1. ORDER & ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVE MINUTES – October 24, 2019
4. PUBLIC HEARINGS
   A. FHDP #19-001: Request for a Flood Hazard Development Permit adjacent to East Fork Fountain Creek by Jay Garvens (Applicant and Property Owner) for 8 townhomes (4 duplexes) on Lots 1-4, Block 7, Foster’s Addition excluding part North Half adjacent to vacated alley (at Reception #628697) (114 Baldwin Street) in the Community Commercial (CC) zone. (table to December 12)
   B. CUP #19-004: Request a Conditional Use Permit for church use at 720 W. Highway 24 with a legal description of Part Lot 1 including part described at 529404 and excluding parts described at 505467 and 529063; all of Lot 2; part of Lot 3 excluding parts described at 505467 & 529063, West Corning Subdivision as requested by Applicant Victory Life Church and Property Owner UCHealth Pikes Peak Regional Hospital in the Central Business District (CBD) zone.
5. REPORTS
6. ADJOURN
7. WORK SESSION
   A. Discussion of single-family uses in multi-family zones.

More info? Contact Planning Department 719.687.5202
WOODLAND PARK PLANNING COMMISSION
WOODLAND PARK CITY HALL COUNCIL CHAMBERS
220 W. SOUTH AVENUE, WOODLAND PARK, CO
MEETING MINUTES for OCTOBER 24, 2019 – 7:00 PM

1. ORDER AND ROLL CALL
Chairman Jon DeVaux called the meeting to order at 7:00 p.m. Other Commissioners present: Vice-Chair Geoff Watson, Lee Brown, Ellen Carrick, Vickie Good, Ken Hartsfield, Jerry Penland, and Charles Schroeder. Peter Scanlon was absent. Planning staff present: Planning Director Sally Riley, City Planner Lor Pellegrino, and Planning Technician David Burgess.

2. PLEDGE OF ALLEGIANCE
Chairman DeVaux led the Pledge of Allegiance.

3. APPROVAL OF MINUTES
Meeting Minutes from the September 26, 2019 were approved unanimously as presented.

4. PUBLIC HEARINGS
A. FHPD19-001: Request for a Flood Hazard Development Permit adjacent to East Fork Fountain Creek by Jay Garvens (Applicant and Property Owner) for 8 townhomes (4 duplexes) on Lots 1-4, Block 7, Fosters Addition excluding part North Half adjacent vacated alley (Reception #628697) (114 Baldwin Street) in the Community Commercial (CC) zone.

Chairman DeVaux stated that the applicant has requested that this case be continued to the November 14, 2019 Planning Commission meeting.


Chairman DeVaux explained that the first proposed amendment is Ordinance No. 1355, Series 2019 amending the Municipal Code (MC) Section 18.06.432 regarding the setback definition, and Section 18.13.040.C Urban Residential (UR) side setback. The second proposed amendment is Ordinance No. 1356, Series 2019 amending the MC Chapters 18.51 for the Board of Adjustment and 18.60 for Variances.

City Planner Lor Pellegrino explained that these ordinances emanated from discussions that the Board of Adjustment (BOA) had reflecting on the 11 setback variance request cases they had processed in the 2018 calendar year, which is more than any other year of record. The BOA discussed ways to modify the code to reduce the number of setback variance requests, some of which are the result of minor incursions, such as gutters and roof overhangs. The MC currently states the setback must be clear and unobstructed in its entirety from the ground up. This occurs primarily within the side setbacks in some of the narrower UR zoned properties. The BOA decided it would be best to modify the MC to allow for a maximum of two feet of overhang (eaves and gutters) for UR zoned properties that are 60-feet or less in width, as addressed in the proposed Ordinance No. 1355. Ordinance No. 1366 refers to MC Section 18.60 for standards and how the BOA processes variance requests. The proposed changes to Chapter 18.51 relates to the BOA’s composition and their processes and procedures. These are minor clarifications to the regulations as they are written. She concluded her presentation by recognizing the three BOA members present for tonight’s meeting: Vice-Chair Lois DeVaux,
Alternate Member Catherine Nakai, and regular member Larry Larson. She said that these members are available tonight for any questions the Commission may have regarding these proposed ordinances.

Larry Larson stated that the BOA has reviewed and agrees with the proposed ordinances, and encouraged the Commission to recommend approval. He explained that this would ease the burden for houses being built in the smaller infill properties within the City, which there is a demand for.

Chairman DeVaux opened the hearing for public comment. Joseph Fury of 565 Pembrook Drive introduced himself and stated while he agrees with the proposed changes, he believes there are a number of other changes that need to be made to the MC affecting the BOA. He asked how he could recommend further changes. Ms. Pellegrino suggested that he send them to her by email, and she would make sure those are presented to the BOA at the next available meeting. She added that they are looking at changes to the rules of procedure and evaluating how they can improve their process. She stated that she and the BOA would appreciate having his input.

**MOTION:** THAT the Planning Commission recommend that City Council approve and adopt Ordinance No. 1355, Series 2019 AND Ordinance No. 1356, Series 2019.

Moved by Commissioner Carrick and seconded by Commissioner Hartsfield. Motion passed unanimously 8-0. These Ordinances move to the City Council for first reading on November 7, 2019 and public hearing on November 21, 2019.

5. **REPORTS**
   A. Chairman’s Report: None.
   B. Commissioner’s Reports: None
   C. Planning Director’s Report: Director Riley noted that there will be a Planning Commission meeting on November 14, 2019 for a Conditional Use Permit (CUP) case for Victory Life Church for a place of worship located at 720 W. Highway 24, in the former UC Health clinic. Ken Hartsfield is the architect for the project, so he will be recusing himself from hearing the case and representing the applicant. The Commission will also continue their work session for single-family uses in the Multi-Family Suburban (MFS) and Multi-Family Urban (MFU) zoning districts. She referred to the Monthly Report for September 2019 highlighting the new downtown parking signs that will be installed soon, as the result of a grant from the City’s placemaking efforts. These will replace the existing signs creating uniformity for directional parking signs. There will be 14 new signs on the highway and 11 new signs on the local streets.

6. **ADJOURNMENT**
   The meeting adjourned at approximately 7:19 PM.

7. **WORK SESSION**
   A. Discussion of single-family uses in multi-family zoning districts.
   
   Director Riley explained that it is the Planning Commission’s role to thoroughly evaluate the applicable sections of the zoning regulations, remove ambiguities, clarify definitions, and assess the review process. The Commission, various resident attendees, and three members from the Board of Adjustment participated in this robust brainstorming session of the pros and cons of various high level options to modify the MC. The group discussed the following:
• The table of uses describes “uses” not type of structure (i.e., single family dwelling)
• Consider creating specific standards for Single-family (SF) in Multi-family (MF) zones (i.e., densities, spacing, design)
• Maybe follow Suburban Residential (SR) standards (i.e., 1 unit/gross acre and minimum 15,000 SF per lot area)
• Allow SF in MF zones with Public Hearing and standards (i.e., Conditional Use with PC and CC hearings)
• Provide a definition for affordable housing which is defined by HUD as no more that 30% of a household’s gross income. Although this is beyond the scope of the moratorium it is related to providing for a board spectrum of housing supply in Woodland Park.
• Staff will distribute the most recent Housing Study which has 10 recommendations including; Inclusionary Zoning, ADUs, and Tax Credit projects)
• Solve problem within Title 18, not the Building Code or other codes.
• Consider 4 duplex/acre limit.
• Polled participants that only 2+, attached units shall be allowed in MF zones. (CONSENT)
• Eliminate N.1. and keep N.2. with subdivision of land which allows for individual single family units (i.e. patio homes) on individual lots (i.e., townhome plat). (CONCENSUS)
• Are small homes advantageous in Woodland Park? Should small homes be restricted to Mobile Home Parks?
• Define “attached” units (i.e., with a common wall, not fence or car port)
• Size counts!
• Consider changing definitions to be more consistent throughout various titles, chapters and sections of the MC. Perhaps combine Building and Construction (Title 15), Mobile Home Park (Title 16), Subdivision (Title 17), Zoning (Title 18), Vested Property Rights (Title 19) and Flood Damage Prevention (Title 20) into a universal development code.

The work session concluded at approximately 9:00 PM.

Recorded by:

___________________________
David J. Burgess, Planning Technician

Approved this _____day of ________________, 2019 by ______________________

Jon DeVaux, Chairman
ITEM

CUP#19-004 Victory Life Church: A Conditional Use Permit (CUP) for church use on 1.1 acres consisting of Part of Lot 1 (including part described at 529404 and excluding parts described at 505467 and 529063); all of Lot 2; part of Lot 3 (excluding parts described at 505467 and 529063), West Corning Subdivision as requested by Applicant Victory Life Church and Property Owner UC Health Pikes Peak Regional Hospital in the Central Business District (CBD) zone (720 W. Highway 24).
BACKGROUND
This site is a 1.1 acre (48,013.34 SF) parcel of land consisting of all of Lot 2 and Parts of Lots 1 and 3 of the West Corning Subdivision originally platted in 1984 and located just south of the intersection of Lafayette Avenue and W US Highway 24 in the west end of the center of Woodland Park. Based on the Teller County Assessor's Records, this site (Account No. R0051093) contains one 3,473 square foot building originally constructed in 1948 and remodeled in 1992. This building is referred to as the Brazenhead Restaurant and is a locally designated Historic Landmark. The most recent use was medical offices by UC Health (the current owner) although it was originally built as the Ouray Casino complete with an escape tunnel to the building to the west (now the Library Office Building). The applicant intends to use the building and the site for church use and proposes minor exterior upgrades to repair the log chinking and interior remodeling to accommodate a 235-seat sanctuary (although only 234 are shown on the site plan), two restrooms, and nine offices on two levels.

SITE AND SURROUNDING PROPERTIES
Figure 3a: From NE corner looking West down Lafayette and South down Hwy 24

Figure 3b: From NW corner looking South down Frontage Rd

Figure 3c: From Frontage Rd looking N
ANALYSIS OF CONDITIONAL USE PERMIT AND FINDINGS

Municipal Code (MC) §18.57 Conditional Use Permit regulates the review of conditional use permit requests. §18.57.040.A states: "The standards for conditional use permits are intended only as a minimum necessary for review. An application for a conditional use permit, even though meeting the minimal standards of this chapter and code, may be denied, if it is determined that the development and use is not in the best interest of the city."

§18.57.040.B specifies the standards by which all conditional uses must comply in order to receive approval. Within the Central Business District (CBD) zone district, the proposed use falls within MC §18.09.090.K.4 Churches, synagogues and other places of worship including residential structures for religious personnel and accessory buildings as a conditional use requiring a Planning Commission recommendation and City Council approval.

Below is a listing of all applicable CUP standards complete with staff’s analysis.

1. The proposed development and use shall have a demonstrated direct need to be located at the location proposed and provide adequate mitigation measures to lessen all identified impacts.
   
   Complies. The site is already developed and has been used exclusively as a commercial property since 1948. Past uses include a casino, restaurants, the Ute Pass Historical Museum, and medical offices. The proposed use has a direct need to locate at this location given it highly visible exposure, the size of the existing building and the on-site parking capability. The existing building provides the necessary configuration and square footage and area essential for a church gathering space while the site provides adequate surface area for parking and easy access.
access. Parking is further mitigated by a shared parking agreement for at least 50 spaces with Park State Bank on their lot to the north. No unmitigated potential impacts have been identified for the proposed church use.

2. **The proposed development and use shall not endanger the public health and welfare.**
   **Complies.** The proposed use is a low impact use that will not endanger the public health and welfare. The use is contained within the existing building and within the site (except for the shared parking) and fits in with surrounding residential and commercial uses and buildings.

3. **The proposed development and use shall not substantially injure the value of vicinity properties.**
   **Complies.** Staff believes that surficial improvements to the site and the building's exterior will increase surrounding property values. Further, Staff believes that occupancy of a vacant building and site promotes continual maintenance which in turn translates into improved property values or at least no decrease in value.

4. **The proposed development and use shall be in harmony with the area in which it is to be located.**
   **Complies.** The proposed use harmonizes with the peripheral residential and immediately adjacent commercial uses. The existing gable roof and exterior walls will remain unchanged except for routine maintenance, thereby preserving the residential and historical character of this building. No new structures are proposed. The Applicant proposes exterior improvements (chinking repair, parking lot repair, additional landscaping) that will improve the building and site's overall appearance, harmonize with surrounding residential and commercial buildings and the architecture in the neighborhood while still preserving and showcasing the building's historic landmark designation. The Library Office Building to the west (and connected by tunnel to this building) is a similar log cabin construction with great historic value that is ripe for landmark status.

5. **The proposed development and use shall conform to the provisions, objectives and policies of all city plans, adopted and in effect at the time of application, including but not limited to growth management, transportation, utilities, capital improvements and downtown redevelopment.**
   **Complies.** The proposed development is consistent with the following, and other, principles, goals and objectives taken from the City's 2010 Comprehensive Plan:

   - Principle: “Enhance Woodland Park’s Identity” – the project proposes a high standard of design that respects and augments Woodland Park’s character and enhances the appearance of the community and neighborhood. It maintain the historic character of the building and the site.
   - Principle: “Sustain Woodland Park’s Economic Diversity and Vitality” – the facility creates employment opportunities and provides needed services to the City; accommodates a use that seeks to locate in Woodland Park; and, cultivates economic resilience and innovation.
   - Principle: “Maintain a Highly Performing Government” – the development does not require the expansion of public infrastructure. Services and utilities are maintained and used in a fiscally responsible and efficient manner. No new infrastructure (water or wastewater lines or roads) is necessary for this use.
   - Economic Development Goal 1: “Provide enhanced job opportunities in the area, expand the availability of products, services and amenities in the community, and facilitate the export of products, services and experiences to import new dollars” – the use will enhance job opportunities and services during the design, construction and on-going operation of the church.
• Community Character and Design Objective 1.1: “Continue usage of a high design standard for new development to create an attractive, functional, welcoming environment that contributes to Woodland Park’s character and reflects community member’s commitment to protecting the environment.” – The applicant proposes to upgrade the building exterior in conformance with the City’s design standards especially given its historic landmark status.

6. The proposed development and use shall conform to the provisions, standards and requirements of all city regulations, adopted and in effect at the time of application, including but not limited to zoning, subdivision, utilities, buildings and construction, business regulations and engineering specifications. Complies. The existing building is grandfathered since it was built in 1948, long before zoning or building regulations existed in the City. Notwithstanding its grandfathered status, it still complies with the provisions, standards and requirements of all current City regulations including the CBD zone district limitations (setbacks, height, frontage, parking, etc.), utilities and building code requirements, engineering specifications and business regulations. No subdivision is proposed or required with this use although the Applicant should consider consolidating the lots or parts of lots into one or two parcels of land. To enhance safety, the City shall not allow parking along either side of Lafayette Avenue from the northeast corner of the property to Hwy 24 and shall stipe and/or install signage as resources become available.

7. The proposed development and use shall be designed, constructed and maintained to accommodate the on-site and off-site traffic generated. Complies. The site has existing and improved legal and physical access from Lafayette Avenue, a 50 foot wide right-of-way with a 24 foot wide asphalt surface. All accesses onto Lafayette Avenue are controlled by stop signs as in the access onto Hwy 24 from Lafayette Avenue. The site also has direct access via a private driveway to westbound Highway 24.

According to the Traffic Generation Letter produced by Hartsfield Architects (dated October 10, 2019 and submitted with the application), the proposed church use would generate 1,270 fewer trips than estimated for the former medical office use. With this reduced number of trips, no adjacent road improvements are necessary or required. Despite an application referral, no response was received by CDOT.

8. The proposed development and use shall be designed, constructed and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and man-made hazards, streams and environmentally significant features. Complies. The proposed use will be operated and the building is designed, and will be renovated and maintained with appropriate regard to topography, surface drainage, and soil potential. There are no natural and man-made hazards, streams, waterways or environmentally significant features on the site. The site is relatively flat and on-site drainage will be addressed the parking lot repairs that will occur with the building renovation. With the small scope of development, no drainage study is required especially since no surface improvements are proposed. Instead, the drainage will be reviewed with the zoning permit review that will occur concurrent with the building permit for the renovations.

9. The proposed development and use shall be designed, constructed and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods and surface water drainage. Complies. The proposed use and existing building is designed, and will be renovated and maintained with appropriate regard to water supply, wastewater disposal, solid waste disposal, air quality protection methods, and surface water drainage. Currently, the building and the site are serviced by City water and sewer
with taps that have been already issued and in place. Extension or expansion of the water and sewer service is not necessary or required. A backflow prevention device has been installed and certified by the City.

10. The proposed development and use shall be designed, constructed and maintained to not unduly increase the public danger of fire, explosion and other safety hazards upon the public, and persons residing or working on the site and vicinity. **Complies.** The proposed use will not create any significant safety hazards to the general public or to persons working on the site. Building occupancy will be required to comply with International Fire Code standards and the NETCFPD had no concerns with building renovation or access to/from the site for the purpose of fire protection.

11. The development and use may be required to provide architectural design schemes and may also require amenities such as, but not limited to, fencing, landscaping, buffer areas and other aesthetic enhancement measures, as required by the city council. (Ord. 589-1993 § 6(part), 1993) **Complies.** No substantial changes are proposed nor are any required for the architectural scheme, landscaping, parking and other site features. The Woodland Park Historic Preservation Committee was been made aware of the proposed new use at their meeting on November 4 and expressed no objections or concerns. Repair to the parking lot and existing sidewalk and installation or fees-in-lieu of sidewalk/curb/gutter will be addressed with the zoning review concurrent with the remodel.

**REFERRALS AND NOTIFICATIONS**

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the applications as well as all meeting dates including the scheduled Planning Commission and City Council public hearings. The site was posted with public notice posters and notice of the public hearings was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff has received no written comments regarding this conditional use permit request.

Applications were referred to City departments including Utilities, Public Works, Planning and Building and external agencies including IREA and the NE Teller County FPD. No written concerns were submitted.

**STAFF RECOMMENDATION**

Approval of the Conditional Use Permit (CUP), based on the findings contained in the staff report and as presented at public hearings, for §18.09.090.K.4 Church use on Part Lot 1 (including part described at 529404 and excluding parts described at 505467 and 529063); all of Lot 2; part of Lot 3 (excluding parts described at 505467 & 529063), West Corning Subdivision as requested by Applicant Victory Life Church and Property Owner UC Health Pikes Peak Regional Hospital in the Central Business District (CBD) zone (720 W. Highway 24) finding the development and use is in the best interest of the City subject to the following conditions:

1. Concurrent with the Building Permit submittal, the Applicant shall submit a Zoning Development Permit that includes:
   a. Repair to the exterior chinking of this historic building (must be completed prior to occupancy);
b. Submittal of all required fees including fees-in-lieu for the sidewalk, curb, and gutter adjacent to the road which will not be constructed by the applicant/property owner, including fees or the repair of the ADA ramps and existing sidewalks (any sidewalk/curb/gutter proposed for construction shall be completed prior to occupancy);

c. Repair, including restriping, of the on-site parking surface and including compliance with all ADA requirements for accessibility and adequate drainage (to be completed prior to occupancy).

2. All exterior lighting, if any, shall be downcast and shielded with a temperature of 3,000 K or warmer and shall not exceed the fifteen feet in height.

3. Pursuant to MC 18.33.180.B.1.b, at least 20% of parcel shall remain as open space.

4. Pursuant to MC 18.33.180.D, healthy existing significant trees shall be preserved to the extent reasonably feasible.

5. To enhance safety, the City shall not permit on-street parking along the north or south side of Lafayette for the entire length of the site boundary that borders along Lafayette Avenue. When time and resources become available, the City shall stipe the curb and install no parking signage.

6. To mitigate for the lost revenue to the City from church use, the Applicant/Property Owner shall be responsible for cleaning and removing snow for all existing and new immediately adjacent sidewalks constructed, including the sidewalk adjacent to Hwy 24.

**ATTACHMENTS**  Application
ATTACHMENT

2019 GENERAL APPLICATION
City of Woodland Park
(Revised 12/26/2018)

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                ☐ Town Plat
☐ Extension of CUP or PUD           ☐ Variance              ☐ Townhouse Plat

1. Applicant Information
   a. Applicant Name  VICTORY LIFE CHURCH - Janet Ortega
   b. Project Coordinator  ☑ Property Owner  ☐
   c. Mailing Address  12717 S, Chisolm Road Caddo, OK 74729
   d. E-mail Address  jortega7199@gmail.com,
   e. Phone Numbers  Home ___________________ Work 254.534.4416 Mobile ______

2. Property Owner Information (if different from above)
   a. Name  UC Health - Pikes Peak Regional Hospital  Project Contact? Yes ☐ No ☐
   b. Mailing Address  C/O Doug Hinckley - 12401 E 17th Ave, MS A037, Aurora CO 80445
   c. E-mail Address  doug.hinckley@uchealth.org
   d. Phone Numbers  Home ___________________ Work (720) 848-7232 Mobile ______

3. Site Information
   a. Site Address  720 W U.S. Highway 24, Woodland Park, CO
   b. Lot ___, Block ____ Subdivision ______________________
   c. Property Zoning  cbd Lot Size 1.1 Acres ☑ Square Feet ☐

4. Project Information
   a. Project Name  Victory Life Church
   b. Brief Description of Project/Request. The interior of the existing historic building will be renovated to provide facilities for Church activities including a Sanctuary / meeting space on the main level. The lower level offices will be rearranged to provide church offices and youth group space. The building exterior will be repaired and cleaned but will remain as is with no exterior additions or expansions. Church functions will be on Sundays and Wednesday evenings.
   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)

d. Architect
   i. Project Contact: Ken Hartsfield
   ii. Firm Name: Hartsfield Architects
   iii. Physical Address: 1151 Sundance Circle, Woodland Park, CO 80863
   iv. Mailing Address: 1151 Sundance Circle, Woodland Park, CO 80863
   v. E-mail Address: kenhartsfield@cs.com
   vi. Phone Numbers: Business (719) 761-9455 Mobile

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

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

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

h. Other (specify role)
   i. Project Contact
   ii. Firm Name
   iii. Physical Address
   iv. Mailing Address
   v. E-mail Address
   vi. Phone Numbers: Business Mobile
2. 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).

<table>
<thead>
<tr>
<th>Type of Application</th>
<th>24&quot; x 36&quot; Plan Set</th>
<th>11&quot; x 17&quot; Plan Set</th>
<th>Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive</th>
<th>Warranty Deed or Title Policy</th>
<th>List of adjoining property owners within 150'</th>
<th>Copies of reports (narrative, traffic study, drainage, etc.)</th>
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</thead>
<tbody>
<tr>
<td>All Types</td>
<td>1</td>
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3. 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.

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

1. 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.

Owner  
Date

Owner  
Date

2. 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.

Applicant  
Date  
10-14-19
ATTACHMENT

2019 GENERAL APPLICATION
City of Woodland Park
(Revised 12/26/2018)

Project # 19100275
Case # CUP19-004
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

Type of Application (Check one or more as applicable)

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

1. Applicant Information
   a. Applicant Name VICTORY LIFE CHURCH - Janet Ortega
   b. Project Coordinator ☑ Property Owner ☐
   c. Mailing Address 12717 S, Chisolm Road Caddo, OK 74729
   d. E-mail Address jortega7199@gmail.com,
   e. Phone Numbers Home ☐ Work 254.534.4416 ☐ Mobile ☐

2. Property Owner Information (if different from above)
   a. Name UC Health - Pikes Peak Regional Hospital Project Contact? Yes ☐ No ☐
   b. Mailing Address C/O Doug Hinckley - 12401 E 17th Ave, MS A037, Aurora CO 80445
   c. E-mail Address doug.hinckley@uchealth.org
   d. Phone Numbers Home ☐ Work (720) 848-7232 ☐ Mobile ☐

3. Site Information
   a. Site Address 720 W U.S. Highway 24, Woodland Park, CO
   b. Lot 13 Block ☐ Subdivision ☐
   c. Property Zoning ☐ Lot Size 1.1 Acres ☑ Square Feet ☐

4. Project Information
   a. Project Name Victory Life Church
   b. Brief Description of Project/Request. The interior of the existing historic building will be renovated to provide facilities for Church activities including a Sanctuary / meeting space on the main level. The lower level offices will be rearranged to provide church offices and youth group space. The building exterior will be repaired and cleaned but will remain as is with no exterior additions or expansions. Church functions will be on Sundays and Wednesday evenings.
   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)
   
d. **Architect**
   
i. Project Contact: Ken Hartsfield
   
ii. Firm Name: Hartsfield Architects
   
iii. Physical Address: 1151 Sundance Circle, Woodland Park, CO 80863
   
iv. Mailing Address: 1151 Sundance Circle, Woodland Park, CO 80863
   
v. E-mail Address: kehartsfield@cs.com
   
vi. Phone Numbers: Business (719) 761-9455 Mobile
   
e. **Engineer**
   
i. Project Contact: N/A
   
ii. Firm Name: 
   
iii. Physical Address: 
   
iv. Mailing Address: 
   
v. E-mail Address: 
   
vi. Phone Numbers: Business Mobile
   
f. **Planner**
   
i. Project Contact: N/A
   
ii. Firm Name: 
   
iii. Physical Address: 
   
iv. Mailing Address: 
   
v. E-mail Address: 
   
vi. Phone Numbers: Business Mobile
   
g. **Surveyor**
   
i. Project Contact: N/A
   
ii. Firm Name: 
   
iii. Physical Address: 
   
iv. Mailing Address: 
   
v. E-mail Address: 
   
vi. Phone Numbers: Business Mobile
   
h. **Other** (specify role)
   
i. Project Contact: 
   
ii. Firm Name: 
   
iii. Physical Address: 
   
iv. Mailing Address: 
   
v. E-mail Address: 
   
vi. Phone Numbers: Business Mobile
2. 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).

<table>
<thead>
<tr>
<th>Type of Application</th>
<th>24&quot; x 36&quot; Plan Set</th>
<th>11&quot; x 17&quot; Plan Set</th>
<th>Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive</th>
<th>Warranty Deed or Title Policy</th>
<th>List of adjoining property owners within 150'</th>
<th>Copies of reports (narrative, traffic study, drainage, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Types</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

3. 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.

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

1. 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.

[Signatures]

<table>
<thead>
<tr>
<th>Owner</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. 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.

[Signature]

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10-14-19</td>
</tr>
</tbody>
</table>
TRAFFIC GENERATION LETTER

The following trip generation letter was prepared for the proposed CUP use amendment for the historic Brazenhead restaurant building located at 720 West U.S. Highway 24. The Building is located two blocks west and of the intersection of U.S. Highway 24 (US 24) and State Highway 67 (SH 67) at the south west corner of Lafayette in Woodland Park, Colorado. The Building has most recently been used as a medical offices and is proposed to be used as a church. This report presents a comparison of the estimated vehicle-trip generation based on the existing medical office use and the proposed use as a church and related offices.

SITE LAND USE

The Brazenhead building is located on a 1.1 acre parcel south of Lafayette Ave. and west of US 24. To the west and south is the frontage road for US 24. It is a two story building with about 3546 square feet on the upper level with 2722 square feet on the lower level for a total of 6268 square feet. The building is planned to be converted for use as a church. The upper floor will be used for worship with a platform/stage and toilet facilities. The lower level will be used for youth activities and church offices. The number of occupants in the upper level during services is anticipated to be 240 with a code calculated occupancy of 291 based on square footage. The lower level offices are calculated to have 19 occupants based on a ratio of one person per 100 square feet of usable area.

Church services are will be held on Sundays with evening activates on Wednesday. The offices will be used during normal business hours (9:00 am to 5:00 pm, Monday through Friday.

TRIP GENERATION

A comparison of the estimated number of vehicle-trips generated based on the existing and proposed uses has been made using the nationally published trip generation rates found in Trip Generation, by the Institute of Transportation Engineers (ITE). Table 1 shows the results of the trip generation estimate.
The proposed Church and office use is expected to generate about 76 vehicle trips on the average weekday for the proposed 19 occupants. About one-half of the vehicles entering and one-half of the vehicles exiting in a 24 hour period. This is about 1270 fewer vehicle trips than estimated for the existing medical office use. Use of the building as a church concentrates trip generation before and after services. Services will be held on Sundays and Wednesday evenings which will generate traffic outside the peak morning and evening weekday periods. Commercial activities adjacent to the property include Foxworth-Galbraith Home Improvement Center and Park State Bank and Trust. These are both closed in the evenings and on Sunday.

CONCLUSION
The ITE trip generation estimate shows that considerably fewer trips would be generated by the proposed use as a church and related offices during both the morning peak-hour and the afternoon peak-hour when compared to the use of the building as a medical office building. The difference is considerable during the weekday usage with only the lower level offices generating traffic. Weekend (Sunday and Wednesday evening) services have the heaviest trip generation but these would occur outside the morning and evening weekday peak travel time. The traffic generated before and after services will occur outside the times of operation of the adjacent commercial uses.
### Table 1

**Trip Generation Estimate**
Brazenhead Building 720 w. U.S. HWY 24

<table>
<thead>
<tr>
<th>Trip Generation Rates</th>
<th>Total Trips Generated</th>
<th>New External Trips Generated</th>
</tr>
</thead>
<tbody>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Currently Proposed Land Use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>560</td>
<td>Church</td>
<td></td>
</tr>
<tr>
<td>715</td>
<td>Single Tenant office bldg</td>
<td></td>
</tr>
<tr>
<td>Building total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Land Use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>720</td>
<td>Medical Dental offices</td>
<td></td>
</tr>
</tbody>
</table>

**Change in trip Generation Estimate**
-1362

(1) *source “Trip Generation manual” by the Institute of Transportation Engineers*
(2) KSF = thousand square feet of floor space

### Trips per Service

<table>
<thead>
<tr>
<th>Trip Generation Rates</th>
<th>Total Trips Generated</th>
<th>Trips Generated</th>
</tr>
</thead>
<tbody>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>560</td>
<td>Church Usage / Service</td>
<td>Worship Area = 2038 sf</td>
</tr>
</tbody>
</table>

*Weekends & Wednesday evenings*
October 10, 2019

Pastor Liza West
Victory Life Church

Re: Letter of Intent – Parking Lot Agreement

Pastor West,

Please consider this letter as notice that Park State Bank & Trust intends to enter into a parking lot agreement with your church. The basic components of the agreement include the following:

- Authorization for the Church to utilize the parking lot on Wednesday evenings, Saturday evenings, and Sunday mornings on the south side of the bank parking lot with a designated amount of spaces to be determined.
- Victory Life Church will engage their vendor for snow removal to accommodate church services at the periods above at their expense.
- Victory Life Church will provide to the bank evidence of liability insurance for their snow removal vendor.
- Victory Life Church intends to have congregants park in the bank parking lot and possibly provide a shuttle service to their building.
- Victory Life Church will name the bank as additionally insured on their insurance for any liability incurred with the use of the parking lot. If shuttle services will be used, the Church will provide evidence and insurance for the vehicles used and a liability rider for any risks occurring on bank property.
- The agreement will start with a five-year term and can be renewed.
- The bank intends to not require compensation

Please advise if there are any additional components of the contract you can think of or whether we need to discuss any of the above prior to legal agreement finalization.

Sincerely,

[Signature]
Tony L. Perry
President & CEO
FOXWORTH GAILBRETH LUMBER

PARK STATE BANK & TRUST

LIBRARY OFFICE BUILDING

TEXT: We hereby certify that I, we, are the owners of this property and that I, we shall abide by the provisions as specified upon this site plan, as presented, and all its conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

Date
Owner(s)

We hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved subject to the conditions, as contained herein, City of Woodland Park, Planning Department, by the City of Woodland Park Planning Commission on __________20____, after a properly conducted Public Hearing by the City Council held on __________, 20_____.

City Planner
City of Woodland Park
AGENDA ITEM

WORK SESSION

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

During the October 24th work session, the Planning Commission had a brainstorming session to discuss possible code modifications at a high level. Director Riley explained that it is the Planning Commission’s role to thoroughly evaluate the applicable sections of the zoning regulations, remove ambiguities, clarify definitions, and establish the review process. The Commission, various resident attendees, and three members from the Board of Adjustment participated in this robust brainstorming session of the pros and cons of various high level options to modify the MC. The group discussed the following:

- The table of uses describes “uses” not type of building or structure (i.e., single family dwelling, ranch, split level, patio home)
- Consider creating specific standards for Single-family (SF) in Multi-family (MF) zones (i.e., densities, spacing, design)
- Maybe follow Suburban Residential (SR) standards (i.e., 1 unit/gross acre and minimum 15,000 SF per lot area)
- Allow SF in MF zones with Public Hearing and standards (i.e., Conditional Use Permit with PC and CC hearings and 11 criteria)
- Provide a definition of affordable housing which is defined by HUD as no more that 30% of a household’s gross income. Although this is beyond the scope of the moratorium it is related to providing for a board spectrum of housing supply in Woodland Park.
- Staff will distribute the most recent Housing Study which has 10 recommendations including; Inclusionary Zoning, ADUs, and Tax Credit projects)
- Solve problem within Title 18, not the Building Code or other codes.
- Consider 4 duplex/acre limit.
- Polled participants that only 2+, attached units shall be allowed in MF zones. (CONSENT)
- Eliminate N.1. and keep N.2. with subdivision of land which allows for individual single family units (i.e. patio homes) on individual lots (i.e., townhome plat). (CONSENSUS)
- Are small homes advantageous in Woodland Park? Should small homes be restricted to Mobile Home Parks?
- Define “attached” units (i.e., with a common wall, not fence or car port)
- Size counts!
- Consider changing definitions to be more consistent throughout various titles, chapters and sections of the MC. Perhaps combine Building and Construction (Title 15), Mobile Home Park (Title 16), Subdivision (Title 17), Zoning (Title 18), Vested Property Rights (Title 19) and Flood Damage Prevention (Title 20) into a universal development code.

Since the October 24, 2019 work session, both Mike Nakai and Larry Larson drafted further input and suggestions which are attached to this memo.

Please contact the Planning Department (687-5202) if you have any questions.
To: Sally Riley, Planning Commission  
City of Woodland Park  
PO Box 9007  
Woodland Park, CO 80866

Nov 1, 2019

To follow-up on the working session from last month regarding code changes. Even with the changes discussed in the last meeting and even with the moratorium in effect, a developer could submit a project tomorrow by butting these tiny homes together either side-by-side or end-to-end and call them duplexes. Please look at the site plan below for the recent project which was so highly contested. It would not be too difficult to butt these units together and maintain current setback and density requirements. Based on the permitted use precedent set on the last project, the city would have to approve yet another one of these.

Please look at the site plan again and ask yourself if you think such a project should be classified as a MHP and governed under title 16? Do you really care if these units are on wheels or a foundation? Do you really care if they are HUD or IRC certified? Do you really care if they are single family or duplexes? Do you really care if they are 400, 1000, or even 1800 sq ft as in a double-wide? What if they are constructed on site and the site map still looks like below, how do you want it classified? If the definition of a MHP depends on the definition of a mobile home, then all of these examples are potential loopholes.

I suggest that we stop trying to define a MHP by the type of structure and come up with some other method.

Here are just a few approaches which probably won’t work without modifications, but I’m trying to get you thinking differently from the past.

- Eliminate the Mobile Home definition everywhere. Define a MHP as: More than two single-family or two-family dwellings without a garage on a non-sub-divided lot.

- Eliminate the Mobile Home definition everywhere. Redefine MHP as RP (Rental Park): A non-subdivided lot rented in sections for residential use. Change title 16 to Rental Parks

- One proposal was to eliminate 18.09.090/N/1. This makes all SF uses in MFS/MFU to be conditional (C). Extend this to two-family by making 18.09.090/N/4 conditional (C) in MFS/MFU.

I would also recommend making the following change to 18.09.090 table description: 
The following table of permitted uses shall define the uses permitted in the commercial industrial and residential districts of Woodland Park. Uses not explicitly defined in this table are not allowed. Permitted uses (P) which are combined, altered, ambiguous or in conflict with other sections of the municipal code may be treated as conditional (C).

Best Regards.
Mike
**SINGLE-FAMILY RESIDENTIAL USES IN MULTI-FAMILY ZONE DISTRICTS**

**CODE MODIFICATIONS**

<table>
<thead>
<tr>
<th>Item</th>
<th>Code Section</th>
<th>Proposed Change</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>16.04.020.C – Definitions.</td>
<td><strong>C.</strong> “Manufactured home” means 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.</td>
<td>Remove this entire definition from Title 16 – Mobile Homes, it is not referenced at all within this title. It would be best to include this definition within Title 18, Zoning Code (ZC), as modified. Refer to Item #3, below.</td>
</tr>
<tr>
<td>2.</td>
<td>16.04.020.D and 18.06.320 – Definitions</td>
<td><strong>Title 16 Mobile Home Code:</strong> Mobile Home D. “Mobile home” means 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 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 by special permit.</td>
<td>These two definitions, one from the Mobile Home and the other from the Zoning Code, should be consistent with each other. It will help to clarify what a mobile home is and where they are required to be located. There is no logical reason to have two separate definitions. The proposed NEW definition is a hybrid of the best provisions of each of the current definitions.</td>
</tr>
</tbody>
</table>

Mobile Home 18.06.320 “Mobile home” means a single-family dwelling unit designed to be transported on public or private thoroughfares by external and incidental motive power. The dwelling unit shall be ready for occupancy after location on the site, stabilization, and utility connection. The dwelling unit shall contain...
the essential living facilities required for continuous and indefinite occupation.

OR

(NEW) D. & 18.06.320 – Mobile home” means a single-family dwelling unit built on a permanent chassis designed for long-term residential occupancy. The dwelling unit shall be ready for occupancy after its location on the site, stabilization, and utility connection; it shall contain complete electrical, water and sanitary facilities; designed to be installed in a permanent or semi-permanent manner with or without a permanent foundation; it shall be capable of being transported over public highways as a unit, or in sections by external and incidental motive power; and the securing of the necessary permits.

3. (New) 18.06.156 – Definitions

18.06.165 – Dwelling or residence, manufactured. “Manufactured dwelling or residence” means a dwelling or residence which is partially or entirely manufactured in a factory; is installed on an engineered permanent foundation; has brick, wood or cosmetically equivalent exterior siding and a pitched roof; is either certified pursuant to the “National Manufactured Housing Construction and Safety Standards Act of 1974,“ 42 U.S.C. 5401 et seq.; as amended, or the “International Residential Building Code (IRC)”; and is not a mobile home.

Refer to Item # 1, above. This new definition is currently not included in the ZC, it should be added. A new section to the ZC should be added stating that a manufactured dwelling or residence shall be permitted only wherever a single-family dwelling is allowed. What is the most appropriate section? A provision has been suggested for the Flood Damage Prevention regulation to eliminate confusion. Refer to Item #11, below.

4. (New) 18.06.159 – Definitions

18.06.159 – Dwelling or residence, single-family. “Single-family dwelling or residence” means a building containing only one dwelling unit and one accessory dwelling unit, where permitted.

This definition is not included in the Zoning Code, it should be added. The ZC has definitions for both two-family and multi-family, but not single-family.

5. 18.09.010 – Designed

18.09.010 – Designated.

The city is divided into the following districts:

This change provides for uniformity between the SR, UR, and MFS & MFU with the name and designations of the other districts. The minimum lot size density, and “attached” information
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.

UR—Single-family – Urban residential with previously developed lot size less than seven thousand five hundred square feet per dwelling unit.

MFS—Multifamily – Suburban residential with attached units having a density level from two to eight dwelling units per acre.

MFU—Multifamily – Urban residential with attached units having a density level from nine to twenty dwelling units per acre.

<table>
<thead>
<tr>
<th>6.</th>
<th>18.09.090 – Table of Permitted Uses</th>
<th>N. Residential Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Single-family / One Unit for an Existing Lot. (For AG district refer to Section 18.17.050). This provision is applicable for only one dwelling unit on an existing platted subdivision lot.</td>
<td></td>
</tr>
<tr>
<td>(Note: No change in Use Table designations for existing permitted uses.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Single-family / More than One Unit (requiring subdivision). This provision is applicable for more than one dwelling on an existing platted subdivision lot or un-platted parcel.</td>
<td></td>
</tr>
<tr>
<td>(Note: Change the Use Table designations from “P” to “C” within both the SR and UR districts)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7.</th>
<th>18.14.005 – Multi-Family Suburban (MFS) Purpose</th>
<th>18.14.005 Purposes: This land use designation is intended to accommodate attached residential dwelling units with residential density levels from 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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>This modification clarifies and requires a conditional use permit for more than one single-family dwelling on an existing platted subdivision lot or un-platted parcel.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Remove “attached” or add “and detached”. This would clearly indicate that both attached and detached dwellings are intended within the MFS district. Note the second sentence is currently not worded correctly. (I think)
<table>
<thead>
<tr>
<th></th>
<th>18.14.090 – Single-Family Use in MFS District</th>
<th>18.14.090 – Single-family use. Except for only one dwelling unit on an existing platted subdivision lot, every single-family project constructed in a multifamily MFS zoning district that requires a subdivision or replat is considered a conditional use. And as such is subject to site plan review as outlined in Chapter 18.34. (Ord. 850-2000 § 2)</th>
<th>To confirm with Item #7, this change requires a conditional use permit for all more than one single-family unit projects.</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.</td>
<td>18.15.005 – Multi-Family Urban (MFS) Purpose</td>
<td>18.15.005 – Purposes. This land use designation is intended to accommodate attached residential dwelling units with residential density levels 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.</td>
<td>Remove “attached” or add “and detached”. This would clearly indicate that both attached and detached dwellings are intended within the MFU district. Note the second sentence is currently not worded correctly. (I think)</td>
</tr>
<tr>
<td>10.</td>
<td>18.15.090 – Single-Family Use in MFU District</td>
<td>18.15.090 – Single-family use. Except for only one dwelling unit on an existing platted subdivision lot, every single-family project constructed in a multifamily MFU zoning district that requires a subdivision or replat is considered a conditional use. And as such is subject to site plan review as outlined in Chapter 18.34. (Ord. 850-2000 § 2)</td>
<td>To confirm with Item #9, this change requires a conditional use permit for all more than one single-family unit projects.</td>
</tr>
<tr>
<td>11.</td>
<td>20.02 – Flood Damage Prevention Definitions</td>
<td>20.02.005 – Generally. All words and phases 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.</td>
<td>This change will eliminate confusion, misunderstandings or interpretations with other similar words and phases found in other Code titles.</td>
</tr>
</tbody>
</table>
| (REMOVE & REPLACE) | A. Purpose  
| | B. Applicability  
| | C. Requirements  
| | D. Application  
| | E. Process / Procedure  
| | F. Standards  
| | 1. Spacing  
| | 2. Size  
| | 3. Setbacks  
| | 4. Lot Intensity  
| | 5. Buffers & Protection Areas  
| | G. Review Criteria  
| | H. Findings |