



**TOWN OF WINTER PARK
PLANNING COMMISSION**
Tuesday, February 11, 2025 8:00 AM

A G E N D A

I. Call to Order

II. Roll Call of Commission Members

III. Public Comment

This time is reserved for anyone from the public to speak about items not on the agenda. The Planning Commission is not prepared to decide on matters brought up during this time, but if warranted, will place them on a future agenda.

IV. Conflict of Interest

V. Consent Agenda:

- a. Minutes – January 28, 2025

VI. General Business:

- a. PUBLIC HEARING: Minor Plat – Rendezvous at Winter Park Filing 3 (PLN24-092)

VII. Director's Report:

- a. File Sharing – Discuss links in email

VIII. Planning Commission Items of Discussion

This time is reserved for Commission discussion items that are not listed on the agenda.

Online Meeting Login Instructions – See next page

Computer Login Instructions

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88637077189?pwd=tInmbaUWARF58HUbzRHiLT2HWGVH4t.1>

Passcode: 202938

Phone Login Instructions

Dial In Numbers (for higher quality, dial a number based on your current location):

- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 564 217 2000 US
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 929 436 2866 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US

Webinar ID: 886 3707 7189

Passcode: 202938

International numbers available: <https://us02web.zoom.us/j/kdr9la1HH0>

You can log into the Zoom meeting through the link above to view what is projected on the screen. You can use either your computer audio or the number above. Everyone will be muted upon entry into the meeting to ensure that we have manageable background noise and limited interruptions.

Public Hearing Process

If you would like to participate in the public hearing, please follow these instructions so we can make sure everyone that wants to speak has the opportunity. When you log into Zoom you will be automatically muted to limit background noise. When the public hearing is opened for public comment, please use the “raise your hand” feature and staff will unmute citizens in the order they were received. To enable “raise your hand” feature, click on the “Participants” button the bottom of the screen. If you are on phone, press *9 to “raise your hand” and *6 to unmute.



**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, January 28, 2025 8:00 AM**

MINUTES

MINUTES

- DATE:** Tuesday, January 28, 2024
- MEETING:** Winter Park Planning Commission
- PLACE:** Town Hall Council Chambers and Zoom Meeting Call
- PRESENT:** Chair Dave Barker, Vice Chair Doug Robbins, Commissioners Dale McCaw, Thomas McDonald (online), Angela McDonough and Eric Mowrey (online) are present. Also present are Community Development Director James Shockey(online), Senior Planner Brian Kelly, and Ms. Bria May from HPCW Law (online) filling in for Town Attorney Mr. Kumal.

OTHERS

- PRESENT:** Applicant, Mr. Alex Stokeld from GB Franchise Company DBA GB Meat Pies
Applicant, Mr. Paul Malone.

- I. **Call to Order**
Chair Barker calls the meeting to order at 8:10 a.m.
- II. **Roll Call of Commission Members**
Commissioner Shawn Cullingford is absent today.
- III. **Public Comment**
No one comes forward.
- IV. **Conflict of Interest**
No one comes forward.
- V. **Consent Agenda:**
 - a. Minutes – January 14, 2025

Commissioner McDonough moves, and Commissioner McCaw seconds the motion approving the consent agenda. Motion carries 6,0.

VI. General Business:

- a. PUBLIC HEARING: Special Use Permit – 1049 Mary Jane Road – GB Franchise Company

Senior Planner, Brian Kelly begins his presentation by outlining the details of this Special Use Permit application. This mobile vending operation qualifies as “long-term mobile vending” as the vending is proposed to exceed 30 consecutive days within a six (6) month period. Senior Planner Kelly describes the how Mr. Stokeld has follow the requirements for public Notice and documentation to operate his

business. Later, Senior Planner Kelly outlines the main points regarding the following topics:

- Location
- Design
- Outdoor lighting
- Parking
- Loading
- Operation
- Signage

Planner Kelly states that the Staff supports the location of this proposed use as the use is compatible with surrounding commercial land uses in the area including restaurants, retail, and residences. Planner Kelly concludes that that the proposed use will have minimal adverse impacts to the surrounding area and environment.

Staff therefore recommend the Planning Commission approval of the Special Use Permit regarding a Long-Term Mobile Vending Use for Mary's Mountain Cookies subject to the following conditions:

1. In accordance with § 5-B-13 of the UDC and § 3-9 of the Town Code, a Special Use Permit application and a Long-Term Mobile Vending Permit application shall be submitted annually.
2. Approval of this Special Use Permit is contingent upon the approval and issuance of any and all applicable State and Town licenses and/or permits.
3. The Town shall have the right to suspend the Special Use Permit at any time upon non-compliance with the conditions of the Special Use Permit.
4. The Special Use Permit is not assignable to any other person or entity.

The Commission asks the applicant to clarify the authorization from the Resort to operate his business in regard to the use of the Resort facilities like the bathrooms. Planner Kelly states that the applicant has the Resort authorization to use the Resort facilities and that everything is in order. Another topic discussed has to do with the long-term nature of the business. Senior Planner Kelly states that Mr. Stokeld has all his documentation in order to operate his business.

Mr. Stokeld comes forward and he is willing to answer any questions.

Chair Barker opens the public comment period. No one comes forward.

There is mention of adjacent businesses such as Mary Mountain Cookies.

Commissioner McDonough makes a motion to approve the Special Use Permit – 1049 Mary Jane Road – GB Franchise Pies as it was determined the application is in conformance with § 5-E-2 of the UDC with the four (4) staff conditions mentioned above. Commissioner McCaw seconds. Motion carries 6, 0.

- b. Exemption Plat- Subdivision Exemption No. 1 Sojourn at Idlewild (PLN24-102)

Director Shockey describes the main points of this Exemption Plat- Subdivision Exemption application. In general terms, the request is to separate the parking spaces that were originally within outlots into separate parcels that can be deeded to individual units associated with the accessory dwelling units (ADU) proposed for the project. Each ADU is required to have a separate parking space from the main dwelling unit. The existing plat has the parking spaces in outlots that are dedicated to the Metro District. Those parking spaces cannot be legally dedicated to the individual ADU's since the outlots are owned by the Metro District. The exemption places each parking space in individual parcels so they can be transferred to the ADU upon sale.

The Sojourn at Idlewild final plat was approved and recorded in 2024, Reception No. 2024002424. The property is governed by the Idlewild Final Development Plan (FDP), Reception No. 2007-012395. The lots amended by this exemption plat Outlots C, D, & E, Tract D, and Lot 98.

The Staff finds the applicant has submitted all required materials within the timeframe required and all other materials comply with the conditions of § 5-D-1 of the UDC and conform to all applicable policies and regulations of the UDC. Staff therefore recommends approval subject to the following conditions:

1. The applicant shall address all comments on the red-lined plat dated January 28, 2025.

The applicant, Mr. Paul Malone comes forward. Mr. Malone goes into more detail about the layout of the parking spaces that would be assigned to the units depending on the type.

The Commissioners briefly discuss the HOA role in this project.

Commissioner McDonough moves to approve the Exemption Plat for Subdivision Exemption No. 1, Sojourn at Idlewild (PLN24-102) as it was determined the application is in conformance with § 5-D-1 of the UDC with the Staff conditions to be met and/or provided prior to any recording. Commissioner McCaw seconds. Motion carries 6, 0.

VII. Director's Report:

- a. Sign Code Update – Presenting Multi-Tenant Complexes

Senior Planner Brian Kelly has a presentation that continues this topic from the previous Planning Commission meeting. The Planning Commission and the Staff begin to outline what the Sign Code should cover. Senior Planner mentions that the language needs to be updated to be more precise.

Senior Planner Kelly presentation covers:

- Commercial Multi-Tenant Complexes.
- Design (keeping balance between the design and the Code requirements)
- Identification
- Dimensions to improve business identification and visibility
- Examples of different multi-tenant signage around the Town

Senior Planner Kelly presents a table titled An Update to the UDC that contains the Sign Aggregate Area Formula for Non-Residential Uses. Planner Kelly uses that table to the examples he has brought to the Commission for analysis. Senior Planner Kelly also includes how the signs on windows and doors would be regulated.

Then, Senior Planner Kelly presents to the Commission the Master Sign Program and what the owner of the sign would be providing to the Town in order to obtain a Sign Permit approved. Later, Planner Kelly compares some signs that are located at The Village using the table mentioned above.

The Commissioners and Senior Planner then have a conversation about the implementation of these updates. Senior Planner uses the example for the CORE building and how they are working together. Another aspect discussed has to do with props for small business such as restaurants that advertise not the business itself but what it is offered to the public. The Commissioners and Senior Planner Kelly also talk about the scenario when a business closes.

The Commissioners and the Staff discuss the measurements for window signage, dark-sky compliance, character monument signs, font, colors, materials. There is also a conversation about how the procedure would be for the future sign applications. One example is when there is a change in the ownership of a business and how the new owner would submit the new sign application and how the new signage must be in compliance with the updated Master Sign Program within a reasonable period of time.

The Commissioners and the Staff discuss the balance between the Code being prescriptive and flexible enough for certain components of the signage, i.e. maximum height for monument signs.

VIII. Planning Commission Items of Discussion

Director Shockey informs the Commission that on March 11, 2025 the first meeting for Winter Park Preliminary Plan will take place. The information will be made available to the Commission prior to the meetings.

The Commission proposes to keep track of the topics that need to be addressed in order to provide feedback to the Town Council and other entities and be more efficient during the Planning Commission meetings, for example, managing the time during the Public Comment period.

There are no updates about the joint meeting with the Town Council yet.

There being no further business to discuss, Commissioner McDonough makes motion to adjourn, Commissioner McCaw seconds motion, by unanimous “aye”, the meeting is adjourned at 9:24 a.m.

The next scheduled meeting of the Planning Commission will be Tuesday, February 11, 2025, at 8:00 a.m.

Irene Kilburn, Building and Planning Technician II



MEMO

TO Planning Commission
FROM Shelia Booth, AICP, CPS Contracted Planner
THROUGH James Shockey, Community Development Director
DATE February 11, 2025
RE PUBLIC HEARING: Rendezvous Filing 3 Minor Plat (PLN24-092)

Property Owner: Arrowhead Winter Park Investors

Applicant: Jeff Vogel, Vogel & Associates

Location: River Road, south of Ski Idlewild Road

Legal Description: Situated in the North Half of the Northeast Quarter of Section 33, Township 1 South, Range 75 West of the 6th Principal Meridian, Town of Winter Park, County of Grand, State of Colorado, Ownership Vested by Special Warranty Deed Recorded at Reception No. 2007004144

Current Zoning: Planned Development (PD) Multiple-Family Residential Zone District (R-2)

Authority:

Pursuant to § 5-B-3 of the Winter Park Unified Development Code (the "UDC"), the Planning Commission shall review and recommend or approve applications as shown in Table 5-B-3, Development Review Procedures Summary Table.

Applicable Provisions of the Unified Development Code (UDC):

UDC § 5-D-2 Classifications, B. Minor Subdivision. Such subdivision is a subdivision containing less than five lots. Proposed minor subdivisions shall require minor plat processing, and approval in accordance with Sec. 5-D-3, Minor Plat.

Minor Plat Procedure & Approval Criteria:

UDC § 5-D-3(E)(5): Planning Commission Action. After proper public notice, the Planning Commission shall:

- a. Receive a written recommendation from the DRC regarding the minor plat;
- b. Hold a public hearing prior to taking action on the minor plat; and
- c. By majority vote, approve or deny the minor plat as outlined in Sec. 5-A-3(C), Procedures.

UDC § 5-D-3-F.: Approval Criteria. The minor plat shall be evaluated and may be approved in accordance with the following criteria:

1. Comprehensive Plan. Conformance with the goals, objectives, and policies of the Comprehensive Plan;
2. This UDC. Conformance with the standards of this UDC;
3. Water Supply. The subdivider has provided evidence that provision has been made for a water supply that is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed;
4. Sewage System. The subdivider has provided evidence that provision has been made for a public sewage system and, if other methods of sewage disposal are proposed, adequate

- evidence that such system shall comply with State and local laws and regulations;
5. Natural Resources. The subdivider has provided evidence to show that all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, as well as the protection of natural resources and unique landforms, have been identified and the proposed uses of these areas are compatible with such conditions;
 6. Drainage. The subdivider has provided adequate drainage improvements;
 7. Historical or Cultural Resources. Significant cultural, archeologic, natural, and historical resources, and unique landforms have been protected; and
 8. Public Services. Necessary services, including fire and police protection, recreation, utilities, open space, and transportation systems are available to serve the proposed subdivision.

§ 5-B-8 Public Notice Requirements:

The Minor Plat submittal has been properly notified pursuant to § 5-B-8 of the UDC. A Newspaper Publication (PUB) was published in the Middle Park Times on January 29, 2025, providing notification of the hearing and requesting comments. A Surrounding Property Owners Mailing (ML) was sent to property owners within 300' of the property on January 24, 2025. A Property Posting (PO) was also posted on January 27, 2025. No public comments have been received as of February 7, 2025.

As of February 6, 2025, the Town has received one letter from a representative of the property directly to the south who expressed concerns with the legal description in the public notice, traffic, and cost-sharing-allocations for roads and infrastructure. You can view the letter [here](#).

Project Overview:

The Applicant has applied to subdivide 3.66 acres of property located on the south side of River Road west of Ski Idlewild Road. The proposed development will support an amenity building and recreational facilities for future multi-family condominium development and an extension of the River Road public right-of-way.

Variances:

There are no variances associated with the Minor Plat application.

Density:

Satisfactory. No residential units are planned for either Lot A or Lot B. Submittal includes a conceptual plan which suggests that a future filing adjacent to this property will include 3-story podium condominiums and recreational courts.

Access:

Satisfactory. Access to the subdivision will be provided by the proposed 60-foot wide ROW extension of River Road. This extension includes a 24-foot asphalt paving section, with a 6-foot sidewalk and 2-foot pans on either side as indicated on the Roadway Construction Plan. Based on the Vested Property Rights Agreement, in a future subdivision application that includes residential use, the proposed ROW will connect to a recorded 80-foot ROW in Filing No. 1 as an extension of River Road.

Landscaping:

Satisfactory: According to the Tree Plan, vegetation removal on site will be limited to vegetation within the ROW. Landscaping and buffers will be reviewed with the submittal of a site plan.

Transit:

Satisfactory. Bus stops along the town transit routes are approximately a half mile from the subject property. Sidewalks are provided for the entire route to the bus stops. No new stops are required or proposed.

Pedestrian Access:

Unsatisfactory. A 6-foot sidewalk is proposed on one side of River Road, according to the construction plans; however, the Town requires an eight foot sidewalk. This concern has been noted in the engineering comments and a condition of approval added to this report. Ski Idlewild Rd. has a sidewalk on both sides of the street.

- Prior to recording, all comments in the JVA's letter dated January 29, 2025, letter shall be addressed to the Town's satisfaction.

Utilities:

Satisfactory. Any existing underground utilities to be abandoned should be removed. This includes any pipes and trench backfill on the subject property. The submitted Utility Construction Plans indicate the extension of 8" water and sanitary sewer lines. The following utility reports and plans were submitted for review:

- Preliminary Geotechnical Study for Riverfront Clubhouse (by A. G. Wassenaar, Inc. Kumar & Associates, Inc., for Arrowhead Winter Park Investors LLC, on 1/11/2023)
- 70% Construction Plans for Rendezvous Winter Park Filing 3 River Road Extension (by TKE Civil and Structural Engineering for Arrowhead Winter Park Investors LLC, on 10/4/2024)

Wetlands:

Satisfactory. There is a jurisdictional wetland within the northwestern portion of Tract A. The applicant received an approval letter from the Army Corp of Engineers. The wetlands depicted herein were delineated by Peak Ecological Services, LLC on 7/10/2023. Pursuant to Army Corps of Engineers nationwide permit verification (SPA-2003-00611) dated September 9, 2024, an area of 0.04 acres (1786 sq. ft.) is authorized for specific impact. Depicted herein are non-jurisdictional and jurisdictional wetlands, together with the area / limit of authorized impact. As noted previously, the sediment basin is located within the authorized area of impact of the jurisdictional wetlands. Per the Army Corp permit, the drainage is permitted into the jurisdictional wetlands. There are approximately 1600 sq. ft. of non-jurisdictional wetlands impacted that are not subject to Army approval.

Construction Plans: ([View Construction Plans here.](#))

Satisfactory. Construction plans dated October 4, 2024, were submitted and reviewed. The engineering review identified concerns with sidewalk width as noted above and with snow removal in River Road right-of-way. These comments will be addressed with further review and conditional approval of the minor plat.

- Prior to recording, all comments in the JVA's letters dated January 29, 2025, letter shall be addressed to Town's and GCWSD's satisfaction.

Dimensional Standards:

N/A. Per Rendezvous FDP, Planning Area 1, the applicable development standards are listed below.

Zoning District	Use Category	Min. Lot Size	Maximum height	Min Lot Width/Depth	Max. Building Coverage	Setbacks (ft)
Rendezvous FDP (R-2)	Mixed-Use	5,000 SF + 2,000 SF per du in excess of one	55-feet	50/100-feet	n/a	10ft. (Front) 6ft. (Side) 15ft. (Rear)

Lot Area:

Satisfactory: Per the standards above, the minimum lot area is 5,000 SF for R-2 zoning. The proposed Tract A contains 143,604 SF / 3.30 Ac. The lots conform to the zoning standards.

Grading and Drainage:

Satisfactory: According to the preliminary geotechnical report, At-grade or crawl space construction is being considered for the clubhouse. No below grade areas are planned for the restrooms or pavilion. Preliminary grading plans were not available at the time of this study. The Preliminary report will need to be reviewed upon completion of final grading plans. Ground water was encountered at depths of 15 feet or less beneath the existing ground surface in three of the seven test borings drilled for the structures. Ground water less than 15 feet below the site grading elevation will likely affect utility construction and some site grading operations. Groundwater less than 10 feet below the site grading elevation will likely affect foundation excavations. In addition, ground water less than 5 feet below the existing or final ground surface will pose stabilization problems during site grading, foundation construction, and may cause problems during pavement construction. The geotechnical report recommends that foundations be constructed at least 4 feet above ground water level to reduce the potential for future water problems.

There is a drainage outlet on the south side of River Road that drains into a temporary drainage swale along the northern property line to a temporary sediment basin within an authorized location of the jurisdictional wetlands.

5% Land Dedication:

Satisfactory: The DIA states that land dedication and fees-in-lieu shall be provided as stated in the Winter Park UDC. Pursuant to Section 4-B-6 C of the Unified Development Code, Owner shall make a payment in lieu of dedication equal to five percent (5%) of the fair market value of the property on the day of the platting as determined by the most recent Grand County Assessor’s property valuation at the time of final subdivision platting. Payment is required at the time of recording with the Grand County Clerk and Recorder.

School Impact Fee:

Satisfactory: The DIA states that land dedication and fees-in-lieu shall be provided as stated in the for the Winter Park UDC. School Impact fees are not required for this Minor Plat because there is no residential development types proposed. It is anticipated residential development will occur on future Filings related to the proposed land use of Filing No. 3.

Development Improvements Agreement (DIA):

Satisfactory: A draft [Development Improvement Agreement](#) was submitted on October 7, 2024.

Plat:

Partially Satisfactory. Staff has reviewed Minor Plat for conformance with applicable sections of the UDC. The applicant has addressed most of the Planning Division comments per the review letter dated November 22, 2024. All remaining comments are provided as conditions of approval in this report.

Review Agency Comments (View Comments [here.](#))

Staff requested the following review agencies to review the submittal, and the following agencies provided the comments on January 29, 2025:

- **Grand County Water and Sanitation District #1**
JVA Inc. reviewed the application on behalf of GCWSD and made the following comments. They requested that the 8" sanitary sewer on Parcel A be marked "Private" on the plans, asked that water pipe material be revised to DIP and to eliminate the north 8" water connection to the site.
 - Prior to recording, all comments in the GCWSD letter dated January 29, 2025, letter shall be addressed to GCWSD's satisfaction.

- **JVA**
JVA Inc. reviewed the application and stated that the Town should review anticipated snow removal activities in the River Road Right-of-Way and discuss additional snow storage easements with the Applicant, if deemed necessary. The Town should also review the use and maintenance implications of allowing a 6' wide sidewalk, shrinking from the 8' width within the Sojourn property to the north, rather than requiring a consistent 8' sidewalk from Ski Idlewild to the termination of River Road.
 - Prior to recording, all comments in JVA's letter dated January 29, 2025, letter shall be addressed to Town's satisfaction.

Staff Recommendation:

Staff finds the applicant has submitted all required materials within the timeframe required and all other materials comply with the conditions of § 5-D-3 of the UDC and conform to all applicable policies and regulations of the UDC. Staff therefore recommends approval subject to the following conditions:

1. A drainage easement shall be provided on top of the location with the temporary drainage swale and sediment catch as shown on the construction plans. These improvements are located between the proposed River Road ROW and area of authorized impact.
2. On note 7, the ownership and maintenance are not clarified for blanket easements, applicant needs to clarify which easements if any are anticipated as being conveyed to town. There is a subordinate blanket easement for wet and dry utilities. DIA states all improvements will be conveyed to the Town.
3. On the plat, change all references to Parcel "A" and Parcel "B" to Tract "A" and Tract "B". According to the UDC Definitions and based on the future intended use of this property, "Tract" is the correct terminology.
4. Applicant shall address all redlines on the attached Minor Plat, dated January 29, 2025.
5. Prior to recording, all comments in JVA's letter dated January 29, 2025, letter shall be addressed to Town's satisfaction.



6. Prior to recording, all comments in the GCWSD letter dated January 29, 2025, letter shall be addressed to GCWSD's satisfaction.

Sample Motion for Approval:

I move to approve the Minor Plat (PLN24-092) for Rendezvous Filing No. 3 as it was determined the application is in conformance with § 5-D-3 of the UDC with the staff conditions to be met and/or provided prior to recording the plat.

Sample Motion for Denial:

I move to deny the Minor Plat (PLN24-092) for Rendezvous Filing No. 3 as it was determined the application is NOT in conformance with § 5-D-3 of the UDC *[insert explanation supported by the evidence here]*.



P.O. Box 3327
50 Vasquez Road, Winter Park, CO, 80482
Phone: 970-726-8081 Fax: 970-726-8084
wpgov.com

Land Use Review Application Form

Contact Information

Property Owner

Scott Chomiak

Company

Arrowhead Winter Park Investors, LLC

Phone #

303.300.8854

Email Address

schomiak@koelbelco.com

Mailing Address

5291 E. Yale Avenue

City

Denver

State

CO.

Zip

80222

Billing Contact (where invoices should be directed)

Scott Chomiak

Company

Arrowhead Winter Park Investors, LLC

Phone #

303.300.8854

Email Address

schomiak@koelbelco.com

Mailing Address

5291 E. Yale Avenue

City

Denver

State

CO.

Zip

80222

Representative (i.e., the point of contact)

Scott Chomiak

Company

Arrowhead Winter Park Investors, LLC

Phone #

303.300.8854

Email Address

schomiak@koelbelco.com

Mailing Address

5291 E. Yale Avenue

City

Denver

State

CO.

Zip

80222

Site Description

Site Address

TBD

Parcel Identification Number(s) (PIN)

158733121151

Existing Zone Classification

FDP

Site Area (acres and sq. ft.)

Project Description

Project Name

Rendezvous at Winter Park, Filing 3 Minor Plat

Brief description of the proposed project

Extension of River Road and formation of 2 lots.

Required Documents

For an application to be considered complete and for Planning Division staff to begin review and schedule any applicable public hearings, this Land Use Review Application Form must be fully completed and all required attachments included. Staff will review the application for completeness and notify the representative and/or owner whether the application has been deemed complete.

Certifications

REPRESENTATIVE CERTIFICATION

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative

Date

[Redacted Signature]


[Redacted Date]

OWNER CERTIFICATION

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with Town officials and to submit documentation and information regarding this application on my behalf.

Owner

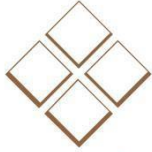
Date


[Redacted Signature]

10.2.2024
[Redacted Date]

In addition to the base fees the applicant is required to pay the cost of any referral agency reviews, public notices, hearings, and record keeping as outlined within § 5-B-6, Application Fees, in the UDC.

Development Improvements Dedications, Agreements, and Guarantees (Article 4.B)	Site Development and Permit Decisions (Article 5.E)
<input checked="" type="checkbox"/> Development Improvements Agreements (DIA)	<input type="checkbox"/> Major Site Plan*
<input type="checkbox"/> Public Improvement Cost-Recovery Agreement	<input type="checkbox"/> Minor Site Plan
Standardized Development Review Procedures (Article 5.B)	
<input type="checkbox"/> Pre-Application Conference	<input type="checkbox"/> Administrative Site Plan
<input type="checkbox"/> Renewal of Approvals	<input type="checkbox"/> Special Use Permit (Including High-Impact Short-Term Rentals)*
<input type="checkbox"/> Vested Rights	<input type="checkbox"/> Limited Use Authorization
<input type="checkbox"/> Renewal of Approvals	<input type="checkbox"/> Temporary Use Permit
Ordinance and Zoning Amendment Decisions (Article 5.C)	
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Floodplain Development Permit
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Lighting by Special Permit
Rezoning to Planned Development: <input type="checkbox"/> Preliminary Development Plan* <input type="checkbox"/> Final Development Plan* <input type="checkbox"/> Amended Final Development Plan*	<input type="checkbox"/> Parking Reductions and Alternative Parking Plan Permit
<input type="checkbox"/> Annexation*	<input type="checkbox"/> Street Renaming
Appeal, Variance, and Interpretation Decisions (Article 5.F)	
Subdivision and Platting Decisions (Article 5.D)	
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Appeal
<input checked="" type="checkbox"/> Minor Plat*	<input type="checkbox"/> Appeal of Administrative Decisions
<input type="checkbox"/> Preliminary Plat*	<input type="checkbox"/> Variance*
<input type="checkbox"/> Final Plat*	<input type="checkbox"/> Written Interpretation
<input type="checkbox"/> Resubdivision*	
<input type="checkbox"/> Waiver*	
<input type="checkbox"/> Vacation of Plat, Street, Right of Way, and Easement*	
<input type="checkbox"/> Condominium Plat	
Table Notes: *Pre-Application Conference required	



VOGEL & ASSOCIATES
Integrated Planning with Innovative Solutions


October 07, 2024

Mr. James Shockey, Town Planner
Town of Winter Park
50 Vasquez Road
P.O. Box 3327
Winter Park, Colorado 80482

Re: Rendezvous Filing 3 – Minor Plat Application

Dear James,

I am pleased to submit on behalf of Arrowhead Winter Park Investors, LLC., the Minor Plat Application for Planning Area 1. This Plat application includes 2 Parcels (Parcel A and Parcel B) as well as the River Road ROW (Parcel C).

Planning Area 1 is located at the West corner of the Rendezvous at Winter Park Filing 1 subdivision. This area is located within the approved Rendezvous FDP which reflects PD-DC zoning. 

Main access to the area will be provided via Rendezvous Way, Ski Idlewild Road and River Road. Both Ski Idlewild Road and Rendezvous Road are currently constructed and connect with US 40.

Pedestrian access is provided via the existing sidewalks along Ski Idlewild Road and the proposed community trail system. Filing 1 proposed trail connects to the Idlewild Trail system including the Meadow and Yankee Doodle Trail. A relocatable easement is included within the western portion of Parcel A.

A. Project Name: Rendezvous Filing 3 – Planning Area 1 Minor Plat

B. Street Address:

RENDEZVOUS AT WINTER PARK, FILING 3

C. Project Team:

Developer: Arrowhead Winter Park Investors, LLC.
5291 E. Yale Ave
Denver, CO. 80222

Applicant/
Land Planner: Jeff Vogel
Vogel & Associates
165 S. Union Blvd., Suite 440
Lakewood, CO. 80228
(303) 893-4288

Architects: Michael Noda
Neo Studio
3560 Walnut St., Unit A
Denver, CO. 80205
(303) 758-3800

Kephart
2555 Walnut St
Denver, CO. 80205
(303) 832-4474

Civil Engineer: Topknot Engineering (TKE)
Tony Krempin, Tony DePlata
998 County Road 553 (POB 2225)
Granby, CO. 80446
(970) 281-5280

Surveyor: Tim Shenk Land Surveying, Inc.
Timothy R. Shenk
Boz 1670. Granby, CO. 80446
(970) 887-1046

D. Legal Description:

SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN
OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, OWNERSHIP
VESTED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007004144

E. Zoning District: Existing Zoning – Rendezvous FDP (R-2)

F. Lot Size:

Parcel A: 108,301 Sf (2.49 Ac)
Parcel B: 148,353 Sf (3.41 Ac)
Parcel C - ROW: 15,877 Sf (0.36 Ac)

G. Proposed Uses: Mixed Use

H. Number of dwelling units:

N/A (No proposed Dwelling units at this time).

I. Tree Removal and Protection Plan: A majority of the trees have been removed for this site as part of the Forest Management plan. A Tree plan has been prepared and submitted as part of this Minor Plat Application Submittal. The trees that are impacted are noted on the plan.

J. Hillside and Ridgeline Development Study:

In keeping with the objectives of the approved Final Development Plan, the intent is to integrate streets, infrastructure and homes that utilize site sensitive design standards. Rendezvous at Winter Park Planning Area 1 is comprised of gradients that are primarily less than 15%. The eastern portion of Parcel B includes steep slopes and geologic formation that is to be maintained.

River Road has been horizontally and vertically aligned to integrate with the existing topography. As illustrated on the enclosed construction documents, the road parallels the contours further minimizing disturbance. As outlined in the approved Final Development Plan, large contiguous areas that are 30% or greater are to be preserved.

K. Site Planning Application Documents and Reports:

- ❖ Minor Plat Application Form – Enclosed
- ❖ Land Use Review Application – Enclosed
- ❖ Letter of Authorization – Enclosed
- ❖ Development Agreement – Executed and on file with the ToWP.
- ❖ Title Commitment – Enclosed
- ❖ Minor Plat – Enclosed
- ❖ Proof of Accuracy of Plat – Enclosed
- ❖ Construction Plan – Enclosed
- ❖ Tree Removal and Protection Plan – See above.
- ❖ CDOT Access Permit – On file with the ToWP
- ❖ Geologic Hazard Mitigation Study – On file with the ToWP
- ❖ Phase III Drainage Report – Enclosed
- ❖ Final Geo-Tech Report – Enclosed
- ❖ Engineers Estimate of Probable Cost – Enclosed
- ❖ Wetland Delineation – On file with ToWP of the Filing 1 plat
- ❖ Wildfire Hazard Mitigation – Rendezvous completed forest management plan and removed dead vegetation and is on file with the ToWP.
- ❖ Hillside and Ridgeline Development Study – The approved Arrow FDP addresses sensitive areas including slopes greater than 30%, wetlands, visual sensitive areas. PA-1 is not located within a visually sensitive designated area.
- ❖ Ability to Serve – Enclosed
- ❖ Letter of Evidence from Developer – Enclosed.
- ❖ Declaration of Covenants and Bylaws for Proposed HOA – Enclosed
- ❖ Proof of Filing of Articles of Incorporation for Proposed HOA – Enclosed
- ❖ Surrounding Property Owner Mailing for Public Notice Affidavit Form – Enclosed

L. Construction Schedule:

Estimated Construction Start: May 2025

Estimated Construction Completion: August 2026

Upon your review, we will be available to meet and provide additional information as required. We appreciate your assistance and look forward to working with you further on this project.

Sincerely,

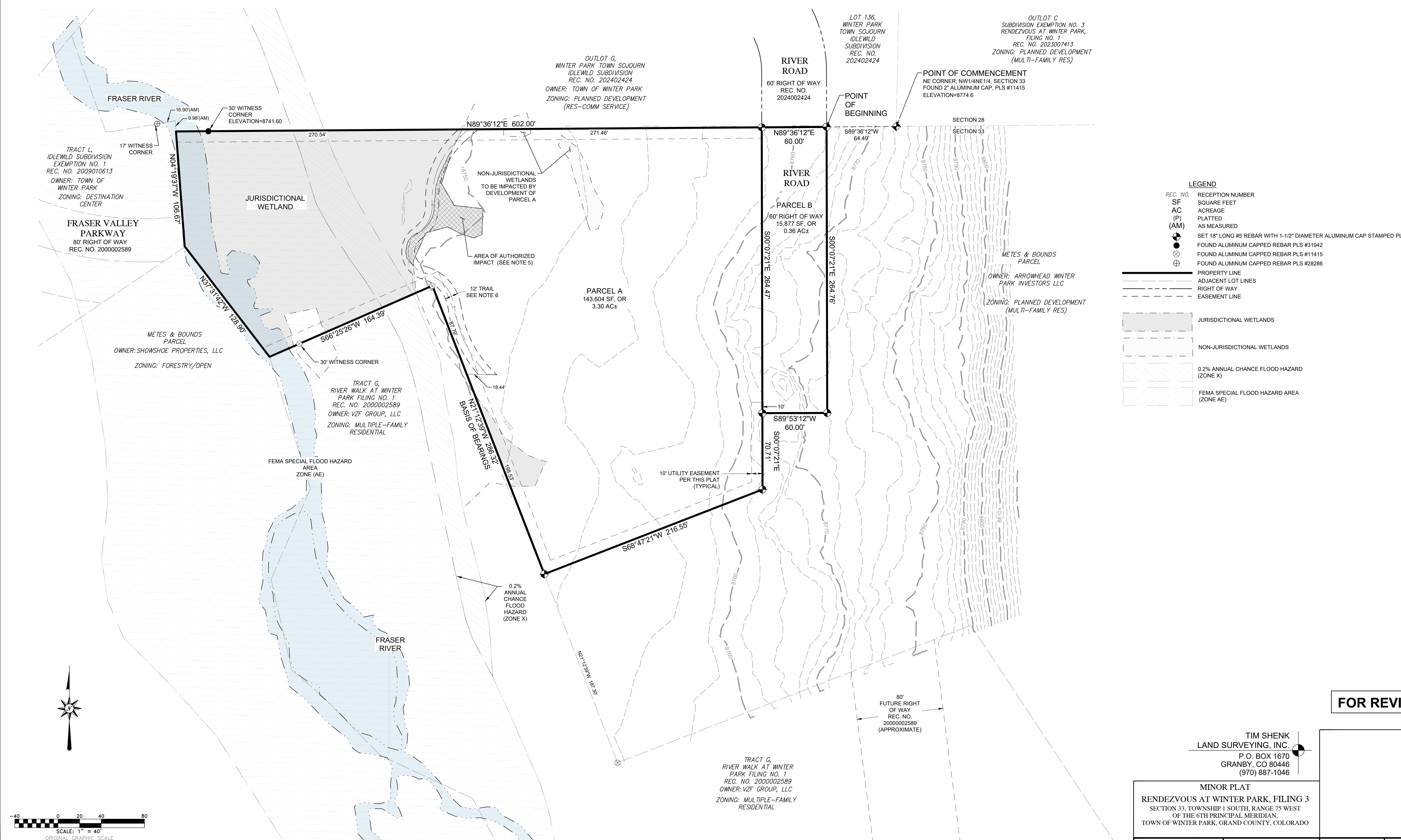
Vogel & Associates, LLC

Jeffery Vogel, AICP

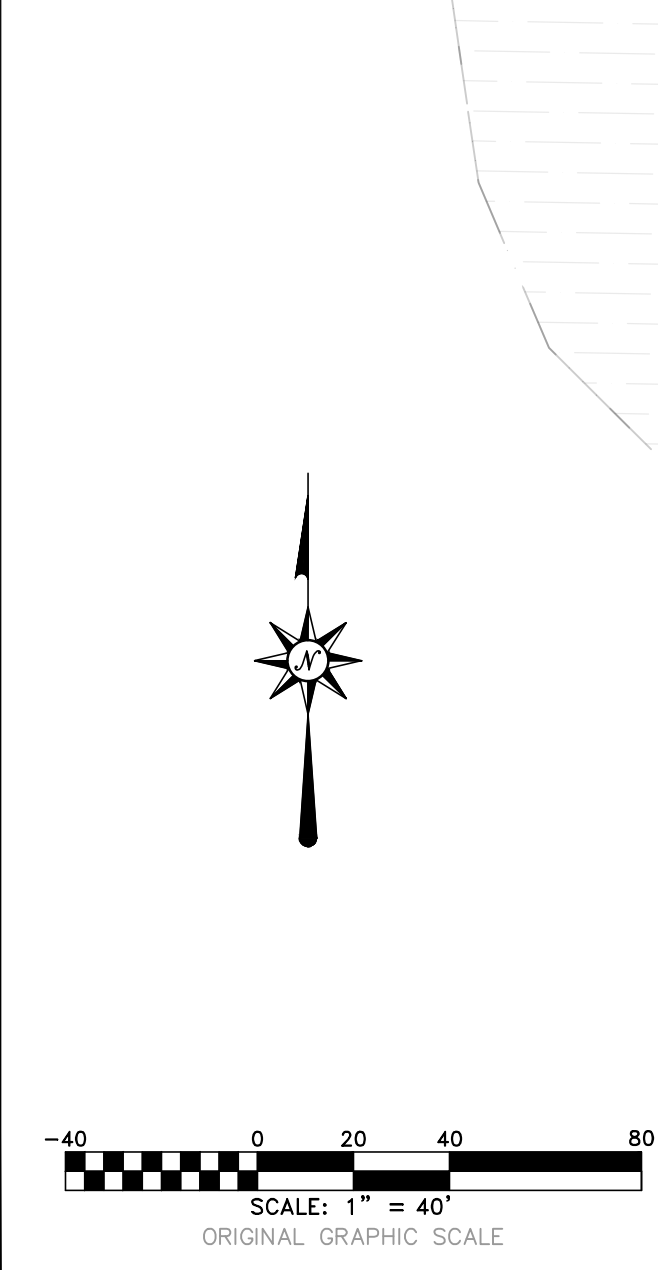
Principal

MINOR PLAT RENDEZVOUS AT WINTER PARK, FILING 3

SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007004144
SHEET 3 OF 3



- LEGEND**
- REC. NO. RECEPTION NUMBER
 - SF SQUARE FEET
 - AC ACREAGE
 - (P) PLATTED
 - (AM) AS MEASURED
 - ⊙ SET 18" LONG #5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP STAMPED PLS #31942
 - ⊙ FOUND ALUMINUM CAPPED REBAR PLS #31942
 - ⊙ FOUND ALUMINUM CAPPED REBAR PLS #11415
 - ⊙ FOUND ALUMINUM CAPPED REBAR PLS #28286
 - PROPERTY LINE
 - - - ADJACENT LOT LINES
 - - - RIGHT OF WAY
 - - - EASEMENT LINE
 - ▨ JURISDICTIONAL WETLANDS
 - ▨ NON-JURISDICTIONAL WETLANDS
 - ▨ 0.2% ANNUAL CHANCE FLOOD HAZARD (ZONE X)
 - ▨ FEMA SPECIAL FLOOD HAZARD AREA (ZONE AE)



FOR REVIEW

TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

MINOR PLAT
RENDEZVOUS AT WINTER PARK, FILING 3
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

JOB: 19051 DWG: 19051_CLUBHSE PLAT	SCALE: 1" = 40' CRD: 19051	DATE: 12/17/2024 CHECKED: TRS	DRAWN BY: JAN SHEET: 3 OF 3
---------------------------------------	-------------------------------	----------------------------------	--------------------------------



ANDERSON NOTARIANNI
MCMAHON LLC

ATTORNEYS AT LAW
1290 Broadway, Suite 1700
DENVER, COLORADO 80203
Telephone (303) 458-7117
www.anm-law.com

GEOFFREY P. ANDERSON
GREGORY J. NOTARIANNI
JOSHUA D. MCMAHON
ELIZABETH S. MARCUS

February 5, 2025

VIA EMAIL: Shelia Booth, sbooth@planstrategize.com

Shelia Booth
Contracted Planner
Town of Winter Park
P.O. Box 3327
Winter Park, CO 80482

Re: PLN24-092 Minor Plat Rendezvous at Winter Park Filing No. 3

Dear Ms. Booth:

This firm represents VZF Group, LLC, owner of Tract G, situated to the south of the land at issue in the above-referenced file. VZF has several questions regarding this proposed development:

1. The letter from Jeffrey Vogel, dated October 7, 2024, which is part of the public notice packet, references three parcels, Parcel A, Parcel B, and Parcel C. Yet the drawings attached to the public notice only refer to two parcels. Parcel B is the right-of-way for River Road and Parcel A is the remaining property at issue. Where is Parcel C?

2. Access for this property seems to be via River Road and Ski Idlewild Road. There seems to be no discussion or consideration of the traffic this property will put on those roads and no consideration of how this property's use of these roads factors into the cost-sharing-allocation the Town recently charged to Tract G and Tract F. Why is that?

3. Why is there no formula for allocating infrastructure costs among parcels and if there is such a formula, why was it not instituted in this case?

Thank you for your attention to this matter.

Sincerely;

Geoffrey P. Anderson

Geoffrey P. Anderson

cc: Stephanie Feuer
Steve Zelinger