

WOODLAND PARK PLANNING COMMISSION MEETING MINUTES for June 24, 2021 – 7:00 PM

Council Chambers, 220 W South Avenue, Woodland Park

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 sriley@city-woodlandpark.org.

1. ORDER AND ROLL CALL. Order was called at 6:58 p.m.

Present	Chairman Jon DeVaux
Present	Vice-Chairman Ken Hartsfield
Present	Commissioner Lee Brown
Present	Commissioner Larry Larsen
Present	Commissioner Ellen Carrick
Present	Commissioner Al Bunge
Staff Present:	Planning Director Sally Riley, City Planner Lor Pellegrino

2. APPROVAL OF MINUTES. The June 10, 2021 minutes were approved, as amended.

3. PUBLIC HEARINGS

A. Consider Ordinance No. 1397 repealing the 180-day occupancy limitation as it relates to the definitions of Recreational Park Trailers and Recreational Vehicles. (City Council Public Hearing 7 p.m. – July 15, 2021) (L)

Director Riley presented a verbal overview of the Ordinance No. 1397 which simply removes the 180 day limitation from definitions for RV Park Trailers and RVs. She clarified that upon Council approval, “status quo” letters would be sent to each RV/campground property owner as assurance that their business could continue as is with no enforcement of the ambiguous terminology of temporary, short-term or transient. The official letters will also establish a land use baseline (i.e., number of spaces, number of park models, campground rules, etc.) unique to each business. Furthermore, the owners will be informed that if changes are desired to the 2021 land use baseline, then the owners will be obligated to make request through a public process (Woodland RV Park = Amendment to the current PUD zoning; Bristlecone Lodge and RV Park = Establish a Conditional Use Permit; and, Diamond Campground = Amendment to their 1976 CUP). Staff recommended that the Planning Commission recommend that City Council approve Ordinance No. 1397 repealing the 180-day occupancy limitation with the understanding that “status quo” letters be sent to each property owner that establishes a land use baseline and requires a public hearing process if changes to the baseline are proposed by the current or future owners.

Commissioner Carrick asked what “etc.” meant. Director Riley stated it is meant to capture future uses or circumstances. Commissioner asked how many Park Models are in Woodland RV Park and Director Riley confirmed four (4) currently exist and any more would require a PUD amendment.

The Chairman opened the public comment portion of the meeting.

Karl Kiermayr (1280 Shady Crest Circle) would like to keep the 180 day limit. As a resident, he believes allowing permanent occupancy of RVs will turn them into mobile home parks and that is not desirable.

Linda Martin (925 Sun Valley Drive) is disappointed that the Commissioners seem to be more concerned about the resale of campgrounds that are currently violating regulations. She believes businesses should be moral and ethical and should follow standards. She believes these campgrounds will turn into trailer parks which will decrease surrounding property values. She wonders who is protecting property owners.

The Chairman closed the public comment portion of the meeting.

Commissioner Hartsfield would like to keep the 180 day limit and asked about the enforcement and binding effect of the status quo letter. He is concerned that it is an unorthodox approach that skirts the violation issue. He supports temporary and short term occupancy of RVs. He recommends that the City produce regulations (a zone district) wherein permanent occupancy of RVs can occur. Director Riley stated that the letter clarifies the City position for current and future owners much like nonconforming letters do and provides clarity to the businesses regarding the City's position to not evict current tenants. She stated that the City Attorney recommends a clarification letter since codification is ill advised.

Commissioner Larsen supports removing the 180 day limit but suggested that the word "understanding" be changed to "required" for the letter.

Commissioner Brown supports removing the 180 day limit and suggests that the status quo letter not be "understood" or "required" but simply be a staff process. He suggests that the best way to protect temporary occupancy is to remove the 180 day limit.

Chairman DeVaux supports removing the 180 day limit. He wants to keep the RV Parks and Campgrounds as they are and allow them to operate as they have been for decades. He also stated that the Planning Commission can continue to work on this issue (i.e., new regulations, or new zone district) at the request of Council.

Commissioner Brown moved, and Commissioner Bunge seconded, that City Council approve Ordinance No. 1397 repealing the 180-day occupancy limitation.

YES: Brown, Bunge, DeVaux, Carrick, Larsen **NO:** Hartsfield Motion **PASSES**

Director Riley stated that the ordinance will be before Council for first reading on July 1, 2021 and public hearing on August 5, 2021.

4. REPORTS

A. The Planning Director presented the May 2021 Planning and Building Department Report noting that there are a total of 131 potential new residential units either planned or under construction in various location throughout the City. A discussion ensued about water availability.

B. The Planning Director distributed a schedule for the July and August Planning Commission meetings. In addition to any cases, work sessions are scheduled for the review of the ~~Envision Woodland Park 2030 draft chapters. She reminded everyone about the final~~ subcommittees meeting on Monday June 28th, 6 PM at the Ute Pass Cultural Center.

5. **ADJOURN.** The regular meeting was adjourned at 8:11 pm.

6. WORK SESSION

A. Envision Woodland Park 2030 Comprehensive Plan Land Use Map.

Director Riley described the 2010 Comprehensive Plan land use map and the draft 2030 future land use map (FLUM). She reviewed in detail the nine 2010 land use categories as compared with the proposed 14 land use categories shown on the 2030 FLUM. The general opinion of the Commissioners is that fewer categories is better. Staff will work with Logan Simpson to refine the 2030 FLUM and bring back to the Planning Commission for their continued review and refinement.

The work session ended at 8:41 pm.

Approved this 22 day of July, 2021 by


Jon DeVaux, Chairman