUD Master Plan to July 18, 2025 and a one-year extension of the Pines at Tamarac Preliminary Plat to July 18, 2024; and

WHEREAS, the applicant submitted a request to amend both the PUD Master Plan and the Preliminary Plat on February 1, 2024; and

WHEREAS, pursuant to Municipal Code Sections 18.30, 18.72.060 and 17.20 and Charter Sections 7.6 and 15.7.b.1, a notice of the public hearings was published, a sign was posted, and letters were mailed to adjacent property owners; and

WHEREAS, the Woodland Park Planning Commission considered the request on March 28, 2024 and April 25, 2024 and recommended approval based on evidence contained in the staff report and presented at public hearing; and

WHEREAS, City Council considered the request, the Planning Commission recommendation, the staff recommendation, and after holding a public hearing on May 16, 2024, hereby finds that based on evidence contained in the staff report and presented at the public hearing, the request meets the standards for granting an amendment to the Pines at Tamarac



Planned Unit Development (PUD) master plan, including dimensional standards, and an amendment to the Pines at Tamarac Preliminary.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK:

**Section 1.** The Pines at Tamarac Planned Unit Development (PUD) Master Plan for the development of 39 single-family lots on 20.61 acres, including the dimensional standards as shown in PUD 2024-03 (and as subject to conditions below in Section 2.) for the property legally described as Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) is hereby approved.

**Section 2.** The Pines at Tamarac Preliminary Plat (SUB2024-03) for the development of 39 single-family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone, is hereby approved subject to the following conditions:

1. Prior to installation of infrastructure, the applicant shall obtain a Zoning Development Permit for infrastructure, which application shall include:
  - a. Final utility plan with profiles for all water, stormwater, and sanitary sewer
  - b. Final grading and erosion control plan for the entire site and off-site improvements
  - c. Final on/off-site street plan with profiles with curb and gutter on both sides of Sourdough Road Final drainage plan and report
  - d. Approved CDOT Access Permit
  - e. Approved SWMP
2. Applicant must resubmit Preliminary Plat addressing, to the satisfaction of the City, all comments within the City-Redline Comment packet for approval.
3. Applicant must adhere to all CDOT requirements and gain necessary permits/approvals with CDOT.
4. Prior to conveyance of any proposed lot, the applicant shall
  - a. Record a Final Plat;
  - b. Complete installation of all required improvements or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs associated with constructing the required improvements shall be borne by the developer.
  - c. Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer;
  - d. Comply with CDOT requirements regarding the deceleration lane on Highway 67.
  - e. Establish access to the Centennial Trail.



- f. Change the wording on Page 1 of the 11 page PUD Amendment, Note # 8.f., to reduce the allowed projection into a side yard from of a maximum of three feet to a maximum of two-feet in to the required setback.
- 5. Prior to recording the Final Plat, the applicant shall submit:
  - a. Covenants, satisfactory to the City, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the common open space; and
  - b. Park Development Fees in the applicable amount.

**Section 3.** The recitals contained in this Resolution constitute the findings of City Council and are incorporated herein by reference.

ADOPTED THIS 16<sup>th</sup> DAY OF May, 2024.

  
\_\_\_\_\_  
Mayor Kellie Case

ATTEST:   
\_\_\_\_\_  
City Clerk Suzanne Leclercq