



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
AGENDA – 7:00 P.M. October 28, 2021
Council Chambers – 220 W. South Avenue

Zoom link from the calendar at the bottom of the front page of the City website (www.city-woodlandpark.org). Public input is important to the Planning Commission and comments are encouraged in writing in advance.

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 2. APPROVE MINUTES:** October 14, 2021
- 3. PUBLIC HEARINGS**
 - A. SUB2021-10 – Foster’s Addition Filing No. 4:** A request by Stacked Hands LLC (David Mijares, applicant and property owner) for a replat of Lots 10, 11 & 12, Block 14, Foster’s Addition (110 Chester Avenue) in the Urban Residential (UR) zone. **(QJ)**
(City Council hearing on Thursday, November 18, 2021, 7 PM)
 - B. RESOLUTION NO. 882, SERIES 2021** to adopt Envision 2030 Woodland Park Comprehensive Plan and request City Council’s endorsement on November 18, 2021. **(A)**
- 4. REPORTS**
- 5. ADJOURN**

For more information, please contact the Planning Department 719.687.5283

WOODLAND PARK PLANNING COMMISSION MEETING MINUTES for October 14, 2021

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.

(6:00 pm) WORK SESSION

Chairman DeVaux called order at 6:00 pm.

Present	Chairman Jon DeVaux
Present	Vice-Chairman Ken Hartsfield
Present	Commissioner Lee Brown (virtual)
Present	Commissioner Larry Larsen
Present	Commissioner Ellen Carrick
Present	Commissioner Al Bunge
Present	Commissioner Carrol Harvey
Staff Present:	Planning Director Sally Riley, Planner 1 Dave Burgess

- A. Envision Woodland Park 2030 Final Review and Edits: The Planning Commission received the revised document on October 8th. A local editor has completed his second review and said that the Chapters are in good shape with several final edits. Commissioners Brown, Larsen, and Harvey had a few more tweaks that will be incorporated into the final document. The Planning Commission public hearing to adopt the Comprehensive Plan is scheduled for October 28. It will be forwarded to City Council to endorse on November 18.

The Commissioners also discussed the land use code review progress by our consultant Logan Simpson. The draft table of uses will be distributed to the Commissioner on October 15. Ms. Riley shared how the unified development code will streamline and update various uses, definitions, and review processes.

(7:00 pm) REGULAR MEETING

1. **ORDER AND ROLL CALL.** Chairman DeVaux called order at 7:01 pm.

Present	Chairman Jon DeVaux
Present	Vice-Chairman Ken Hartsfield
Present	Commissioner Lee Brown (virtual)
Present	Commissioner Larry Larsen
Present	Commissioner Ellen Carrick
Present	Commissioner Al Bunge
Present	Commissioner Carrol Harvey
Staff Present:	Planning Director Sally Riley, Planner 1 Dave Burgess

2. **APPROVAL OF MINUTES.** The September 23, 2021 minutes were approved, as presented.

3. **PUBLIC HEARINGS**

A. **FHDP2021-01 & FHDP2021-02:** Consider a Flood Hazard Development Permit (FHDP) requested by David Mijares (Applicant and Property Owner) to replat 3 single family lots into 2 single family lots and a tract for Fountain Creek for land legally described as Lots 10-12, Block 14, Fosters Addition (110 Chester Avenue) in the Urban Residential (UR) zone.

Ms. Riley presented the staff report citing compliance with all applicable provisions for flood hazard reduction. Most of Title 20 standards do not apply to the FHDP since the adjoining Lots 1 and 2 do not include any portion of the Fountain Creek Special Flood Hazard (SFHA) area.

Applicant, Owner and Civil Engineer, David Mijares stated that the City took the initiative in 1999 to make the creek improvements within an established drainage easement across this private property. The drainage easement authorizes the City to access and maintain the floodplain. Mr. Mijares further stated that FEMA prefers not to allow small lots to develop within the special flood hazard area so Foster's Addition Filing No. 4 will clean up the possibility of future encroachments into the SFHA by private property owners.

Commissioners Brown and Larsen expressed concern about the potential front setback encroachment of the home on Lot 2 which would require the BOA's consideration of granting a variance. Commissioners acknowledge that setback compliance is not relevant to the FHDP hearing and that Mr. Mijares has the option to address setback encroachments by adjusting the size of the home.

Chairman DeVaux opened the public comment portion of the meeting. Seeing no one wanting to comment, Chairman DeVaux closed the public comment portion of the meeting.

Commissioner Bunge moved, and Commissioner Carrick seconded, that the Planning Commission Approve FHDP2021-01 and FHDP 2021-02 Mijares Flood Hazard Development Permits to construct two (2) single family residential dwellings adjacent to the Fountain Creek SFHA on Lots 1 and 2, Fosters Addition No. 4 (at the intersection of Chester Avenue and Fairview Street in the Urban Residential (UR) zone district as requested by Stacked Hands, LLC (Owner) based on the findings contained in this Staff Report and as presented at public hearings, subject to the following conditions:

1. Prior to any land disturbance, submit for approval for the entire site, complete with all applicable fees:
 - a. The minor final plat for Lots 1 and 2, Fosters Addition No. 4 which shall be approved by City Council on November 18, 2021.
 - b. A Final Building Zoning Development Permit including details of the installation/relocation of all services and utilities (e.g. cable/fiber optic lines, IREA lines, water, sewer, storm drains, etc.) complete with final landscaping; and
 - c. A Final Grading Plan with all erosion control and grading.
2. There shall be no impact to the Fountain Creek floodway in any way. No impact means no grading, landscaping, fill, deposit, deposition of debris, traverse, parking vehicles or any other change, alteration or disturbance of the existing floodway.
3. In addition to meeting all building code and City standards, road, utility services and building design, construction and installation shall in every case consider materials and methods that are resistant to, reduce exposure to, and minimize flood damage.
4. Property owners are encouraged to procure flood insurance to protect themselves, the buildings, and any possessions stored on-site in the event of a flood.
5. Prior to issue of a Certificate of Occupancy for the SFR, the engineer must submit the required post-construction Certificate of Compliance certifying that the improvements were installed and constructed in compliance with the provisions of Municipal Code Title 20 and this Flood Hazard Development Permit.

YES: Hartsfield, Brown, Bunge, Carrick, Harvey, Larsen, and Hartsfield

NO: None Motion **PASSES** unanimously

4. REPORTS

- A. Ms. Riley reviewed the upcoming Planning Commission meetings on October 28, November 10, and December 9. No meetings are scheduled during Thanksgiving and Christmas holidays.

5. **ADJOURN.** The regular meeting adjourned at 7:36 pm.

Approved this _____ day of _____, 2021 by _____
Jon DeVaux, Chairman

DRAFT

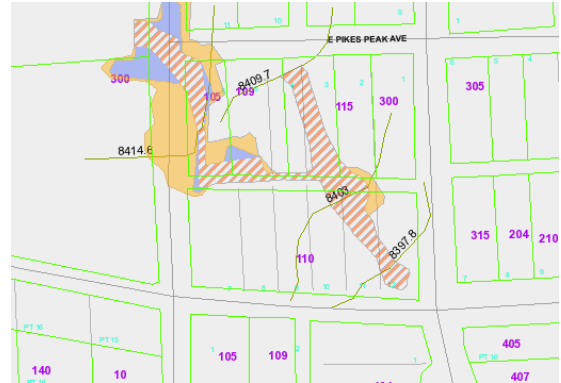
CITY OF WOODLAND PARK PLANNING COMMISSION STAFF REPORT

PROJECT: SUB 2021-10 Foster's Addition Filing No. 4 Minor Subdivision

REQUEST: To replat Lots 10, 11 & 12, Block 14, Foster's Addition into two residential lots and Tract A to include Fountain Creek Floodplain

LOCATION: 110 Chester Avenue
Urban Residential (UR) Zone

APPLICANT: Stacked Hands, LLC (Owner), and David Mijares, P.E., Catamount Engineering (Engineer/Owner)

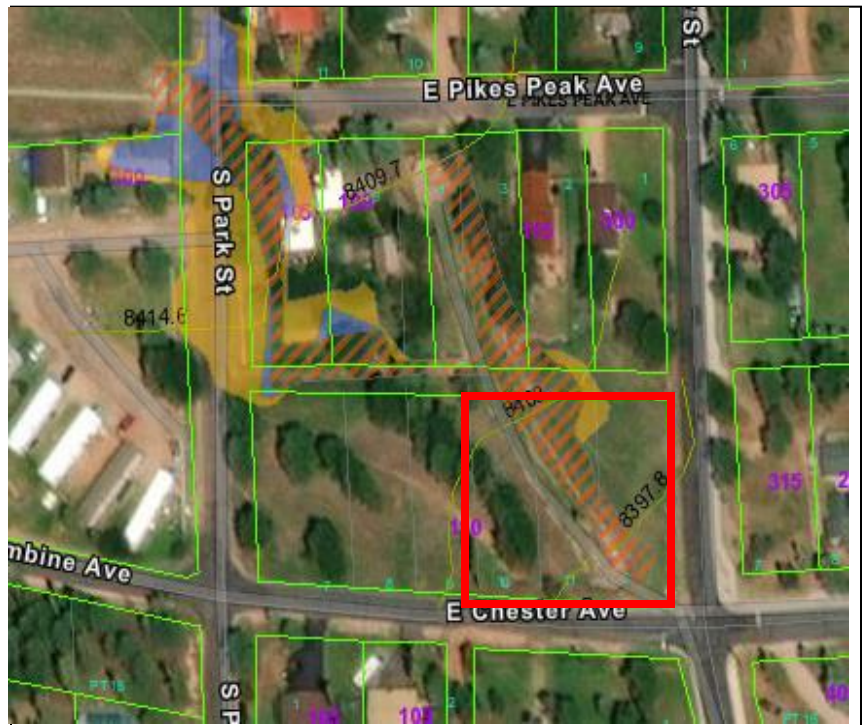


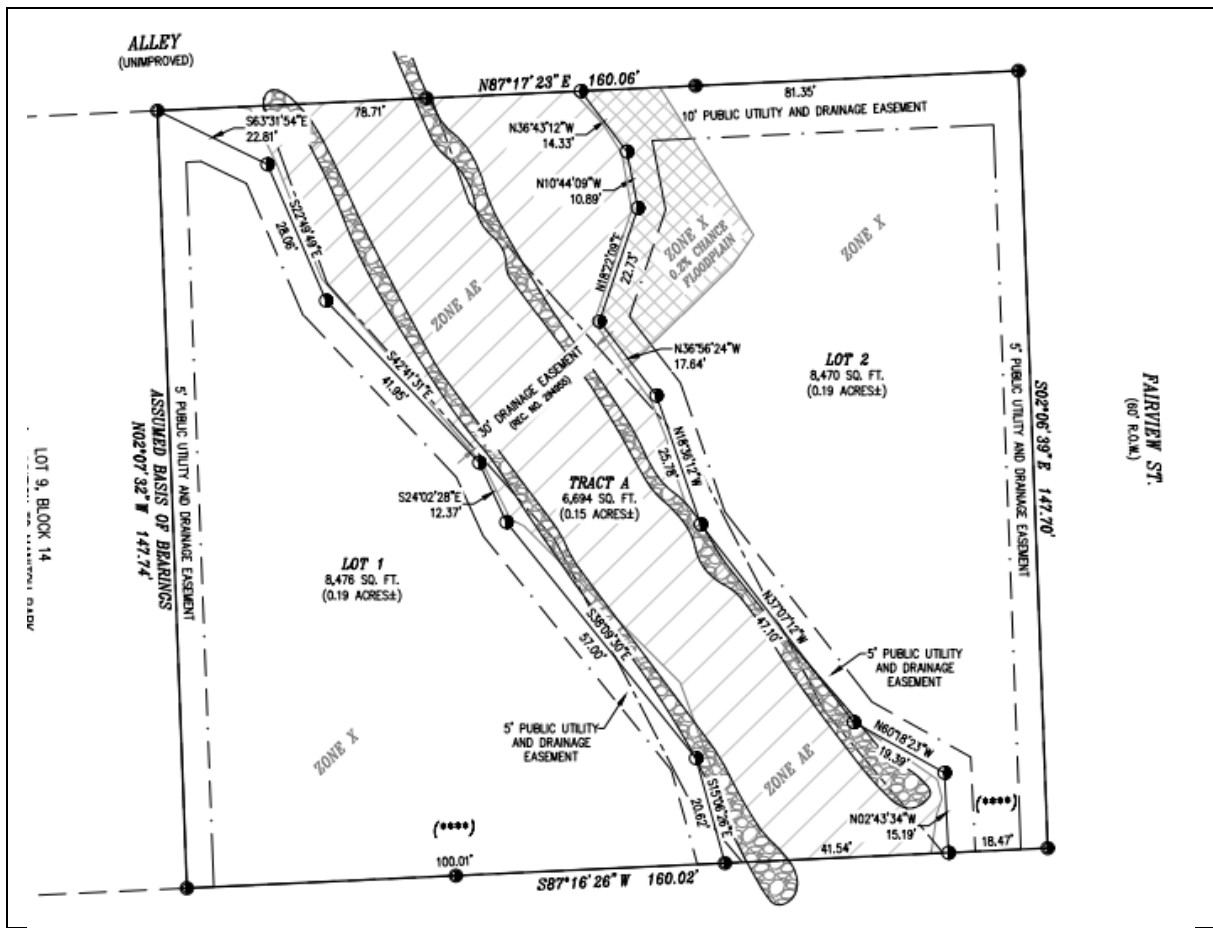
NEXT STEP: City Council public hearing scheduled for Thurs., November 18, 2021, 7 P.M.

PROPOSAL

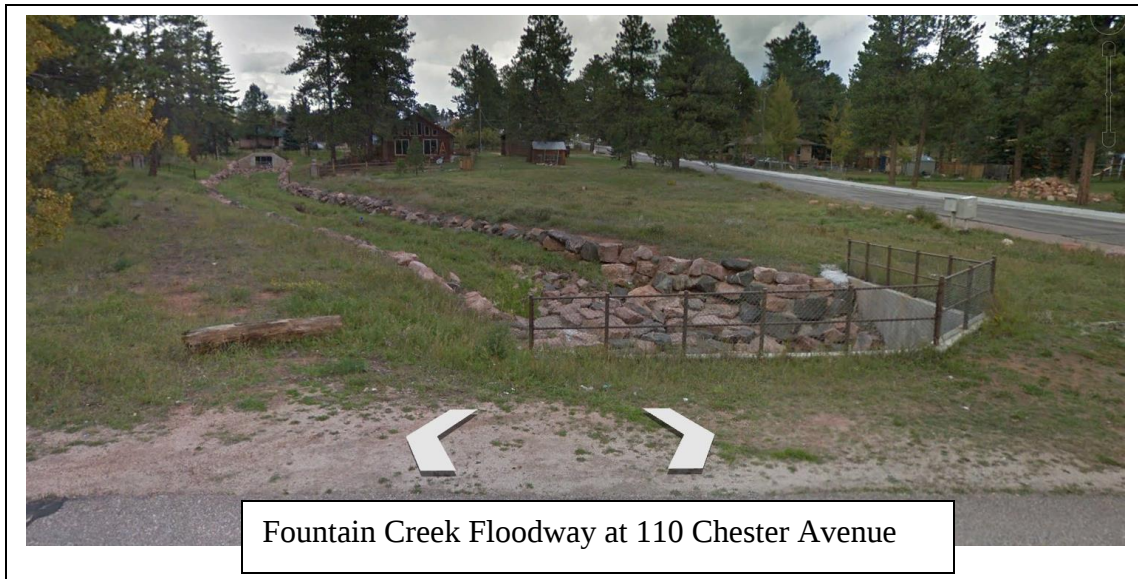
The applicant requests approval of a replat of Lots 10, 11 & 12, Block 14, Foster's Addition in the Urban Residential (UR) Zone. This minor subdivision reconfigures three existing lots platted in the 1890s and creates two residential lots and plats Fountain Creek into Tract A.

The reconfiguration of Lot 1 (8,476 SF) and Lot 2 (8,470 SF) are located on the southwest and northeast sides of Fountain Creek, respectively. Tract A contains the FEMA regulated floodway and zone AE of Fountain Creek. In 1999, public funds were used to make improvements to stabilize the channel and carry the 100-year storm within this section of Fountain Creek. Tract A is intended to be owned and maintained by the City, similar to other sections of Fountain Creek downstream. It is reasonable that this small channel section ought to be under the City's control and maintenance to protect the neighborhood's safety.





The drawing above shows the reconfiguration of Lots 1 & 2, and Tract A. On October 14, 2021, the Planning Commission approved a Flood Hazard Development permit to allow for two homes to be constructed adjacent to the floodplain. The development will not disturb the regulatory floodway in any way. The applicant proposes to raise the top of the foundation elevation of 8403' or one (1) foot above the FEMA regulatory 100-yr base flood elevation (BFE) of 8402' and to provide positive drainage away from the foundations. Although not required, since the single-family residence (SFR) is outside the Special Flood Hazard Area, the finished floor of the SFR will exceed the City's minimum standard of one foot above the BFE. Utility service extensions to the lots from adjacent Chester Avenue and Fairview Street include water service, sanitary sewer service, natural gas, and underground electrical service.



STAFF REVIEW

Subdivisions are assessed under *Chapter 17.24 Final Plat* 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 staff findings.

CHAPTER 17.24 FINAL PLAT

The subdivision regulations contain platting standards relating to the form and content of the plat mylar.

§17.24.070 Completed Plat Preparation. *The completed final plat acceptable for recording shall be prepared as follows: 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. B. The drawing shall be made at a scale no less than one inch equals one hundred feet, by the use of India ink or other equally substantial solution, on a mylar or other equivalent medium with outer dimensions of twenty-four inches by twenty-six inches. Maps of two or more sheets shall be referenced to an index map on the first sheet.*

Complies. A preliminary plat does not exist for this area and is not required for a 2-lot, one tract minor subdivision. A mylar of the Final Plat will be prepared for recordation with the Teller County Recorder pending all applicable revisions, approvals, and executions.

§17.24.080 Information. (This is a long list of technical plat requirements.)

Complies. This plat has been prepared by licensed professional land surveyor Eric Simonson, Rampart Surveys, LLC and contains all the technical information listed in this section including subdivision name, vicinity map, owner and subdivider names, date of preparation, north arrow, dedication/certification and other statements, etc. Minor revisions to the plat are listed as conditions in the staff recommendation.

§17.24.090.B Supplemental Material. Minor Subdivision.

Complies. The following supplemental material was supplied with the application: letter of intent; list of adjoining land owners; reduced size map; title commitment; and, site drainage was adequately addressed with the Flood Hazard Development Permit approved on October 14th.

§17.24.100 Other documents to be filed.

Complies. The applicant submitted all necessary and applicable documents to review and approve the minor final plat submittal.

§17.36 DEDICATIONS

§17.36.010 Dedication of Right-of-Way.

Complies. The only dedication required with this plat is for public utility easements. All public utility easements are as dedicated and shown on the plat.

§17.36.020 - 180. Park Capital Fees or dedication of land.

Complies. Since the Foster's Addition was platted previously in the 1890s, the applicant is not required to pay park capital fees or provide a dedication of land. Cavalier Park is one block from the site and serves as the neighborhood park with playground, basketball court, a small segment of the American Discovery Trail and Fountain Creek greenway. As conditioned, the dedication of Tract A to the City requires title insurance commitment or policy showing that the subdivider is the lawful owner and the amount of such title insurance is equal to \$24,000 per acre of the dedicated land.

§17.40 DESIGN STANDARDS. *The design standards contain specifications for a reasonable layout and design to ensure an efficient, orderly, well planned suitable subdivision ready for future construction in keeping with the character and environment of the City. All relevant applicable standards in this section were reviewed and those requiring additional information or conditioned are listed below.*

§17.40.050 Streets - Frontage.

Complies. The UR zone district requires a minimum of 40 feet of frontage along the street line. Lot 1 has 160 feet along Chester Avenue (60 foot wide right of way) while Lot 2 has 150 feet of frontage along Fairview Street (60 foot wide right of way).

§17.40.150 Street Names and Numbers.

Complies. New street numbers have been assigned by the City.

§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. ... 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.*

Complies. The plat shows the typical public utility and drainage easements. Also included is a private easement for the benefit of Lot 2 to extend a water service line under Fountain Creek and through Tract A.

§17.40.250 Lots dimensions. *Lot dimensions shall comply with the minimum standards of the zoning ordinance, etc.*

Complies. Each lot is greater than the minimum 7,500 SF lot area in the UR zone.

REFERRAL

The Final Plat was referred to the following City and external agencies for review and comment: WP Public Works, WP Utilities, City Inspector, NETCFPD, CORE, Black Hills, CenturyLink, and TDS Telecom. All comments have been incorporated into this staff report. Detailed comments related to building, utility installation, BMPs, grading, erosion, etc. will be addressed with subsequent ZDP, building, or other applications.

STAFF RECOMMENDATION

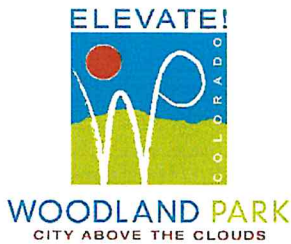
Approve SUB 2021-10 Fosters Addition No. 4 at the intersection of Chester Avenue and Fairview Street in the Urban Residential (UR) zone district as requested by Stacked Hands, LLC (Owner) based on the findings contained in this Staff Report and as presented at public hearings, subject to the following conditions:

A. Prior to recording the final plat:

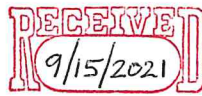
1. The subdivider shall provide the City title insurance is equal to \$24,000 per acre in order to dedicate Tract A to the City.

ATTACHMENTS

A. Minor Plat Application and Plat.



2021 GENERAL APPLICATION
(Revised 1/1/2021)



Project # 202109276
Case # SUB2021-10
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)
(Adv) \$539.00
check # 1145

Type of Application (Check one or more as applicable)

- | | | |
|---|---|--|
| ☐ Site Plan Review Permitted Use | ☐ Special Use Permit | ☐ Preliminary Plat |
| ☐ Site Plan Review Conditional Use | ☐ Planned Unit Development (PUD) | ☐ Exemption Plat |
| ☐ Conditional Use Permit | ☐ PUD Amendment | ☒ Final Plat |
| ☐ Zoning Change | ☐ Appeal | ☐ Townhouse Plat |
| ☐ Extension of Development | ☐ Variance | ☐ Condominium Plat |

1. Applicant Information

- a. Applicant Name STACKED HANDS LLC
- b. Project Coordinator ☐ Property Owner ☒
- c. Mailing Address 300 W, SOUTH AVE., WOODLAND PARK, CO 80863
- d. E-mail Address _____
- e. Phone Numbers Home _____ Work 7194262124 Mobile _____

2. Property Owner Information (if different from above)

- a. Name _____ Project Contact? Yes ☐ No ☐
- b. Mailing Address _____
- c. E-mail Address _____
- d. Phone Numbers Home _____ Work _____ Mobile _____

3. Site Information

- a. Site Address 110 CHESTER AVE
- b. Lot 10-12 Block 14 Subdivision FOSTER'S ADDITION TO MANITOU PARK
- c. Property Zoning UR Lot Size 0.54 Acres ☒ Square Feet ☐

4. Project Information

- a. Project Name FOSTER'S ADDITION FILING NO. 4
- b. Brief Description of Project/Request REPLAT LOTS 10-12, BLOCK 14, FOSTER'S ADDITION TO MANITOU PARK, INTO 2 LOTS AND A TRACT. LOT 1 WILL BE 8,476 SQ. FT., LOT 2 WILL BE 8,470 SQ. FT., AND TRACT A WILL BE 6,694 SQ. FT. AND INCORPORATE THE ENTIRETY OF "ZONE AE" RUNNING THROUGH THE ORIGINAL LOTS 10-12. THIS ALLOWS FOR A LARGER BUILDABLE AREA OUTSIDE OF THE FLOODPLAIN FOR THE REPLATTED LOTS.
- c. 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 _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

b. Engineer

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

c. Planner

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

d. Surveyor

- i. Project Contact ERIC SIMONSON
- ii. Firm Name RAMPART SURVEYS, LLC
- iii. Physical Address 1050 TAMARAC PKWY, WOODLAND PARK, CO 80863
- iv. Mailing Address P.O. BOX 5101, WOODLAND PARK, CO 80866
- v. E-mail Address ERIC@RAMPARTLS.COM
- vi. Phone Numbers: Business 7196870920 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. 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.

  FOR STACKED WADDS LLC 9.15.21
Owner Date

 _____
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.

  9.15.21
Applicant Date

RAMPART
SURVEYS, LLC

P.O. Box 5101
Woodland Park, Colorado, 80866
v. 719.687.0920 f. 719.686.1139
www.RampartLS.com

September 14, 2021

City of Woodland Park
Planning Department
PO Box 9007
Woodland Park, CO 80866

RE: Foster's Addition Filing No. 4
A Replat of Lots 10, 11 & 12, Block 14, Foster's Addition to Manitou Park
Located in the NE1/4 SE1/4 of Section 24, Township 12 South, Range 69 West of the 6th P.M.
City of Woodland Park, Teller County, Colorado

To Whom It May Concern:

Stacked Hands, LLC is submitting this application for replatting the existing Lots 10, 11 & 12, Block 14, Foster's Addition to Manitou Park from three (3) lots into two (2) lots and (1) tract. This replat does not create any new public streets or open spaces.

There is a single-family residence currently in construction on the proposed Lot 1, with plans to build a new single-family residence on the proposed Lot 2. The date for the proposed new construction is unknown at this time.

In our opinion, the "Final Plat" proposed above is in compliance with all of the applicable criteria set forth in the Title 17 Subdivisions ordinance of the City of Woodland Park Planning Department Submittal Requirements.

Thank you for your consideration in this matter.

Sincerely,

Eric Simonson, PLS
Managing Member

PIKE'S PEAK

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50'	50'			50'	60'

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FOSTER'S ADDITION FILING NO. 4

A REPLAT OF LOTS 10, 11 & 12, BLOCK 14, FOSTER'S ADDITION TO MANITOU PARK

LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 24, T. 12 S., R. 69 W.

OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT STACKED HANDS LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PLATTED LOTS:

TO WIT:

LOTS 10, 11 AND 12, BLOCK 14, IN FOSTER'S ADDITION TO MANITOU PARK, NOW THE CITY OF WOODLAND PARK, AS RECORDED IN PLAT BOOK C, PAGE 35, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NE1/4 SE1/4) OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

SAID LOTS CONTAIN 23,640 SQUARE FEET (0.54 ACRES) OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID LOTS TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. 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 HEREIN PLATTED SHALL BE KNOWN AS "FOSTER'S ADDITION FILING NO. 4" IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

WITNESS MY HAND THIS ____ DAY OF _____, 2021.

STACKED HANDS LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO }
COUNTY OF TELLER } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, A.D., BY STACKED HANDS LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER OF LOTS 10, 11 AND 12, BLOCK 14 FOSTER'S ADDITION TO MANITOU PARK.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF WOODLAND PARK, AND THAT I AUTHORIZE THIS PLAN OF LAND DIVISION.

STACKED HANDS LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO }
COUNTY OF TELLER } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, A.D., BY STACKED HANDS LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER OF LOTS 10, 11 AND 12, BLOCK 14 FOSTER'S ADDITION TO MANITOU PARK.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

EASEMENTS:

IN ADDITION TO THOSE SHOWN, ALL LOTS ARE HEREBY PLATTED WITH A FIVE FOOT (5') SIDE LOT LINE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AND A TEN FOOT (10') REAR AND FRONT LOT LINE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

MORTGAGEE AND LIENHOLDER SUBORDINATION AGREEMENT:

FIRST NATIONAL BANK OF LAS ANIMAS, AS BENEFICIARY OF A DEED RECORDED ON THE 15th DAY OF APRIL, 2021 AT RECEPTION NO. 737753 IN THE PUBLIC RECORDS OF TELLER COUNTY, COLORADO CONCERNING THE ABOVE DESCRIBED TRACT OF LAND, HEREBY UNDERTAKES AND AGREES THAT THEIR INTEREST THEREUNDER SHALL BE SUBJECT AND SUBORDINATE IN EACH AND EVERY RESPECT TO THIS SUBDIVISION PLAT AND THAT ANY AND ALL INCREASES, RENEWALS, MODIFICATIONS, EXTENSIONS, SUBSTITUTIONS, REPLACEMENTS AND/OR CONSOLIDATIONS OF SAID WARRANTY DEED, AND ANY FUTURE LIEN, MORTGAGE OR DEED OF TRUST AFFECTING THE PREMISES SUBJECT TO THIS SUBDIVISION PLAT HELD BY THE UNDERSIGNED, NOW ARE AND SHALL AT ALL TIMES CONTINUE TO BE SUBJECT AND SUBORDINATE IN EACH AND EVERY RESPECT TO THIS SUBDIVISION PLAT.

EXECUTED THIS ____ DAY OF _____, A.D. 2021.

BY: _____

TITLE: _____

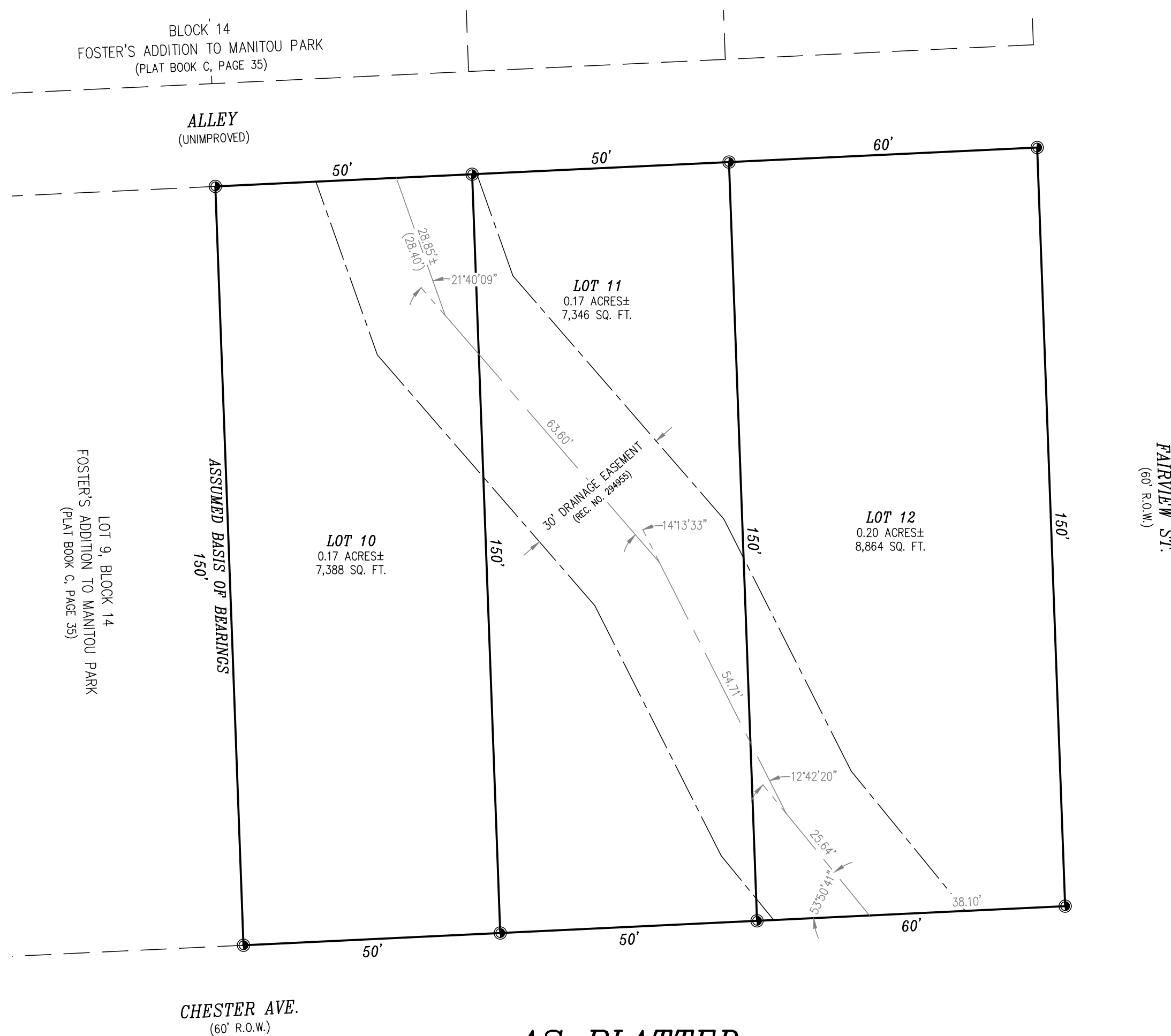
STATE OF _____ }
COUNTY OF _____ } ss

THE FOREGOING MORTGAGEE AND LIENHOLDER AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2021 BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)



AS PLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

LEGEND:

- ① SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- ② FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- ③ FOUND REBAR AND YELLOW CAP STAMPED "6635"
- ▲ FOUND 7/8" O.D. IRON PIPE
- ☒ ROCK WALL (CHANNEL)
- (****) ADDRESS

CERTIFICATE OF APPROVAL:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS ____ DAY OF _____, 2021.

CHAIRMAN, PLANNING COMMISSION

THIS PLAT, AND THE DEDICATION TO THE PUBLIC OF ANY STREETS, TRAILS, SIDEWALKS 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, COLORADO THIS ____ DAY OF _____, 2021.

MAYOR

ATTEST:

CITY CLERK

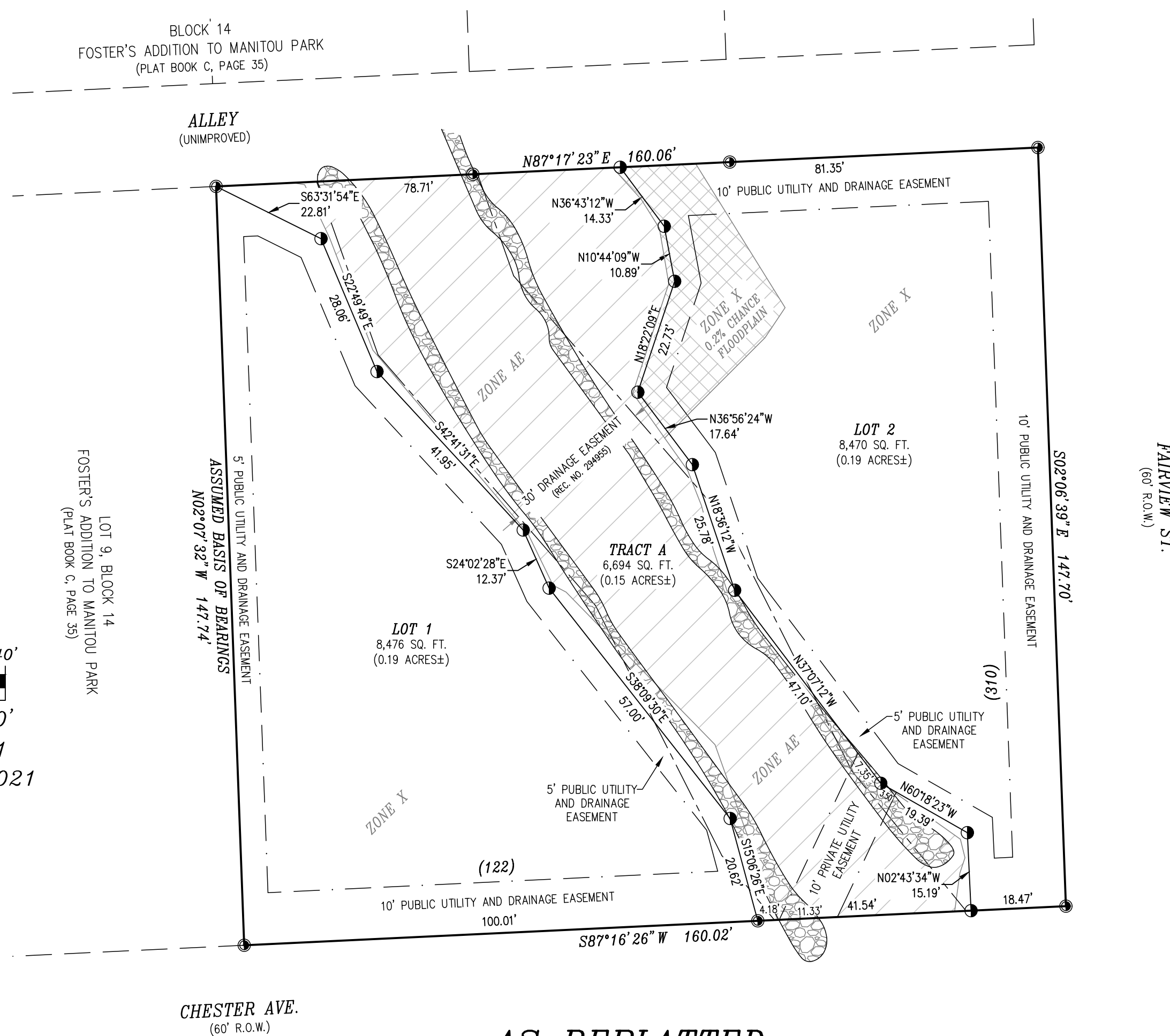
WATER AVAILABILITY DISCLAIMER:

AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD-OUT IS COMPATIBLE WITH THE CITY'S MASTER PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES, WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE MASTER PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING ANY LOTS IN THIS PLAT.

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL. SIGNED THIS ____ DAY OF _____, 2021.

COUNTY TREASURER



AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 39 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF.

ERIC SIMONSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38560
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

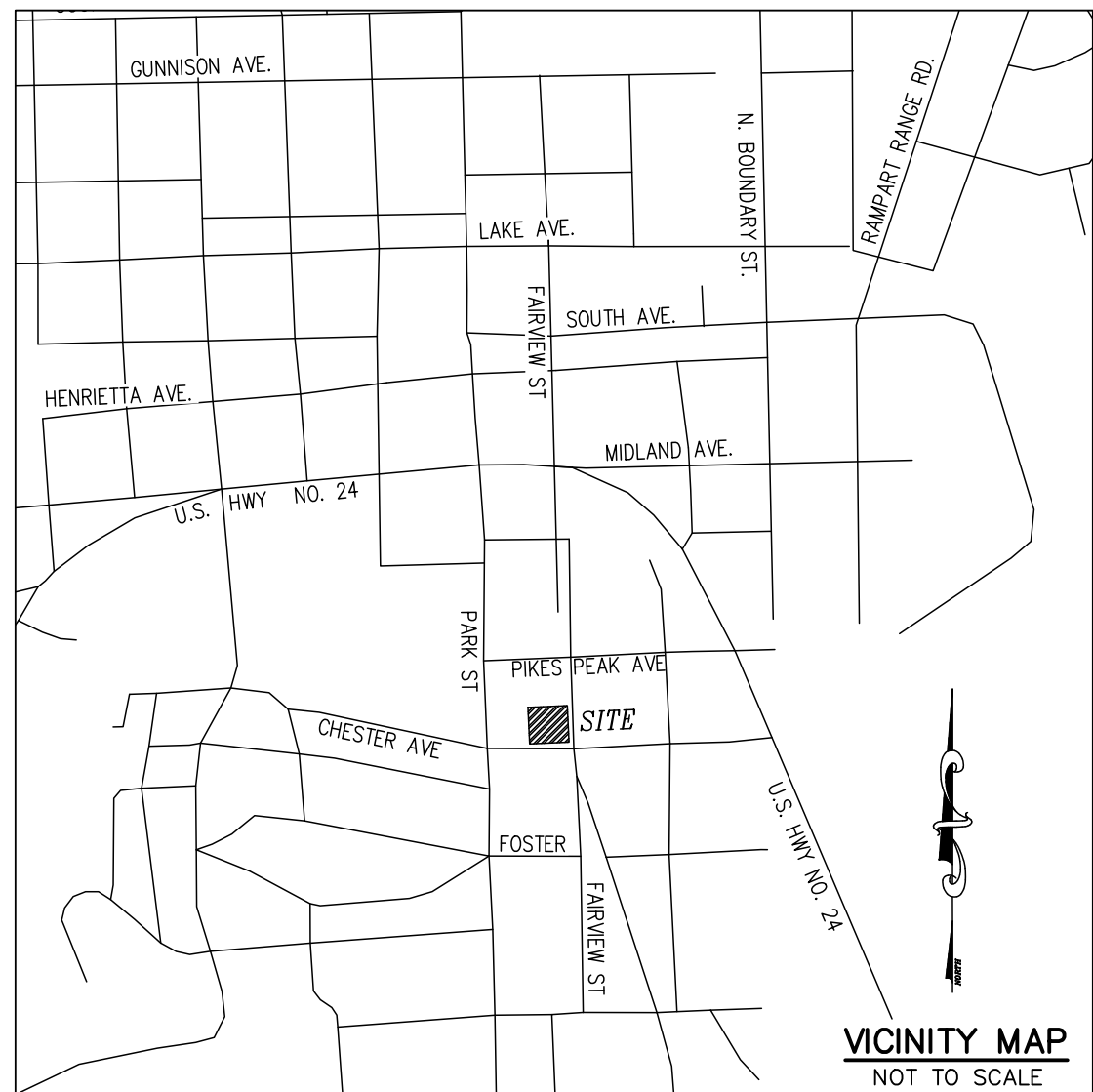
RECORDING:

STATE OF COLORADO }
COUNTY OF TELLER } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK __, M., THIS ____ DAY OF _____, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF TELLER COUNTY, COLORADO.

FEEL: _____

BY: _____
TELLER COUNTY CLERK AND RECORDER



FOSTER'S ADDITION FIL. NO. 4 - NE1/4 SE1/4 OF SEC. 24, T12S, R69W OF THE 6th P.M., WOODLAND PARK, TELLER COUNTY, COLORADO

RAMPART
SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DWG: 21441RP.DWG

PAGE 1 OF 1

CITY OF WOODLAND PARK, COLORADO
JOINT RESOLUTION NO. 882, SERIES 2021

A JOINT RESOLUTION BY THE CITY OF WOODLAND PARK PLANNING COMMISSION TO ADOPT THE ENVISION 2030 WOODLAND PARK COMPREHENSIVE PLAN AND BY THE WOODLAND PARK CITY COUNCIL TO ENDORSE THE ENVISION 2030 WOODLAND PARK COMPREHENSIVE PLAN

WHEREAS, the Envision 2030 Woodland Park Comprehensive Plan is an aspirational document that is not regulatory but provides guidance toward the future development and growth of the community; and

WHEREAS, it is the responsibility of the Planning Commission to make and adopt a Master Plan for the physical development of the municipality, as affirmed by the enabling State legislation (C.R.S. 31-23-206) and the City Charter (Article V, Section 5.4(d)); and

WHEREAS, the City's 2010 Woodland Park Comprehensive Plan has served the community well through the past decade; however, it is time to update the City's Plan since much has changed in the community during the past decade; and

WHEREAS, the process began with a public outreach program with five online surveys that garnered over 350 participants completing over 1,000 responses to the questionnaires with a summary of the survey results provided in Appendix A; and

WHEREAS, in March 2021, eight subcommittees were formed to focus on the core topics listed below and to update each chapters' goals, objectives, and actions regarding;

1. Land Use and Growth, Housing, and Community Character and Design;
2. Transportation and Drainage;
3. Public Safety, Emergency Services, and Resiliency;
4. City Finances, Economic Development, and Tourism;
5. Utilities: Water and Wastewater;
6. Sustainability, Parks, Trails, and Open Space;
7. Community Wellbeing: Education, Health, Recreation, and Senior Services; and
8. Arts, Culture, and Community Heritage.

Approximately 70 volunteers participated in the subcommittee process through June 2021. The subcommittees included community stakeholders, City Council, Planning Commission, and Staff; and

WHEREAS, during the months of February through June, 27 one-on-one interviews were held by consultant Logan Simpson with community groups, business owners, elected officials, regional program coordinators, and residents with a summary of the interviews provided in Appendix D; and

WHEREAS, High School Civics students participated in a Zoom meeting to get feedback from the younger generation to learn about what they love about Woodland Park and what they would like to see improved; and

WHEREAS, on April 14, 2021, a hybrid in-person and virtual Town Hall was conducted with approximately 80 community members, and discussed what people love about Woodland Park and where opportunities for improvement lie; and

WHEREAS, all outreach activities were advertised on WhatsUpWoodlandPark.com, as well as Pikes Peak Courier and the Chamber of Commerce Grapevine to help keep all community members informed of the process and content of the draft documents; and

WHEREAS, the Woodland Park Planning Commission reviewed the draft Comprehensive Plan during six work sessions beginning on July 22, 2021 through October 14, 2021 for the purpose of finalizing the format and content edits; and

WHEREAS, on October 28, 2021, the Planning Commission held a public hearing to consider the adoption of the Envision 2030 Comprehensive Plan and voted unanimously to approve Resolution No. 882 and recommended that the Woodland Park City Council endorse the 2030 Comprehensive Plan; and

WHEREAS, on November 18, 2021 the City Council voted to endorse the Envision 2030 Woodland Park Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AND CITY COUNCIL OF THE CITY OF WOODLAND PARK THAT:

The foregoing Joint Resolution was adopted at a regular meeting of the Planning Commission of the City of Woodland Park held on the ____ day of _____, 2021.

Jon DeVaux
Planning Commission Chairman

ATTEST:

Planning Director, Sally Riley

Furthermore, the foregoing Joint Resolution was approved at a regular meeting of the City Council of the City of Woodland Park held in Woodland Park on the ____ day of _____, 2021.

Hilary LaBarre, Mayor Pro Tem

ATTEST:

City Clerk, Suzanne Leclercq