



City of Woodland Park

September 7, 2023 at 6:30 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Following a work session regarding the City Council Budget Goals and Priorities for the 2024 City of Woodland Park Budget Mayor LaBarre called the City Council Meeting to order.

The following Councilmembers were present: Mayor LaBarre, Mayor Pro-tem Case, Councilmember Connors, Councilmember Nakai, Councilmember Neal, Councilmember Harvey and Councilmember Zuluaga.

The following Staff Members were present: Interim City Manager Vassalotti, Deputy City Manager/City Clerk Leclercq, City Attorney Williams, Public Works Director Schmitt, Utilities Director Wiley, Planning Director Schminke, IT Intern Barnes,

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

- A. Presentation of the first Purple Heart sign for the City of Woodland Park.
(Presenter, Jim Bartlett)

Jim Bartlett, a Purple Heart recipient, presented the City Council with the City of Woodland Park's first Purple Heart Sign.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

5. CONSENT CALENDAR

- A. Consideration of Ordinance No. 1459, Series 2023, on initial posting, an Ordinance of the City Council, for the City of Woodland Park, Colorado, Amending Title 5 of the Woodland Park Municipal Code, Concerning Business Regulations to License and Regulate Short-Term Rentals and set the Public Hearing for September 21, 2023.(A)
(Presenters, Councilmember Zuluaga and Councilmember Connors)

Motion: to approve Ordinance No. 1459, Series 2023, on initial posting, an Ordinance of the City Council, for the City of Woodland Park, Colorado, Amending Title 5 of the Woodland Park Municipal Code, Concerning Business Regulations to License and Regulate Short Term Rentals and Set the Public Hearing for September 21, 2023. Zuluaga/Connors. Motion failed 3-4 with Harvey, LaBarre, Case and Neal voting no.

6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)

Arnie Sparnins asked the Council what does it take for the council to listen to their constituents regarding STR's?

Jerry Penland shared with the Council that the citizens have spoken regarding STR's.

7. UNFINISHED BUSINESS

(Public Comment may be heard)

8. ORDINANCES ON INITIAL POSTING

(Public comment may be heard)

9. PUBLIC HEARINGS

(Public comment may be heard)

- A.** Ordinance No. 1458, Series 2023, an Ordinance Designating a Local Historic Landmark for the Roberts House Located at 750 CR 21 as Requested by Steve Plutt, a Citizen of the Community (QJ) (Presenter Planning Director Karen Schminke, AICP)

Planning Director Schminke reviewed her staff report with the Council sharing the following information:

Background: On June 29, 2023 Steve Plutt, a citizen of the community, nominated the property which contains the Roberts House and Barn for consideration of a Local Historic Landmark Designation. On July 11, 2023 Michael Lawson, the City of Woodland Park city manager signed the application as property owner representative. The subject property is zoned PUD and is located south of the Walmart store with an address of 750 CR 21, Woodland Park, CO.

The property is also known as the Junction House and is significant for its importance as a stage stop/way station for travelers up Ute Pass on their way to points west. The primary clientele were freight wagons. The application submitted by Mr. Plutt contains a more extensive history of the property and the Roberts family than the 2006 architectural inventory. From the 2006 architectural inventory, the original Junction House was constructed in 1873 and burned down in 1912. Historically, there were many outbuildings on the property across the dirt road. The current cabin was constructed in 1915 by M.J. (Pop) Taylor, a contractor who earned his living constructing log houses. Additions were constructed, windows were changed out and scalloped fascia trim was added circa 1940s. Circa 1950s the deck and mud room addition were constructed and the east shed roof addition was constructed. About 2002-2003 the old stagecoach barns were burned down.

This building's level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling, and association) has diminished. The building retains many of its rustic style character defining elements (log construction, small paned windows and overhanging roof) but the additions have partially obscured these elements changing the design, material and workmanship of the building. Per the architectural inventory prepared in 2006, "This building no longer has sufficient integrity to convey its significance on a National or State Level, but still has sufficient integrity to be locally landmarked because of its association with the Roberts and Taylor families. There is also enough historic fabric left to maintain its integrity on a local level." (See Architectural Inventory Form OAHP 1403, Resource Number 5TL.3488).

While the 2006 inventory did not believe the property to significance at a National or State level, it found the property to have local significance and noted in more detail that: The building lost most of its significance through the years as the many additions were constructed on the building and decorative elements were added and the rustic, character

defining elements were either modified or partially covered (log construction, low pitched overhanging roof with exposed rafters, small paned windows). Today the building is located adjacent to a large commercial development. The building is locally significant for its association with the Roberts and Taylor families.

Criteria: In accordance with Resolution No. 602, Series 2003, the Historical Preservation Committee shall evaluate the nomination in regards to the following criteria for a Local Landmark Designation for a residential building:

1. The structure should be at least fifty years old.
2. The property is historically significant through one or more of its: a. architectural design; b. association with an historical event, period or person; c. physical impact and location within the City of Woodland Park; and d. potential to provide important information concerning the history of Woodland Park.
3. The structure should have sufficient original or accurately restored materials that maintain its original historic character.

Findings:

1. The Roberts House is more than 50 years old, having been built in 1915.
2. The property as described in this Staff Report and by the attached Architectural Inventory Form OAHP 1403, Resource Number 5TL.3488 is historically significant due to the property and persons associated with its ownership.
3. Although the building has been added to over time the main cabin is still similar to its original rustic style and character. Historic Preservation Committee (HPC)

Recommendation: The HPC held a public hearing on August 8, 2023 and voted unanimously to recommend approval of the Roberts House (aka The Junction House), located at 750 CR 21 with a legal description of Track D, Wal-Mart Center, Woodland Park, CO, as a Local Historic Landmark based upon the findings stated above.

Steve Plutt and Hildred Davis both spoke regarding the Roberts House. Ms. Davis's family lived and worked in that house.

Following the presentation of this ordinance, Mayor LaBarre opened up the Public Comment portion of the Public Hearing. There being no Public Comment Mayor LaBarre closed the Public Hearing and the following motion was made.

Motion: to approve Ordinance No. 1458, Series 2023 an Ordinance Designating a Local Historic Landmark for the Roberts House located at 750 CR 21 as Requested by Steve Plutt, a citizen of the Community. Connors/Nakai. Motion carried 7-0.

- B.** Ordinance No. 1457, Series 2023, an Ordinance of the City Council for the City of Woodland Park, Colorado, Approving the Modification of the allowed use of Lot 4 of the Wal-Mart PUD from "Eating/Drinking Place, Eat-In and Drive-Through" to also allow a car wash. (QJ) (Tabled from August 17, Council Meeting. Public Comment closed)
(Presenter Senior Planner, CJ Gates)

Prior to the start of this hearing, Councilmember Harvey recused herself.

Mayor LaBarre reminded the Council that this item was tabled at the August 17 City Council Meeting and the Public Comment portion of this hearing was closed.

Senior Planner Gates shared that there was no new information regarding this agenda item to share.

Following Council discussion regarding water, noise and traffic the following motion was made.

Motion: to approve Ordinance No. 1457, Series 2023, an Ordinance of the City Council for the City of Woodland Park, Colorado, approving the Modification of the allowed use of Lot 4 of the Wal-Mart PUD from "Eating/Drinking Place, Eat In and Drive Through" to also allow a car wash. Case/Neal. Vote tied 3-3 with Nakai, Zuluaga and Connors voting no. Harvey was recused from the vote. As per Council's Rules and Procedures a tie means that the issue fails.

10. NEW BUSINESS

(Public comment may be heard)

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

Mayor LaBarre shared the upcoming events for the next two weeks.

Councilmember Neal shared a report from the DDA meeting of September 5.

Councilmember Zuluaga gave a report from KWPB and let the Council know that Jeanette Horwood resigned from the committee.

Councilmember Connors gave a report from the HPC and also thanked Steve Plutt for all his hardwork repairing tombstones at the Woodland Park Cemetery.

B. Council Reports

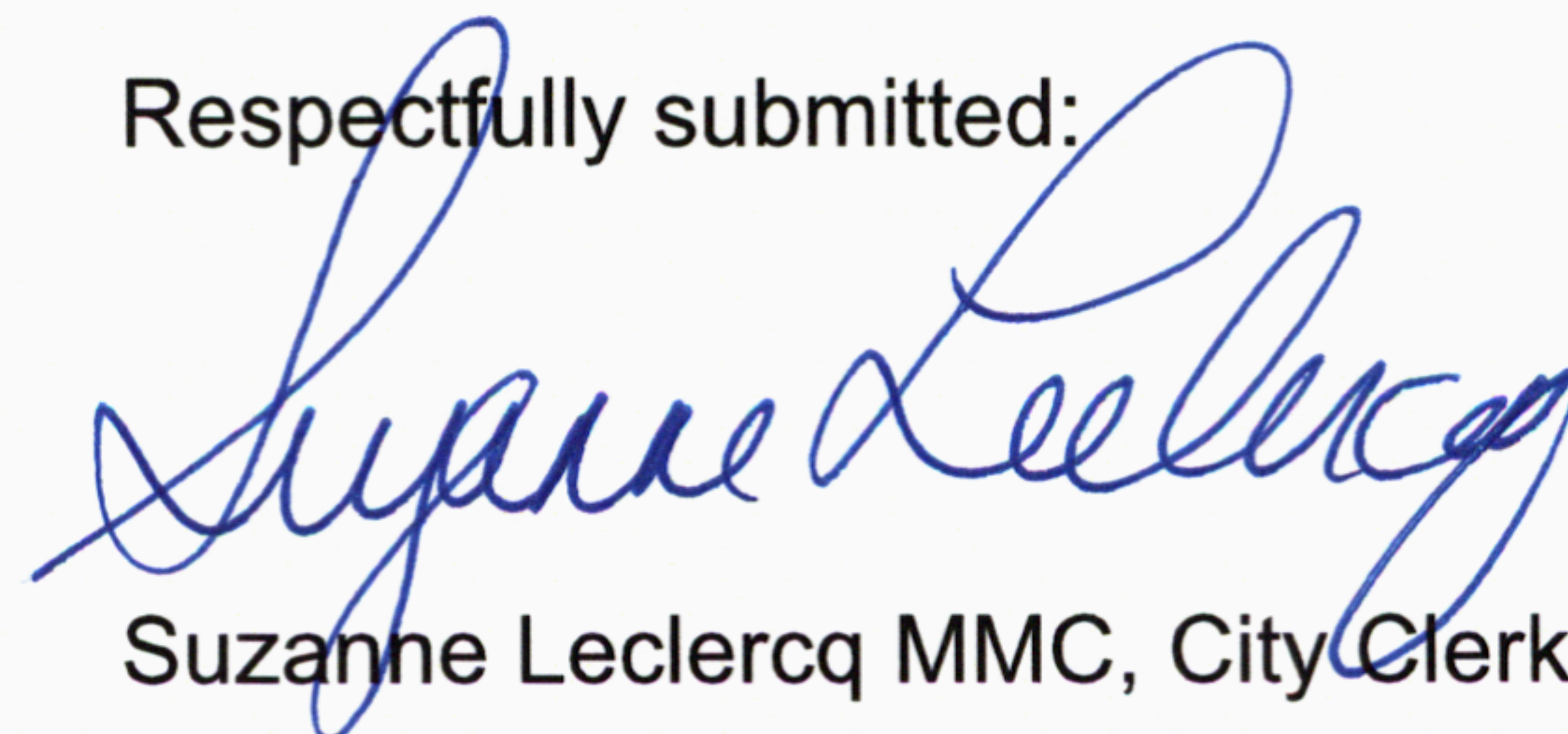
C. City Attorney's Report

D. City Manager's Report

12. ADJOURNMENT

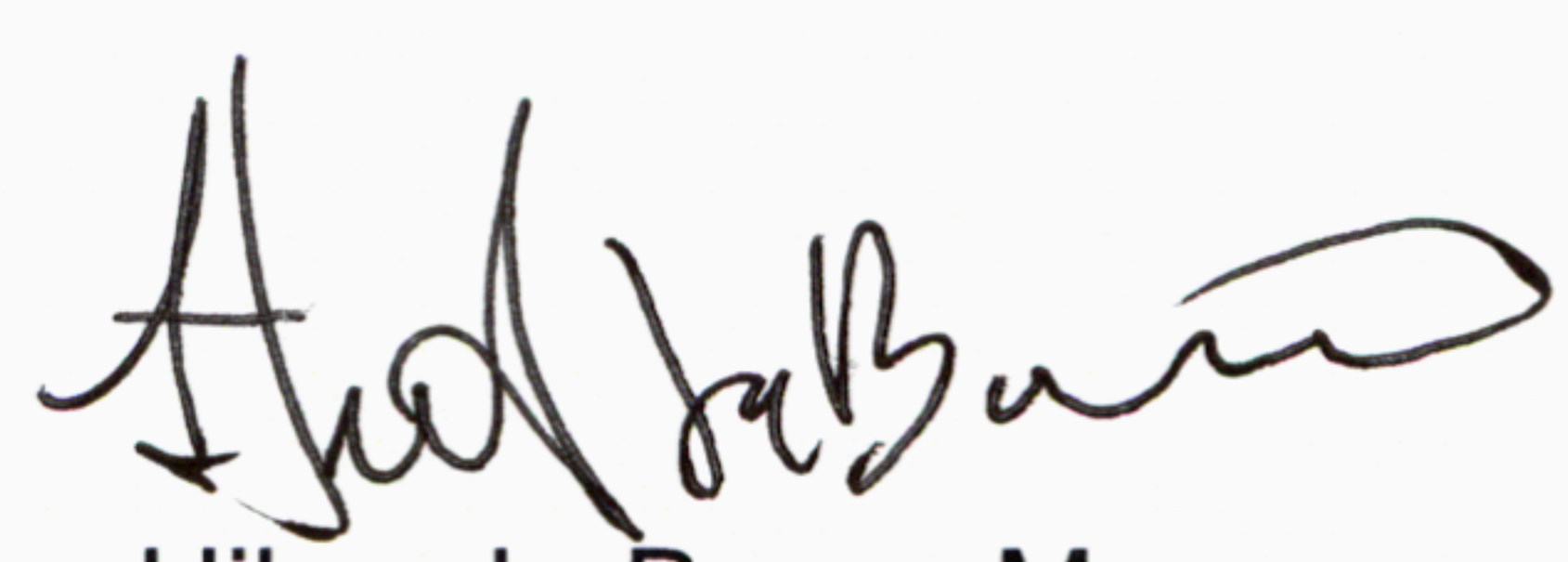
There being no further City business, Mayor LaBarre adjourned the City Council Meeting at 8:01 PM.

Respectfully submitted:



Suzanne Leclercq MMC, City Clerk

APPROVED THIS 5th DAY OF October, 2023


Hilary LaBarre, Mayor