

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

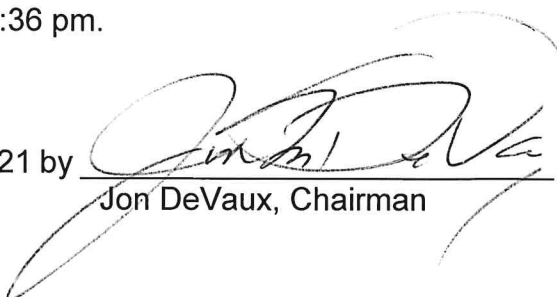
NO: None Motion **PASSES** unanimously

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 28 day of October, 2021 by


Jon DeVaux, Chairman