

1. May 14, 2020 PC Agenda

Documents:

[2020-05-14 PC WORK SESSION AGENDA.PDF](#)

1.1. May 14, 2020 PC Packet

Documents:

[PC 5.14.20 PACKET.PDF](#)



PUBLIC NOTICE

WOODLAND PARK PLANNING COMMISSION WORK SESSION AGENDA

6:00 PM – Thursday, May 14, 2020

ZOOM VIRTUAL MEETING

1. WORK SESSION

- A. Discussion of single-family uses in multi-family zones.

Due to the COVID-19 emergency, this meeting will be held electronically. For more information or to join the Zoom meeting, click on the meeting link on the front page of the City website. Public input is very important to the City. Questions or comments are strongly encouraged in writing in advance of the meeting and may be submitted by mail to Planning Commission, PO Box 9007, Woodland Park, CO, 80866, or by email to sriley@city-woodlandpark.org.

*For more information, please contact Planning Department
719.687.5202*



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WOODLAND PARK PLANNING COMMISSION
WOODLAND PARK CITY HALL COUNCIL CHAMBERS
220 W. SOUTH AVENUE, WOODLAND PARK, CO
MEETING NOTES for MARCH 12, 2020 – 7:00 PM

1. ORDER AND ROLL CALL: Chairman Jon DeVaux called the work session to order at 7:04 p.m. Other Commissioners present: Vice-Chair Geoff Watson, Ellen Carrick, Vickie Good, Larry Larsen, and Peter Scanlon. Commissioners Ken Hartsfield, Lee Brown and Jerry Penland were absent. Planning staff present: Planning Director Sally Riley and City Planner Lor Pellegrino.

2. WORK SESSION:

A. Discussion of single-family uses in multi-family zones: It was agreed during the February 27th work session that the Commissioners would discuss standards for single-family uses in multi-family zones. Director Riley began by reviewing the materials and example project (i.e., Presidio Patio Homes at Shining Mountain) described by the March 12, 2020 memo. In 2025 the Presidio Patio Homes was designed with 38 single-family units on 8.07 acres (i.e., 4.37 units per acre) but was never developed due to the Great Recession of 2008. After much discussion it was agreed to recommend the following standards:

1. Maximum density of four (4) dwelling units per acre.
2. Minimum lot size of 5,000 square feet or 0.115 acres.
3. Minimum lot frontage of 40 feet on a public road right of way or private road designed to City Engineering specifications. Minimum lot frontage may be reduced to no less than 20 feet if the lot frontage is on a cul-de-sac or designed as a flag lot.
4. Minimum width for a public road right-of-way or private road shall be 40 feet. Cul-de-sacs, hammerheads shall be designed to meet Fire codes.
5. Setbacks: front = 20'; rear = 20'; and side = 8' for the main building and 4' for accessory buildings. In the case of reverse corner lots that face an intersecting street, the side abutting the street shall maintain the front setback.
6. Minimum building foot print of 1,000 square foot of habitable interior space and excludes the area for an attached or detached garage, and/or accessory structures.
7. Minimum of two off-street parking spaces. One garage space may substitute for one off-street parking space.
8. Public easements for utilities and drainage located on each lot as necessary to adequately service natural gas, electric, telecommunications, water, sanitary sewer, drainage and appurtenances.
9. Open space as defined by §17.08.210 through §17.08.218 shall be a minimum of 40% of the total site area in which the open space is located.

It was agreed that the Commissioners will wait until after the April 7, 2020 City Election to schedule a joint work session with the new Mayor and Council members.

The work session concluded at 8:22 PM.

Notes by:

Sally Riley, Planning Director

Approved this _____ day of _____, 2020 by _____
Jon DeVaux, Chairman

**CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. _____, SERIES 2020**

**AN ORDINANCE AMENDING RELATED PORTIONS OF THE WOODLAND PARK
MUNICIPAL CODE INCLUDING TITLE 16 MOBILE HOMES, TITLE 18 ZONING, AND
TITLE 20 FLOOD DAMAGE PREVENTION REGULATIONS**

WHEREAS, the City of Woodland Park has become aware of several potential inconsistencies and incongruences in the Woodland Park Municipal Code in regards to allowing multiple detached single-family residential dwelling units in Multi-Family Residential-Suburban District (MFS) and Multi-Family Residential-Urban District (MFU) on a single property without subdivision and in regards to density, spacing, utility services, and others; and

WHEREAS, the City Council of the City of Woodland Park finds, determines and declares that it is necessary to make amendments to the City of Woodland Park Municipal Code to provide for the orderly development of property within the City of Woodland Park; and

WHEREAS, 2010 Comprehensive Plan Land Use and Growth Objective 1.2 encourages the City to evaluate regulations and requirements so that they are easy to use and understand, enforceable through prompt and fair procedures, and consistent with the Comprehensive Plan; and

WHEREAS, in order to effectuate an adequate public comment timeframe and process for the necessary Municipal Code amendments, the City Council enacted a nine month moratorium in effect until July 23, 2020 for accepting applications to develop more than one detached single-family residential dwelling unit in the MFS and MFU zones (Ordinance No. 1354, Series 2019), and

WHEREAS, the City Council after public hearing on _____ deems it to be in the City's best interest to proceed with code amendments while the moratorium is in effect; and

WHEREAS, the City Council of the City of Woodland Park finds, determines and declares that it is in the best interests of the citizens of Woodland Park to update Titles 16, 18 and 20 of the Municipal Code.

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS:

Section 1. The following sections of the Municipal Code in Title 16, Mobile Homes are amended to read as follows:

New: 16.04.020 – Definitions: B. “HUD Code” means the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC Section 5401, et seq., as amended.

16.04.020 – Definitions: ~~BC~~. "Manufactured mobile (HUD) home" means a preconstructed building unit or combination of preconstructed building units **that:**

- a. Include electrical, mechanical, or plumbing services that are fabricated, formed, or assembled at a location other than the site of the completed home;
- b. Is designed for residential occupancy in either temporary or permanent locations;
- c. Is constructed in compliance with the HUD Code (*i.e., HUD homes with a red label constructed on or after June 15, 1976*);
- d. does not have motor power; and
- e. Is not licensed as a recreational vehicle.

~~without motor power designed and commonly used for residential occupancy by persons in either temporary or permanent locations, which unit or units are manufactured in a factory or at a location other than the residential site of the completed home.~~

16.04.020 – Definitions: ~~CD~~. "Manufactured home" "Modular factory-built residential structure" means a manufactured home constructed to the building codes adopted by the State Housing Board and designed to be installed on a permanent foundation, and *does not include any home constructed in compliance with the HUD Code or designed as a mobile home. Such a factory built residential structure is also known as a modular home.* ~~a single-family dwelling which is partially or entirely manufactured in a factory; is not less than twenty-four feet in width and thirty-six feet in length; is installed on an engineered permanent foundation; has brick, wood or cosmetically equivalent exterior siding and a pitched roof; and is certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974," 42 U.S.C. 5401 et seq.; as amended.~~

16.04.020. – Definitions: ~~DF~~ "Mobile home" means **a manufactured home built prior to the implementation of the HUD Code before June 15, 1976.** ~~a single-family dwelling built on a permanent chassis designed for a long-term residential occupancy and containing complete electrical, plumbing and sanitary facilities and complete electrical, water and sanitary facilities and designed to be installed in a permanent or semi-permanent manner with or without a permanent foundation which is capable of being drawn over public highways as a unit, or in sections special permits.~~

16.04.020. – Definitions: ~~EG~~ "Mobile home park" or "**Manufactured (HUD) home park**" means **any lot or a parcel of land for the location and habitation of mobile homes used for the continuous accommodation of two or more mobile homes and manufactured homes** regardless of whether or not a charge is made for each or any mobile home upon the parcel. ~~Mobile home park does not include mobile home subdivisions or property zoned for manufactured home use.~~ **Zoning Section 18.09.090. N.8 limits mobile homes and/or manufactured (HUD) homes to be installed within a Mobile Home Park (MHP) zone.**

[Re-letter the remaining definitions in 16.04.010.]

Section 2. The following sections of the Municipal Code in Title 18, Zoning are amended to read as follows:

New 18.06.038a - "Attached" means, when used to describe dwelling units, dwelling units that are within the same building, similar to apartment buildings or townhouses. Dwelling units connected only by decks, porches, carports, or features not structurally integral to the dwelling units are not attached.

New: 18.06.250 "HUD Code" means the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC Section 5401, et seq., as amended.

New 18.06.159 – "Single-family dwelling or residence" means a building containing only one dwelling unit and if permitted one accessory dwelling.

New 18.06.160 – "Multiple-family dwelling or residence" means a dwelling or residence containing more than two dwelling units, attached.

New 18.06.307 "Manufactured ~~mobile~~ (HUD) home" means a preconstructed building unit or combination of preconstructed building units that:

- a. Include electrical, mechanical, or plumbing services that are fabricated, formed, or assembled at a location other than the site of the completed home;
- b. Is designed for residential occupancy in either temporary or permanent locations;
- c. Is constructed in compliance with the HUD Code (*i.e., HUD homes with a red label constructed on or after June 15, 1976*);
- d. Does not have motor power; and
- e. Is not licensed as a recreational vehicle.

~~without motor power designed and commonly used for residential occupancy by persons in either temporary or permanent locations, which unit or units are manufactured in a factory or at a location other than the residential site of the completed home.~~

18.06.320 "Mobile home" means **a manufactured home built prior to the implementation of the HUD Code before June 15, 1976.** ~~a single family dwelling built on a permanent chassis designed for a long term residential occupancy and containing complete electrical, plumbing and sanitary facilities and complete electrical, water and sanitary facilities and designed to be installed in a permanent or semi-permanent manner with or without a permanent foundation which is capable of being drawn over public highways as a unit, or in sections special permits.~~

18.06.330. "Mobile home park" or "**Manufactured (HUD) home park**" means any lot or parcel **of land** used for the location and habitation of mobile homes **and/or manufactured homes regardless of whether or not a charge or leasing fee is made for each or any mobile home upon the parcel.** Zoning Section 18.09.090. N.8 limits mobile homes and/or manufactured (HUD) homes to be installed within the Mobile Home Park (MHP) zone.

New 18.06.333 . "Modular Factory-built residential structure" means a manufactured home constructed to the building codes adopted by the State Housing Board and designed to be installed on a permanent foundation, and *does not include* homes constructed to a federal

manufactured home construction and safety standard and any home designed as a mobile home. *Factory built residential structures are also known as a modular home.*

New 18.06.405 "Recreational park trailers" means a trailer-type unit that is primarily designed to provide **temporary** living quarters for recreational, camping, or seasonal use that is built on a single chassis mounted on wheels. Recreational park trailers are constructed in compliance with the American National Standards Institute (ANSI) standard A 119.5. Recreational park trailers are only allowed in recreational vehicle parks and campgrounds. Only one trailer may be parked and visible from a public road right-of-way on a residentially or commercially zoned lot.

18.06.410 "Recreational vehicle" means a vehicle which is manufactured, constructed, or equipped primarily for use as a self-propelled home, house car, or mobile living quarters, capable of being legally operated on the highways, and containing permanently installed essential living facilities for intermittent or short-term occupation. This term shall not include any towed **utility trailer** vehicle, nor shall it include any vehicle defined in the license and registration laws as an automobile or **motor passenger** bus. ~~nor shall it include any vehicle of the camper type, which was not manufactured primarily, expressly and permanently as a mobile living unit.~~

18.06.420 "Recreational vehicle park" means a zoning lot on which two or more recreational vehicles, camping trailers, **recreational park trailers** or campers, are parked, on any zoning lot on which unoccupied recreational vehicles, camping trailers, **recreational park trailers** or campers, whether new or used, are parked for the purposes of inspection, sale, storage or repair.

18.09.010 – Designated.

The city is divided into the following districts:

- A. SR—Single-family **Suburban** residential ~~with lot sizes equivalent of one dwelling unit per acre allowing a variety of lot sizes with an approved minimum lot size of fifteen thousand square feet.~~
- B. UR—Single-family **Urban** residential ~~with previously developed lot size less than seven thousand five hundred square feet per dwelling unit.~~
- C. MFS—Multifamily **Suburban** residential ~~with attached units having a density level from two to eight dwelling units per acre~~
- D. MFU—Multifamily **Urban** residential ~~with attached units having a density level from nine to twenty dwelling units per acre~~

18.09.090 TABLE OF PERMITTED USES

N. Residential Dwelling Units	SR	UR	MFS	MFU	MHP		NC	CC	SC	CBD	HSC/ LI
1. One Single-family dwelling unit on a single platted lot (For Ag district refer to Section 18.17.050)	P	P	P	P	€						
2. Single-Family dwelling units (More than one single family dwelling unit in MFS and MFU zone requires a subdivision pursuant to Chapter 17.32 Condominiums and Townhouses.) (requiring subdivision)	P	P	C	C	€						
3. Clustered Residential Development (subject to 18.33.125)	PC	PC									
4. Two-family dwelling unit (i.e., Duplex) subject to Chapter 17.32 - Condominiums and Townhouses except for rental buildings (single ownership apartments).			PC	PC	€						
5. Three to four or more attached dwelling unit subject to Chapter 17.32- Condominiums and Townhouses except for rental buildings (single ownership apartments).			PC	PC	P						

N. Residential Dwelling Units (continued)	SR	UR	MFS	MFU	MHP		NC	CC	SC	CBD	HSC/ LI
6. Five or more attached dwelling units Apartment buildings on a single lot.			PC	PC							
7. Up to One or two dwelling unit (duplex) per existing platted lot within a single structure in a commercial zone of NC, CC and CBD commercial zone (subject to 18.33.127)							PC	PC		PC	
8. Accessory Dwelling Unit as defined in Section 18.06.016 and subject to 18.33.135	P	P					PC	PC		PC	
9. Manufactured homes (HUD certified) and mobile homes (pre-1976) are allowed only in an existing or approved mobile home park in accordance with Title 16.					P						

18.14.005 Purposes (MFS): This land use designation is intended to accommodate ~~attached or single-family residential~~ two-family dwellings and multiple-family dwellings with a higher density than SR and UR districts. The maximum units with residential density of these dwelling units shall be two to eight dwelling units per acre. These areas shall be fully served by municipal water and sewer and be located in areas that can accommodate projected impacts concerning traffic, pedestrian access, parks, schools, commercial centers and places of employment.

18.14.090 – A Single-family ~~project~~ dwelling unit development, except for only one dwelling unit on an existing platted subdivide lot, constructed in a ~~multifamily~~ MFS zone district that requires a subdivision or replat ~~is considered~~ and conditional use permit, and is subject to site plan review described in Chapter 18.34. Any proposed project in the MFS zone district that includes single-family dwelling units shall require:

1. Maximum density of four (4) dwelling units per acre.
2. Minimum lot size of 5,000 square feet or 0.115 acres.
3. Minimum lot frontage of 40 feet on a public road right of way or private road designed to City Engineering specifications. Minimum lot frontage may be reduced to no less than 20 feet if the lot frontage is on a cul-de-sac or designed as a flag lot.
4. Minimum width for a public road right-of-way or private road shall be 40 feet. Cul-de-sacs, hammerheads shall be designed to meet Fire codes.
5. Setbacks: front = 20'; rear = 20'; and side = 8' for the main building and 4' for accessory buildings. In the case of reverse corner lots that face an intersecting street, the side abutting the street shall maintain the front setback.
6. Minimum building foot print of 1,000 square foot of habitable interior space and excludes the area for an attached or detached garage, and/or accessory structures.
7. Minimum of two off-street parking spaces. One garage space may substitute for one off-street parking space.
8. Public easements for utilities and drainage located on each lot as necessary to adequately service natural gas, electric, telecommunications, water, sanitary sewer, drainage and appurtenances.
9. Open space as defined by §17.08.210 through §17.08.218 shall be a minimum of 40% of the overall land area of the development pursuant to design standards §18.33.180.B.a.

See EXHIBIT A. titled Lot Layout Illustration without garage and EXHIBIT B. titled Lot Layout Illustration with garage

18.15.005 – Purposes (MFU). This land use designation is intended to accommodate ~~attached or single family residential~~ two-family dwellings and multiple-family dwellings with a potentially higher density than the MFS districts. The maximum ~~units with residential density of these dwelling units shall be level from nine to twenty~~ dwelling units per acre. These areas shall be fully served by municipal water and sewer and be located in areas that can accommodate projected impacts concerning traffic, pedestrian access, parks, schools, commercial centers and places of employment.

18.15.090 – A Single-family ~~project~~ dwelling unit development, except for only one dwelling unit on an existing platted subdivide lot, constructed in a ~~multifamily~~ MFU zone district that requires a subdivision or replat ~~is considered~~ and conditional use permit, and is subject to site plan review described in Chapter 18.34. Any proposed project in the MFU zone district that includes single-family dwelling units shall require:

1. Maximum density of four (4) dwelling units per acre.
2. Minimum lot size of 5,000 square feet or 0.115 acres.

- 3. Minimum lot frontage of 40 feet on a public road right of way or private road designed to City Engineering specifications. Minimum lot frontage may be reduced to no less than 20 feet if the lot frontage is on a cul-de-sac or designed as a flag lot.
- 4. Minimum width for a public road right-of-way or private road shall be 40 feet. Cul-de-sacs, hammerheads shall be designed to meet Fire codes.
- 5. Setbacks: front = 20'; rear = 20'; and side = 8' for the main building and 4' for accessory buildings. In the case of reverse corner lots that face an intersecting street, the side abutting the street shall maintain the front setback.
- 6. Minimum building foot print of 1,000 square foot of habitable interior space and excludes the area for an attached or detached garage, and/or accessory structures.
- 7. Minimum of two off-street parking spaces. One garage space may substitute for one off-street parking space.
- 8. Public easements for utilities and drainage located on each lot as necessary to adequately service natural gas, electric, telecommunications, water, sanitary sewer, drainage and appurtenances.
- 9. Open space as defined by §17.08.210 through §17.08.218 shall be a minimum of 40% of the overall land area of the development pursuant to design standards §18.33.180.B.a.

See EXHIBIT A. titled Lot Layout Illustration without garage and EXHIBIT B. titled Lot Layout Illustration with garage

Section 3. The following sections of the Municipal Code Title 20 Zoning are amended to read as follows:

20.02.005 – Generally. All words and phrases defined in this chapter shall be deemed specific to this title, Flood Damage Prevention Regulations, and shall not be interpreted to apply to other titles found in this Code. Unless specifically defined in this chapter, words or phrases used in this title shall be interpreted so as to give them the meaning they have in common usage and to give this title its most reasonable application.

Section 4. Savings Clause. Should any article, section, clause or provision of this Ordinance be declared by a Court of competent jurisdiction to be invalid, the same shall not affect the validity of the balance of this Ordinance.

Section 5. Effective Date. This Ordinance shall be in full force and effect from after its publication as required by law.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS _____ DAY OF _____, 2020

The Honorable Val Carr, Mayor

Attested by City Clerk Suzanne Leclercq _____

Approved as to form by City Attorney Jason Meyers _____

EXHIBIT 'A'

SCALE: 1" = 20'

LOT LAYOUT ILLUSTRATION WITHOUT GARAGE

Accommodates the 2-car
minimum requirement

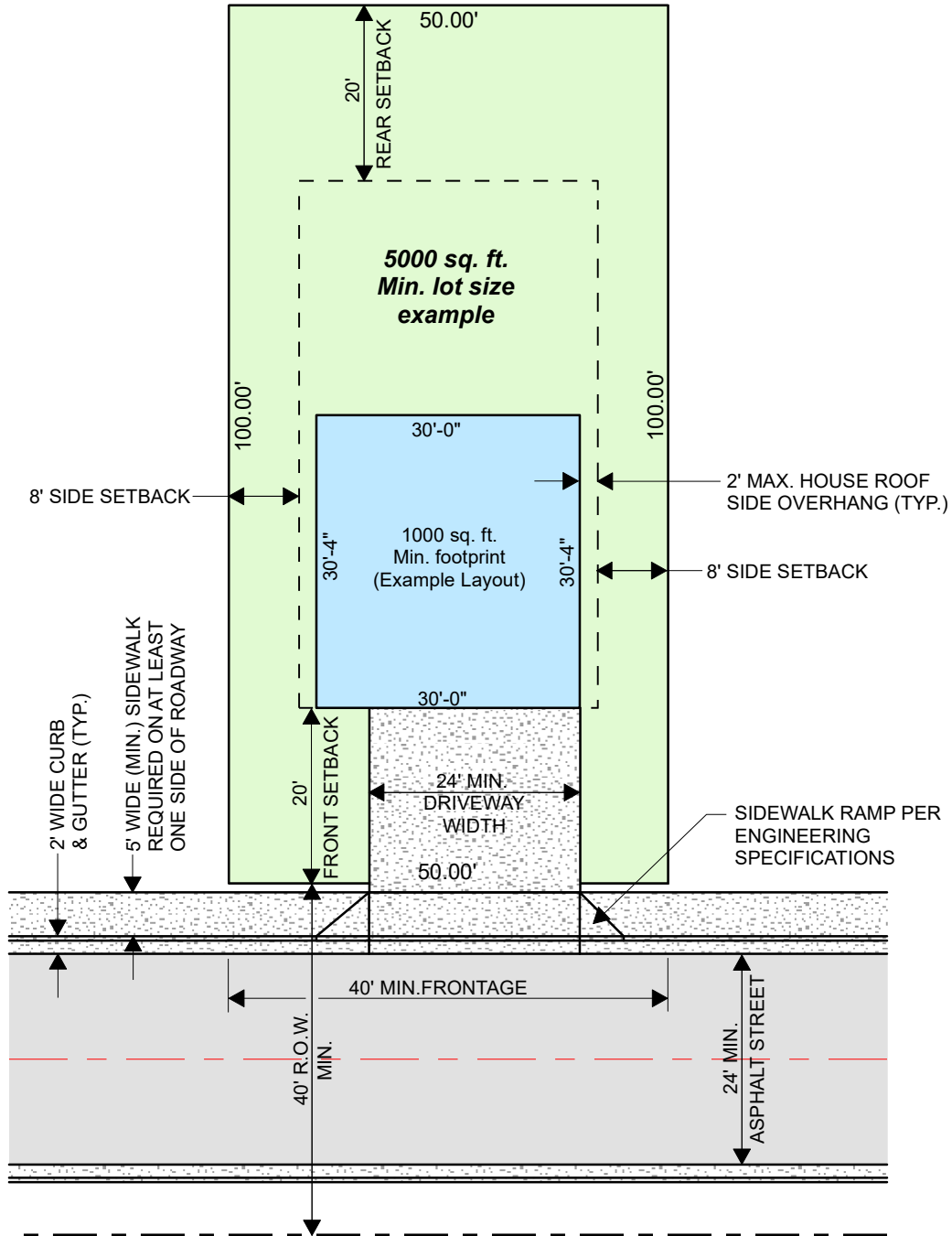


EXHIBIT 'B'

SCALE: 1" = 20'

LOT LAYOUT ILLUSTRATION WITH GARAGE

Accommodates the 2-car
minimum requirement

