

**CITY OF WOODLAND PARK, COLORADO  
ORDINANCE NO. 1495, SERIES 2025**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND PARK, COLORADO AMENDING TITLE 17 AND TITLE 18 OF THE WOODLAND PARK MUNICIPAL CODE, CONCERNING SUBDIVISIONS AND ZONING, TO ADDRESS WATER AVAILABILITY NECESSARY FOR FUTURE DEVELOPMENT AND EXPANSION OF USES AND IMPACT**

**WHEREAS**, the City of Woodland Park, Colorado (the “City”) has been duly organized and is validly existing as a home rule city under Article XX, Section 6 of the Colorado Constitution and the City Charter; and

**WHEREAS**, pursuant to Section 7.2 of the City Charter, the City Council (“Council”) shall act by ordinance, resolution, or motion and all legislative enactments of a permanent nature shall be in the form of ordinances; and

**WHEREAS**, pursuant to C.R.S. § 31-15-401, the City by and through its City Council (“Council”), possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety and welfare; and

**WHEREAS**, pursuant to C.R.S. § 31-23-301 the City also possesses the authority to adopt and enforce zoning regulations; and

**WHEREAS**, pursuant to such authority, the City has previously adopted certain regulations within Title 17 and Title 18, concerning zoning, in the Woodland Park Municipal Code (“Code”); and

**WHEREAS**, City staff, consultants and the City’s Utilities Director have researched, analyzed, and studied the current water resources within Woodland Park, as well as the future needs and anticipated development of the community, which is resulting in the adoption of several plans and recommended processes; and

**WHEREAS**, as a result of this work, due to increasing demands on the City’s water supply, and to ensure that water rights will meet existing and anticipated water service obligations, the City finds it is necessary for the health, safety, and welfare of its citizens to adopt certain water availability requirements throughout the development process to ensure sufficient and adequate water supply to appropriately service the needs of future developments and expansions of uses and impact within the City; and

**WHEREAS**, in order to protect integrity and character of the City while ensuring the sustainability of future commerce and development, the Council finds and determines it is necessary to amend certain provisions of Title 17 and Title 18 of the Code to adopt such water requirements and to ensure sufficient and adequate water supply to service the needs of future developments and expansions in use and impact within the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF WOODLAND PARK, COLORADO, AS FOLLOWS:**

**Section 1.** The foregoing recitals are incorporated herein as conclusions, facts, determinations and findings by the City Council.

**Section 2.** Section 17.04.050 of the Woodland Park Municipal Code, regarding approval requirements, within Chapter 17.04 regarding general subdivision provisions, is hereby amended to read as follows:

**17.04.050 – Approval Requirements.**

- A. Whoever divides, or participates in the combining or division of lots, tracts, or parcels of land for the purpose, whether immediate or future, of sale or building development, whether residential, commercial, industrial, or any other use shall make the transaction subject to the provisions of these regulations and a plat therefore must be submitted to and approved by the city with such approval entered in writing on the plat and signed by the mayor and attested by the city clerk.
- B. No building shall be erected on any lot, nor shall a building permit be issued for a building unless the street giving access to the lot upon which such building is proposed to be placed shall have been dedicated and approved by the city as a part of an official subdivision.
- C. No building shall be erected on any lot nor shall a building permit be issued for a building unless the owner has established, to the approval and acceptance of the City, that connection and availability of water exists as evidenced by detailed, verifiable, and authenticated documentation of the availability to connect to a water source that is sufficient and adequate to service the needs of the intended uses and structures of such lot(s).

**Section 3.** Section 17.20.080 of the Woodland Park Municipal Code regarding Supplemental material, located within Chapter 17.20 regarding preliminary plat, is hereby amended by the addition of new subsection A.10 as follows:

**17.20.080 – Supplemental material.**

The preliminary plat shall be accompanied by the following supplemental material:

- A. A letter of intent addressed to the city council and planning commission containing the following:
  - ...
  - 10. Detailed, verifiable, and authenticated documentation of the availability to connect to a water source that is sufficient and adequate to service the needs of the proposed lots, uses, and structures.

**Section 4.** Section 17.24.090 of the Woodland Park Municipal Code regarding Supplemental material, located within Chapter 17.24 regarding final plat, is hereby amended by the addition of a new subsection C to read as follows:

**17.24.090 – Supplemental material.**

The final plat shall be accompanied by the following supplemental material:

...

**C. The final plat application for both a Major Subdivision and a Minor Subdivision must include detailed, verifiable, and authenticated documentation of the availability to connect to a water source that is sufficient and adequate to service the needs of the proposed lots, uses, and structures.**

**Section 5.** Section 17.36.045 of the Woodland Park Municipal Code regarding zone changes and conditional use permits which increase density, located within Chapter 17.36 regarding subdivision dedications, is hereby amended to read as follows:

**17.36.045 – Zone changes and conditional use permits which increase density.**

Every parcel of land for which the owner applies and receives a change in either a zoning classification or a conditional use permit which results in increased density as a result of subdivision or site plan approval shall pay to the city clerk upon the granting of such rezoning, site plan or conditional use permit a park capital fee established per resolution per increased residential dwelling unit. Increased residential dwelling unit shall mean the increased number of residential dwelling units authorized for the parcel of land solely because of the change in zoning classification or the granting of the conditional use permit as compared to the number previously authorized. Any park capital fee paid pursuant to this section shall be credited toward any requirements of Sections 17.36.020, and conversely any land dedication, or park fees paid pursuant to the said sections shall be credited toward the requirements of this section. **Such change in either a zoning classification or a conditional use permit which results in increased density shall also trigger the water connection and availability requirements of Sections 17.04.050 and 18.72.021.**

**Section 6.** A new section 18.09.085 of the Woodland Park Municipal Code entitled Zone change or modification, located within Chapter 18.09 – Districts established, is hereby adopted to read as follows:

**18.09.085 – Zone change or modification.**

Change in a zoning classification which results in increased density shall not be approved unless the owner (applicant/developer) has established, to the approval and acceptance of the City, that connection and availability of water exists that is sufficient to service the needs of the intended uses and structures of such lot(s).

**Section 7.** Section 18.30.030 of the Woodland Park Municipal Code regarding requirements for approval, located within Chapter 18.30 regarding Planned Unit Development (PUD) District, is hereby amended to read as follows:

**18.30.030 – Requirements for approval.**

A planned unit development district shall be approved only on a tract of land proposed to be developed under the PUD concept and may be approved by the planning commission; provided, that the proponents have established, to the approval and acceptance of the City, that connection and availability of water exists that is sufficient to service the needs of the proposed uses and structures and that one or more of the following conditions exist:

- A. Because of unusual physical features of the property itself or of the neighborhood in which it is located, a substantial deviation from the regulations otherwise applicable is necessary or appropriate in order to conserve a physical or topographic feature of importance to the city;
- B. The property or its neighborhood has an historical character or economic or cultural importance to the community that will be protected by use of a PUD;
- C. The property is adjacent to or across a street from property which has been developed or redeveloped under a PUD and it is determined that a PUD will contribute to the maintenance of the amenities and values of the neighboring property;
- D. The design of the PUD illustrates a unique urban design concept that properly relates to adjoining properties;
- E. Planned business development proposal shall meet one or more of the above conditions, in addition to the following:
  - 1. That the planned business development shall maintain or enhance the environmental integrity of the city and the vicinity in which it is to be located,
  - 2. That the planned business development shall be determined to be compatible with vicinity existing and proposed uses,
  - 3. That the planned business development shall provide identified economic development opportunities, while successfully mitigating impacts.

**Section 8.** Section 18.30.040 of the Woodland Park Municipal Code regarding preliminary development plan, located within Chapter 18.30 regarding Planned Unit Development (PUD) District, is hereby amended to read as follows:

**18.30.040 - Application—Preliminary development plan.**

The proponents of a planned unit development district shall make written application in accordance

with the provisions of this chapter to the planning commission for the rezoning of property for a planned unit development district. The request of a PUD zone change shall be accompanied by a preliminary development plan and a detailed statement of the type of development proposed for the property in question, said statement to include but not to be limited to the following:

- A. The character of the residential development proposed, to include the type of dwelling units, approximate dwelling unit density per tract, general height of buildings, building lot coverage, etc.;
- B. The type of open space and recreational facilities proposed;
- C. A statement as to whether or not a homeowners association is intended;
- D. Nonresidential uses proposed; detailed description of said use must be included in the statement;
- E. For planned business developments: a detailed description of proposed uses, the proposed character of the development, the approximate number of buildings, the extent of parking, a statement of compatibility with vicinity existing and proposed uses, and proposed methods to mitigate impacts.
- F. Detailed, verifiable, and authenticated documentation of the availability to connect to a water source that is sufficient and adequate to service the needs of the proposed uses and structures.**

**Section 9.** Section 18.30.140 of the Woodland Park Municipal Code regarding plan changes, located within Chapter 18.30 regarding Planned Unit Development (PUD) District, is hereby amended to read as follows:

**18.30.140 – Plan changes.**

No changes in a plan for a PUD shall be made, nor shall there be any deviation from the plan, without first obtaining approval as follows:

- A. Changes in general character or land use shall require approval of the planning commission and such approval may be granted only after a publication of notice of public hearing, and after the public hearing has been conducted as advertised.
- B. Changes in location of buildings, structures, or exceeding ten feet in lineal distance or changes in the angle of location exceeding fifteen degrees shall require approval of the planning commission to be granted at any regular or special meeting for which the item in question has first appeared on the published agenda for the meeting.
- C. Changes in location not exceeding ten feet or changes in angle of location not exceeding fifteen degrees may be approved or denied by the city manager. A denial of change may be appealed to the planning commission. The city manager may refer any change to the

planning commission for decision, if he deems it in the best interest of the city; provided, that all changes granted by the city manager shall be reported in writing to the planning commission within fifteen days of the decision rendered by the city manager.

**D. Changes in general character or land use shall require approval of the City that connection and availability of water exists that is sufficient to service the needs of the intended uses and structures of such lot(s).**

**Section 10.** A new section 18.72.021 of the Woodland Park Municipal Code entitled Zoning development permit – Water availability, located within Chapter 18.72 – Administration and Permit Issuance, is hereby adopted to read as follows:

**18.72.021 – Zoning development permit – Water availability.**

- A. No building shall be erected on any lot, nor shall a building permit be issued for a building unless the owner has established, to the approval and acceptance of the City, that connection and availability of a water source exists that is sufficient to service the needs of the intended uses and structures of such lot(s).
- B. Change in either a zoning classification or a conditional use permit which results in increased density shall trigger the water connection and availability requirements of Section 18.72.021.A.

**Section 11.** Section 18.34.070 of the Woodland Park Municipal Code regarding Standards for the Site Plan Review, located within Chapter 18.34 Site Plans, is hereby amended by the addition of a new subsection H. to read as follows:

**18.34.070 – Standards for Site Plan Review**

The standards for site plan review are intended

...

**H. The proposed development shall require approval of the City that connection and availability of a water source exists that is sufficient to serve the needs of the proposed uses and structures.**

**Section 12.** Section 18.57.040 of the Woodland Park Municipal Code regarding Standards for Conditional Use Permits, located within Chapter 18.57 Conditional Use Permits, is hereby amended by the addition of a new subsection B.12. to read as follows:

**18.57.040 – Standards**

- B. The following shall apply to all uses requiring a conditional use permit:

...

**12. The proposed development shall require approval of the City that connection and availability of a water source exists that is sufficient to serve the needs of the proposed uses and structures.**

**Section 13.** Section 18.61.040 of the of the Woodland Park Municipal Code, regarding Standards for Special Use Permits, located within Chapter 18.61 Special Use Permits, is hereby amended by the addition of a new subsection L. to read as follows:

**18.61.040 – Standards**

... The following shall apply to all uses requiring a special use permit...

**L. The proposed development shall require approval of the City that connection and availability of a water source exists that is sufficient to serve the needs of the proposed uses and structure.**

**Section 14. Severability.** The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

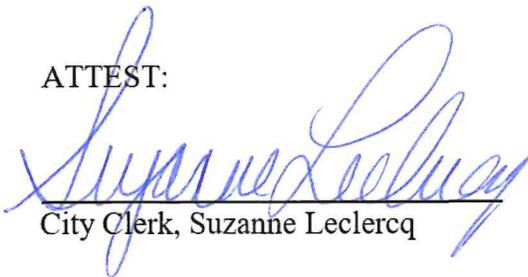
**Section 15. Effective Date.** This Ordinance shall be in full force and effect from and after its publication as required.

**PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 17TH DAY OF APRIL, 2025.**

City of Woodland Park

  
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Kellie Case, Mayor

ATTEST:

  
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City Clerk, Suzanne Leclercq