

**CITY OF WOODLAND PARK NOTICE OF PUBLIC HEARING**  
**Public Hearing on Ordinance No. 1454, Series 2023, will be held on July 20, 2023**  
**at 6:30 PM. The**  
**aforesaid Ordinance was posted on the City's website July 17, 2023 prior to the**  
**City Council**  
**meeting, passed on first reading July 6, 2023, ordered published, as required by**  
**Section 7.6 of the**  
**Charter of the City of Woodland Park.**

**CITY OF WOODLAND PARK**  
**ORDINANCE NO. 1454, SERIES 2023**

**AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT WITH A SITE PLAN REVIEW FOR THE PURPOSE OF ALLOWING RENOVATION AND EXPANSION OF THE CORE ELECTRIC COOPERATIVE FACILITIES LOCATED AT 800 N. HWY 67 IN THE COMMUNITY COMMERCIAL (CC) ZONE**

WHEREAS, the City of Woodland Park has received a request for a Conditional Use Permit with Site Plan Review for the purpose of allowing the existing operation as well as renovation and expansion at their facility located at 800 N. Highway 67, Woodland Park, Colorado (with a legal description of Lot 1R, Carey Subdivision, Filing No. 2) within the Community Commercial (CC) Zone District; and

WHEREAS, an application to establish said conditional use has been accepted and considered pursuant to Municipal Code Chapter 18.57; and

WHEREAS, pursuant to Municipal Code Sections 18.57.050 and 18.72.060 and Charter Sections 7.6 and 15.7.b.1, a notice of the public hearings was published, a sign was posted, letters were mailed to adjacent property owners; and

WHEREAS, the Woodland Park Planning Commission considered the request on June 8, 2023 and recommended approval based on evidence contained in the staff report and presented at public hearing; and

WHEREAS, City Council considered the request, the Planning Commission recommendation, the staff recommendation, and after holding a public hearing on July 20, 2023, hereby finds that based on evidence contained in the staff report and presented at the public hearing, the request meets the standards for granting a Conditional Use Permit; and

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

Section 1. Approval. The Conditional Use Permit for the purpose of allowing the existing operation and additional facilities to continue operation at the facility located at 800 N. Highway 67, Woodland Park, Colorado:

1. Prior to the issuance of a building permit, the applicant shall submit for and receive approval of a:

- a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.;
  - b. Infrastructure Zoning Development Permit
  - c. ZDP's and Building Permits for all new construction, including:
    - i. All Civil/Construction drawings
    - ii. Final Drainage Report
    - iii. Final Landscaping Plan
    - iv. Final Site Plan
    - v. Final Floor Plans and Elevations
    - vi. Final Grading, Sediment and Erosion Control Plan (with BMP's)
    - vii. Final Utility Plan (water, sewer, power, etc.)
    - viii. Final Photometric Plan
    - ix. CO Stormwater Permit/Stormwater Management Plan
2. A final updated site plan, resolving all issues identified on the redlined plans must be approved by the City before any Zoning Development Permit (ZDP) will be issued.
  3. All development impact fees must be paid prior to any ZDP issuance including but not limited to tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
  4. The applicant must submit documentation from the Colorado Department of Public Health (CDPHE) demonstrating proper removal of the underground fuel storage tanks.
  5. Prior to final site plan approval, the applicant must identify a different material for the wainscot on the heated vehicle parking/warehouse building (Building B) and the unheated parking building (Building C) as well as work with staff to ensure all proposed structures adhere to the Woodland Park aesthetic.

Section 2. Recitals. The recitals contained in this Ordinance constitute the findings of City Council and are incorporated herein by reference.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

---

The Honorable Mayor Hilary LaBarre

ATTEST: \_\_\_\_\_  
 City Clerk Suzanne Leclercq

