

**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, June 23, 2015**

Minutes

- I. The meeting was called to order at 8:02 am.
- II. Roll Call indicated present: Dick Norman, Sue Keck, Brad Holzwarth, Doug Robbins, Mike Davlin and Cliff Anderson.
- III. Commissioner Holzwarth moved, and Commissioner Robbins seconded a motion to approve the minutes of June 9, 2015. Motion carried: 6-0.
- IV. NEW BUSINESS:

- A. Lakota Park Replat A Preliminary Plat

Planner Shockey presented the staff report.

PM Winter Park, LLC, Lakota Park Holdings, LLC and Lakota East Owners Association have applied to the Town of Winter Park to replat portions of Lakota Park Subdivision.

The request has three elements –

- They would like to reconfigure existing lots in the Trailside Neighborhood and Retreat Neighborhood to better position homes toward the ski hill.
- They would like to increase the density in the Reserve Neighborhood from 14 existing lots to 18 lots.
- They would like to remove 27 triplex lots and convert them into 8 single-family lots.

The request reduces the overall density by 15 residential units through the conversion of platted triplexes to single-family lots.

The applicant submitted the preliminary plat that is being reviewed in late April. The plat was sent to review agencies requesting comments in conformance with the Town Code. After receiving numerous comments, staff held a meeting on June 8 with the applicant and the review agencies to discuss the comments. It became apparent at the meeting that there were several issues with the proposed replat. The most concerning was the addition of a new road above the turnaround on Arrow Trail. The proposed road was in close proximity to Xcel Energy's high-pressure gas line and Denver Water's canal.

The applicant contacted staff and requested the ability to revise the preliminary plat to address some of the concerns outlined in the June 8 meeting. The revisions include removing the new access road above the turnaround and realigning the lots in the Reserve Neighborhood to meet minimum lots sizes established in the Town Code. The applicant requested to meet with the Planning Commission prior to revising the plat to determine if there were any other concerns with the request.

Staff recommended the applicant revise the preliminary plat and the construction drawings prior to further review by the Planning Commission. It is difficult to outline concerns with this preliminary plat knowing certain items will be revised. Prior to submitting revised documents, the applicant should take into consideration the comments already submitted by the review agencies. The revised documents will need to be sent to the agencies again so they can revise their comments in accordance with the revised plat.

Staff provided the preliminary plat, construction drawings and comments received from property owners and review agencies to the Commission for their review. Since the meeting had been advertised as a public hearing staff suggested the Commission allow the applicant to address them and then take public comment from citizens in the audience. The meeting should then be continued until the applicant revises the plans as outlined in the staff report.

The public hearing was opened for public comment -

Jeff Vogel, land planner for the applicant presented a map showing the changes in the development. With the replat, there will be better views and solar orientation for the homes. The product demand has changed since originally platted. The intent is to have smaller home sites and use the existing roads. They are still coordinating with Mountain Parks Electric and Winter Park Water & Sanitation District for their lines and pedestal locations.

James Wittler, May Brennan, and Jessica Barbier were present from Denver Water. Their concerns were about public safety with the Ranch Creek Canal and overall slope stability. They were concerned with the proposed road (Tract 6) and the affect it could have on the canal. Even with the removal of the proposed road, they still have concerns with existing cuts into the hillside. As more homes are constructed, they are concerned about how each new cut will affect the overall stability of the entire slope. There is also a high pressure gas line in the road next to the canal. Mr. Wittler suggested the Town follow the recommendations from the Colorado Geological Survey (CGS) to be able to understand the stability of the slope. It should be a requirement prior to preliminary plat approval.

The second issue Denver Water discussed was the existing retaining walls on the site. CGS outlined concerns with the existing retaining walls. Prior to allowing additional retaining walls, the existing walls should be inspected and certified. They stressed the need to have an overall grading plan. The Commission asked Mr. Wittler about the construction of the canal. He stated that it is an earthen lined canal with no concrete in the main canal and no plans to line it in the near future. Mr. Wittler stated if there was a failure it would take an hour or two to get around to shut off the water in the canal. The Commission asked about the retention pond along Reserve Way, Planner Shockey said it just serves the subdivision.

Michael O'Shea from Xcel Energy addressed the Commission. He agrees with CGS and the need to make sure the integrity of the area is stable. If the slope is comprised, the high pressure gas line could erupt and the consequences could be very severe. This area needs to be stable due to the high pressure gas line and the canal located above it. Mr. O'Shea agreed with Denver Water about the need to complete a site stability study and an inspection of the existing retaining walls.

The Commission asked staff if additional inspections have taken place since the original inspections when the walls were installed. Staff stated no additional inspections have been completed. The letter from CGS dated June 1, 2015 stated they had concerns about the existing walls. CGS would like additional information about the construction of the walls and in particular, how the drainage works behind them. Staff stated that any information the Town has about the retaining walls has been provided to CGS and Denver Water through Open Records Request.

The Commission then discussed the global stability study that CGS, Denver Water and Xcel Energy are requesting. During the original subdivision process in 2007, a global stability study was not completed. The Town required a plat note be added to the final plat stating that all building permits shall be accompanied by a detailed site plan and engineering design certification by a professional geotechnical engineer as it related to on-site retaining walls, subsurface soil and groundwater characterization, stability analysis and subsurface drainage. The Commission was concerned that having each building permit provide individual studies did not address the overall stability concerns identified by CGS. Mr. Vogel said this would be hard to do since the new homes have not been designed and it would be difficult to determine the type of retaining wall for each site.

The Planning Commission felt that a global stability study should be required for the replat since there was no study completed originally and having each wall individually designed and certified does not address the concern about overall stability. Each single-family home will require a retaining wall on the uphill side of Northwoods Place and it should be looked at on a global scale versus individually.

Mr. Vogel then requested a formal continuation of the meeting until they can revise the plat to address the concerns outlined during the meeting.

Commissioner Anderson moved and Commissioner Davlin seconded to approve the request for continuation until a future date with the following conditions to be addressed prior to submittal. Motion carried: 6-0.

- The existing retaining walls located within Replat A (Northwoods and Reserve) shall be inspected by a Colorado registered engineer to determine the stability of the walls.
- A global stability study shall be conducted within Replat A to determine mitigation measures for the additional retaining walls required for the new lots.
- The applicant shall amend the Preliminary Plat and construction drawings to remove the proposed road above the turnaround (Tract 6).
- The applicant shall amend the Preliminary Plat to ensure all single-family lots are in conformance with the lot size required by the Town Code.
- The revised documents shall be sent to review agencies and property owners that provided comments with the first submittal. They shall have an opportunity to provide revised comments.

V. STAFF UPDATE

- Reunion Lofts
- Whistlestop

Upon a previously adopted motion, the meeting was adjourned at 8:49 a.m.

DRAFT