



City of Woodland Park

City Council

May 16, 2024 at 6:30 PM

AGENDA

5:30 pm - City Council interviews for the vacant City Council Seat.

Immediately following the regularly scheduled City Council meeting, the City Council will hold a work session on Bob's Rules of Order.

- 1. CALL TO ORDER AND ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS**
 - A.** Discussion and appointment of Councilmember to fill the vacant Council seat.
(A)
(Presenter Deputy City Manager/City Clerk)
 - B.** Oath of Office to the new Councilmember.
(Presenter Deputy City Manager/City Clerk Leclercq)
 - C.** Presentation from the Woodland Park School District regarding the 1.09% City Sales Tax. (A)
(Presenters, Woodland Park School Board President Mick Bates and Woodland Park School District Superintendent Ken Witt)
 - D.** Appointment to the Utility Advisory Committee (UAC). (A)
(Presenter Deputy City Manager/City Clerk Leclercq)
- 4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**
- 5. CONSENT CALENDAR**
 - A.** Consider Ordinance No. 1475, Series 2024, on initial posting, an Ordinance Amending the Local Historic Landmark Designation of the El Dorado Casino (A.K.A. Pre-School in the Pines Property) Located at 312 N. West Street, as Requested by the Property Owner, Aime Ventures, LLC and set the Public Hearing for June 6, 2024. (QJ) (Presenter, Planning Director Karen Schminke, AICP)
 - B.** Approval of the April 2024 Statement of Expenditures and Authorize the Mayor to sign the warrants thereof.
 - C.** Approval of the regularly scheduled May 2, 2024, City Council Meeting Minutes.
(A)
(Presenter, Deputy City Manager/City Clerk Leclercq)
- 6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)**
- 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.** Pines at Tamarac PUD and Preliminary Plat Amendment: A request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) to amend the previously approved Pines at Tamarac Planned Unit Development (PUD) Master Plan and Preliminary Plat to increase the number of residential lots from 26 to 39 on 20.61 acres; the subject property is described as Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) in the Pines at Tamarac PUD zone district (QJ) (Presenter, Senior Planner CJ Gates)
- B.** Approval of Ordinance No. 1473, Series 2024, an Ordinance of the City Council of Woodland Park, Colorado, Adjusting Expenditure Appropriations to the Various Funds for the City of Woodland Park, Colorado for the 2024 Budget Year, and Amending Ordinance No. 1466, Series 2023. (A) **Tabled from the April 18, 2024, City Council Meeting.**
(Presenter City Manager Vassalotti)

10. NEW BUSINESS

(Public comment may be heard)

11. REPORTS

(Public comment not necessary)

- A.** Mayor's Report
- B.** Council Reports
- C.** City Attorney's Report
- D.** City Manager's Report
 - 1. Sales Tax Update for March 2024
 - 2. 2023 Year End Financial Report

12. ADJOURNMENT

Key to agenda abbreviations:

(A) Administrative- matters involving day-to-day decisions such as approving contracts, hiring staff and the procurement of goods and services. Administrative actions generally do not require formal actions by the elected body.

(L)Legislative- typically in the policy arena; legislative matters affect large areas and large groups of people, such as enacting dog regulations or amending the City code. Legislative action generally involves motions, resolutions and ordinances.

(QJ)Quasi-Judicial- apply general rules to a specific interest, such as zoning change affecting a single piece of property, or a special use permit. Quasi-Judicial actions generally involve adjudication, sometimes in writing, but not a resolution or ordinance. Decision for Quasi-Judicial proceedings are made exclusively based upon the testimony presented on the record. Ex-parte communication (communication outside the official hearing) between elected officials and citizens is not permitted on Quasi-Judicial



STAFF REPORT

TO: Mayor Case and City Council

FROM: Suzanne Leclercq, Deputy City Manager/City Clerk

DATE: May 16, 2024

SUBJECT: Discussion and appointment of Councilmember to fill the vacant Council seat. (A)
(Presenter Deputy City Manager/City Clerk)

BACKGROUND: As a result of winning the seat of Mayor at the April 2, 2024, Municipal Election, Councilmember Case vacated her Council Seat and was sworn in as Mayor at the April 4, 2024, City Council Meeting. On April 4, 2024, the Council reviewed the various ways they could fill that open vacant seat. At that time, I reviewed the Charter with the Council on how they are to go about this process.

Section 3.5 Vacancies states:

(b) A vacancy shall be filled by a majority vote of the Mayor and Council after such a vacancy occurs, provided there will not be a regular election within ninety days of such vacancy. To fill a vacancy, the Mayor and/or the remaining Council members may:

1. Appoint any qualified person
2. Conduct an open application process
3. Appoint the person who received the next highest vote in the last municipal election should the vacancy occur within 6 months of said election. The person appointed shall serve in that office until the next regular election.

Following consensus of the City Council, Council agreed to conduct an application process. I shared with the Council that I would advertise the open council seat for 30 days beginning April 8 and closing the process on May 8 at 5 PM. I would be soliciting Letters of Interest from qualified individuals.

On May 8 at 5 PM I closed the application process.

To review the qualifications of Council members, I would like to share the following:

Charter Section 3.4 Qualifications

1. Must be a Citizen of the United States for not less than one year
2. Is at least 18 years of age
3. Shall be a resident of the City of Woodland Park for not less than one year immediately preceding such election or appointment

Applications were received from the following individuals:

1. Anthony Bellione
2. Carrol Harvey
3. Don Dezellem
4. Don Hoying
5. Eric Lockman

As always prior to presenting applicants to the Council, I do my due diligence in checking that they meet the above criteria to be an eligible candidate. I have been able to check that all five candidates meet the criteria of being over 18 years of age and being a US Citizen. I have been able to check residency requirements and confirm that 4 of the candidates meet the residency requirements. I have been unable to confirm whether Mr. Bellione meets the residency requirements. An email has been sent to Mr. Bellione asking him to supply me with additional information so that I can confirm he is indeed qualified to be considered for appointment. As of the writing of this staff report, it has not been confirmed.

Letters of Interest from all five candidates are attached for you to review.

Following a meeting with Mayor Case and working out how the process for that evening would go, I wanted to share the following information.

Interviews of candidates will be held during the work session from 5:30 PM to 6:30 PM.

1. The candidates will be interviewed in order of receipt of their applications. Bellione, Harvey, Dezellem, Hoying and Lockman.
2. Candidates not being interviewed will be sequestered and asked not to use any electronic devices while sequestered.
3. Questions will be asked of the candidates from the Council. No questions or comments will be asked by the audience.
4. The council can ask however many and different questions of each candidate.
5. Council discussion can be held, but no decision will be made.

Appointment of Council member during the Public Meeting.

1. I will hand out a ballot to each Council member. The ballot will have your name on it and a list of the 5 candidates. Each Councilmember will select their choice.
2. I will collect the ballots and read them into the record. If there is a clear winner, the Mayor will ask for a motion to appoint that individual.
3. If there is a tie, all other candidates will be eliminated and only the tie candidates will be considered in the next round.
4. Ballots will be distributed again, collected and read into the record.
4. If there is a clear winner, the Mayor will ask for a motion to appoint that individual.

Following the appointment of the Council's newest member, I will be ready to administer the Oath of Office to the appointed candidate, so they can take their Council Seat at the Council meeting.

RECOMMENDATION:

ATTACHMENTS: 1. Letters of Interest - open council seat

Suzanne Leclercq

From: BELLIONE, ANTHONY P CIV USSF SpOC SBD 1/DS <anthony.bellione.1@spaceforce.mil>
Sent: Thursday, April 11, 2024 2:29 PM
To: Suzanne Leclercq
Cc: AP Bellione
Subject: Letter of Interest for City Council Vacancy
Attachments: 4-12-34 Bellione City Council.pdf

received

[EXTERNAL]

Dear Ms. Suzanne Leclercq,

I am writing to express my interest in the vacant City Council seat in the City of Woodland Park. I am a dedicated citizen of the United States and have lived in Woodland Park for just about a year.

My deep commitment to improving communities is evidenced by my previous participation in local initiatives while on active duty. I have volunteered at local schools, contributed to community clean-up drives and supported small business. These experiences have equipped me with a deep understanding of a community's needs and the ability to work collaboratively towards solutions, making me a strong candidate for the City Council seat.

If allowed to serve on the City Council, I would focus on enhancing the quality of life for all residents, promoting sustainable development, and ensuring transparent governance. My passion for public service and my experience and knowledge of our community makes me a strong candidate for this position.

I am not only eager but also deeply committed to bringing my dedication and passion for public service to the City Council. I am ready to work towards a prosperous future for Woodland Park and look forward to the possibility of discussing my candidacy further.

Please find my qualifications attached to this email. Feel free to contact me should you need any additional information.

Thank you for considering my application. I am excited about the possibility of serving our community in this capacity.

v/r

AP

Mr. AP BELLIONE, GS-15, USSF
Director of Staff, Space Base Delta 1
Peterson/Schriever SFB | Cheyenne Mountain Complex, CO
Comm: (719) 556-1922 (Peterson) | Comm: (719) 567-7948 (Schriever)
AIM HIGH & SEMPER SUPRA!

For a quick response,
chat with me on Teams!



ANTHONY BELLIONE, Col (ret)

Woodland Park, CO, US ✉anthony.bellione.1@spaceforce.mil ☎386-478-6871 🔗Linkedin.com/in/anthonybellione

City Council

My greatest strength is helping others solve complex problems. I am naturally a curious networker who can quickly build trust, who is also passionate about bringing people together to achieve organizational goals. I am an award-winning Senior Air Force/Army Officer with a proven track record in driving organizational strategy, risk management, and collaboration in Cyber, Intelligence, Aviation Maintenance, and high-paced operations across functional teams. I have strong organizational and interpersonal skills and can communicate effectively with all levels of management. I have an active clearance and over 30+ years of proven experience leading interdisciplinary/multinational high-performance teams/operations of more than 1200 professionals. I also possess results driven leadership and team development skills at all levels, including national security and cybersecurity operations, data management, tactical and strategic support, and the employment of multi-billion-dollar systems responsible for delivering essential, timely effects. Additionally, I have a comprehensive leadership background in strategic planning, risk management, and critical thinking. Career supported by a Bachelor's, two master's degrees, doctoral candidacy, and numerous specialty certifications.

PROFESSIONAL HIGHLIGHTS

Published Author | Executive Leadership | European, NATO, Africa, Afghanistan, Iraq, and Northeast Asia experience | Process Improvement | Project Management | Program Management | Team Building and Facilitation | Leading Cross Functional Teams | Strategic Communications | Exceptional Oral and Written skills | Resource Management | Accreditation Guidelines | Security Programs Awareness | Training and Development | Multinational Strategist | Worldwide Large-scale Aviation Maintenance Management | Relationship Building | DOTMLPF | Certified Platform and Flight Instructor | Cyber Professional | Data Management | Security Programs Awareness | Data Research and Analysis | Fixed Wing and Helicopter (AH64), UAV (Global Hawk and Predator) Instructor/Evaluator | Lean Process Improvement | Cyber

EXPERIENCE

Executive Director of Operations and Support | Chief Innovation Officer
USSF, Space Base Delta 1 September 2023 - Present, Colorado Springs, CO

Managing director of 30 staff agencies at three separate installations and special staff activities on behalf of the wing commander (CEO). Led activities supporting Peterson Space Force Base, Pituffik AB, Cheyenne Mountain Space Force Station, Schriever Space Force Base to support 43 units, including 27 geographically separated units and 36 Peterson AFB Complex tenants. Triable liaison to 60 member Nations, working Section 106 Programmatic Agreements (PA), Consulting Parties, and Tribal Consultation Protocols. Member of the Colorado Springs Area Chiefs of Staff, Liaison to Defense Mission Task Force.

- Managed a series of fast paced high dollar projects in Space Base Delta 1. The projects were complex and involved coordinating multiple cross functional teams and resources. Developed and maintained detailed project schedules, managed staff assignments, and monitored financials to ensure all projects were delivered within budgeted amounts. All projects were completed successfully, on time and in scope.
- Led an innovation program with limited resources. Space Base Delta 1 had ambitious goals but was constrained by its budget. Implemented strict resource management practices, prioritizing tasks, allocating staff efficiently, and closely monitoring expenditures. Became the Chief Innovation Officer and develop programs that were successfully completed within the budget, achieving the CEO's goals without compromising the quality-of-service delivery.

- Initiated a comprehensive organizational restructuring process, which included reallocating positions for optimal team structure, drafting new Position Descriptions (PDs) to clearly outline roles and responsibilities, and launching a thorough hiring process to ensure the new positions are filled with qualified individuals for seamless transition and continued operational efficiency.

Manger III, NATO Business Coordinator

Northrop Grumman

January 2023 - September 2023, New Smyrna Beach, FL

Led shaping and capturing activities for the NATO AGS system. Responsible for developing mission expansion strategies, upgrades, and modernization plans for the system and identifying new program opportunities to improve its functionality.

- I manage relationships with crucial NATO customers and stakeholders in a highly competitive defense industry. By ensuring effective communication and understanding of capabilities, processes, and policies, I Initiated and managed bi-monthly forums and webinars to keep customers informed and engaged. Resulting in strengthened relationships and trust with crucial NATO customers and stakeholders.
- We faced contract completion and delivery on-time success rate of 81% and a need to increase capture from NATO countries. I improved the success rate and expanded the market capture per my task by Implementing process improvements and strategic initiatives to enhance contract completion and delivery, which increased and expanded capture from NATO countries by 18%.

Director of Communications, Cyber, I.T. and Chief Data Officer

USAF, Andrews Air Force Base

June 2021- July 2022, Washington D.C.

Led and hired a Cyber Operations and Planning team of 15 civilian and military cyber professionals as the Office of Primary Responsibility (OPR) for managing the Air Force District of Washington D. C's Cyber services, sustainment infrastructure, and planning.

- I led a newly formed diverse cross functional team in developing emerging cybersecurity policies, guidance, and procedures. AFDW entrusted our team with the critical mission of building and seamlessly merging AFDW's inaugural Data Management program, Spectrum Management program, Cyber Security, and Cyber Surety program. We focused on delivering reliable, robust, and comprehensive solutions to protect and secure AFDW's vital information. The team develop and merge AFDW's 1st Data management, Spectrum Management, Cyber Security, and Cyber Surety programs. Committed to and conducted the first emitter survey of a classified processing area related to the NC3 mission, and successfully averted 5G commercial interference with critical navigation equipment.
- Coordinated and facilitated three Executive Cyber Summits. The aim was to increase awareness and knowledge of current Cyber initiatives and future strategies within the AFDW mission space. Successfully coordinated and facilitated the summits. Successfully increased awareness and deepened understanding of current Cyber initiatives and future strategies, fostering a proactive and informed cybersecurity culture within the AFDW mission space.
- Led eight high visibility projects. All projects needed to be completed within scope, under budget, and on time. Successfully managed and led the team to ensure all projects were completed as per the requirements. All eight projects were delivered on time, under budget, and within the defined scope, demonstrating effective project management and leadership.

Commander (Senior Director), Chair, Professor of Aerospace Studies

USAF, Air Education Command

July 2019 - July 2021, Orlando, FL

Commander, Chair, and Professor of Aerospace Studies for the second-largest United States Air Force ROTC university, with 325 contracted cadets.

- Led the development of a novel outreach program model. The goal was to increase accessions by 10% and increase retention by 25% over three years. The outreach program model was successfully developed and implemented. Achieved a 10% increase in accessions and a 25% increase in retention over two years. Achieved a 10% increase in accessions and a 25% increase in retention over two years.

- Led the creation of a cadet graduation tool. The tool deemed a best practice by HQ ROTC and reduce errors. The "glide path" graduation tool was successfully created. Reduced errors by 19% and saved dozens of cadet commissions.

Commander (Regional Vice President)

USAF, 69th Reconnaissance Group (Global Hawk) July 2017 - June 2019, Grand Forks, ND

Led 1150 people, \$25 million annual budget through 22 projects (\$76 million), on time and budget, worldwide for a \$2 billion ACAT1 E/RQ4 program as the only combined operations and maintenance group commander in support of deployable, high-altitude, long-endurance ISR RQ-4/EQ-4 aircraft and ground control elements.

- In a high-demand operational environment where intelligence collection was critical to significantly increase the volume of intelligence collected to support decision-making. Implemented innovative strategies and optimized processes, as a result we broke several operational records; increased intelligence collection by 24,000 hours and 110,000 images.
- Developed and implemented organizational documentation on the first High Altitude Weapons and Electronic Officers Course. First to succeed in setting up graduate "Top-gun" course. Enhancing operational efficiency and readiness across the Air Force enterprise.
- Fixed 18 unfunded projects worth \$43 million, critical need to bring these projects back within scope, schedule, and budget. Hired contract PM team, work with stakeholders and vendors personally; 17 out of 18 back in scope, schedule, and budget.
- Maintenance downtime was affecting sortie production. need to enhance multiple maintenance practices to reduce downtime. Led a process improvement team, implementing strategic enhancements to maintenance practices. Successfully reduced maintenance downtime by 18.5%

Director

USAF, Innovation & Transformation Division (A8B)

July 2015 - July 2017, Ramstein, GE

Led a select team of seven Lean Master Practitioners in transformation activities and programs for Headquarters United States Air Forces in Europe - Air Forces Africa. Director, Commander's Action Group, NATO AIRCOM Travel/Logistics, led 6 Civilian supervisors and four analysts to researched, analyze, and prepared briefings, articles, and speeches for COMUSAFE on air, space, and cyberspace issues. Primary SME to the Berlin embassy to brief the German Parliament on remotely piloted operations and helped secure future contracting to cover critical ISR shortfall.

- In support of 104 European and African countries, we developed the first mission improvement programs and led a team to improve the United States Air Force CPI Greenbelt Courseware, achieving a record-breaking 48% USAFE certification rate.
- Built Operational Innovation Branch, synced A2 (Intel) and A3 (Operations), rapid acquisition of \$48 million ISR program Satisfied previously unmet requirements, demonstrating the effectiveness of the Operational Innovation Branch and the newly acquired ISR program.
- Led team through 49 country visits, 38 conferences, 129 speaking events, and 190 high-level projects, with a 42% personnel reduction, lauded by COMUSAFE, saved \$161,000 in travel costs.

Deputy Director

USAF, ISR Operations Division

August 2014 - June 2015, Ramstein, GE

Deputy Director, Intelligence, Surveillance, and Reconnaissance Operations Division (A3I) (A3O), Headquarters United States Air Forces in Europe - Air Forces Africa, Supervised, motivated, and directed 13 senior civilian/military program managers and provided data expertise (ISR/SME) support to Corporate Headquarters.

- High demand, low density ISR assets were assigned to support operations in Europe, Africa, and the North Atlantic Treaty. I led the planning process for the effective allocation and utilization of these ISR assets. Successfully led the planning for the assigned/allocated ISR assets, ensuring their optimal deployment. Enabled effective support for the operations in Europe, Africa, and the North Atlantic Treaty, demonstrating the strategic value of well-planned ISR asset allocation.

- Drove bilateral sustainment aiming for a substantial return on investment for Building Partnerships, successfully chaired the US-Italian UAS working group, leading initiatives that drove bilateral sustainment. Achieved a remarkable \$232 million return on investment for Building Partnerships, showcasing the significance of cross-border cooperation and meticulous strategy formulation.
- Collaborate with 15 European nations to secure UAV airspace overflight rights, a crucial aspect of supporting NATO operations. Led diplomatic negotiations with multiple European nations, successfully securing overflight rights, enabled seamless NATO operations across the region, particularly in the Balkans, demonstrating the power of international diplomacy and cooperation.

Commander (Chief Operations Officer)

USAF, 18th Reconnaissance Squadron

October 2011 - June 2013, Indian Springs, NV

Led, trained, and equipped 256 officer aircrews and cross functional support personnel in 24/7/365 combat operations.

Coordinated with national agencies and combatant commanders to execute ISR, counter-land, counter-terrorism missions.

- Amidst significant global events, including our involvement in the demise of Kadafi and the incident in Benghazi, and dealing with low morale due to combat fatigue, we successfully navigated the complexities of the complex operations and implemented morale-boosting initiatives, leading to strategic victories and recognition within the team. The efforts culminated in winning the "ISR Squadron of the Year" in 2012 and the "Wing Squadron of the Year" in 2011.
- Afghanistan was a challenging environment marked by unknown threats and an evolving enemy landscape, there was a need for a first-of-its-kind sensor program to combat terrorist operations, asymmetric unconventional warfare, and urban warfare by insurgents. I led the fielding of a first-of-its-kind sensor program, valued at \$39 million, which saved lives and, improved high value intel collection.
- In a high-stakes combat operations involving national security and counter-terrorism operations, we needed to coordinate with national agencies and combatant commanders to execute Top Secret Intelligence, Surveillance, and Reconnaissance (ISR), counter-land, and counter-terrorism missions. My diverse team and I successfully facilitated coordination between various national agencies and combatant commanders, ensuring seamless execution of the thousands of missions and high value targets.

Senior Manager | Chairman of the Joint Chiefs of Staff ISR professional

Joint Staff, Pentagon

June 2008 - October 2011, Washington DC

Action officer for the highest-ranking military officer in the United States Armed Forces, developed policy, established procedures, and coordinated Presidential (POTUS) and Secretary of Defense (SecDef) approval of sensitive data (reconnaissance) operations. Principle focal point for ISR Global Force Management allocation decisions and deployment of 28 unique airborne ISR assets. J39 liaison to the CIA, SOCOM and IC.

- Awarded Joint Staff J3 Analyst (AO) of the Year--1 of 255. As a Joint Staff J3 Analyst, I faced the critical challenge of optimizing Department of Defense (DOD) Unmanned Aerial Vehicle (UAV) Intelligence, Surveillance, and Reconnaissance (ISR) allocation. I spearheaded a comprehensive review of the allocation procedures, collaborating closely with cross-functional teams and leveraging my expertise in ISR operations I worked with Office of the Secretary of Defense (OSD), I contributing to the ISR Task Force to address critical intelligence gaps.
- DoD Senior Leader ISR tool aimed at enhancing situational awareness real-time allocation decisions. The existing processes lacked efficiency and real-time updates, hindering decision-making. Leveraging my expertise, I designed an innovative tool that automated data aggregation and dynamically updated critical information, my solution garnered personal recognition from the Chairman of the Joint Chiefs.

EDUCATION

Doctor of Business Administration, Doctoral Candidate | Edwood College
Madison, Wisconsin • 2024

Effective American Indian Communications and Consultation Course

Argonne National Laboratory • 2023

Air Force Cyber College, Cyber 500

Air Force Institute of Technology, 2021 • Wright-Patterson Air Force Base, Ohio • 2021

School of Strategic Force Studies Cyber 190

Air Force Institute of Technology, • Wright-Patterson Air Force Base, Ohio • 2021

Master of Science, USAF Air War College | Blue Horizons Fellow | Executive Leadership School,National security, leadership Joint Air, Space, and Cyberspace Power Research paper,
Hypersonic Deterrence • Maxwell, Alabama 2014 • In-residence • GPA 3.8**Collection Management Course - HUMINT/IMINT/MASINT and OSINT, 2008**

DIA • Washington D.C. • 2008

Master of Science, USAF Air Command and Staff College, Military Operational Art, and ScienceNuclear, Operational Warfare, International Affairs, Public Relations
USAF Air Command and Staff College • Maxwell, Alabama • 2007 • In-residence • GPA 3.6**CAS3 and Career Course, Certificate | Senior Army Staff Leadership School, 2000**

Fort Leonard Wood, Kansas • 2000

Bachelor of science | Aerospace

Minor in Industrial Studies • Middle Tennessee State University • Murfreesboro, TN • 1995

CERTIFICATIONS

CompTIA Security+

Syracuse University • 2022

Data Governance & Stewardship Professional (DGSP), Cert# 220955 • 2022**Lean Six Sigma Black Belt (CPI)**

Maxwell Air Force Base • 2016

ADDITIONAL INFORMATION

Published: Joint Air Power Competence Centre |The Heart of Decision Superiority|<https://www.japcc.org/articles/the-heart-of-decision-superiority/>**Interviews:**

Inside Engineering. Policy and Practice |

<https://lscpagepro.mydigitalpublication.com/publication/?m=61060&i=793496&p=24&pp=1&ver=html5>**Stars and Stripes**<https://www.stripes.com/news/predators-and-airmen-arrive-in-latvia-on-reassurance-mission-1.365643>

- ★ Commander of the Air Force Squadron of the Year - Air Force Jan 2013, #1 of 79 Squadrons
- ★ Commander of the Unit of the Year - 432 Wing | Air Force Jan 2012, #1 of 18 Units
- ★ Chairman Joint Chiefs of Staff Analyst (Action Officer) of the Year - Joint Staff Jan 2010
- ★ J3 Staff Analyst (Action Officer) of the year, Joint Staff, 2009
- ★ Legion of Merit 2 Oak leaf clusters, Defense Meritorious Service Medal, Meritorious Service Medal, 4 Oak leaf clusters, Aerial Achievement medal, 6 Oak leaf clusters
- ★ Served in OEF, OIF, OUP, Operation Allied Force, and IFOR/SFOR
- ★ Top Secret/SCI clearance

REFERENCES

Samantha Rodrigues, SES, samantha.a.rodrigues.civ@army.milKeone Silva, Small business owner, c.keone.silva@gmail.comChris Recker, Director / JADC2, Northrop Gruman, johndeerejets@gmail.com

Date: 18 April 2024

received
4/18/24 (SL)

To: Suzanne Leclercq
Deputy City Manager/City Clerk
220 W. South Avenue
Woodland Park, CO 80863

From: Carrol Harvey
515 Falcons Rest Place
Woodland Park, CO 80863

Subject: Letter of Interest: Vacancy; Woodland Park City Council

Ms. Leclercq,

In accordance with the City Charter of Woodland Park, Colorado, I submit this letter of interest to declare my desire to fill the recently vacated position on the Woodland Park City Council.

I meet the minimum requirements for this position—namely that I am at least 18 years of age (and then some), a resident in the City for at least one year, and a U.S. citizen.

I have, in fact, lived in Woodland Park for 19 years. Of course, I am a U.S. citizen, having served my country in uniform and as a Federal employee up until my retirement in 2019.

My work experience is diverse and highlights a desire to serve others, but also lead as needed. After completing my undergraduate degree, I went to work for the state of North Carolina as a county planner and public-school substitute teacher with special needs students. While working in these positions, I also served as a training officer in the U.S. Army Reserves in an Infantry Training Battalion. I decided to go on active duty in 1982 and served in various positions as an intelligence officer and commanded units from the platoon to battalion level in a span of twenty years. While on active duty, I completed graduate programs in strategic intelligence and military science. I have also completed a graduate certificate program in Homeland Security with the University of Colorado, Colorado Springs.

Upon retirement from the U.S. Army, I worked as a private consultant in the intelligence field, with emphasis on counter terrorism. I then chose to apply for a position with U.S Northern Command as a disaster operations officer, working with a vast interagency community responding to natural and manmade disasters across the country and in the U.S. territories.

Once my husband and I chose Woodland Park as our "hometown", I decided to apply for a position on the Woodland Park Planning Commission. Once appointed to the Commission, I was selected by my fellow commissioners to serve as the Chair until I left the Commission to run for a position on the Woodland Park City Council in 2012.

During the time I served on Council, I was appointed to serve as the Mayor Pro Tem. In 2018, I opted not serve in that capacity any longer. While on Council, I served as the Council liaison to the DDA, the Historic Preservation Committee, the Colorado Municipal League, and S.A.T.U.R.N (a local organization focused on at-risk youth).

I have taken the lead on numerous community issues to include two iterations of the City's Comprehensive Plan, the rewrite of the City's signage code, a major charter review, and of course, the Planning Commission's deep dive into short term rental code codification.

Although I have retired from Federal employment. I remain engaged in numerous professional organizations to include the National Defense Industrial Association (NDIA) and Women in International Security (WISS).

I am humbled and honored that the Council would consider my interest in continuing to serve the community by filling the current vacancy on the Council.

I stand by for your questions.

Carrol Harvey

Donald Dezelle
402 1/2 N Maple St
PO Box 364
Woodland Park, CO 80866
719-205-3592
jcsdzlm@yahoo.com

Received
4-22-24
(54)

April 22, 2024

Ms. Suzanne Leclercq
City Clerk
City of Woodland Park
220 W South Ave
P.O. Box 9007
Woodland Park, CO 80866

Dear Ms. Leclercq,

I am submitting this Letter of Interest for the position of council member, City of Woodland Park. I have lived and worked in Woodland Park or the surrounding area since 1991 when I moved here to manage the local McDonald's. I owned a home on Circle Drive Avenue as it was called at the time from 1992 to 2004. I moved to the Springs at that time due to work and not finding a place to rent in Woodland Park. In 2006 I moved to Green Mountain Falls until 2008. My job at the time which provided rent free housing took me to Thornton for ten months and then back to the Springs where I resided until 2017. I was able to move back to Woodland Park in January 2017.

Education:

June 1977: High School Diploma Ernest Righetti High School Santa Maria, CA
June 1979: Associate in Liberal Arts Allan Hancock College Santa Maria, CA
September 1979 to June 1980 - Attended California State Polytechnic University, San Luis Obispo studying Recreation Administration.

Work Experience:

2014 to present: Walmart- Woodland Park, CO Currently a Team Lead (hourly manager) for the Auto Center
2007 to 2014: Extra Space Storage- Colorado Springs and Thornton, CO Site Manager
2000 to 2007: 7-Eleven- Woodland Park and Colorado Springs, CO Store Manager/Franchise Coach
1998 to 2000: Allstate Insurance- Woodland Park, CO Licensed Customer Representative
1976 to 1998: McDonald's- Santa Maria, CA and Woodland Park, CO Started as crew and worked up to General Manager (15 years) and Management Trainer (9 years). Selected as an Outstanding Store Manager in the Los Angeles Region for 9 consecutive years.

Community Involvement:

City of Woodland Park Planning Commission 2023-present
City of Woodland Park Parks and Recreation Advisory Board member 2019-Present.
Chairperson of PTOS/Sustainability subcommittee 2030 Comprehensive Plan
Member 2022 Charter Review Committee
Former member Pikes Peak Rotary 1992-1998 (Scholarship co-chairperson, Rotarian of the Year)
Active member of Dayspring Christian Fellowship 1993-2023 when church closed, attended even when residing in Colorado Springs and Thornton. I served as Deacon in charge of facilities and security.

Member of the Board of Directors and treasurer for Dayspring Christian Foundation,
Regularly attend city council meetings and work sessions since 2018.
Candidate for city council in last four municipal elections, have previously interviewed for unfilled council and mayor positions.

Reasons for Applying:

Since 1991 I have either lived, worked, or worshiped in Woodland Park. I have seen this town grow from a small town with dirt roads, one grocery store, Ben Franklin Store was the closest thing to a department store, few traffic lights, and people who were active in their community (the Christmas Parade, the Old Fashion 4th of July, Concert above the Clouds, social and civic clubs). From managing McDonald's and the Rotary Club I knew many of the pastors, police chief and officers, fire chief, many local business leaders, school officials. teachers, and coaches.

Our town has changed since then both in size, population, and demographics. Residents are divided over the direction our town will take in the future over growth (planning, zoning and codes), city services, Charis, heritage preservation, transportation, new businesses and industries, wildlife, availability of housing, water, STR's, and the proper role of city government and council among other issues. Some residents feel that some council members do not represent the people but self interests. I bring nothing to the dais except a desire to serve the people of Woodland Park. At the same time some citizens lack an understanding of how city government works, how the city must work within the confines of the current charter, codes, planning and zoning regulations, and how sometimes actions they are opposed to happen due to these limitations.

A major challenge to our community is the division in Woodland Park. This division has been creeping in our community over the last 6-7 years. We have become fragmented over tiny homes, Charis Bible College, and Woodland Park RE-2 District school board elections among the debated issues. When selected I will strive to provide for citizens and council members an environment to discuss issues with respect for the individual to reach solutions for the community. I may not agree with your point of view but I will respectfully listen to you, ask questions, and you may be able to change my position but I will expect the same respect during discussions. My decisions will be based on the information provided to all council by staff, public comment, and is it the proper role of government to act upon. I will always make time to listen to our citizens over coffee, the phone, or during public comment at council meetings. I will promote the Citizens Academy to foster an understanding of how the city runs and promote existing avenues such as city website, involvement on boards and committees, and use of the What's Up Woodland Park App.

When selected I will work with my fellow council members to find ways to eliminate unnecessary financial barriers so local business owners can prosper will help Woodland Park become a shopping, recreational, cultural, and event destination that will aid in increasing sales and lodging tax revenues. While I realize that being a small town results in an inability to compete with large towns wage wise for police officers and other city employees, we need to continue to find creative ways to retain these valuable employees and reduce hiring/turnover costs to the city along with providing a properly maintained infrastructure. Ensuring a budget that provides the safety and health of the citizen (police, water, sewage, roads), provides for an adequate financial reserve, and services existing debt as quickly as possible is essential. Growth both residential or commercial must meet zoning requirements and the 2030 Comprehensive Plan, and is it the right project, in the right place for Woodland Park and the future. We must continue to secure additional water rights, complete the Boy Scout Reservoir, and implement innovated stewardship of water resources, Building mutually beneficial working

relationships with Teller County, El Paso County, surrounding towns and cities, state and federal entities is essential to Woodland Park future.

In closing, I bring for your consideration a candidate who has observed our council at work for many years, is informed on many of the issues, is involved in our community, has sought office before and has support from both citizens and past/current community leaders, and is willing to serve their community.

Thank you for your consideration,

Donald Dezellem

Received
4-24-24

April 24, 2024

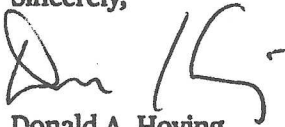
Suzanne Leclercq
Deputy City Manager/City Clerk
City of Woodland Park, CO

Dear Ms. Leclercq,

In response to the Public Notice, Seeking Candidates for City Council Vacany,
please accept this letter of interest to be considered for this vacancy.

I attest that I am a United States citizen for not less than one year, am at least 18
years of age, and have been a resident of Woodland Park for not less than one
year immediately preceding such appointment.

Sincerely,


Donald A. Hoying

1480 Kings Crown, Rd.
Woodland Park, CO 80863

received
5/7/24 (SD)

5/7/2024

Mayor and Woodland Park Council Members,

My name is Eric Lockman, and I would like to express my interest in the vacated Council seat. I have been a resident of Woodland Park for approximately four years. We own our home and are raising our four children here.

I am an electrical engineer by profession and bring a wide variety of experiences to this position. Electrical engineering envelopes a large array of career opportunities. I've had a unique path that has offered roles in testing, technical support, field service, design, project management, and contracting. My technical background has varied with factory automation, SCADA systems, wireless technology, embedded systems, and most recently in the Internet of Things (IoT).

I am goal oriented and value listening to opposing opinions to better understand issues. I maintain an attention to detail, however I often think with a pragmatic approach.

Thank you for your time. I look forward to having a conversation regarding the Council position.

Regards,
Eric Lockman



STAFF REPORT

TO: Mayor Case and City Council

FROM: Karen Schminke, Director of Planning & Building Services

DATE: May 16, 2024

SUBJECT: Consider Ordinance No. 1475, Series 2024, on initial posting, an Ordinance Amending the Local Historic Landmark Designation of the El Dorado Casino (A.K.A. Pre-School in the Pines Property) Located at 312 N. West Street, as Requested by the Property Owner, Aime Ventures, LLC and set the Public Hearing for June 6, 2024. (QJ) (Presenter, Planning Director Karen Schminke, AICP)

BACKGROUND: A property can be granted Historic Designation at either the National, State, or local level. Landmark designation honors, preserves and protects buildings and areas that have been determined to have a special character and historic, architectural, or aesthetic interest or value. Owning a Landmarked property is desirable since this designation makes a property eligible for State Historic Fund Grants and the State Tax Credit program for improvements. Local Historic Landmark designation is granted by approval of an Ordinance.

This application is a request to amend the Local Historic Landmark designation that was previously granted by Ordinance 1328, Series 2018 to the property at 312. N. West Street, having a legal description of Lots 1-3, El Dorado Subdivision, Woodland Park. The historic El Dorado Casino building (a.k.a. Preschool in the Pines) is located on Lot 2 and Lots 1 and 3 are vacant land. The property owner, Aime Ventures, LLC, is requesting the historic designation be amended to retain the designation for Lot 2 and removing it from Lot 1 and 3.

RECOMMENDATION: Approve on initial posting Ordinance No. 1475, Series 2024, an Ordinance Amending the Local Historic Landmark Designation of the El Dorado Casino (A.K.A. Pre-School in the Pines Property) Located at 312 N. West Street, as Requested by the Property Owner, Aime Ventures, LLC and set the Public Hearing for June 6, 2024.

ATTACHMENTS: 1. Ord 1475, Series 2023 El Dorado Casino

CITY OF WOODLAND PARK

ORDINANCE NO. 1475, SERIES 2024

AN ORDINANCE AMENDING THE LOCAL HISTORIC LANDMARK DESIGNATION
OF THE EL DORADO CASINO (A.K.A. PRE-SCHOOL IN THE PINES PROPERTY)
LOCATED AT 312 N. WEST STREET, AS REQUESTED
BY THE PROPERTY OWNER, AIME VENTURES, LLC.

WHEREAS, pursuant to §2.44.030 of the Woodland Park Municipal Code, the City Council has authority to designate local historic landmarks; and

WHEREAS, the preservation of the historic areas and buildings within the community is an important aspect of the heritage and culture of Woodland Park; and

WHEREAS, Ordinance No. 1328, Series 2018 designated 312. N. West Street, having a legal description of Lots 1-3, El Dorado Subdivision, Woodland Park, as a Local Historic Landmark; and

WHEREAS, the historic El Dorado Casino building is located entirely on Lot 2, El Dorado Subdivision, Woodland Park; and

WHEREAS, the Aime Ventures, LLC purchased the subject property on February 25, 2022; and

WHEREAS, property owner, Aime Ventures, LLC, has requested that Lot 2 El Dorado Subdivision retain the Local Historic Designation, and lots 1 and 3 of the El Dorado Subdivision be removed from the Local Historic Landmark designation; and

WHEREAS, the Historic Preservation Committee held a public hearing on May 7, 2024 to review the request to amend the Local Historic Designation for 312 N. West Street; and

WHEREAS, the City Council City Council held a public hearing on June 6, 2024 and determined it to be in the best interest of the citizens of Woodland Park to remove the designation of lots 1 and 3 of the El Dorado Subdivision as a Local Historic Landmark.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THAT:

Section 1. The Findings in Ordinance No. 3128, Series 2018 are still valid as they pertain to the El Dorado Casino building (a.k.a. Preschool in the Pines) which is located on Lot 2 El Dorado Subdivision (312. N. West Street), Woodland Park, CO and does hereby retain Local Historic Landmark designation by the City Council of the City of Woodland Park.

Section 2. Findings:

1. Lots 1 and Lot 3 of El Dorado Subdivision are vacant land with no structures present.
2. The Architectural Inventory Form OAHP 1403, Resource Number 5TL.3453 (for the subject property) does not specify any significance for either of the individual vacant lots.

Section 3. The previously granted Local Historic Landmark designation for Lot 1 and Lot 3, El Dorado Subdivision, Woodland Park, CO, vacant land owned by Aime Ventures, LLC, is hereby revoked by the City Council of the City of Woodland Park.

Section 4. Should any article, section, clause, or provision of this Ordinance be declared by any Court to be invalid, the same shall not affect the validity of the balance of this Ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

PASSED BY CITY COUNCIL ON THE SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS ____ DAY OF _____, 2024.

Mayor

ATTEST:

City Clerk



STAFF REPORT

TO: Mayor Case and City Council

FROM: Aaron Vassalotti, City Manager

DATE: May 16, 2024

SUBJECT: Approval of the April 2024 Statement of Expenditures and Authorize the Mayor to sign the warrants thereof.

BACKGROUND: Approval of the April 2024 Statement of Expenditures and Authorize the Mayor to sign the warrants thereof.

RECOMMENDATION: Approval of the April 2024 Statement of Expenditures and Authorize the Mayor to sign the warrants thereof.

ATTACHMENTS: 1. Statement of Expenditures-April 2024



City of Woodland Park

Staff Report for City Council

Meeting Date: May 16, 2024

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
	CMO/Finance	Aaron Vassalotti City Manager

ITEM:

April 2024 Statement of Expenditures

BACKGROUND:

The City Council receives and approves the Statement of Expenditures for each month.

DISCUSSION:

Please review the following and attached check registers in support of the Statement of Expenditures.

Summary

<u>April 2024</u>	
Accounts Payable Checks	1,118,774.26
Payroll Checks	556,853.23
Avenger Closing Wire	642,456.18
Vectra Visa credit card EFT	32,792.51
Total	2,350,876.18

The Elected Officials expenditures for April 2024 are attached as a separate report.

STAFF RECOMMENDATION:

Approve the April 2024 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.

City of Woodland Park
Year End Payment Register

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
118586	CHK	A	AIS SPECIALTY PRODUCTS, INC	3074	1	2,270.00	0.00	2,270.00	04/04/2024		45434
			CUSTODIAL SUPPLIES	PSI548990		2,270.00	0.00	2,270.00			
118587	CHK	A	BASLINE ENGINEERING CORPORATI	5408	5	9,896.00	0.00	9,896.00	04/04/2024		45434
			Rdwy Improvements&Public Art	30608		1,295.00	0.00	1,295.00			
			02/24 PROFESSIONAL SERVICES	30609		3,599.00	0.00	3,599.00			
			02/24 PROF. SERVICES	30610		1,677.50	0.00	1,677.50			
			02/24 PROFESSIONAL SERVICES	30611		61.00	0.00	61.00			
			02/24 PROFESSIONAL SERVICES	30612		3,263.50	0.00	3,263.50			
118588	CHK	A	BILL'S EQUIPMENT & SUPPLY, INC	1728	2	725.93	0.00	725.93	04/04/2024		45434
			CREDIT	518578		0.27 -	0.00	0.27 -			
			TOW BOOM	535394		726.20	0.00	726.20			
118589	CHK	A	BLACK HILLS ENERGY	4035	4	13,024.92	0.00	13,024.92	04/04/2024		45434
			03/2024 CHARGES	3262024		13,024.92	0.00	6,421.60			
			03/2024 CHARGES	3262024		13,024.92	0.00	734.46			
			03/2024 CHARGES	3262024		13,024.92	0.00	868.82			
			03/2024 CHARGES	3262024		13,024.92	0.00	5,000.04			
118590	CHK	A	BRIAN E. BUNDY	5208	1	840.00	0.00	840.00	04/04/2024		45434
			ACCT. SUPPORT SERVICES	03292024		840.00	0.00	840.00			
118591	CHK	A	BUSINESS LAW GROUP	5566	1	458.25	0.00	458.25	04/04/2024		45434
			LEGAL FEES	3897		458.25	0.00	458.25			
118592	CHK	A	CAPITAL ONE, N.A.	5298	3	565.14	0.00	565.14	04/04/2024		45434
			03/2024 CHARGES	3192024		565.14	0.00	24.22			
			03/2024 CHARGES	3192024		565.14	0.00	525.16			
			03/2024 CHARGES	3192024		565.14	0.00	15.76			
118593	CHK	A	CHAD MILDBRANDT	5159	1	256.50	0.00	256.50	04/04/2024		45434
			BARTENDING - UPCC	04012024		256.50	0.00	256.50			
118594	CHK	A	CINTAS CORPORATION NO 2	4977	3	462.70	0.00	462.70	04/04/2024		45434
			UNIFORMS - FLEET	4186348877		146.17	0.00	146.17			
			UNIFORMS - FLEET	4187077629		170.36	0.00	170.36			
			UNIFORMS - FLEET	4187813678		146.17	0.00	146.17			
118595	CHK	A	CINTAS FIRE PROTECTION	3604	1	856.14	0.00	856.14	04/04/2024		45434
			INSPECTION - WAC	0F47575038		856.14	0.00	856.14			
118596	CHK	A	CIRSA	144	2	167,708.66	0.00	167,708.66	04/04/2024		45434
			2nd Q PROP/CASUALTY 2024	240903		117,695.78	0.00	117,695.78			
			2ND Q WORKERS COMP 2024	W24337		50,012.88	0.00	50,012.88			
118597	CHK	A	COLO STATE FOREST SERVICE	180	1	3,700.00	0.00	3,700.00	04/04/2024		45434
			BEETLE INSPECTION & REPORT	03182024		3,700.00	0.00	3,700.00			
118598	CHK	A	COLORADO ANALYTICAL LAB	4028	1	590.00	0.00	590.00	04/04/2024		45434
			LAB SERVICES	240305033		590.00	0.00	590.00			
118599	CHK	A	COMPLETE WEDDING AND EVENTS SO	5551	1	335.00	0.00	335.00	04/04/2024		45434
			DJ FOR MOM & SON DANCE	3080046A		335.00	0.00	335.00			
118600	CHK	A	CROWN TROPHY	4177	1	25.59	0.00	25.59	04/04/2024		45434

City of Woodland Park
Year End Payment Register

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			NAME BADGE - FELTS	58248		25.59	0.00	25.59			
118601	CHK	A	DYLAN MILDBRANDT	5312	2	601.50	0.00	601.50	04/04/2024		45434
			BARTENDING - UPCC	03252024		351.00	0.00	351.00			
			BARTENDING - UPCC	04012024		250.50	0.00	250.50			
118602	CHK	A	ENGER, JANE	3876	1	128.25	0.00	128.25	04/04/2024		45434
			P&R INSTRUCTOR	04022024		128.25	0.00	128.25			
118603	CHK	A	ENVIROTECH SERVICES INC	5170	2	3,782.70	0.00	3,782.70	04/04/2024		45434
			Ice Slicer for Road Maint	CD202409063		2,805.32	0.00	2,805.32			
			ICE SLICER	CD202409063A		977.38	0.00	977.38			
118604	CHK	A	FRONT RANGE KUBOTA	5149	1	369.72	0.00	369.72	04/04/2024		45434
			CUTTING EDGE - F&G	FTN-4004711		369.72	0.00	369.72			
118605	CHK	A	GAZETTE, THE	276	1	104.57	0.00	104.57	04/04/2024		45434
			03/24 LEGAL NOTICES	03312024		104.57	0.00	104.57			
118606	CHK	A	GOLDSTAR PRODUCTS, INC	4502	1	1,635.50	0.00	1,635.50	04/04/2024		45434
			SUPPLIES - F&G	0079859-IN		1,635.50	0.00	1,635.50			
118607	CHK	A	HOLMAN	4630	1	1,535.00	0.00	1,535.00	04/04/2024		45434
			CUTTING EDGE -ST	2025235		1,535.00	0.00	1,535.00			
118608	CHK	A	HR GREEN FIBER & BROADBAND, LL	5124	2	11,550.50	0.00	11,550.50	04/04/2024		45434
			HR Green	172162		7,990.50	0.00	7,990.50			
			HR Green	172885		3,560.00	0.00	3,560.00			
118609	CHK	A	LINDSAY PRECAST INC.	4545	1	3,936.00	0.00	3,936.00	04/04/2024		45434
			GRADE RINGS	156908		3,936.00	0.00	3,936.00			
118610	CHK	A	MICHOW COX & MCASKIN	5404	3	3,640.00	0.00	3,640.00	04/04/2024		45434
			02/2024 LEGAL FEES	WPDDA.FEB2024.001		985.50	0.00	985.50			
			09/2023 LEGAL FEES	WPDDA.SEP2023.001		627.50	0.00	627.50			
			01/2024 LEGAL FEES	WPDDAJAN2024.001		2,027.00	0.00	2,027.00			
118611	CHK	A	URBAN RECYCLING	1	1	100.00	0.00	100.00	04/04/2024		45434
			RECYCLING - F&G	000035		100.00	0.00	100.00			
118612	CHK	A	LAUNDRY ,LLC	1	1	115.00	0.00	115.00	04/04/2024		45434
			TICKET #4432 - BANNERS	2024-37		115.00	0.00	115.00			
118613	CHK	A	DAN BALLANTYNE	1	1	165.00	0.00	165.00	04/04/2024		45434
			UTILITY REFUND	3311.08		165.00	0.00	165.00			
118614	CHK	A	DALLAS DONOVAN	1	1	13.67	0.00	13.67	04/04/2024		45434
			UTILITY REFUND	5323.05		13.67	0.00	13.67			
118615	CHK	A	PRIORITY RESEARCH	4392	1	9.90	0.00	9.90	04/04/2024		45434
			BACKGROUND CHECKS	1152122		9.90	0.00	9.90			
118616	CHK	A	QUADIEN, INC	5209	1	105.00	0.00	105.00	04/04/2024		45434
			04/24-07/24 SERVICE	60921293		105.00	0.00	105.00			
118617	CHK	A	SEACHANGE PRINT INNOVATIONS	5216	1	13,572.45	0.00	13,572.45	04/04/2024		45434

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			2024 BALLOT MAILING SVCS.	42918		13,572.45	0.00	13,572.45			
118618	CHK	A	SNO-WHITE LINEN & UNIFORM, INC	581	1	164.60	0.00	164.60	04/04/2024		45434
			EVENT EXPENSE	S0174866		164.60	0.00	164.60			
118619	CHK	A	TELLER COUNTY WASTE	4158	1	760.00	0.00	760.00	04/04/2024		45434
			05/24 SPECIAL RESTROOMS	63222		760.00	0.00	760.00			
118620	CHK	A	UBEO BUSINESS SERVICES	5490	1	118.58	0.00	118.58	04/04/2024		45434
			04/24 FORMAT PRINTER	4454880		118.58	0.00	118.58			
118621	CHK	A	WEAR PARTS AND EQUIPMENT CO	4266	1	804.96	0.00	804.96	04/04/2024		45434
			PLOW PARTS - STREETS	53678		804.96	0.00	804.96			
118622	CHK	A	WESTWOOD LAKES WATER DISTRICT	679	1	5,806.87	0.00	5,806.87	04/04/2024		45434
			02/24-03/24 WELLFIELD	03222024		5,806.87	0.00	5,806.87			
118623	CHK	A	WILSON & COMPANY, INC.	5212	8	222,787.99	0.00	222,787.99	04/04/2024		45434
			05/23-06/23 PROF. SERVICES	117175		47,588.41	0.00	47,588.41			
			07/23-08/23 PROFESSIONAL SVCS.	118798		16,460.61	0.00	16,460.61			
			09/23-10/23 PROFESSIONAL SVCS.	120656		42,953.00	0.00	42,953.00			
			09/23-10/23 PROFESSIONAL SVCS.	120726		3,240.00	0.00	3,240.00			
			11/23-12/24 PROFESSIONAL SVCS.	121943		3,434.00	0.00	3,434.00			
			12/23-01/24 PROF. SERVICES	123689		73,464.25	0.00	73,464.25			
			01/24-02/24 PROF. SVCS.	124021		13,977.72	0.00	13,977.72			
			01/24-02/24 CEMETERY ROAD	124407		21,670.00	0.00	21,670.00			
118624	CHK	A	WILSON WILLIAMS LLP	5287	1	14,151.27	0.00	14,151.27	04/04/2024		45434
			03/24 LEGAL EXPENSES	493		14,151.27	0.00	14,151.27			
118625	CHK	A	WOODLAND PARK ELITE CATERING	5550	1	999.06	0.00	999.06	04/04/2024		45434
			CATERING FOR MOM & SON DANCE	325		999.06	0.00	999.06			
118626	CHK	A	DOUTHIT, SHIRLEY R	4671	1	1,305.00	0.00	1,305.00	04/05/2024		45437
			HEAD ELECTION JUDGE	04032024		1,305.00	0.00	1,305.00			
118627	CHK	A	GEORGIANNA DEPPEN	5028	1	686.80	0.00	686.80	04/05/2024		45437
			ELECTION JUDGE	04032024		686.80	0.00	686.80			
118628	CHK	A	GERALDINE HOLCROFT	5029	1	672.35	0.00	672.35	04/05/2024		45437
			ELECTION JUDGE	04032024		672.35	0.00	672.35			
118629	CHK	A	JAMES RUMSEY	5367	1	682.55	0.00	682.55	04/05/2024		45437
			ELECTION JUDGE	04032024		682.55	0.00	682.55			
118630	CHK	A	JILL LOUISE WHITE	5583	1	675.75	0.00	675.75	04/05/2024		45437
			ELECTION JUDGE	04032024		675.75	0.00	675.75			
118631	CHK	A	PATRICIA LAVERNE HINES	5554	1	658.75	0.00	658.75	04/05/2024		45437
			ELECTION JUDGE	04032024		658.75	0.00	658.75			
118632	CHK	A	PETER R SCANLON	4670	1	544.00	0.00	544.00	04/05/2024		45437
			ELECTION JUDGE	04032024		544.00	0.00	544.00			
118633	CHK	A	SHARON LEE RICHARDSON	5582	1	650.25	0.00	650.25	04/05/2024		45437
			ELECTION JUDGE	04032024		650.25	0.00	650.25			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
140	EFT	A	COLO STATE DEPT OF REVENUE	183	2	873.73	0.00	873.73	04/09/2024	HP	45453
			1st Qtr 2024 State Sales Tax	04222024		873.73	0.00	1,752.00			
			1st Qtr 2024 State Sales Tax	04222024		873.73	0.00	878.27-			
118634	CHK	A	BADGER METER INC	4278	2	6,561.30	0.00	6,561.30	04/11/2024		45459
			METER ITEM	1646053		1,092.00	0.00	1,092.00			
			METER ITEMS	80154925		5,469.30	0.00	5,469.30			
118635	CHK	A	BURLAP BAG CLOTHING/BOOTS	1356	1	149.80	0.00	149.80	04/11/2024		45459
			UNIFORM - STREETS	24-13319		149.80	0.00	149.80			
118636	CHK	A	CASELLE INC	2356	2	513.00	0.00	513.00	04/11/2024		45459
			05/24 CONTRACT	131949		513.00	0.00	333.45			
			05/24 CONTRACT	131949		513.00	0.00	179.55			
118637	CHK	A	CCP INDUSTRIES	4180	1	84.34	0.00	84.34	04/11/2024		45459
			SUPPLIES - WWTP	IN03457352		84.34	0.00	84.34			
118638	CHK	A	CIRSA	144	1	2,500.00	0.00	2,500.00	04/11/2024		45459
			DEDUCTIBLE PC6020705-1	240971		2,500.00	0.00	2,500.00			
118639	CHK	A	DAIKIN APPLIED AMERICA INC	5563	1	1,245.23	0.00	1,245.23	04/11/2024		45459
			POOL BOILER	3439000		1,245.23	0.00	1,245.23			
118640	CHK	A	DALE WINTERS	5500	1	108.00	0.00	108.00	04/11/2024		45459
			OFFICIAL - P&R	04022024		108.00	0.00	108.00			
118641	CHK	A	DOCUMART COPIES & PRINTING	3252	1	110.00	0.00	110.00	04/11/2024		45459
			BUSINESS CARDS - WPPD	376762		110.00	0.00	110.00			
118642	CHK	A	EL PASO CTY PUBLIC HEALTH LABO	241	1	252.00	0.00	252.00	04/11/2024		45459
			03/24 BACTERIOLOGICAL TESTS	EHS202117821		252.00	0.00	252.00			
118643	CHK	A	FOXWORTH - GALBRAITH LUMBER CO	96	2	1,170.62	0.00	1,170.62	04/11/2024		45459
			03/2024 CHARGES	3302024		1,170.62	0.00	227.40			
			03/2024 CHARGES	3302024		1,170.62	0.00	943.22			
118644	CHK	A	GRAINGER INC.	282	2	269.10	0.00	269.10	04/11/2024		45459
			OFFICE SUPPLIES - WWTP	9074952947		89.07	0.00	89.07			
			SUPPLIES - WWTP	9074952954		180.03	0.00	180.03			
118645	CHK	A	IRON MOUNTAIN	1376	1	3,772.38	0.00	3,772.38	04/11/2024		45459
			STORAGE & SUPPLIES	JHYH628		3,772.38	0.00	3,772.38			
118646	CHK	A	KROGER-KING SOOPERS CUST CHGS	145	1	133.43	0.00	133.43	04/11/2024		45459
			03/2024 CHARGES	422024		133.43	0.00	133.43			
118647	CHK	A	LAMB PLUMBING & EXCAVATING INC	825	1	10,217.35	0.00	10,217.35	04/11/2024		45459
			HWY 24 REPAIR	3969		10,217.35	0.00	10,217.35			
118648	CHK	A	MACDOUGALL & WOLDRIDGE, PC	1228	1	312.00	0.00	312.00	04/11/2024		45459
			PROFESSIONAL FEES	162872		312.00	0.00	312.00			
118649	CHK	A	STEVE VARNER	1	1	196.80	0.00	196.80	04/11/2024		45459
			UNIFORM REIMBURSEMENT	04042024		196.80	0.00	196.80			

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118650	CHK	A	VEEDER GROUP LLC	1	1	69.13	0.00	69.13	04/11/2024		45459
			UTILITY REFUND	2558.09		69.13	0.00	69.13			
118651	CHK	A	LORI MILLER	1	1	20.59	0.00	20.59	04/11/2024		45459
			UTILITY REFUND	2926.08		20.59	0.00	20.59			
118652	CHK	A	ADAM & MELISA PHILIPS	1	1	25.33	0.00	25.33	04/11/2024		45459
			UTILITY DEPOSIT REFUND	3627.30		25.33	0.00	25.33			
118653	CHK	A	PAT HYSLOP	1	1	61.50	0.00	61.50	04/11/2024		45459
			REIMBURSEMENT HPC AWARD	4032024		61.50	0.00	61.50			
118654	CHK	A	SALLY & SCOTT WITTEVEEN	1	1	7.39	0.00	7.39	04/11/2024		45459
			UTILITY REFUND	554.17		7.39	0.00	7.39			
118655	CHK	A	KATHRYN SPAHN	1	1	32.23	0.00	32.23	04/11/2024		45459
			UTILITY REFUND	6002.02		32.23	0.00	32.23			
118656	CHK	A	BASECAMP CONSTRUCTION	1	3	9.49	0.00	9.49	04/11/2024		45459
			UTILITY REFUND	6226.01		9.49	0.00	0.47			
			UTILITY REFUND	6226.01		9.49	0.00	1.25			
			UTILITY REFUND	6226.01		9.49	0.00	7.77			
118657	CHK	A	NAPA AUTO PARTS	2048	2	483.37	0.00	483.37	04/11/2024		45459
			03/2024 CHARGES	3302024		483.37	0.00	10.66			
			03/2024 CHARGES	3302024		483.37	0.00	472.71			
118658	CHK	A	PAIGE NEIFERT	5587	1	300.00	0.00	300.00	04/11/2024		45459
			COMMUNITY CONCERT PERFORMER	41024		300.00	0.00	300.00			
118659	CHK	A	PENELOPE GUMMELS WESOLICK	5574	1	238.25	0.00	238.25	04/11/2024		45459
			INSTRUCTOR - P&R	04042024		238.25	0.00	238.25			
118660	CHK	A	PLANT ENGINEERING CONSULTANTS,	5391	1	151.85	0.00	151.85	04/11/2024		45459
			HVAC for UPPC	16260		151.85	0.00	151.85			
118661	CHK	A	QUADIENT FINANCE USA, INC	5204	1	500.00	0.00	500.00	04/11/2024		45459
			POSTAGE MACHINE	03282024		500.00	0.00	500.00			
118662	CHK	A	SULLIVANGREENSEAVY, LLC	5578	1	2,475.00	0.00	2,475.00	04/11/2024		45459
			03/24 PROFESSIONAL FEES	1096		2,475.00	0.00	2,475.00			
118663	CHK	A	TELLER COUNTY WASTE	4158	4	1,062.00	0.00	1,062.00	04/11/2024		45459
			05/2024 CHARGES	03292024		1,062.00	0.00	114.00			
			05/2024 CHARGES	03292024		1,062.00	0.00	669.00			
			05/2024 CHARGES	03292024		1,062.00	0.00	230.00			
			05/2024 CHARGES	03292024		1,062.00	0.00	49.00			
118664	CHK	A	UNCC UTILITY NOTIFICATION CNTR	2012	2	127.71	0.00	127.71	04/11/2024		45459
			UTILITY LOCATES	224031468		127.71	0.00	83.02			
			UTILITY LOCATES	224031468		127.71	0.00	44.69			
118665	CHK	A	UPS STORE #1374	416	7	400.14	0.00	400.14	04/11/2024		45459
			01/2024 CHARGES	3312024		108.62	0.00	59.90			
			01/2024 CHARGES	3312024		108.62	0.00	48.72			
			02/2024 CHARGES	3312024A		125.60	0.00	108.36			

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			02/2024 CHARGES	3312024A		125.60	0.00	17.24			
			03/2024 CHARGES	3312024B		165.92	0.00	15.45			
			03/2024 CHARGES	3312024B		165.92	0.00	116.03			
			03/2024 CHARGES	3312024B		165.92	0.00	34.44			
118666	CHK	A	USA BLUEBOOK SUPPLIES - WWP	5471 INV00304320	1	231.65 231.65	0.00 0.00	231.65 231.65	04/11/2024		45459
118667	CHK	A	WAXIE SANITARY SUPPLY CUSTODIAL SUPPLIES - WAC CUSTODIAL SUPPLIES - WAC	4189 82353635 82353635CR	2	358.42 384.63 26.21-	0.00 0.00 0.00	358.42 384.63 26.21-	04/11/2024		45459
118668	CHK	A	WEAR PARTS AND EQUIPMENT CO HEAVY EQUIPMENT PARTS	4266 53660	1	905.48 905.48	0.00 0.00	905.48 905.48	04/11/2024		45459
118669	CHK	A	WEX HEALTH INC 03/24 FSA	5283 0001919757-IN	1	83.00 83.00	0.00 0.00	83.00 83.00	04/11/2024		45459
118670	CHK	A	WILSON & COMPANY, INC. 02/24-03/24 PROFESSIONAL SVCS.	5212 124911	1	5,494.00 5,494.00	0.00 0.00	5,494.00 5,494.00	04/11/2024		45459
141	EFT	A	WEX BANK March 2024 Wex bill	5187 96132120	1	12,051.20 12,051.20	0.00 0.00	12,051.20 12,051.20	04/12/2024	HP	45496
118671	CHK	A	AFFORDABLE FLAGS & FIREWORKS FLAGS- CITY PARKS & BUILDINGS	24 167	1	3,023.19 3,023.19	0.00 0.00	3,023.19 3,023.19	04/18/2024		45474
118672	CHK	A	BEVERAGE DISTRIBUTORS LIQUOR DELIVERY	1132 115179957	1	671.40 671.40	0.00 0.00	671.40 671.40	04/18/2024		45474
118673	CHK	A	BIRCHAM'S 03/24 CHARGES	75 370133	1	559.02 559.02	0.00 0.00	559.02 559.02	04/18/2024		45474
118674	CHK	A	BLAZER ELECTRIC SUPPLY MANAGEM Annual restocking streetlght p	4830 S002511493.005	1	2,115.00 2,115.00	0.00 0.00	2,115.00 2,115.00	04/18/2024		45474
118675	CHK	A	BOBCAT OF THE ROCKIES, LLC PARTS	3724 66157925	1	16.04 16.04	0.00 0.00	16.04 16.04	04/18/2024		45474
118676	CHK	A	BRIAN E. BUNDY ACCT. SUPPORT	5208 04122024	1	840.00 840.00	0.00 0.00	840.00 840.00	04/18/2024		45474
118677	CHK	A	CASEY'S LUMBER, INC. FENCE RAILS & POSTS	123 1005	1	1,409.59 1,409.59	0.00 0.00	1,409.59 1,409.59	04/18/2024		45474
118678	CHK	A	CENTURYLINK 03/2024 CHARGES 03/2024 CHARGES	4342 3252024 3252024	2	435.88 435.88 435.88	0.00 0.00 0.00	435.88 283.06 152.82	04/18/2024		45474
118679	CHK	A	CHAD MILDBRANDT BARTENDING - UPCC	5159 04142024	1	148.00 148.00	0.00 0.00	148.00 148.00	04/18/2024		45474
118680	CHK	A	CINTAS CORPORATION NO 2 UNIFORMS - FLEET UNIFORMS - FL	4977 4188487045 4189211757	2	292.34 146.17 146.17	0.00 0.00 0.00	292.34 146.17 146.17	04/18/2024		45474

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118681	CHK	A	COLO SPRINGS UTILITIES	1172	1	27,645.56	0.00	27,645.56	04/18/2024		45474
			1st Q 2024 CONVEYANCE	04032024		27,645.56	0.00	27,645.56			
118682	CHK	A	COLORADO ANALYTICAL LAB	4028	2	524.00	0.00	524.00	04/18/2024		45474
			LAB SERVICES - WWTP	240401060		272.00	0.00	272.00			
			LAB SERVICES - WWTP	240401062		252.00	0.00	252.00			
118683	CHK	A	CORE ELECTRIC COOPERATIVE	5316	8	73,560.63	0.00	73,560.63	04/18/2024		45474
			03/2024 CHARGES	03252024		37,914.62	0.00	10,622.54			
			03/2024 CHARGES	03252024		37,914.62	0.00	6,522.35			
			03/2024 CHARGES	03252024		37,914.62	0.00	9,411.42			
			03/2024 CHARGES	03252024		37,914.62	0.00	11,358.31			
			04/2024 CHARGES	04152024		35,646.01	0.00	10,848.25			
			04/2024 CHARGES	04152024		35,646.01	0.00	9,769.06			
			04/2024 CHARGES	04152024		35,646.01	0.00	6,327.64			
			04/2024 CHARGES	04152024		35,646.01	0.00	8,701.06			
118684	CHK	A	COUNTY DOOR AND HARDWARE	1464	1	1,106.20	0.00	1,106.20	04/18/2024		45474
			SERVICE CALL AND LABOR	11985		1,106.20	0.00	1,106.20			
118685	CHK	A	CROSS POINT SOLUTIONS LLC	5294	3	1,000.00	0.00	1,000.00	04/18/2024		45474
			PRE-EMPLOYMENT POLYGRAPH	QB24012		400.00	0.00	400.00			
			PRE-EMPLOYMENT POLYGRAPH	QB24032		200.00	0.00	200.00			
			PRE-EMPLOYMENT	QB24044		400.00	0.00	400.00			
118686	CHK	A	CROWN TROPHY	4177	1	108.78	0.00	108.78	04/18/2024		45474
			NAME BADGE - COUNCIL	58428		108.78	0.00	108.78			
118687	CHK	A	DANIELS LONG CHEVROLET	203	2	136,767.64	0.00	136,767.64	04/18/2024		45474
			2024 Chevy 2500 w/plow and uti	94509		72,417.14	0.00	72,417.14			
			2024 Chevy 2500 4 door w/util	94510		64,350.50	0.00	64,350.50			
118688	CHK	A	DENVER ELECTRIC MOTOR	5339	1	5,795.00	0.00	5,795.00	04/18/2024		45474
			Repair of Basin Mixer	71829		5,795.00	0.00	5,795.00			
118689	CHK	A	EMPLOYERS COUNCIL SERVICES, IN	5099	1	353.00	0.00	353.00	04/18/2024		45474
			BACKGROUND CHECKS	0000500827		353.00	0.00	353.00			
118690	CHK	A	ENERGY LABORATORIES INC	5458	1	389.00	0.00	389.00	04/18/2024		45474
			COMPOST ANALYSIS - WWTP	622520		389.00	0.00	389.00			
118691	CHK	A	EVERBANK, N.A.	5541	1	594.00	0.00	594.00	04/18/2024		45474
			04/24 CONTRACT	9953679		594.00	0.00	594.00			
118692	CHK	A	FARIS MACHINERY CO.	1712	1	1,297.37	0.00	1,297.37	04/18/2024		45474
			PARTS	A17484		1,297.37	0.00	1,297.37			
118693	CHK	A	FISHER SCIENTIFIC	258	1	449.45	0.00	449.45	04/18/2024		45474
			PART - WWTP	1050474		449.45	0.00	449.45			
118694	CHK	A	GALLS, LLC	5221	2	218.75	0.00	218.75	04/18/2024		45474
			UNIFORM - WPPD	027309073		135.80	0.00	135.80			
			UNIFORM - WPPD	027376321		82.95	0.00	82.95			
118695	CHK	A	GOTO COMMUNICATIONS, INC.	5410	1	2,704.49	0.00	2,704.49	04/18/2024		45474
			04/24 CHARGES	IN7102840468		2,704.49	0.00	2,704.49			

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118696	CHK	A	HOME DEPOT CREDIT SERVICES	1758	1	1,166.56	0.00	1,166.56	04/18/2024		45474
			03/2024 CHARGES	3292024		1,166.56	0.00	1,166.56			
118697	CHK	A	IMAGE BEARERS CLEANING LLC	5082	1	7,778.15	0.00	7,778.15	04/18/2024		45474
			04/24 CLEANING	3636		7,778.15	0.00	7,778.15			
118698	CHK	A	INSITE-IG c/o TED D. MILLER	3696	2	2,185.00	0.00	2,185.00	04/18/2024		45474
			Portable SS meter/sensor	244053		2,143.00	0.00	2,143.00			
			PORTABLE METER	244053A		42.00	0.00	42.00			
118699	CHK	A	JACK'S TIRE & OIL MANAGEMENT C	5215	1	667.08	0.00	667.08	04/18/2024		45474
			TIRES	24-0524505-088		667.08	0.00	667.08			
118700	CHK	A	KASCO MARINE INC	5085	1	2,039.05	0.00	2,039.05	04/18/2024		45474
			REPAIR & SERVICE	9694897		2,039.05	0.00	2,039.05			
118701	CHK	A	LEXIS NEXIS ACCURINT	3379	1	37.00	0.00	37.00	04/18/2024		45474
			03/2024 CONTRACT FEE	1209360-20240331		37.00	0.00	37.00			
118702	CHK	A	MEDICINE FOR BUSINESS AND INDU	5476	1	65.00	0.00	65.00	04/18/2024		45474
			DRUG SCREEN	853359		65.00	0.00	65.00			
118703	CHK	A	JASON DUKEK	1	1	109.97	0.00	109.97	04/18/2024		45474
			UNIFORM REOMBURSEMENT	03162024		109.97	0.00	109.97			
118704	CHK	A	MID-AMERICAN	1	1	197.73	0.00	197.73	04/18/2024		45474
			SUPPLIES - F&G	0813713-IN		197.73	0.00	197.73			
118705	CHK	A	SCOTT ORTH	1	1	109.19	0.00	109.19	04/18/2024		45474
			UTILTIY REFUND	141.04		109.19	0.00	109.19			
118706	CHK	A	KIRBY HOOKER	1	1	120.00	0.00	120.00	04/18/2024		45474
			REFUND- DOUBLE BILLED CR. CARD	4172024		120.00	0.00	120.00			
118707	CHK	A	MARY & DANIEL O'NEILL	1	1	9.13	0.00	9.13	04/18/2024		45474
			UTILITY DEPOSIT RETURN	4316.17		9.13	0.00	9.13			
118708	CHK	A	MIDLAND COIN LAUNDRY	1	1	115.00	0.00	115.00	04/18/2024		45474
			LAUNDRY - CHRISTMAS BOWS	4432		115.00	0.00	115.00			
118709	CHK	A	MIDLAND COIN LAUNDRY	1	1	36.36	0.00	36.36	04/18/2024		45474
			LAUNDRY - CHRISTMAS BOWS	4443		36.36	0.00	36.36			
118710	CHK	A	KATHRYN SPAHN	1	1	27.77	0.00	27.77	04/18/2024		45474
			UTILITY REFUND	6002.02A		27.77	0.00	27.77			
118711	CHK	A	COLORADO DEPARTMENT OF LOCAL A	1	1	0.45	0.00	0.45	04/18/2024		45474
			OVERAGE ON GRANT FUNDS	GBMJ-19012		0.45	0.00	0.45			
118712	CHK	A	NICOLETTI-FLATER ASSOCIATES	4698	2	380.00	0.00	380.00	04/18/2024		45474
			01/24 COUNSELING	2802		190.00	0.00	190.00			
			COUNSELING - WPPD	2932		190.00	0.00	190.00			
118713	CHK	A	NORTHERN SAFETY &INDUSTRIAL CO	2417	1	46.60	0.00	46.60	04/18/2024		45474
			LENS CLEANER-F&G	906111089		46.60	0.00	46.60			

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118714	CHK	A	NPG BROADCAST	4663	1	1,000.00	0.00	1,000.00	04/18/2024		45474
			03/24 WEATHER CAMERA	678471-2		1,000.00	0.00	1,000.00			
118715	CHK	A	PHIL LONG FORD	504	1	155.79	0.00	155.79	04/18/2024		45474
			#5 REPAIR	993209		155.79	0.00	155.79			
118716	CHK	A	PURCHASE POWER PITNEY BOWES	4423	1	562.41	0.00	562.41	04/18/2024		45474
			POSTAGE METER - WPPD	03182024		562.41	0.00	562.41			
118717	CHK	A	SCHMIDT CONSTRUCTION	559	3	1,093.44	0.00	1,093.44	04/18/2024		45474
			ASPHALT - ST	2878578		342.72	0.00	342.72			
			ASPHALT - ST	2879243		378.08	0.00	378.08			
			ASPHALT - ST	2879780		372.64	0.00	372.64			
118718	CHK	A	SNO-WHITE LINEN & UNIFORM, INC	581	2	407.14	0.00	407.14	04/18/2024		45474
			EVENT EXPENSE - UPCC	S0176828		210.70	0.00	210.70			
			EVENT EXPENSE	S0178707		196.44	0.00	196.44			
118719	CHK	A	SPRUCE NETWORKS, LLC	5437	1	4,112.50	0.00	4,112.50	04/18/2024		45474
			Network Engineering Support	1015		4,112.50	0.00	4,112.50			
118720	CHK	A	STANDARD INSURANCE COMPANY	1091	1	2,689.18	0.00	2,689.18	04/18/2024		45474
			03/24 STD & LTD	02152024		2,689.18	0.00	2,689.18			
118721	CHK	A	SUN BADGE CO	5427	1	402.00	0.00	402.00	04/18/2024		45474
			BADGES	417389		402.00	0.00	402.00			
118722	CHK	A	RED BARON CAR WASH	4191	2	471.60	0.00	471.60	04/18/2024		45474
			03/2024 CHARGES	2438		471.60	0.00	448.60			
			03/2024 CHARGES	2438		471.60	0.00	23.00			
118723	CHK	A	TDS BROADBAND LLC	5335	6	3,896.32	0.00	3,896.32	04/18/2024		45474
			04/24 CHARGES	03252024		1,603.18	0.00	1,603.18			
			04/24 CHARGES	03252024A		92.45	0.00	92.45			
			04/24 CHARGES	03252024B		833.18	0.00	833.18			
			04/24 CHARGES	03252024C		638.78	0.00	638.78			
			04/24 CHARGES	03252024D		638.78	0.00	638.78			
			05/24 CHARGES	04062024		89.95	0.00	89.95			
118724	CHK	A	WACKADOO BREWING LLC	5588	1	149.00	0.00	149.00	04/18/2024		45474
			BEER DELIVERY	04112024		149.00	0.00	149.00			
118725	CHK	A	WASTE MANAGEMENT WOODLAND PARK	3004	1	84.04	0.00	84.04	04/18/2024		45474
			DEER DISPOSAL	0006436-2517-1		84.04	0.00	84.04			
118726	CHK	A	WOODLAND PARK SCHOOL DIST RE-2	1262	1	212,107.65	0.00	212,107.65	04/18/2024		45474
			02/24 SALES TAX	03262024A		212,107.65	0.00	212,107.65			
118785	CHK	A	MARK KEESLING	5044	1	1,275.00	0.00	1,275.00	04/24/2024		45500
			PRV-WOODLAND VALLEY DRIVE	2211		1,275.00	0.00	1,275.00			
118731	CHK	A	ACA SECURITY, INC	4212	1	330.00	0.00	330.00	04/25/2024		45499
			QUARTERLY MONITORING	21089		330.00	0.00	330.00			
118732	CHK	A	AMERICAN LOCK AND KEY	5577	1	42.00	0.00	42.00	04/25/2024		45499
			KEY CUT-F&G	#INV-002377		42.00	0.00	42.00			

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Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
118733	CHK	A	BSN SPORT SUPPLY GROUP INC. SWIM RECORD BOARD	3468 925139788	1	2,420.00 2,420.00	0.00 0.00	2,420.00 2,420.00	04/25/2024		45499
118734	CHK	A	BUSINESS LAW GROUP 03/24 LEGAL FEES	5566 4051	1	844.00 844.00	0.00 0.00	844.00 844.00	04/25/2024		45499
118735	CHK	A	CHAD MILDBRANDT BARTENDING - UPCC	5159 04222024	1	126.50 126.50	0.00 0.00	126.50 126.50	04/25/2024		45499
118736	CHK	A	CHANEY PEST ELIMINATION BI-MONTHLY SERVICE	5484 28714	1	90.00 90.00	0.00 0.00	90.00 90.00	04/25/2024		45499
118737	CHK	A	CINTAS FIRE PROTECTION INSPECTION - WAC	3604 0F47575324	1	260.19 260.19	0.00 0.00	260.19 260.19	04/25/2024		45499
118738	CHK	A	CITY OF COLORADO SPRINGS RADIO INSTALL SERVICES	1916 RAD2374	1	1,135.28 1,135.28	0.00 0.00	1,135.28 1,135.28	04/25/2024		45499
118739	CHK	A	DAIKIN APPLIED AMERICA INC REPLACE INDUCER MOTOR LABOR & REPAIR	5563 3441487 3441774	2	6,408.65 3,899.11 2,509.54	0.00 0.00 0.00	6,408.65 3,899.11 2,509.54	04/25/2024		45499
118740	CHK	A	DEEP ROCK WATER COOLER SERVICE	5263 21072370041324	1	153.87 153.87	0.00 0.00	153.87 153.87	04/25/2024		45499
118741	CHK	A	EMBLEM ENTERPRISES UNIFORM PATCHES	5425 917575	1	886.82 886.82	0.00 0.00	886.82 886.82	04/25/2024		45499
118742	CHK	A	GALLS, LLC UNIFORM PANTS - REED NAME TAGS UNIFORM PANTS - REED UNIFORM SHIRTS - REED	5221 027353591 027429448 027432676 027472410	4	345.10 149.49 30.63 74.75 90.23	0.00 0.00 0.00 0.00 0.00	345.10 149.49 30.63 74.75 90.23	04/25/2024		45499
118743	CHK	A	GLORIA MEDDLES P&R OFFICIAL	5589 04242024	1	207.00 207.00	0.00 0.00	207.00 207.00	04/25/2024		45499
118744	CHK	A	GOVOS 04/24 MUNIREVS	5349 INV-5679	1	2,120.00 2,120.00	0.00 0.00	2,120.00 2,120.00	04/25/2024		45499
118745	CHK	A	JACK'S TIRE & OIL MANAGEMENT C TIRES #42	5215 24-0532311-088	1	449.80 449.80	0.00 0.00	449.80 449.80	04/25/2024		45499
118746	CHK	A	KIMBALL MIDWEST FLAPWHEEL	4046 102060482	1	93.32 93.32	0.00 0.00	93.32 93.32	04/25/2024		45499
118747	CHK	A	LIGHTING, ACCESSORY & WARNING POWER ADAPTERS FOR MCT	4770 23819	1	3,322.50 3,322.50	0.00 0.00	3,322.50 3,322.50	04/25/2024		45499
118748	CHK	A	MBI CONTRACTORS INC ESCROW REFUND	5032 04182024	1	2,775.00 2,775.00	0.00 0.00	2,775.00 2,775.00	04/25/2024		45499
118749	CHK	A	MEDICINE FOR BUSINESS AND INDU DRUG SCREEN	5476 854249	1	85.00 85.00	0.00 0.00	85.00 85.00	04/25/2024		45499
118750	CHK	A	SHARON SCHWINDT	1	1	162.75	0.00	162.75	04/25/2024		45499

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			PUNCH PASS REFUND	04232024		162.75	0.00	162.75			
118751	CHK	A	KAITLYN SZABELSKI	1	1	62.10	0.00	62.10	04/25/2024		45499
			REFUND PUNCH PASS	04232024A		62.10	0.00	62.10			
118752	CHK	A	NAPA AUTO PARTS	1	1	51.73	0.00	51.73	04/25/2024		45499
			UTILTIY REFUND	1537.03		51.73	0.00	51.73			
118753	CHK	A	DOMINION PROPERTY MGMT	1	1	6.54	0.00	6.54	04/25/2024		45499
			UTILITY REFUND	1871.04		6.54	0.00	6.54			
118754	CHK	A	BRENT FIORETTI	1	1	44.14	0.00	44.14	04/25/2024		45499
			UTILITY REFUND	3795.09		44.14	0.00	44.14			
118755	CHK	A	MIDLAND COIN LAUNDRY	1	1	78.00	0.00	78.00	04/25/2024		45499
			LAUNDER BANNERS	4793		78.00	0.00	78.00			
118756	CHK	A	GREGORY ANTL	1	1	65.00	0.00	65.00	04/25/2024		45499
			UTILITY REFUND	562.01		65.00	0.00	65.00			
118757	CHK	A	MARILYN & WAYNE GRAY	1	1	27.24	0.00	27.24	04/25/2024		45499
			UTILITY REFUND	5841.02A		27.24	0.00	27.24			
118758	CHK	A	JOHN & KARA HIGGINS	1	1	27.00	0.00	27.00	04/25/2024		45499
			UTILITY REFUND	6167.02		27.00	0.00	27.00			
118759	CHK	A	BASECAMP CONSTRUCTION	1	1	44.65	0.00	44.65	04/25/2024		45499
			UTILITY REFUND	6226.01A		44.65	0.00	44.65			
118760	CHK	A	PENELOPE GUMMELS WESOLICK	5574	1	7.50	0.00	7.50	04/25/2024		45499
			INSTRUCTOR - P&R	04222024		7.50	0.00	7.50			
118761	CHK	A	PIKES PEAK SWIM LEAGUE	5519	1	550.00	0.00	550.00	04/25/2024		45499
			PPSL ANNUAL DUES	1		550.00	0.00	550.00			
118762	CHK	A	PITNEY BOWES GLOBAL FINANCIAL	2479	1	90.00	0.00	90.00	04/25/2024		45499
			POSTAGE METER LEASE- PD	3319008983		90.00	0.00	90.00			
118763	CHK	A	PLATINUM POWDER COATING, INC.	4247	1	1,400.00	0.00	1,400.00	04/25/2024		45499
			SAND BLAST/POWER COAT	19572		1,400.00	0.00	1,400.00			
118764	CHK	A	QUALITY DESIGN, LLC	4921	1	950.00	0.00	950.00	04/25/2024		45499
			UPCC - PLATFORM	04092024		950.00	0.00	950.00			
118765	CHK	A	RED LEG BREWING CO LLC	5531	1	102.85	0.00	102.85	04/25/2024		45499
			BEER DELIVERY	RL-15353		102.85	0.00	102.85			
118766	CHK	A	REXEL USA, INC	2818	1	2,536.24	0.00	2,536.24	04/25/2024		45499
			SUPPLIES - WWTP	S139151388.001		2,536.24	0.00	2,536.24			
118767	CHK	A	ROCKY MOUNTAIN GUN WORKS, LLC	5584	1	1,350.00	0.00	1,350.00	04/25/2024		45499
			FIREARMS INSTRUCTOR SCHOOL FEE	0824WPPD		1,350.00	0.00	1,350.00			
118768	CHK	A	ROOFCRAFT, LLC	5590	1	2,125.00	0.00	2,125.00	04/25/2024		45499
			DOWN PAYMENT	INV/2024/00054		2,125.00	0.00	2,125.00			

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Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
118769	CHK	A	SAFEWAY, INC. 03/2024 CHARGES	1908 4142024	1	162.78 162.78	0.00 0.00	162.78 162.78	04/25/2024		45499
118770	CHK	A	SGS ACCUTEST INC. 03/24 WATER QUALITY TEST 04/24 WATER QUALITY TEST 03/24 WATER QUALITY TEST	4859 52160154423 52160154549 52160154587	3	1,197.50 378.75 440.00 378.75	0.00 0.00 0.00 0.00	1,197.50 378.75 440.00 378.75	04/25/2024		45499
118771	CHK	A	SNO-WHITE LINEN & UNIFORM, INC EVENT EXPENSE	581 S0181039	1	132.20 132.20	0.00 0.00	132.20 132.20	04/25/2024		45499
118772	CHK	A	SOUTHERN GLAZER'S WINE & SPIRI LIQUOR DELIVERY	2805 3409842	1	193.98 193.98	0.00 0.00	193.98 193.98	04/25/2024		45499
118773	CHK	A	STERICYCLE, INC 02/24 SHREDDING SERVICE 03/24 SHRED SERVICE	5526 8006482419 8006783589	2	234.63 116.82 117.81	0.00 0.00 0.00	234.63 116.82 117.81	04/25/2024		45499
118774	CHK	A	T-MOBILE 03/2024 CHARGES 03/2024 CHARGES 03/2024 CHARGES 03/2024 CHARGES	5494 4192024 4192024 4192024 4192024	4	4,307.98 4,307.98 4,307.98 4,307.98 4,307.98	0.00 0.00 0.00 0.00 0.00	4,307.98 321.65 167.56 136.33 3,682.44	04/25/2024		45499
118775	CHK	A	THE AQUEOUS SOLUTION, INC. CHEMICALS - WAC CHEMICALS - WAC	3016 INS-15164 INS-15222	2	1,827.67 1,616.42 211.25	0.00 0.00 0.00	1,827.67 1,616.42 211.25	04/25/2024		45499
118776	CHK	A	THE CORLEY COMPANY 3.5 TWIN LAKE H2O SHARES 2024	5475 04232024	1	1,225.00 1,225.00	0.00 0.00	1,225.00 1,225.00	04/25/2024		45499
118777	CHK	A	UCH-MHS SANE EXAM	4703 314982410	1	874.92 874.92	0.00 0.00	874.92 874.92	04/25/2024		45499
118778	CHK	A	USA BLUEBOOK PLUG PLUGS LAB SUPPLIES - WWTP	5471 INV00317745 INV00319192 INV00328510	3	1,791.44 228.49 437.19 1,125.76	0.00 0.00 0.00 0.00	1,791.44 228.49 437.19 1,125.76	04/25/2024		45499
118779	CHK	A	UTE PASS CONCRETE-SAND&GRAVEL REPAIR PIKES PEAK ROCK - ST PIKES PEAK ROCK - ST	655 DE5689 DE5850 DE5851	3	1,744.07 177.30 788.10 778.67	0.00 0.00 0.00 0.00	1,744.07 177.30 788.10 778.67	04/25/2024		45499
118780	CHK	A	VERO BROADBAND, LLC 03/2024 CHARGES 03/2024 CHARGES 03/2024 CHARGES 04/2024 CHARGES 04/2024 CHARGES 04/2024 CHARGES	5423 25470 25470 25470 32861 32861 32861	6	18,073.72 9,036.86 9,036.86 9,036.86 9,036.86 9,036.86 9,036.86	0.00 0.00 0.00 0.00 0.00 0.00 0.00	18,073.72 7,436.86 800.00 800.00 7,436.86 800.00 800.00	04/25/2024		45499
118781	CHK	A	WAGNER EQUIPMENT CO. REPAIR	666 P39C0407174	1	161.40 161.40	0.00 0.00	161.40 161.40	04/25/2024		45499
118782	CHK	A	WAXIE SANITARY SUPPLY	4189	3	367.35	0.00	367.35	04/25/2024		45499

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Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			CUSTODIAL SUPPLIES - F&G	82376501		71.70	0.00	71.70			
			CUSTODIAL SUPPLIES - F&G	82377169		157.59	0.00	157.59			
			CUSTODIAL SUPPLIES - WAC	82403549		138.06	0.00	138.06			
118783	CHK	A	WEAR PARTS AND EQUIPMENT CO	4266	1	250.90	0.00	250.90	04/25/2024		45499
			BACKHOE - ST	53681		250.90	0.00	250.90			
118784	CHK	A	WOODLAND HARDWARE & RENTAL	2739	2	827.33	0.00	827.33	04/25/2024		45499
			03/2024 CHARGES	3312024		827.33	0.00	128.30			
			03/2024 CHARGES	3312024		827.33	0.00	699.03			
REGISTER TOTALS Checks: 198 Voids: 0 290 1,118,774.26 0.00 1,118,774.26											

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Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
19254	Police Officer II	1	8,551.13	2,690.79	5,860.34	4/1/2024
19255	WWTO	1	472.32	64.75	407.57	4/5/2024
19256	Lifeguard	1	299.02	28.87	270.15	4/5/2024
19257	Lifeguard	1	473.37	49.20	424.17	4/5/2024
19258	Lifeguard	1	57.75	4.42	53.33	4/5/2024
19259	Lifeguard	1	529.90	56.54	473.36	4/5/2024
19260	Lifeguard	1	2,953.24	654.16	2,299.08	4/5/2024
19261	Maint. Worker I - PBG	1	1,963.52	549.81	1,413.71	4/5/2024
19262	General Ledger Accountant	1	1,204.80	256.45	948.35	4/5/2024
19263	Lifeguard	1	789.50	110.19	679.31	4/5/2024
19264	Sergeant	1	12,526.70	3,770.78	8,755.92	4/19/2024
19265	Lifeguard	1	89.25	6.82	82.43	4/19/2024
19266	Lifeguard	1	117.34	8.98	108.36	4/19/2024
19267	Lifeguard	1	545.98	57.78	488.20	4/19/2024
19268	Lifeguard	1	63.00	4.81	58.19	4/19/2024
19269	Lifeguard	1	940.91	143.93	796.98	4/19/2024
19270	Lifeguard	1	151.40	11.58	139.82	4/19/2024
19271	Lifeguard	1	162.76	12.45	150.31	4/19/2024
19272	Maint. Worker I - PBG	1	1,963.52	549.81	1,413.71	4/19/2024
19273	Lifeguard	1	850.78	124.01	726.77	4/19/2024
55031	Fleet Mechanic I	1	2,373.70	736.90	1,636.80	4/5/2024
55032	Permit Technician	1	1,000.45	156.43	844.02	4/5/2024
55033	Fitness Instructor	1	54.88	4.20	50.68	4/5/2024
55034	Captain	1	3,818.31	966.22	2,852.09	4/5/2024
55035	Sergeant	1	3,327.28	725.99	2,601.29	4/5/2024
55036	Police Officer I	1	2,819.64	723.66	2,095.98	4/5/2024
55037	Help Desk Technician	1	1,932.42	464.78	1,467.64	4/5/2024
55038	Lifeguard	1	263.17	24.13	239.04	4/5/2024
55039	Lifeguard	1	495.84	51.93	443.91	4/5/2024
55040	Dispatcher I	1	2,037.36	531.36	1,506.00	4/5/2024
55041	WTO	1	1,718.91	506.58	1,212.33	4/5/2024
55042	Utility Billing Techni	1	2,284.80	602.42	1,682.38	4/5/2024
55043	Planner II	1	2,983.49	941.71	2,041.78	4/5/2024
55044	Budget Manager	1	3,984.64	809.15	3,175.49	4/5/2024
55045	Crew Chief-Operators	1	3,768.63	1,069.46	2,699.17	4/5/2024
55046	Water Fitness Instruct	1	655.08	66.94	588.14	4/5/2024
55047	Dispatcher	1	2,135.43	422.23	1,713.20	4/5/2024
55048	MUNICIPAL COURT CLERK	1	1,566.13	332.13	1,234.00	4/5/2024
55049	MWI	1	1,652.80	402.03	1,250.77	4/5/2024
55050	Police Officer II	1	5,361.13	1,025.83	4,335.30	4/5/2024
55051	Lieutenant	1	3,638.31	744.12	2,894.19	4/5/2024
55052	MWI	1	1,611.03	363.44	1,247.59	4/5/2024
55053	Dispatcher II	1	2,395.38	794.08	1,601.30	4/5/2024
55054	Chief of Police	1	5,748.80	1,526.08	4,222.72	4/5/2024
55055	Police Officer II	1	2,911.47	594.17	2,317.30	4/5/2024
55056	Lifeguard	1	609.25	70.38	538.87	4/5/2024
55057	WW Plant Operator	1	3,408.00	882.14	2,525.86	4/5/2024
55058	Police Officer I	1	2,214.24	652.28	1,561.96	4/5/2024
55059	Treasurer	1	13,514.65	5,511.73	8,002.92	4/5/2024
55060	MWI	1	1,853.16	280.19	1,572.97	4/5/2024
55061	Lifeguard	1	169.44	12.97	156.47	4/5/2024

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Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
55062	Lifeguard	1	242.01	21.52	220.49	4/5/2024
55063	Operations Manager	1	4,132.91	1,009.92	3,122.99	4/5/2024
55064	Lifeguard	1	272.52	24.84	247.68	4/5/2024
55065	Lifeguard	1	817.56	116.15	701.41	4/5/2024
55066	PT Snow Plowing	1	1,424.48	236.11	1,188.37	4/5/2024
55067	Police Officer I	1	2,937.78	802.82	2,134.96	4/5/2024
55068	Lifeguard	1	223.51	19.10	204.41	4/5/2024
55069	Senior Planner	1	3,494.40	1,071.10	2,423.30	4/5/2024
55070	Lifeguard	1	90.13	6.90	83.23	4/5/2024
55071	MW I	1	1,678.64	635.50	1,043.14	4/5/2024
55072	Lifeguard	1	673.63	84.75	588.88	4/5/2024
55073	Dispatcher I	1	2,040.90	758.58	1,282.32	4/5/2024
55074	Communications Coordinator	1	2,654.22	711.97	1,942.25	4/5/2024
55075	Finance Admin. Asst./C	1	2,059.20	473.15	1,586.05	4/5/2024
55076	Dispatcher II	1	2,238.40	527.92	1,710.48	4/5/2024
55077	HR Manager	1	4,101.85	1,440.99	2,660.86	4/5/2024
55078	Police Officer II	1	2,770.41	554.90	2,215.51	4/5/2024
55079	Lifeguard	1	649.85	112.62	537.23	4/5/2024
55080	MWI	1	1,683.19	340.99	1,342.20	4/5/2024
55081	Parks and Rec Director	1	4,716.61	1,639.75	3,076.86	4/5/2024
55082	WWTO	1	1,787.14	362.13	1,425.01	4/5/2024
55083	Lifeguard	1	412.57	42.56	370.01	4/5/2024
55084	MWII - Field Services	1	1,134.86	228.38	906.48	4/5/2024
55085	Event Center Coordinat	1	2,115.39	551.62	1,563.77	4/5/2024
55086	Lifeguard	1	140.60	10.76	129.84	4/5/2024
55087	Associate Project Manager	1	4,107.81	1,422.40	2,685.41	4/5/2024
55088	Operator	1	2,503.00	532.93	1,970.07	4/5/2024
55089	Assistant Aquatics Manager	1	2,100.13	511.86	1,588.27	4/5/2024
55090	POIII	1	2,979.00	858.60	2,120.40	4/5/2024
55091	Deputy City Manager	1	5,993.77	3,405.50	2,588.27	4/5/2024
55092	Lifeguard	1	14.42	1.11	13.31	4/5/2024
55093	Lifeguard	1	98.35	7.52	90.83	4/5/2024
55094	Dispatcher II	1	3,136.66	909.94	2,226.72	4/5/2024
55095	WWTO	1	1,971.85	636.62	1,335.23	4/5/2024
55096	MWI	1	1,507.58	238.71	1,268.87	4/5/2024
55097	Police Officer III	1	2,960.94	691.78	2,269.16	4/5/2024
55098	Lifeguard	1	601.82	69.07	532.75	4/5/2024
55099	Lifeguard	1	351.49	34.89	316.60	4/5/2024
55100	Sport Site Supervisor	1	129.12	9.87	119.25	4/5/2024
55101	P&R Sports Site Supv	1	269.04	70.58	198.46	4/5/2024
55102	UPCC-ASSISTANT	1	647.28	112.55	534.73	4/5/2024
55103	UPCC-ASSISTANT	1	378.00	29.91	348.09	4/5/2024
55104	Sports Site Supervisor	1	2,137.69	433.62	1,704.07	4/5/2024
55105	Program Coordinator	1	2,120.00	607.52	1,512.48	4/5/2024
55106	Lifeguard	1	198.28	16.17	182.11	4/5/2024
55107	Fleet Mechanic I	1	2,293.82	690.47	1,603.35	4/5/2024
55108	Training Manager	1	3,055.00	764.41	2,290.59	4/5/2024
55109	MWII Streets	1	1,719.20	303.34	1,415.86	4/5/2024
55110	Superintendent	1	3,615.20	1,187.86	2,427.34	4/5/2024
55111	Lifeguard	1	432.60	44.09	388.51	4/5/2024
55112	Lifeguard	1	253.66	23.41	230.25	4/5/2024

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
55113	Sales Tax Accountant	1	1,995.20	579.06	1,416.14	4/5/2024
55114	Lifeguard	1	636.48	109.26	527.22	4/5/2024
55115	PO III	1	2,995.44	1,520.19	1,475.25	4/5/2024
55116	Dispatcher	1	2,153.00	765.53	1,387.47	4/5/2024
55117	CMO Admin Assist	1	2,255.83	455.65	1,800.18	4/5/2024
55118	Planning Director	1	4,756.82	2,407.97	2,348.85	4/5/2024
55119	Public Works Director	1	5,746.29	1,702.80	4,043.49	4/5/2024
55120	Dispatcher I	1	2,004.76	585.67	1,419.09	4/5/2024
55121	Systems Admin	1	2,625.25	573.75	2,051.50	4/5/2024
55122	MWII Streets	1	2,136.12	950.31	1,185.81	4/5/2024
55123	PT Meter Reader	1	939.43	143.66	795.77	4/5/2024
55124	Utilities Supervisor	1	3,100.47	1,287.95	1,812.52	4/5/2024
55125	Operator	1	3,040.38	1,210.98	1,829.40	4/5/2024
55126	GSI Tech	1	2,179.01	603.18	1,575.83	4/5/2024
55127	Lead Lifeguard	1	1,092.04	198.11	893.93	4/5/2024
55128	WWTP Chief Operator	1	21,865.46	9,587.66	12,277.80	4/5/2024
55129	Lifeguard	1	30.28	2.32	27.96	4/5/2024
55130	Fleet Crew Chief	1	2,983.49	1,006.97	1,976.52	4/5/2024
55131	Police Officer I	1	2,163.48	656.92	1,506.56	4/5/2024
55132	Lifeguard	1	385.74	38.51	347.23	4/5/2024
55133	Support Servcs Manager	1	3,298.38	949.02	2,349.36	4/5/2024
55134	Police Officer I	1	2,389.24	329.71	2,059.53	4/5/2024
55135	Crew Chief - PBG	1	3,151.56	893.49	2,258.07	4/5/2024
55136	City Manager	1	6,876.92	2,216.05	4,660.87	4/5/2024
55137	Sergeant	1	3,282.12	863.61	2,418.51	4/5/2024
55138	PT Meter Reader	1	820.41	165.76	654.65	4/5/2024
55139	City Inspector	1	2,524.00	830.17	1,693.83	4/5/2024
55140	Aquatic Manager	1	3,303.02	1,032.87	2,270.15	4/5/2024
55141	WTP CHIEF OPERATOR	1	4,539.33	2,323.44	2,215.89	4/5/2024
55142	Utilities Director	1	5,748.93	2,612.83	3,136.10	4/5/2024
55143	Lifeguard	1	401.21	40.70	360.51	4/5/2024
55144	WTO A	1	2,409.60	684.59	1,725.01	4/5/2024
55145	Lifeguard	1	276.31	26.13	250.18	4/5/2024
55146	Sports Site Coordinator	1	104.91	8.02	96.89	4/5/2024
55147	Front Desk Representative	1	62.29	4.77	57.52	4/5/2024
55148	WWTO	1	1,618.68	255.55	1,363.13	4/19/2024
55149	Fleet Mechanic I	1	2,373.70	736.91	1,636.79	4/19/2024
55150	Permit Technician	1	995.10	155.48	839.62	4/19/2024
55151	Fitness Instructor	1	54.88	4.20	50.68	4/19/2024
55152	Captain	1	3,818.31	966.22	2,852.09	4/19/2024
55153	Police Officer I	1	2,819.64	723.66	2,095.98	4/19/2024
55154	Help Desk Technician	1	1,797.60	432.28	1,365.32	4/19/2024
55155	Lifeguard	1	39.66	3.04	36.62	4/19/2024
55156	Dispatcher I	1	2,037.36	531.37	1,505.99	4/19/2024
55157	WTO	1	1,718.91	506.59	1,212.32	4/19/2024
55158	Utility Billing Techni	1	2,284.80	602.42	1,682.38	4/19/2024
55159	Planner II	1	3,102.83	975.42	2,127.41	4/19/2024
55160	Budget Manager	1	3,809.64	766.76	3,042.88	4/19/2024
55161	Crew Chief-Operators	1	4,015.07	1,158.26	2,856.81	4/19/2024
55162	Water Fitness Instruct	1	572.40	53.79	518.61	4/19/2024
55163	Dispatcher	1	2,165.63	429.17	1,736.46	4/19/2024

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
55164	MUNICIPAL COURT CLERK	1	1,897.78	412.29	1,485.49	4/19/2024
55165	MWI	1	1,714.78	417.23	1,297.55	4/19/2024
55166	Police Officer II	1	3,033.24	583.89	2,449.35	4/19/2024
55167	Lieutenant	1	3,463.31	712.58	2,750.73	4/19/2024
55168	MWI	1	1,436.03	321.06	1,114.97	4/19/2024
55169	Dispatcher II	1	2,395.38	794.07	1,601.31	4/19/2024
55170	Chief of Police	1	5,748.80	1,676.08	4,072.72	4/19/2024
55171	Police Officer II	1	3,033.24	636.43	2,396.81	4/19/2024
55172	Lifeguard	1	558.78	59.74	499.04	4/19/2024
55173	WW Plant Operator	1	3,408.00	882.15	2,525.85	4/19/2024
55174	Police Officer I	1	2,782.92	791.80	1,991.12	4/19/2024
55175	MWI	1	1,508.42	238.81	1,269.61	4/19/2024
55176	Lifeguard	1	281.04	26.49	254.55	4/19/2024
55177	Operations Manager	1	3,957.91	968.55	2,989.36	4/19/2024
55178	Lifeguard	1	64.35	4.93	59.42	4/19/2024
55179	Lifeguard	1	480.70	50.77	429.93	4/19/2024
55180	PT Snow Plowing	1	1,424.48	236.11	1,188.37	4/19/2024
55181	Police Officer I	1	3,033.24	838.41	2,194.83	4/19/2024
55182	Lifeguard	1	436.21	45.36	390.85	4/19/2024
55183	Senior Planner	1	3,494.40	1,071.11	2,423.29	4/19/2024
55184	MW I	1	1,678.64	635.51	1,043.13	4/19/2024
55185	Lifeguard	1	507.20	53.79	453.41	4/19/2024
55186	Dispatcher I	1	2,040.90	758.57	1,282.33	4/19/2024
55187	Communications Coordinator	1	2,654.22	711.97	1,942.25	4/19/2024
55188	Finance Admin. Asst./C	1	2,136.42	491.34	1,645.08	4/19/2024
55189	Dispatcher II	1	2,238.40	527.93	1,710.47	4/19/2024
55190	HR Manager	1	4,101.85	1,440.99	2,660.86	4/19/2024
55191	Police Officer II	1	2,807.77	563.56	2,244.21	4/19/2024
55192	Lifeguard	1	313.04	38.18	274.86	4/19/2024
55193	MWI	1	1,508.19	302.11	1,206.08	4/19/2024
55194	Parks and Rec Director	1	4,716.61	1,639.75	3,076.86	4/19/2024
55195	WWTO	1	1,820.65	371.55	1,449.10	4/19/2024
55196	Lifeguard	1	75.71	5.80	69.91	4/19/2024
55197	Lifeguard	1	465.56	48.62	416.94	4/19/2024
55198	MWII - Field Services	1	1,104.89	221.50	883.39	4/19/2024
55199	Event Center Coordinat	1	2,115.39	551.62	1,563.77	4/19/2024
55200	Associate Project Manager	1	3,227.57	1,211.44	2,016.13	4/19/2024
55201	Operator	1	2,629.60	578.31	2,051.29	4/19/2024
55202	Assistant Aquatics Manager	1	2,100.13	511.87	1,588.26	4/19/2024
55203	POIII	1	6,402.02	2,041.80	4,360.22	4/19/2024
55204	Deputy City Manager	1	5,993.77	3,405.51	2,588.26	4/19/2024
55205	Lifeguard	1	32.45	2.48	29.97	4/19/2024
55206	Lifeguard	1	273.47	24.92	248.55	4/19/2024
55207	Dispatcher II	1	3,094.46	895.40	2,199.06	4/19/2024
55208	WWTO	1	1,954.03	633.45	1,320.58	4/19/2024
55209	MWI	1	1,648.88	255.52	1,393.36	4/19/2024
55210	Police Officer III	1	3,033.24	701.61	2,331.63	4/19/2024
55211	Lifeguard	1	245.14	21.75	223.39	4/19/2024
55212	Presiding Municipal Co	1	2,034.24	360.82	1,673.42	4/19/2024
55213	Sport Site Supervisor	1	282.45	26.60	255.85	4/19/2024
55214	P&R Sports Site Supv	1	392.16	82.01	310.15	4/19/2024

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
55215	UPCC-ASSISTANT	1	647.28	112.56	534.72	4/19/2024
55216	UPCC-ASSISTANT	1	378.00	29.92	348.08	4/19/2024
55217	Sports Site Supervisor	1	1,962.69	394.38	1,568.31	4/19/2024
55218	Program Coordinator	1	2,393.38	673.35	1,720.03	4/19/2024
55219	Lifeguard	1	255.96	23.59	232.37	4/19/2024
55220	Fleet Mechanic I	1	2,293.82	690.47	1,603.35	4/19/2024
55221	Training Manager	1	900.00	212.85	687.15	4/19/2024
55222	MWII Streets	1	2,007.72	381.02	1,626.70	4/19/2024
55223	Superintendent	1	3,615.20	1,187.86	2,427.34	4/19/2024
55224	Lifeguard	1	223.51	19.10	204.41	4/19/2024
55225	Lifeguard	1	288.25	27.05	261.20	4/19/2024
55226	Lifeguard	1	3,300.93	715.92	2,585.01	4/19/2024
55227	Sales Tax Accountant	1	1,995.20	579.06	1,416.14	4/19/2024
55228	Lifeguard	1	1,184.56	241.15	943.41	4/19/2024
55229	Lifeguard	1	166.54	12.74	153.80	4/19/2024
55230	PO III	1	3,033.24	1,528.93	1,504.31	4/19/2024
55231	Dispatcher	1	1,903.20	680.46	1,222.74	4/19/2024
55232	CMO Admin Assist	1	2,080.83	434.27	1,646.56	4/19/2024
55233	Planning Director	1	4,756.82	2,407.95	2,348.87	4/19/2024
55234	Public Works Director	1	5,746.29	1,702.80	4,043.49	4/19/2024
55235	Dispatcher I	1	1,812.76	543.77	1,268.99	4/19/2024
55236	Systems Admin	1	2,625.25	573.75	2,051.50	4/19/2024
55237	MWII Streets	1	2,214.40	987.23	1,227.17	4/19/2024
55238	PT Meter Reader	1	798.27	112.73	685.54	4/19/2024
55239	Utilities Supervisor	1	3,100.47	1,287.96	1,812.51	4/19/2024
55240	Permit Technician	1	320.04	49.49	270.55	4/19/2024
55241	Operator	1	3,040.38	1,210.96	1,829.42	4/19/2024
55242	GSI Tech	1	2,179.01	603.18	1,575.83	4/19/2024
55243	Lifeguard	1	68.50	5.24	63.26	4/19/2024
55244	Lead Lifeguard	1	569.57	77.92	491.65	4/19/2024
55245	Lifeguard	1	193.04	15.77	177.27	4/19/2024
55246	Fleet Crew Chief	1	3,132.00	1,063.80	2,068.20	4/19/2024
55247	Police Officer I	1	2,401.24	724.86	1,676.38	4/19/2024
55248	Lifeguard	1	117.34	8.98	108.36	4/19/2024
55249	General Ledger Accountant	1	2,409.60	596.20	1,813.40	4/19/2024
55250	Lifeguard	1	648.90	79.38	569.52	4/19/2024
55251	Support Servcs Manager	1	3,298.38	949.03	2,349.35	4/19/2024
55252	Police Officer I	1	2,782.92	437.68	2,345.24	4/19/2024
55253	Crew Chief - PBG	1	2,976.56	852.11	2,124.45	4/19/2024
55254	City Manager	1	6,876.92	2,216.07	4,660.85	4/19/2024
55255	Sergeant	1	3,521.42	937.04	2,584.38	4/19/2024
55256	PT Meter Reader	1	800.40	164.23	636.17	4/19/2024
55257	City Inspector	1	2,654.14	860.75	1,793.39	4/19/2024
55258	Aquatic Manager	1	3,219.69	1,009.84	2,209.85	4/19/2024
55259	WTP CHIEF OPERATOR	1	4,539.33	2,323.42	2,215.91	4/19/2024
55260	Utilities Director	1	5,748.93	2,612.82	3,136.11	4/19/2024
55261	WTO A	1	2,409.60	684.59	1,725.01	4/19/2024
55262	Lifeguard	1	320.07	30.49	289.58	4/19/2024
55263	Sports Site Coordinator	1	193.68	15.82	177.86	4/19/2024
55264	Front Desk Representative	1	385.05	31.45	353.60	4/19/2024

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
			556,853.23	165,226.41	391,626.82	



City of Woodland Park

Staff Report for City Council

Meeting Date: May 16, 2024

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
	CMO/Finance	Aaron Vassalotti City Manager

ITEM:

Monthly Report of Mayor and Council Expenses

The following is a summary of the Mayor and Council Expenses for April 2024.

April 2024

Description	Budget	Month Exp	YTD Exp	Balance	% Expended
Miscellaneous expenses	\$17,950.00	\$0.00	\$0.00	\$17,950.00	0%
Training/Travel	\$11,000.00	\$0.00	\$187.94	\$10,812.06	2%
Supplies	\$150.00	\$108.78	\$108.78	\$41.22	73%
Meetings/Mileage/Meals	\$3,000.00	\$227.20	\$579.25	\$2,420.75	19%
Special Projects	\$500.00	\$0.00	\$0.00	\$500.00	0%
Total	\$32,600.00	\$335.98	\$875.97	\$31,724.03	3%



City of Woodland Park

May 2, 2024 at 6:30 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Following a worksession regarding Council Rules and Procedures, Mayor Case called the regularly scheduled City Council Meeting to order at 6:30 PM.

The following Councilmembers were in attendance: Mayor Case, Mayor Pro-tem Nakai, Councilmember Baldwin, Councilmember Geer, Councilmember Jones and Councilmember Smith.

The following Staff staff members were in attendance: City Manager Vassalotti, Deputy City Manager/City Clerk Leclercq(via zoom), City Attorney Wilson, Utilities Director Wiley, Parks and Recreation Director Keating and IT Technician Barnes.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

- A. Re-appointments to the Parks and Recreation Advisory Board.(A)
(Presenter Deputy City Manager/City Clerk Leclercq)

Deputy City Manager/City Clerk Leclercq reviewed with the Council the two applications received for re-appointment to the Parks and Recreation Advisory Board received from Jerry Smith and Chris Gonzales. There being no questions from the Council, the following motion was made.

Motion: to re-appoint Jerry Smith and Chris Gonzales to the Parks and Recreation Advisory Board. Nakai/Smith. Motion carried 6-0.

Following the motion Leclercq administered the Oath of Office to Jerry Smith and Chris Gonzales.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

5. CONSENT CALENDAR

- A. Approval of the April 18, 2024 Council Minutes. (A)
(Presenter Deputy City Manager/City Clerk Leclercq)

Mayor Case read the Consent Calendar into the record and the following motion was made.

Motion: to approve the April 18, 2024, City Council Minutes and the approval of the Great Outdoors Colorado Grant Agreement for Avenger Open Space. Geer/Nakai. Motion carried 6-0.

- B.** Approval of the Great Outdoors Colorado Grant Agreement for Avenger Open Space. (A)
(Presenter Parks and Recreation Director Keating)

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

The following individuals spoke regarding items not on the agenda.

Nicole Brauchli shared that the Council should not do the application process for the appointment of a new Councilmember. She felt that it should be the next highest vote winner in the election. She shared that is who the voters wanted.

Suzanne Patterson shared an update of the happenings in the Woodland Park Schools.

Bryan Paul shared his concerns on 5 G towers near our schools.

County Commissioners Williams, Campbell and Stone and Sheriff Mikesell congratulated the newly elected Council and shared their sentiments regarding working together.

Linda Martin shared that she felt that Carrol Harvey should not be appointed to the open Council Seat.

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)

10. NEW BUSINESS

(Public comment may be heard)

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

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

B. Council Reports

Councilmember Baldwin shared an update on CML.

Councilmember Geer shared that it is Wildfire Awareness month and that Parks and Recreation is in need of scorekeepers and umpires.

Councilmember Jones shared that this Tuesday is the DDA meeting.

Councilmember Smith shared that four students will be presented with scholarships from the Masons.

C. City Attorney's Report

D. City Manager's Report

Utilities Director Wiley shared that there will be changes to the Utility Billing.

1. Discussion on upcoming Council Meeting scheduling. (A)
(Presenter Deputy City Manager/City Clerk Leclercq)

Deputy City Manager/City Clerk Leclercq reviewed the upcoming Council Meetings with the Council and the public. Sharing the following:

May 16 - 5:30 PM Council Interviews of applicants for open Council Seat. Immediately following the Council Meeting that evening, there would be a worksession on Bob's Rules of Procedures.

June 6 - Regularly scheduled Council Meeting

June 20 - Council Meeting canceled. Council and Staff will be attending CML.

June 27 - Council Meeting

July 4 - Council Canceled 4th of July holiday

12. ADJOURNMENT

Respectfully submitted:

Suzanne Leclercq MMC, City Clerk

APPROVED THIS ____ DAY OF _____, 2024

Kellie Case, Mayor



STAFF REPORT

TO: Mayor Case and City Council

FROM: CJ Gates, Senior Planner

DATE: May 16, 2024

SUBJECT: Pines at Tamarac PUD and Preliminary Plat Amendment: A request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) to amend the previously approved Pines at Tamarac Planned Unit Development (PUD) Master Plan and Preliminary Plat to increase the number of residential lots from 26 to 39 on 20.61 acres; the subject property is described as Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) in the Pines at Tamarac PUD zone district (QJ) (Presenter, Senior Planner CJ Gates)

BACKGROUND: This item consists of two parts that are commonly processed concurrently: a planned unit development (PUD) and a preliminary plat. A planned unit development is a zone district where the developer has obtained approval from City Council for uses (may be a combination of residential and commercial uses) and bulk standards (setbacks, building heights, etc.) for a specific property. A preliminary plat is one of the steps in the subdivision process when the proposed map of the subdivision is reviewed for overall layout of lots, streets, public spaces and general conformance with City regulations. Initial approval of these application types is for a limited time period and it is not unusual for a developer to request the approval be extended. In order to develop this property and construct any single-family homes, the applicant must apply for and gain approval of a subdivision Final Plat which will be reviewed by Planning Commission and City Council at a future date.

The original Pines at Tamarac PUD Final Master Plan and Preliminary Plat was approved by City Council on July 18, 2019 and has been granted several prior extensions of that approval. This application is a Request for approval to amend the previously approved Pines at Tamarac Planned Unit Development (PUD) Master Plan and Preliminary Plat to increase the number of residential lots from 26 to 39 on 20.61 acres. If City Council approves this application, both the PUD and the Preliminary Plat will expire May 15, 2026.

Please see attached detailed staff report.

RECOMMENDATION: Move to approve Resolution 922, Series 2024, a Resolution approving an amendment to the Pines at Tamarac planned unit development (PUD) master plan and a preliminary plat amendment to increase the number of residential lots from 26 to 39 on 20.61 acres.

ATTACHMENTS: 1. CC Staff Report - Pines Tamarac PUD Amend 2024-0314

2. Pines at Tamarac Amendment Resolution No. 922
3. 2024.03.28 PC Meeting Minutes - SIGNED
4. 2024.04.25 PC Meeting Minutes - DRAFT
5. Pines at Tamarac PUD Amendment and Prelim Plat Application Packet
6. Pines at Tamarac PUD Preliminary Plat - Approved



City Council Staff Report Public Hearing May 16, 2024

Agenda Item

9A

Department

Planning

Presenter

C.J. Gates
Senior Planner

AGENDA ITEM 9A

PUD2024-03 & SUB2024-03) Pines at Tamarac PUD and Preliminary Plat Amendment: A request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) to amend the previously approved Pines at Tamarac Planned Unit Development (PUD) Master Plan and Preliminary Plat to increase the number of residential lots from 26 to 39 on 20.61 acres; the subject property is described as Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) in the Pines at Tamarac PUD zone district (QJ)

LOCATION & ZONING

The subject property is 20.61 acres in size located in the northern portion of Woodland Park on the east side of Highway 67, and to the northwest of the Reserve at Tamarac subdivision. This is a triangular shaped parcel that is immediately north of the intersection of Highway 67 and Fairfield Lane, which is bordered by Highway 67 on its west side and Sourdough Road on its east side. Shining Mountain Golf Course is located across Highway 67 to the west. (Reference Figure 1 – Vicinity Map and Figure 2 – Aerial Photo).



Figure 1: Vicinity Map

BACKGROUND

Ordinance No. 563, Series 1992 annexed 468 acres of land known as Hawk Ridge into the City and zoned it all Planned Unit Development (PUD). This annexation included land on both sides of Highway 67. The land on the west side of Highway 67 falls under the Shining Mountain PUD Final Development Plan which was most recently amended in 2006 and consists of a golf course with clubhouse, 102 multi-family dwelling units, 255 single-family dwelling units, as well as open space/ wilderness/ recreation area/ wetlands. Development of this PUD is still ongoing.

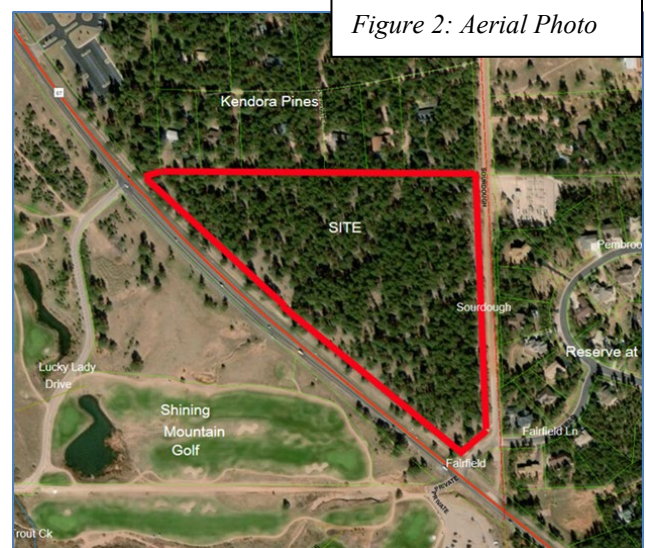


Figure 2: Aerial Photo

The land on the east side of Highway 67 originally consisted of two triangular pieces of land with a total acreage of 37.17 acres. In the early to mid-1990's several different development proposals were approved, but none of them came to fruition and those approvals have long since expired. That details history is as follows:

- In 1994, the Terrace Greens PUD Master Plan was proposed for 37.17 acres (two triangular pieces east of Hwy 67) with 44 residential, 3 mixed use residential/commercial lots, 1 commercial lot plus two church sites and a Preliminary Plat for Phase I was approved for what is now Lot 2 showing 21 residential lots along Hwy 67 and one (1) church site next to Sourdough Road.
- In February 1996, Terrace Greens morphed into Kingswood Estates and a revised master plan, preliminary plat, and final plat were all approved by Council. The Kingswood Estates Final Plat Filing No. 1 shows 24 lots (2 open space tracts, 3 large commercial tracts, and 19 single-family lots ranging in size from 10,767 – 18,161 SF on what is now Lot 2. Unfortunately, Kingswood Estates No. 1 was never recorded, the subdivision was never developed as proposed, and the Terrace Greens PUD master plan expired.
- In 1999, the northern triangle (now Lot 1) was rezoned from PUD to Suburban Residential (SR). In the year 2000, the Daysprings Christian Fellowship Subdivision was approved which consisted of a total of two lots. In 2002, construction began on the *Impact Church* on Lot 1 and Lot 2 (20.61 acres) remained undeveloped.

On July 18, 2019 the Pines at Tamarac PUD Final Master Plan and Preliminary Plat was approved by City Council. This Master Plan consisted of 26 single family lots and 5.05 acres (24.5%) as dedicated open space on the 20.61 acres (Figure 3). The conditions of approval required the following significant infrastructure improvements prior to conveyance of any proposed lot:

- Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer;
- Construct the deceleration lane on Highway 67.

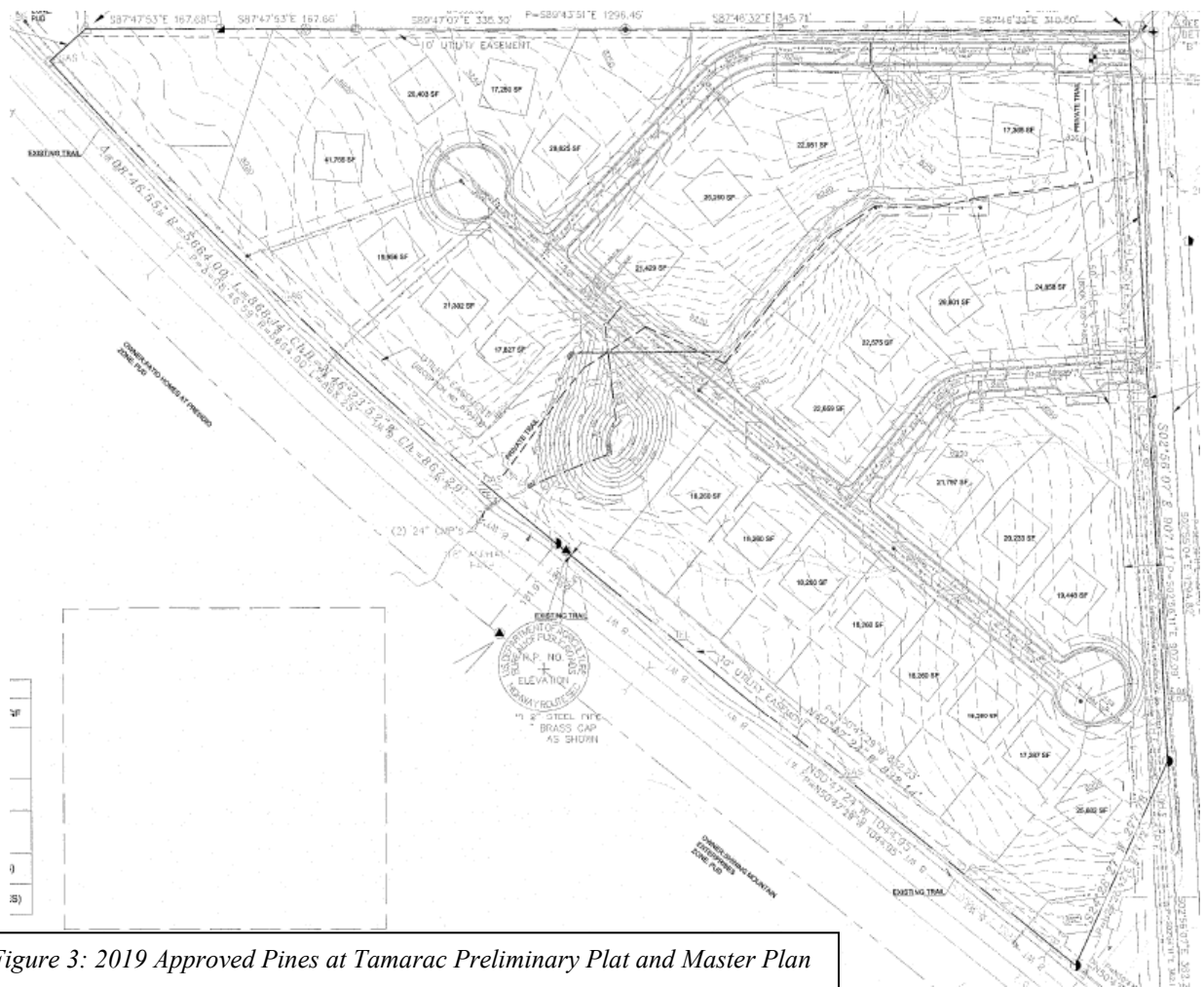


Figure 3: 2019 Approved Pines at Tamarac Preliminary Plat and Master Plan

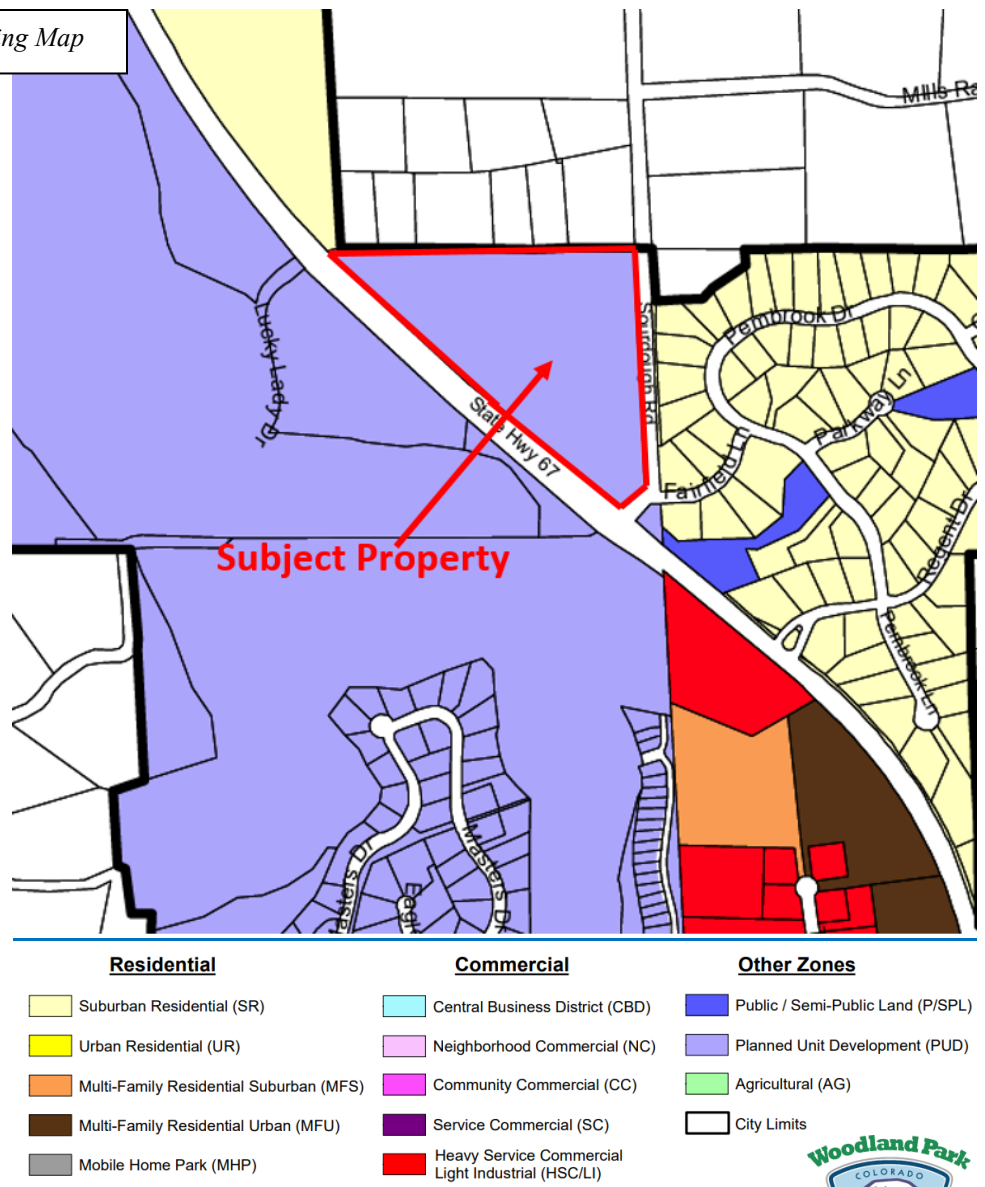
On May 6, 2021 City Council approved a two-year extension of the Pines at Tamarac PUD Master Plan to July 18, 2023 and a one-year extension of the Pines at Tamarac Preliminary Plat to July 18, 2022. On August 25, 2022 the Planning Commission approved another one-year extension of the Preliminary Plat so it would expire July 18, 2023 along with the PUD Master Plan.

Extensions of both the PUD Master Plan and the Preliminary plat were again requested in 2023. On August 17, 2023 City Council approved a two-year extension of the Pines at Tamarac PUD Master Plan to July 18, 2025 and a one-year extension of the Pines at Tamarac Preliminary Plat to July 18, 2024.

SITE & SURROUNDING PROPERTIES

Figure 4 is an excerpt from the City Zoning Map which identifies the zoning of the subject property as PUD.

Figure 4: City Zoning Map



The zoning and uses of the surrounding properties are:

USE		ZONE
North	Un-platted residential lots located within unincorporated Teller County	R-1 (Teller County Zone)
South & West	Highway 67 and the Shining Mountain Golf Course	PUD
East	The Reserve at Tamarac Filing 5	SR

The subject property is characterized by gentle slopes (20% from the highest to the lowest point on-site) with a high point of just over 8,265 feet at the northeast corner and a low point of just below 8,210 feet at the northwest corner (55 foot drop from east to west). A small drainage channel (dry

draw) falls east to west through the center of site. Vegetation includes a significant Ponderosa Pine and Aspen forest with typical forest floor/grass ground cover.

To aid in becoming familiar with the subject property and surrounding area, below is a series of pictures of current conditions in the surrounding area.

Figure 5a: Photo taken from Sourdough Rd. looking east into site



Figure 5b: Photo taken south of Fairfield/67 looking north & east



Figure 5c: Photo taken from NW corner of lot looking south and east



Figure 5d: Photo taken intersection of Fairfield & Sourdough Rd. looking north



CURRENT PROPOSAL

As previously stated, the current approved Master Plan and Preliminary Plat is for 26 single family lots and 5.05 acres of open space on the 20.61 acre lot. The applicant is now requesting an amendment to both the PUD Master Plan and the Preliminary Plat which would increase the number of single-family lots to 39 and increase the amount of acreage used for *Open Space, Drainage and Utility* to 9.09 acres. Below is a copy of the Table that appears on proposed PUD which compares the differences in the currently approved Site Data to what is being proposed:

EXISTING SITE DATA TABLE

TOTAL SITE ACREAGE	20.61 AC
PROPOSED SINGLE FAMILY DWELLING UNITS	26 DU
FINAL PROPOSED (GROSS) DENSITY	1.26 DU/AC
MAX BUILDING HEIGHT	35'
MIN LOT SIZE	16,000 SF
TYPE OF USE	# ACRES PROVIDED
SINGLE FAMILY RESIDENTIAL (39 LOTS)	12.99 AC±
OPEN SPACE, DRAINAGE AND UTILITY	5.05 AC±
PRIVATE STREETS	2.57 AC±
TOTAL:	20.61 AC±

SITE DATA TABLE

TOTAL SITE ACREAGE	20.61 AC
PROPOSED SINGLE FAMILY DWELLING UNITS	39 DU
FINAL PROPOSED (GROSS) DENSITY	1.89 DU/AC
MAX BUILDING HEIGHT	35'
MIN LOT SIZE	7,800 SF
TYPE OF USE	# ACRES PROVIDED
SINGLE FAMILY RESIDENTIAL (39 LOTS)	8.99 AC±
OPEN SPACE, DRAINAGE AND UTILITY	9.09 AC±
PRIVATE STREETS	2.53 AC±
TOTAL:	20.61 AC±

Figure 6 identifies three Tracts (totaling 9.09± acres) for use as open space, drainage and utility purposes. The uses and ownership of the Tracts is proposed as follows:

TRACT TABLE			
TRACT	PERMITTED USES	OWNERSHIP / MAINTENANCE	SQUARE FOOTAGE (ACREAGE)
A	OPEN SPACE, DRAINAGE & UTILITY, MAIL KIOSK, SIGNAGE	HOA	280,935 SF (6.44 AC)
B	OPEN SPACE, DRAINAGE & UTILITY	HOA	9,448 SF (0.22 AC)
C	OPEN SPACE, DRAINAGE AND UTILITY, MAIL KIOSK, SIGNAGE	HOA	105,734 SF (2.62 AC)
TOTAL SQUARE FOOTAGE / ACREAGE			± 396,117 SF (±9.09 AC)

Figure 6: Proposed Tracts for Open Space, etc.

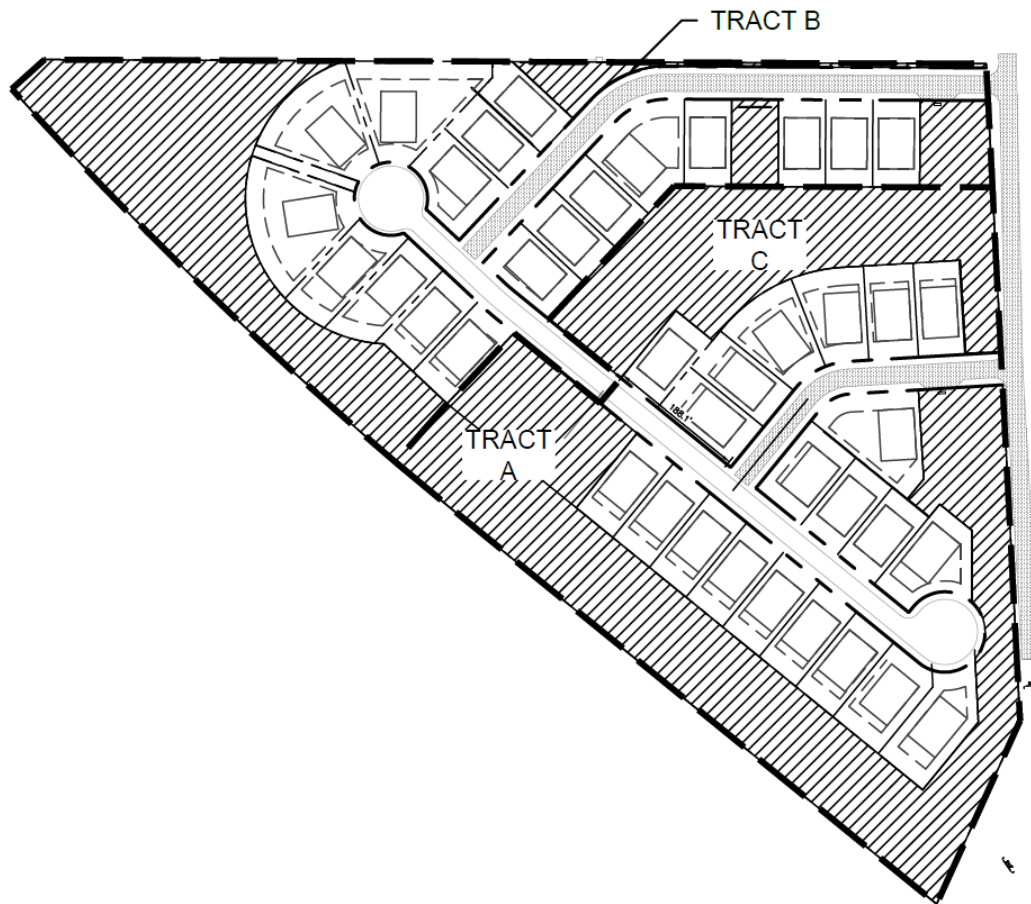


Figure 7 depicts the proposed revised site layout and development phasing. The site will have two access points off Sourdough Road which, with the exception of the first 250± feet, is currently unpaved. This application does not address the existing condition of Sourdough Road, but the current approval includes the requirement for the developer to repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2.

The internal street system is proposed to be private right-of-ways (45' in width) which will loop through the development. The proposal is to construct this development in two phases with Phase 1 (21 lots) being on the southern portion of the site and Phase 2 (18 lots) on the northern portion.

Phase 1 will consist of 21 single-family lots and all associated public improvements and utility work. Per the applicant's project narrative, upon completion and sale of the first 15 residences of Phase 1, the required turn lane improvements to Highway 67 (per Colorado Department of Transportation) will be made at the intersection of Fairfield Lane and Highway 67. The applicant anticipates the CDOT improvements will be completed prior to the issuance of certificates of occupancy for the remaining six residences within Phase 1.

Regarding Phase 2, the applicant has stated the timing of construction is dependent upon future market demand which is currently estimated to be in the second quarter of 2026. Once the applicant believes the market is right, the final proposed 18 residences, along with their public improvements and utility work, will be built out.

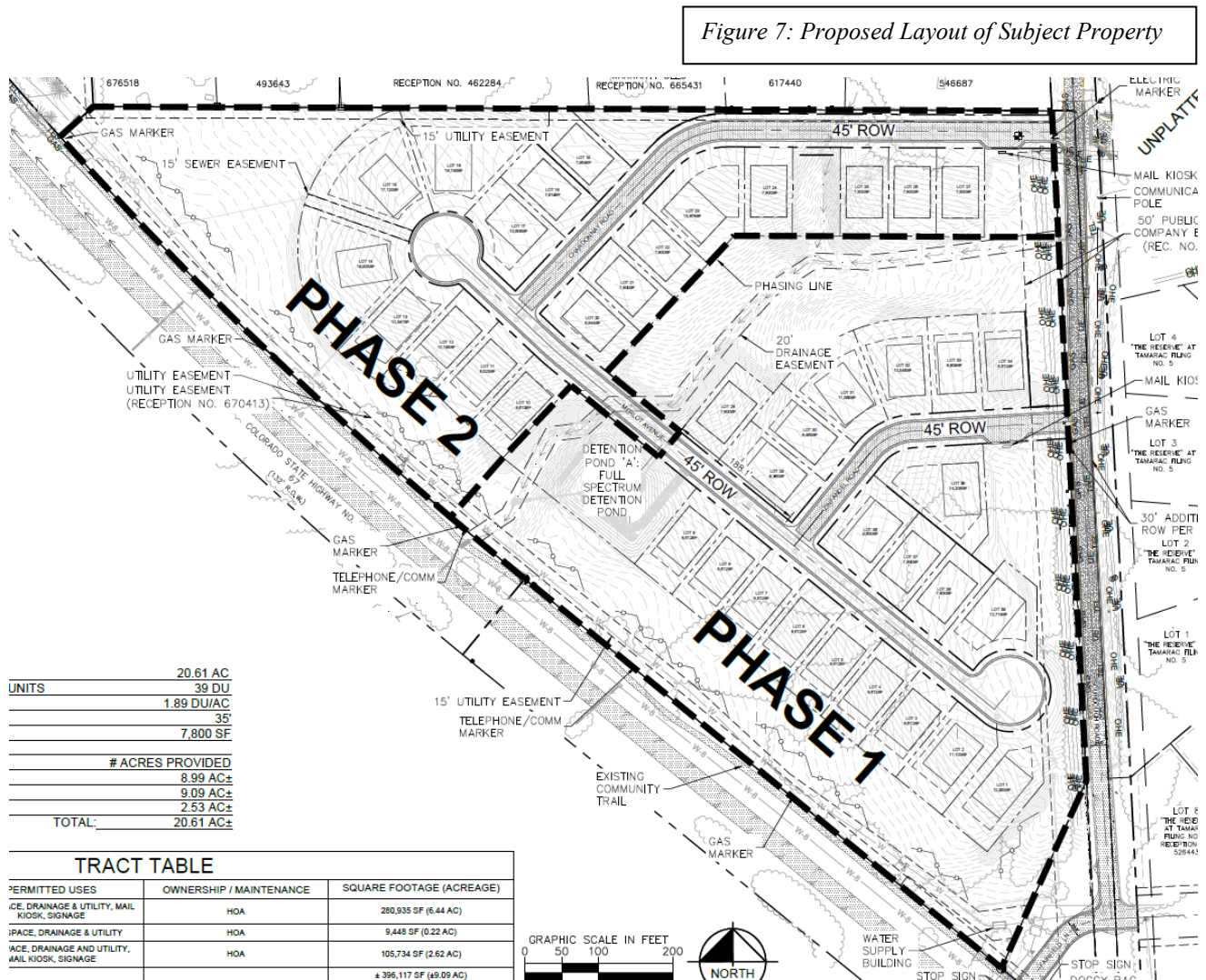
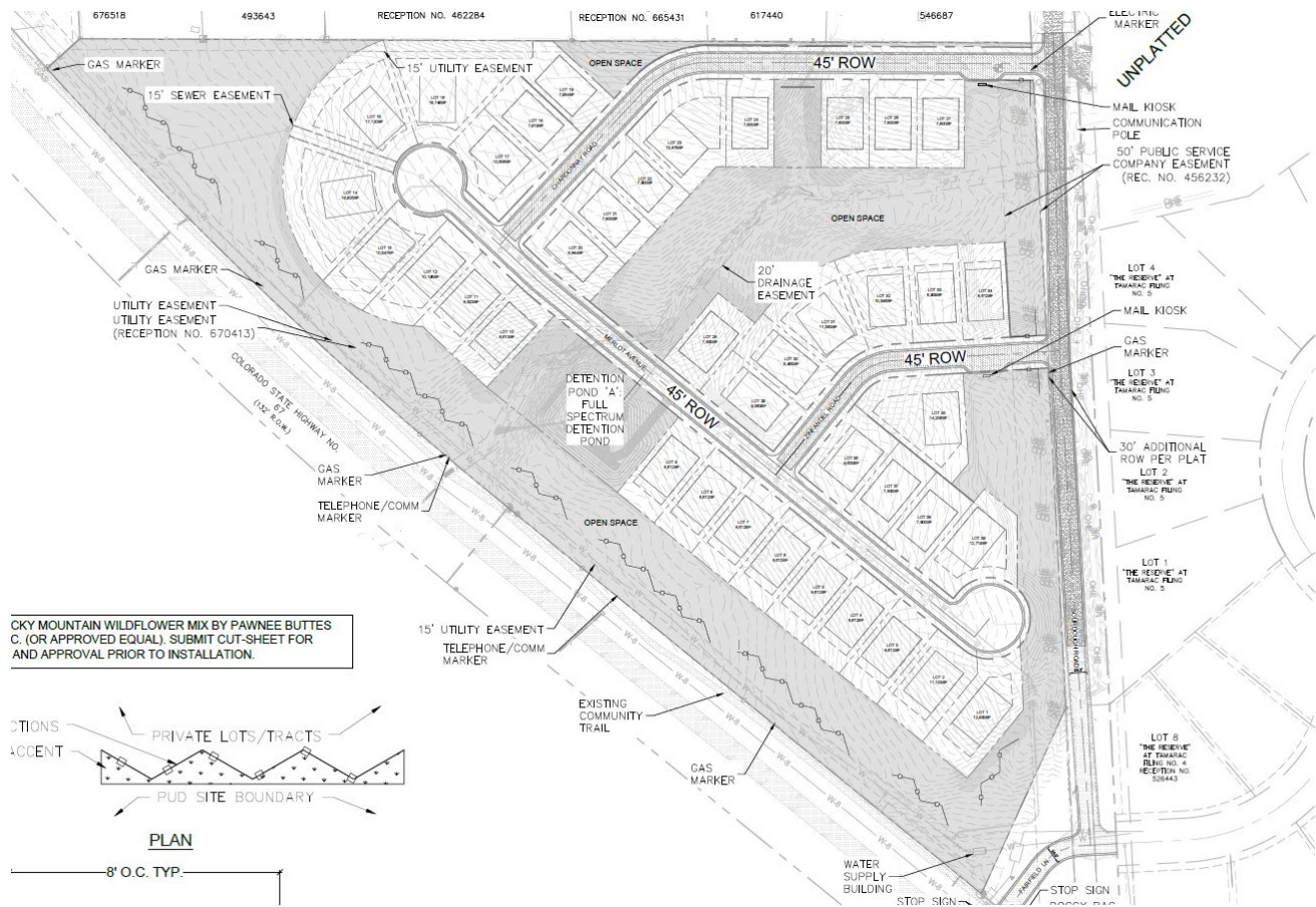


Figure 8 below is a snap shot of the preliminary landscaping plan that was included in the application packet. The dark shaded areas are proposed to be “open space”. The 9.09± acres of open space is approximately 44 percent of the 20.61 acre site. The applicant has stated that pedestrian paths are planned for the site although the location of the trail system is not called out on the plans that have been submitted.

Figure 8: Proposed Preliminary Landscaping Plan



CODE COMPLIANCE – PUD AMENDMENT

The following applicable sections of Chapter 18.30 have been considered in the evaluation and analysis of this PUD amendment:

§18.30.010 Purpose.

A. *The purpose of the PUD district is to provide more flexibility and latitude of design, to provide for a greater variety of principle and accessory uses in the development or redevelopment of lands, to meet the technological changes in concepts and to encourage initiative and more efficient allocation and creative development of parks, recreation areas and open space.*

Complies. The proposed PUD amendment would provide greater flexibility in the design and development of the site in keeping with market demand for detached residential development while encouraging more efficient allocation of recreation areas and open space. The PUD zone allows for up to 2 DU/acre (or as many as 41 units on 20.61 acres) but with only 39 residential lots proposed, the maximum density is only 1.89 DU/acre. A total of 9.09 acres (44% of the lot) is dedicated as open space. Only one (1) residential use per lot is allowed; guest houses and/or accessory dwelling units are not permitted, nor are

detached accessory buildings (i.e. garages, sheds, etc.). Consistent with the current approval, the applicant proposes narrower road rights-of-ways (45 feet wide rather than the required 50 feet) but compensates by increasing the width of front yard easements to 15 feet (where 10 feet is typical).

- B. To best accomplish these objectives, and in order to develop an acceptable plan that is in keeping with other chapters of this title, it is essential that the proponents coordinate their development with the planning commission.*

Complies. Everything related to a PUD zone district is considered by the Planning Commission who is scheduled to review this requested amendment on March 14, 2024. City Council is the approving authority for the PUD dimensional standards (§18.30.110). It is currently anticipated that City Council will review this application at their April 4, 2024 meeting.

§18.30.020 *Where district may be established.*

Not applicable. The PUD zone district for this land was established in 1992 by Ordinance No. 563, Series 1992 and remain in place and valid to this day.

§18.30.030 *Requirements for approval [for siting a PUD zone].*

Not applicable. The PUD zone district for this land was established in 1992. The proposed amendment's compliance with the PUD Final Development Plan Municipal Code is assessed in this staff report.

§18.30.070 *Modification of subdivision requirements.*

This section allows for the waiver or modification of subdivision specifications that are contained in the Municipal Code for any associated subdivision within a PUD area if it is found that such specifications are not required in the interest of the PUD and that modifications of such specifications are not inconsistent with the interests of the City.

Consistent with the original approval, staff finds that the following specifications are not required in the interest of the PUD and that modifications of such specifications are consistent with City interests. Staff recommends the following modifications to the subdivision specifications in order to facilitate the subdivision of the 20.61-acre tract into 39 lots:

1. **§17.40.140:** Reduce the width of the local street right-of-way (ROW) with curb and gutter from 50 to 45 feet.

§18.30.080 *Final Plan Requirements – Approval*

This is a request is to change the number of residential lots and development standards within the Pines at Tamarac PUD. The proposed residential use, maintains the original intend of the original PUD.

- A. The development plan of the PUD district shall meet the requirements of accepted land planning practices; promote public health, safety, and general welfare; provide adequate light, air, privacy and convenience; lessen and avoid congestion of the public streets and*

highways; conserve the values of surrounding properties; and protect against fire, panic, explosion, noxious fumes, flooding along natural watercourses, and other hazards.

Complies. The proposed PUD amendment meets accepted land planning practices. It promotes public health, safety and general welfare in the design and lot layout; and it provides adequate light, air, and convenience within and adjacent to the site given its open space provisions. The proposed residential development harmonizes with surrounding residential neighborhoods. While asking to increase the number of dwelling units, the proposed 39 residential lots (1.89 DU/acre) still falls below the maximum potentially allowed (2 DU/acre). Additionally more than 9 acres of open space is being preserved. Fire protection is available and adequate from the Northeast Teller Fire Protection District. All proposed construction would comply with the current International Building Codes, International Fire Code, local fire protection standards, drainage and flood control specifications and other codes and regulations applicable.

Since this PUD Master Plan and Preliminary Plat was approved in 2019, the City has adopted a new comprehensive plan, *Envision Woodland Park 2030*. Per the 2010 Plan, this area was identified for single family residential development. In *Envision Woodland Park 2030* plan, the Future Land Use Map has identified this area for mixed use. Neither plan makes recommendations for density of residential units. The new plan explains ‘mixed use areas’ as follows:

MIXED USE AREAS support a diversity of uses. This can be vertical mixed use or horizontal mixed use. These areas are typically in high use areas that are not currently developed. Specific characteristics are desired for each of the three identified mixed-use areas. A description of each mixed use area is listed below with a key on the map.

A: The area along Highway 67 already supports nodes of commercial development. Other areas are flexible in development as non-residential mixed use. The primary reason for discouraging residential development along the highway in the mixed use area is to provide a balance of employment and service land uses to serve the community and to ensure there is enough water to provide service to planned residential areas.

This requested amendment is to change density, or add residential lots, and not to change uses. When reviewing this request as part of the originally annexed area, which includes Shining Mountain on the west side of Highway 67, the intent of having mixed uses in the area is maintained.

- B. *The proponents of a PUD shall, after review of the preliminary plan with the planning commission, submit a final plan of development to the planning commission for its*

consideration, upon which plan the commission shall advertise and hold at least one public hearing. The development plan shall include, but not be limited to, the following information:

If approved, this PUD amendment will serve as the Final Development Plan for the site.

1. Location and size of the area involved;

Complies. The PUD amendment consists of 20.61 acres of land along the northern limits of the City of Woodland Park. It is located adjacent to and just east of Highway 67, east of the Shining Mountain Golf Course and mixed-use development, and west of Sourdough Road and the Reserve at Tamarac subdivision. The northern site boundary is shared with the Teller County boundary.

2. All improvements of surrounding properties lying adjacent to the proposed PUD district;

Complies. Surrounding property uses and improvements remain unchanged from the initial approval in 2019. To the immediate north is six lots within Kendora Pines subdivision (in Teller County - fully built) and Impact Church (in the City - built in 2006); to the east is Sourdough Road and 5 lots within the multiple filings of the Reserve at Tamarac subdivision and the 2-acre IREA substation (in Teller County); and to the south and west is Highway 67 and Shining Mountain Golf Course /mixed-use development.

3. The dwelling unit per tract density of residential areas included in the plan;

Complies. The applicant is proposing to increase the number of residential lots from 26 (1.26 DU/acre) to 39 (1.89 DU/acre) for detached single family residential units. The PUD zone district allows a maximum of 2 DU/acre.

4. Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses,

May Comply. The PUD amendment proposes 9.09 acres in three tracts (A through C) of private open space including drainage infrastructure. The applicant has stated that pedestrian paths are planned for the site although the location of the trail system is not called out on the plans that have been submitted.

Per MC Section 17.24.040, as part of the Final Plat review portion of this development process the proposed final plat will be routed to the City of Woodland Park Parks and Recreation Advisory Board (PRAB) for their review. PRAB's comments will be routed back to the Planning Commission and City Council for consideration. Park capital fees in lieu of park land dedication are required with the final plat.

5. The location and width of proposed streets, public ways, easements and other similar public and private facilities;

May Comply. The site will have two access points off Sourdough Road. The internal street system is proposed to be private right-of-ways (45' in width) which will loop through the development. Easements of varying width will be necessary for all water and sewer mains and will be platted and dedicated with the Final Plat. All lots are shown with 15-foot wide

utility easements along the front property line for power and other services. Additional easements may be required and can be determined at Final Plat.

The Traffic Impact Study included in this application analyzed the impact of 40 new residential lots (39 are proposed). They identified that 40 new residential lots will generate 378 with the following peak hour volumes:

Land Use and Size	Weekday Vehicle Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Single-Family Detached Housing (ITE 210) – 40 Dwelling Units	378	7	21	28	24	14	38

All approaches at the Hwy 67/Fairfield Lane intersection currently operate at a Level of Service B or better (where A is little congestion or delay and F is high level of congestion or delay). With the addition of 40 new residential lots, the Level of Service is projected to continue to operate at Level of Service B or better through the year 2045.

Pursuant to the study recommendation, the applicant proposes to install a 320-foot long (plus a 180-foot taper) northbound right-turn deceleration lane on Hwy 67. Further, as required in the current approval, the applicant will need to upgrade Sourdough Road (a 60-foot wide City right-of-way) for its entire length abutting the eastern site boundary to meet City standards.

This application and associated traffic impact study were routed to CDOT for review and comment. As of March 11, 2024 staff has yet to receive comments back. At a minimum, staff anticipates a CDOT access permit will be required.

6. *The use, height, bulk and location of all principal and accessory buildings on the development plan;*

Complies. The PUD Final Development Plan limits the use to strictly single family residential. Sample building zones are show on each of the lots on the PUD Master Plan. The Houses would be limited to a maximum building height of 35 feet which was the standard approved within the 2019 PUD Master Plan.

7. *Agreements, provisions, or covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space. Said agreements, provisions or covenants must by written so as to be acceptable to the city;*

Complies. The applicant intends to establish an HOA complete with draft covenants which will be submitted with the Final Plat.

8. *A development schedule indicating the following:*

- a. *The approximate date when construction of the project can be expected to begin,*

Complies. The applicant stated that Phase 1 of the development is anticipated to begin in the 4th quarter of 2024.

- b. *The stages in which the project will be completed and the approximate date when construction of each stage can be expected to begin;*

Partially complies. The applicant is proposing to construct the project in two phases. Phase 1 of the development is anticipated in the 4 quarter of 2024. At the time of this current application, Phase 2 of the development is targeted to begin in the 2nd quarter of 2026.

The applicant has provided additional details regarding the construction of the required public improvements and utility work. Phase 1 will consist of 21 single-family lots and all associated public improvements and utility work. Per the applicant's project narrative, upon completion and sale of the first 15 residences of Phase 1, the required turn lane improvements to Highway 67 (per Colorado Department of Transportation) will be made at the intersection of Fairfield Lane and Highway 67. The applicant anticipates the CDOT improvements will be completed prior to the issuance of certificates of occupancy for the remaining six residences within Phase 1. The applicant is silent regarding the timing for installing the necessary improvements to Sourdough Road.

9. *The feasibility of the proposal for the disposition of sanitary waste and storm water runoff;*

May Comply. The applicant proposes to connect this development to City water, City sewer and City/CDOT surface water systems. Solid waste disposal is by private contract. Asphalt road surfaces in compliance with City standards contributes to the protection of overall air quality. Stormwater drainage on the site will be channeled by curb and gutter and the dry draw to the detention pond proposed adjacent to Hwy 67. During the referral period of this application, the City of Woodland Park Utility Director provided comments that the applicant will have to address in their next submittal. Those comments include the need to loop the proposed water line in compliance with engineering specifications.

10. *The location, number and dimensional plans of proposed off-street parking and loading facilities;*

Complies. Each lot contains adequate provision for at least two off-street parking spaces (may be inside a garage on the driveway) in compliance with the Municipal Code for residential development.

11. *A schematic landscaping plan indicating approximate location, number and type of shrubs, conifer, or deciduous trees or other form of landscaping treatment;*

Complies. Landscaping of the open space consists predominantly of wildfire mitigation, retention of existing healthy trees, wildflowers, native grasses and ornamental fence accents. Landscaping within each lot is at the discretion of the private landowner. During the Final Plat portion of this process, the applicant will be required to submit a Final Landscape Plan for the common open space areas of the development.

12. All information required to be contained upon and the supplemental material to be accompanied with a preliminary subdivision plat in accordance with Sections 17.20.070 and 17.20.080 of the city's subdivisions regulations which has not been previously required;
Complies. A Preliminary Plat has been submitted for consideration and code compliance is assessed in the section below.

§18.30.090 Common open space requirements. No open space may be accepted as a common open space under the provisions of this chapter unless its character and quality have been approved by the planning commission:

- A. The size and character of the dwellings to be constructed within the planned development;
- B. The character of surrounding development;
- C. The topography and existing amenities of the open area, including existing trees, groundcover and other natural features;
- D. The manner in which the open area is to be improved and maintained for recreational or amenity purposes;
- E. The existence of public parks or other public recreational facilities in the vicinity;
- F. The relationship of the area in open space to the number of dwelling units;
- G. Open space requirement determined by gross land acreage: 20.1 – 40 gross acres requires 15% open space.

Complies. The applicant proposes 9.09 acres of private common open space (44.1% of the gross site area where only 15% is required). This is an increase over the current 5.05 acres which comprises 19.3% of the subject property. The common open space includes private trails, the dry draw, drainage, mail kiosks, signage, accent fencing, and retention of as many existing healthy trees as possible.

Within each lot, the applicant shows a feasible 49' x 70' (3,430 SF) buildable area which is smaller than the currently approved 60'x60' (3,600 SF) buildable area. While this private open space is smaller, with lots ranging in size from 7,800 SF to 19,925 SF in area, it still results in a minimum of 56.03% of each lot remaining in private open space.

§18.30.100 Permitted uses. All uses allowed in a PUD are permitted conditionally and are designated under PUD in the table of permitted uses for business, industrial and residential districts located in Section 18.09.090.

Complies. The PUD proposes only single family residential use and conditions are specified in the PUD Final Development Plan.

§18.30.110 Dimensional Standards. The lot area per dwelling unit within a planned unit development, exclusive of the area occupied by streets, will be in harmony with the surrounding areas (reference Section 18.30.030), intent and purpose of this chapter and determined by serviceability, recommended by the planning commission and approved by city council. The maximum density permitted within a planned unit development is two dwelling units per gross acre. All other dimensional standards, including the maximum percentage of lot coverage by buildings, structures and impervious surface, the maximum height of buildings and structures, the minimum frontage of lots and the minimum front, side and rear yard building and structural setback

requirements, shall be recommended by the Planning Commission and approved, approved with conditions or disapproved by City Council.

Complies. All development standards are included within the proposed Final Development Plan. The Table below compares the current proposed amendment to the previous approved Final Development Plan as well as the more typical Suburban Residential (SR) zone district standards.

Standard	Proposed Amendment	Current PUD Approval	SR Zone
Density (PUD Max = 2 DU/ac)	1.89 DU/gross acre	1.26 DU/gross acre	1.0 DU/gross acre
Principal Use	1 Single-family Residence	1 Single-family Residence	Same
Accessory Use	None	None	Allows Accessory Buildings, Accessory Dwelling Unit, Home Occupations
Open Space	9.09 acres (44.1%)	5.06 acres (25%)	40% (per lot)
Minimum Lot Area	7,800 SF	16,000 SF	15,000 SF
Maximum Impervious Cover (% gross lot area)	40%	30%	20% - 25%
Maximum Height	35 feet	35 feet	30 feet (main building) 20 feet (accessory building)
Minimum Lot Width/Frontage	40 feet	40 feet	40 feet
Front Setback	25 feet	25 feet	25 feet
Rear Setback	25 feet	25 feet	25 feet (main building) 4 feet (accessory building)
Side Setback	8 feet	8 feet	8 feet (main building) 4 feet (accessory building)
Side Corner Setback	15 feet	15 feet	25 feet
Maximum Setback Projection	3 feet	2 feet	None

Viable building areas exist on each lot. Construction drawings for roads, infrastructure (water, sewer, stormwater) and buildings are required to consider topography, surface drainage and soils with the design and must comply with City standards. Further, the development will be constructed in accordance with the City regulations including all applicable zoning and subdivision regulations, engineering specifications for roads, utilities, and drainage, and the current International Building Codes.

§18.30.120 Parking. *Off-street parking requirements in a PUD district shall be as follows:*

A. *For residential uses, as provided in Chapter 18.39 of this title;*

Complies. The Municipal Code requires two off-street (on-site) parking spaces for every residential unit. Compliance with parking requirements are reviewed and assessed with the Zoning Development Permit application for each house.

- B. *For non-residential uses, off-street parking and loading shall be as provided in accord with the requirements of Chapter 18.36.*

Not applicable.

§18.30.130 Landscaping. *Landscaping shall be adequate to provide a park-like appearance for the land, buildings and structures located within the boundaries of the planned unit development district.*

May Comply. The PUD amendment proposes 9.09 acres in three tracts (A through C) of private open space including drainage infrastructure. The private and common open space, plus the proposed landscaping (wildflowers, grasses, split rail fencing), contribute to a park-like appearance throughout the development.

CODE COMPLIANCE – PRELIMINARY PLAT

This Preliminary Plat application was reviewed under Title 17 Subdivisions of the City of Woodland Park Municipal Code. In italics below are the relevant plat and design standards applicable to this Preliminary Plat application followed by a staff analysis. A full copy of the Preliminary Plat is attached to this Staff Report as part of the application.

Chapter 17.20 Preliminary Plat. The subdivision regulations contain platting standards for all types of subdivisions. The platting standards contain specifications relating to the form and content of the Preliminary Plat.

§17.20.010 Preparation process. *After the subdivider has received written comments from the city planner, a preliminary plat shall be prepared by a surveyor, architect, professional planner or professional engineer for presentation to the planning commission. The preliminary plat shall be processed as follows: Twenty-five blueline copies and one reproducible copy of the preliminary plat shall be presented to the city planner along with the required supplemental material at least twenty days prior to a regular planning commission meeting. If the plat is in compliance with these regulations, the city planner will furnish the following agencies with a copy for their review and comments; all public utilities companies, the school district, Teller County, and the State Highway Department (where a subdivision borders on a state highway). The city planner may delay a preliminary plat for one regularly scheduled planning commission meeting if further processing is required.*

Complies. The Preliminary Plat was discussed during several pre-application conferences between the applicant and City Staff prior to submittal of this application. City of Woodland Park received a completed application February 1, 2024. The application, preliminary plat and supplemental materials were distributed with the PUD amendment to appropriate agencies for their review and comment.

§17.20.060 Design and drawing. *The Preliminary Plat shall be prepared as follows;*

- A. *The design should be in accordance with the subdivider's plans for actual development and therefore, should be a true representation of the subdivision which may eventually be recorded.*

- B. *The drawing shall be made at a scale of one-inch equals one hundred feet. A map of twenty-four (24) inches by thirty-six (36) inches is required. If more than one page then an index page shall be provided.*

Complies. The Preliminary Plat is a true representation of the subdivision as the applicant intends to record it in a final plat.

§17.20.070 Information (A through Q).

Complies. This section is long list of technical information required to be contained on the Preliminary Plat which must be prepared by a licensed professional land surveyor. All criteria from this section has been reviewed by staff. The Preliminary Plat is determined acceptable at this time. Rampart Surveys, LLC is the Colorado licensed professional Land Surveyor.

§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:*
1. *A brief description of the tract, i.e. general location, physical features of the land, total acreage;*
 2. *Existing and proposed zoning;*
 3. *Proposed number of building sites and typical lot size;*
 4. *Proposed structures;*
 5. *A statement detailing how and when the subdivider proposes to provide and install all required sewers, water mains, pavement, sidewalks, drainage ways, trails and other utilities, i.e., electric, gas, telephone, as required;*
 6. *Any proposed variances from the subdivision regulations;*
 7. *Any additional information deemed necessary by the city staff;*
 8. *Signature of the subdivider;*
 9. *A written proposal explaining the subdivider's intent with regards to the dedication of parks, recreation areas, and open spaces and/or parks capital fees of land, the location within the tract or the amount of fees required for approval. (Continued)*

Complies. The letter of intent was submitted containing the necessary information required above.

- B. **Master Plan.** *When the preliminary plat covers only a part of the developer's contiguous holdings, twenty-five blue-line copies and one reproducible copy of a proposed master plan for development of said contiguous holdings shall be furnished. A master plan need only be submitted with the first preliminary plat submitted for the area and shall be processed along with the first preliminary plat, if not previously processed.*

Not applicable. The preliminary plat covers an independent area that is not part of contiguous holdings with other surrounding PUDs or developments. The current Preliminary Plat and PUD Amendment application are being processed concurrently and if approved, will act as the new approved Master Plan for the 26.1 acre site.

- C. *One copy of the accurate names and mailing addresses of the owners of all immediately adjoining land as their names appear on the tax records of the municipality or county. Also to be included are the names, mailing addresses and phone numbers of individuals or firms to whom*

notice of public hearings and billings for required fees (recording plats, public notices, sign postings, etc.) are to be sent.

Complies. Submitted with the application.

- D. If evidence of a geological hazard is presented by the City at the sketch plan stage, the subdivider shall present geologic hazard information.*

Not applicable. No geological hazard is present.

- E. One reproducible copy and two blueline copies of a twenty-four-inch by thirty-six-inch plat or plats showing the following 1 through 4 items [preliminary engineering for utilities and streets].*

Complies. All items have been submitted and include location and size of existing water and sewer lines within or adjacent to the tract; proposed layout of the water and sewer system; preliminary drainage plan; and proposed street grades including approximate horizontal and vertical curve data.

- F. Applications for any proposed variances from the subdivision regulations. A petition for annexation where applicable. A PUD or other zoning change application where applicable.*

Complies. As with the application in 2019, staff recommends granting the requested 5 foot variance of MC §17.40.140 (from 50 to 45 feet for the minimum width of local road right-of-ways with curb and gutter) and the PUD Final Development Plan as submitted.

- G. One copy of a preliminary utilities report as described in the city engineering specifications (if required).*

May Comply. A preliminary utility plan was submitted and reviewed by Public Works and Utilities department. Detailed construction drawings for all infrastructure (i.e. roads, water system, sewer system, detention ponds, etc.) will be submitted for City Engineer's approval as the next step in the development process.

- H. A letter from the surveyor of the plat stating the total area of lots by zone, the area of streets and alleys, and the area of proposed park sites or open spaces and other lands to be dedicated to the city.*

Complies. The Site Data Table on the proposed preliminary plat shows approximately 9.09 acres of open space, 2.53 acres of private roads, and the remainder (8.99 acres) for 39 residential lots.

- I. Completed checklist of Teller County School District RE-2.*

Not applicable.

- J. Building envelopes and a driveway plan shall be submitted for all hillside lots showing the lot area from the street to the minimum building setback line at a scale of at least one inch equals one hundred feet, and showing a driveway location which conforms to city engineering specifications.*

Not applicable. No hillside lots (slopes of 30% or greater) exist on this site.

Chapter 17.40. Design Standards. The design standards contain specifications for a reasonable layout and design of lots, blocks, streets, sidewalks, easements and alleys to ensure an efficient, orderly, well planned subdivision ready for future construction. Relevant standards are listed below.

§17.40.010 - Purpose. *The character and environment of the City of Woodland Park for future years will be greatly affected by the design of subdivisions and the plats that are approved by the City. Planning, layout and design of a subdivision are of the utmost concern. The residents must have available to them within the area, safe and convenient movement to points of destination or collection. Modes of travel to achieve this objective should not conflict with each other or with abutting land uses. Lots and blocks should provide desirable settings for the buildings that are to be constructed, make use of natural contours and protect the view, afford privacy for the residents and protection from adverse noise and vehicular traffic. Natural features and vegetation of the area must be preserved if at all possible. Schools, parks, churches and other community facilities should be planned as an integral part of the area. In order to meet the above objectives, the City encourages innovative subdivision design.*

Complies. The proposed 39-lot subdivision is within a PUD zone and the preliminary plat and the PUD final development plan are identical. The layout and design are compatible with surrounding land uses, harmonize with the neighborhood, provide desirable settings for buildings, make use of natural contours, protect views, afford privacy and do not create conflicts with abutting residential land uses.

§17.40.020 - Site consideration. *Land which the city finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the city to solve the problems created by the unsuitable land conditions. If the problem cannot be suitably corrected, such land shall be set aside for uses which shall not involve a danger or a harmful situation.*

Complies. The Preliminary Plat preserves the dry draw within a common open space tract. Lots and roadways are aligned with the site topography and provide adequate spacing and access. There is no land unsuitable for development (i.e. no terrain over 30% slope). A feasible building envelope has been depicted on each lot with adequate driveways and open space. Water, sewer, electricity, and natural gas can all be installed within the subdivision as laid out. Construction Drawings for grading, erosion control, drainage improvements, utilities installation and road construction will be submitted, reviewed and approved by the City Engineer in collaboration with the Fire District, CORE, Black Hills Energy, and applicable telecom companies.

§17.40.030 – Noise reduction. *Where a residential subdivision borders on a state highway, design thereof shall include adequate provisions for the reduction of noise. A parallel street, a landscaped buffer area, or lots with increased setbacks may be required. Arterial streets within the city may require similar provisions.*

Complies. Similar to the current approved plan, the houses closest to Hwy 67 are set away from the road. Due to the smaller lot sizes, this proposed amendment increases the width of the open space that will separate the houses from the highway and provide a buffer.

§17.40.050 - Streets—Frontage. *No subdivision shall be approved unless the area to be subdivided shall have a frontage on an existing street shown upon a plat approved by the planning commission and city council and recorded in the county clerk and recorder's office. Wherever an area to be subdivided is to utilize an existing adjacent street, the subdivider shall be required to improve said street to city specifications.*

May comply. All lots will have frontage on a street and each lot on the preliminary plat is consistent with the PUD Master Plan. Since Sourdough Road provides access to this development, it must be brought up to City standards for the full length that abuts this subject property.

§17.40.150 – Street names and numbers. *Street names shall not be used which will duplicate or be confused with the names of existing streets and shall be subject to approval of the City. Street numbers shall be assigned by the City staff.*

Partially Complies. Street names and numbers are assigned by the City at the time of Final Plat. All proposed street names have yet to be reviewed and approved by E-911.

§17.40.170 - Easements. *Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. Where the rear lot line abuts on property outside of the subdivision of which there are no easements provided for of at least ten feet in width, then the easement or alley on the rear lot lines in the subdivision shall be at least twenty feet in width. Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line. Where required, easements for public sewer or water shall be required with the width to be determined in accordance with the city engineering specifications.*

Complies. The Preliminary Plat shows 15 foot wide easements in all front yards and various widths for perimeter utility and drainage easements, all in conformance with CORE and City requirements.

§17.40.210 - Lots. *The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the zoning ordinance and in driveway access to buildings on such lots from an approved street.*

Complies. All lots are reasonably arranged and buildable with adequate provision made for driveway access from an approved street and provision of a viable building envelope.

REFERRALS AND NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the application as well as all meeting dates including the scheduled Planning Commission public hearing. The site was posted with a public notice poster and notice of the public hearing was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff has received no public comments regarding this proposed amendment and preliminary plat.

The application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the City Engineer, City Manager, CDOT, Woodland Park Police Department, and West Teller County Fire. Comments from CDOT have yet to be returned. City staff issued red-line comment packets.

PLANNING COMMISSION RECOMMENDATION

The Woodland Park Planning Commission heard this item on March 28, 2024. After consideration of the item, the Planning Commission voted to continue the public hearing to April 25th with the request that the applicant provide additional information that addresses the character and calculation of the open space. At the April 25th Planning Commission meeting, the Commission reviewed the additional information provided by the applicant.

At the conclusion of the hearing on April 25th, Commissioner Hoying motioned and Commissioner Larsen seconded that the Planning Commission approve this PUD amendment and preliminary plat, based on the findings in the staff report and as presented at public hearing, of the request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) for PUD2024-03 Planned Unit Development (PUD) Final Development Plan for 39 single family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone,

and,

That the Planning Commission recommend that City Council approve the dimensional standards as shown in PUD2024-03 Planned Unit Development (PUD) Final Development Plan for 39 Single Family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone,

Provided that, based on the findings in this staff report and as presented at public hearing, approval of the request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) for SUB2024-03 Preliminary Plat for 39 single family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone, subject to the following conditions:

1. Prior to installation of infrastructure, the applicant shall obtain a Zoning Development Permit for infrastructure, which application shall include:
 - a. Final utility plan with profiles for all water, stormwater, and sanitary sewer
 - b. Final grading and erosion control plan for the entire site and off-site improvements
 - c. Final on/off-site street plan with profiles with curb and gutter on both sides of Sourdough Road Final drainage plan and report
 - d. Approved CDOT Access Permit
 - e. Approved SWMP
2. Applicant must resubmit Preliminary Plat addressing, to the satisfaction of the City, all comments within the City-Redline Comment packet for approval.
3. Applicant must adhere to all CDOT requirements and gain necessary permits/approvals with CDOT.
4. Prior to conveyance of any proposed lot, the applicant shall
 - a. Record a Final Plat;
 - b. Complete installation of all required improvements or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs associated with constructing the required improvements shall be borne by the developer.
 - c. Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer;

- d. Comply with CDOT requirements regarding the deceleration lane on Highway 67.
 - e. Establish access to the Centennial Trail.
 - f. Change the wording on Page 1 of the 11 page PUD Amendment, Note # 8.f., to reduce the allowed projection into a side yard from of a maximum of three feet to a maximum of two-feet in to the required setback.
5. Prior to recording the Final Plat, the applicant shall submit:
- a. Covenants, satisfactory to the City, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the common open space; and
 - b. Park Development Fees in the applicable amount.

STAFF RECOMMENDATION

Move to approve Resolution 922, Series 2024, a Resolution approving an amendment to the Pines at Tamarac planned unit development (PUD) master plan and a preliminary plat amendment to increase the number of residential lots from 26 to 39 on 20.61 acres.

ATTACHMENTS

Resolution No. 922, Series 2024

Draft Planning Commission Minutes for March 28, 2024 & April 25, 2024 Meetings

Application

Approved Pines at Tamarac Master Plan & Preliminary Plat

CITY OF WOODLAND PARK, COLORADO
RESOLUTION NO. 922, SERIES 2024

**A RESOLUTION APPROVING AN AMENDMENT TO THE PINES AT
TAMARAC PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN
AND A PRELIMINARY PLAT AMENDMENT TO INCREASE THE
NUMBER OF RESIDENTIAL LOTS FROM 26 TO 39 ON 20.61 ACRES**

WHEREAS, the subject property is located on the east side of Colorado State Highway 67, and to the northwest of the Reserve at Tamarac subdivision, and is legally described as Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) and the Property is owned by Pines at Tamarac, LLC; and

WHEREAS, the original Pines at Tamarac PUD Master Plan and Preliminary Plat was approved by the City Council on July 18, 2019 and included 26 single-family lots; and

WHEREAS, pursuant to Municipal Code §18.30.050, failure to begin construction within a two-year period shall void the PUD unless a request for extension of time is granted by recommendation of the Planning Commission and by resolution of City Council; and

WHEREAS, pursuant to Municipal Code §17.20.090, approval of the preliminary plat shall be valid for no longer than twenty-four months, however one-year extensions of time may be applied for in writing to the planning commission; and

WHEREAS, the City Council approved a two-year extension of the Pines at Tamarac PUD Master Plan to July 18, 2023 and a one-year extension of the Pines at Tamarac Preliminary Plat to July 18, 2022; and

WHEREAS, on August 25, 2022, the Planning Commission approved another one-year extension of the Preliminary Plat to July 18, 2023; and

WHEREAS, on August 17, 2023, City Council approved a two-year extension of the Pines at Tamarac PUD Master Plan to July 18, 2025 and a one-year extension of the Pines at Tamarac Preliminary Plat to July 18, 2024; and

WHEREAS, the applicant submitted a request to amend both the PUD Master Plan and the Preliminary Plat on February 1, 2024; and

WHEREAS, pursuant to Municipal Code Sections 18.30, 18.72.060 and 17.20 and Charter Sections 7.6 and 15.7.b.1, a notice of the public hearings was published, a sign was posted, and letters were mailed to adjacent property owners; and

WHEREAS, the Woodland Park Planning Commission considered the request on March 28, 2024 and April 25, 2024 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 May 16, 2024, hereby finds that based on evidence contained in the staff report and presented at the public hearing, the request meets the standards for granting an amendment to the Pines at Tamarac

Planned Unit Development (PUD) master plan, including dimensional standards, and an amendment to the Pines at Tamarac Preliminary.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK:

Section 1. The Pines at Tamarac Planned Unit Development (PUD) Master Plan for the development of 39 single-family lots on 20.61 acres, including the dimensional standards as shown in PUD 2024-03 (and as subject to conditions below in Section 2.) for the property legally described as Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) is here by approved.

Section 2. The Pines at Tamarac Preliminary Plat (SUB2024-03) for the development of 39 single-family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone, is hereby approved subject to the following conditions:

1. Prior to installation of infrastructure, the applicant shall obtain a Zoning Development Permit for infrastructure, which application shall include:
 - a. Final utility plan with profiles for all water, stormwater, and sanitary sewer
 - b. Final grading and erosion control plan for the entire site and off-site improvements
 - c. Final on/off-site street plan with profiles with curb and gutter on both sides of Sourdough Road Final drainage plan and report
 - d. Approved CDOT Access Permit
 - e. Approved SWMP
2. Applicant must resubmit Preliminary Plat addressing, to the satisfaction of the City, all comments within the City-Redline Comment packet for approval.
3. Applicant must adhere to all CDOT requirements and gain necessary permits/approvals with CDOT.
4. Prior to conveyance of any proposed lot, the applicant shall
 - a. Record a Final Plat;
 - b. Complete installation of all required improvements or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs associated with constructing the required improvements shall be borne by the developer.
 - c. Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer;
 - d. Comply with CDOT requirements regarding the deceleration lane on Highway 67.
 - e. Establish access to the Centennial Trail.

- f. Change the wording on Page 1 of the 11 page PUD Amendment, Note # 8.f., to reduce the allowed projection into a side yard from of a maximum of three feet to a maximum of two-feet in to the required setback.
- 5. Prior to recording the Final Plat, the applicant shall submit:
 - a. Covenants, satisfactory to the City, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the common open space; and
 - b. Park Development Fees in the applicable amount.

Section 3. The recitals contained in this Resolution constitute the findings of City Council and are incorporated herein by reference.

ADOPTED THIS ____ DAY OF _____, 2024.

Mayor Kellie Case

ATTEST: _____
City Clerk Suzanne Leclercq

WOODLAND PARK PLANNING COMMISSION

MEETING MINUTES for March 28, 2024

Council Chambers, 220 W. South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to kschminke@city-woodlandpark.org.

1. CALL TO ORDER & ROLL:

Vice Chair Brown called the meeting to order at 6:30 p.m.

Present	Vice Chair Lee Brown
Present	Commissioner Don Dezellem
Absent	Commissioner George Jones (Commissioner Jones joined the meeting via Zoom at 6:50 p.m., and was able to participate in voting with item 4.B.)
Present	Commissioner Kenneth Kennedy
Present	Commissioner Larry Larsen
Present	Commissioner Don Hoying
Present	Commissioner Koal Middleton
Absent	Chair Ken Hartsfield
Staff Present:	Senior Planner CJ Gates
	Planning Director Karen Schminke

2. PLEDGE OF ALLEGIANCE

3. **APPROVE MINUTES:** Commissioner Hoyne motioned and Commissioner Kennedy seconded to approve the February 22, 2024 minutes with the amendment to correct the spelling of Commissioner Dezellem's name. Motion passed unanimously.

4. PUBLIC HEARINGS

- A. **(SUB2024-02) Kings Crown Final Plat:** A request by Terrence and Fadile O'Malley (Applicants and Property Owners) for a Final Plat to plat 11.3 acres into one lot. The subject property is located east of the intersection of Ponderosa Way and Kings Crown Road, in Sections 19 and 30, T12S, R68W of the 6th P.M. (lying in the center of Paradise Estates Filing #3 and #4 – Paradise Ranch Addition), in the Suburban Residential (SR) zone. **(QJ)**

Senior Planner Gates presented the staff report beginning with a description of the request, the subject property, and surrounding properties that are all zoned SR. The property was originally planned for eight residential lots, but was never platted as such. In order to construct a building within the City of Woodland Park, the parcel must be part of an official subdivision. The City Council approved this preliminary plat for this property to be configured as one lot on January 4, 2024. The applicants are now requesting a final plat for a one-lot subdivision. The final plat is in compliance with the code review. The Parks and Recreation Advisory Board (PRAB) reviewed the proposed plat on February 7, 2024 and unanimously recommended approving the Kings Crown Final plat with no further conditions. The application was referred to all internal and external agencies, and receive one comment from the City of Woodland Park Utilities Department stating that they approve of this final plat. This item was publicly noticed; no public comments were received. Staff recommends the Planning Commission recommend to City Council: Approval of the Kings Crown Final Plat to plat 11.3 acres into one lot.

The applicant, Terrence O'Malley, 1141 Royal Oak Court, stated that they would like to build their forever home on the Top of Kings Crown. The Planning Commission had no questions of the applicant.

Vice Chair Brown opened and closed the public comment portion of the meeting with no public comment. Staff had no further comments.

Vice Chair Brown asked how the master plan is affected by this plat. Director Schminke said this does not impact any other parcels in the area concerning the master plan. There are no changes in uses.

With no further discussion, the Chair called for a motion.

MOTION: Commissioner Larsen moved, and Commissioner Hoying seconded, that the Planning Commission recommend to City Council the following: Approval of the Kings Crown Final Plat to plat 11.3 acres into one lot.

With no additional discussion, the Chair called for the vote:

YES: Dezellem, Kennedy, Larsen, Hoying, Brown.

ABSTAIN: Middleton.

NO: None.

Motion carries 5 – 0 with one abstention.

The City Council Public Hearing is scheduled for Thursday, April 18, 2024 at 6:30 p.m.

B. (PUD2024-02 & SUB 2024-01) Pines at Stone Ridge PUD/Preliminary Plat Extension: Request by Kevin Kofford (applicant) and Craig O'Boyle, Go Beyond, LLC (Property Owner) for approval of a 2-year extension of the approved Pines at Stone Ridge portion of the Stone Ridge Village Planned Unit Development (PUD) and a one (1) year extension of the approved Pines at Stone Ridge preliminary plat for 49 townhomes and 20 patio homes on the 9.01± acre tracts located southeast of Ridgestone Drive and Research Drive, zoned PUD and legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12, 13 & 14, T12S, R69W of the 6th PM, in the City of Woodland Park, Teller County, CO). **(QJ)**

Senior Planner Gates presented the staff report. The original preliminary plat for this development was approved for a total of 77 dwelling units, with 58 apartment units and 19 patio homes. In 2022, the applicant applied for a PUD amendment to allow for townhomes instead of apartments with an integrated design consisting of 20 patio homes and 49 townhouses. The entrances to the property are on Ridgestone Drive with an internal road that loops through the property. The open space is a central area with trail connections. He showed the approved revised plan and described the proposed lot sizes and building footprints for patio homes and townhomes. This application was approved by Planning Commission on April 14, 2022. This current request is for approval of a 2-year extension of the approved Pines at Stone Ridge portion of the Stone Ridge Village PUD with a new expiration date of April 14, 2026, and a 1-year extension of the approved Pines at Stone Ridge preliminary plat to April 14, 2025. He added that the Planning Department issued a Grading and Infrastructure Zoning Development Permit (ZDP) for the subject property on January 16, 2024. Construction has yet to commence.

The application was referred to all internal and external agencies, and also publicly noticed with no comments received.

Mr. Gates concluded his presentation with the recommendation that if the Planning Commission finds that an extension is warranted they recommend that City Council grants the two-year extension of the PUD and the one-year extension of the Preliminary Plat, and to note that the approving resolution should clearly state that the development is still subject to all the conditions and dimensional standards specified with the original approval.

Planning Commission asked about the density requirements in a PUD, as the code states that density in the PUD zone is limited to two dwelling units per acre. Senior Planner Gates confirmed the total density is about 7.6 units/acre on these two tracts, but the density is based on the entire PUD acreage. Because the entire Stone Ridge Village PUD acreage is taken into account when calculating density, this still meets the density requirement. PUDs encourage flexibility and mixed uses, which is what is seen in this PUD in terms of density. The density of this project was actually reduced by the PUD Amendment two years ago.

The applicant, Craig O'Boyle, joined the meeting via Zoom. He updated the Commission on the status of the project. They have obtained the Grading and Infrastructure ZDP and hope to move dirt this year. It is probably a two and a half year process to build out.

Vice Chair Brown opened and closed the public comment portion of the meeting with no public comment. The applicant had no rebuttal. Staff had no further comments.

MOTION: Commissioner Kennedy moved, and Commissioner Dezellem seconded, that the Planning Commission recommend that City Council grant the two-year extension of the Planned Unit Development and the one-year extension of the Preliminary Plat, and that the approving resolution should clearly state that the development is still subject to all of the conditions and dimensional standards specified with the original approval.

Director Schminke noted that Commissioner Jones joined the meeting via Zoom at 6:50 p.m.

With no additional discussion, the Chair called for the vote:

YES: Jones, Kennedy, Larsen, Hoying, Middleton, Brown, Dezellem.

NO: None.

Motion carries 7 – 0.

The City Council Public Hearing is scheduled for Thursday, April 18, 2024 at 6:30 p.m.

C. (PUD2024-03 & SUB 2024-03) Pines at Tamarac PUD and Preliminary Plat Amendment: A request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) to amend the previously approved Pines at Tamarac Planned Unit Development (PUD) Master Plan and Preliminary Plat to increase the number of residential lots from 26 to 39 on 20.61 acres; the subject property is described as Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) in the Pines at Tamarac PUD zone district. **(QJ)**

Senior Planner Gates gave the staff report, showing the location, zoning map, and history of the tract, including annexation and zoning changes. The Pines at Tamarac PUD Final Master Plan and Preliminary Plat were approved for 26 SFRs and 5.05 acres of open space in 2019. City Council has since approved several extensions to 2023. The most recent extensions were a 2-year PUD extension to 2025 and a 1-year Preliminary Plat extension to 2024. He showed current site photos and a comparison of the approved 26 lot configuration and the proposed 39 lot configuration. The overall layout is the same, with two access points off Sourdough Road. The amended plan calls for two phases. The proposed plan amendment increases the

density from 26 dwelling units (1.26 dwelling units/acre) to 39 units (1.89 DU/AC). Currently the PUD consists of a total of 5.05 acres of open space; the proposal increases the open space to a total of 9.09 acres in three open space tracts. Proposed lot size decrease to 7,800 sf. As for type of use, the current approved plan provides 12.99 acres for single family housing, 5.05 acres of open space, and 2.57 acres for streets. This amendment proposes 8.99 acres for single family housing, 9.09 acres of open space, and 2.35 acres for streets.

The traffic study and CDOT comments requires improvements of a right turn deceleration lane on SH67. Sourdough Road must be repaired and upgraded for the full length of the subject property. The deceleration lane would have to be complete before any CO's are issued. The City's Comprehensive Plan shows this as a mixed use area. The use remains the same (residential), but the amendment does request a change in density. Staff found that the proposed amendment complies or substantially complies with Section 18.30 and with most dimensional standards. Mr. Gates also reviewed how this proposal compares with the neighboring suburban residential subdivision and the original proposal. Staff also analyzed the preliminary plat, and this proposal complies with Section 17.20 and 17.40. Staff referred the application to required internal and external agencies, and met the public notice requirements. No official written comments were received, but Staff did field some questions about this proposed amendment in the Planning Office.

Mr. Gates concluded the presentation with the Staff recommendation that the Planning Commission approve this PUD amendment, based on the findings in the staff report and as presented at public hearing, of the request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) for PUD2024-03 Planned Unit Development (PUD) Final Development Plan for 39 single family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone,

and,

That the Planning Commission recommend that City Council approve the dimensional standards as shown in PUD2024-03 Planned Unit Development (PUD) Final Development Plan for 39 Single Family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone.

THAT, based on the findings in this staff report and as presented at public hearing, approval of the request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) for SUB2024-03 Preliminary Plat for 39 single family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone, subject to the following conditions:

1. Prior to installation of infrastructure, the applicant shall obtain a Zoning Development Permit for infrastructure, which application shall include:
 - a. Final utility plan with profiles for all water, stormwater, and sanitary sewer
 - b. Final grading and erosion control plan for the entire site and off-site improvements
 - c. Final on/off-site street plan with profiles with curb and gutter on both sides of Sourdough Road Final drainage plan and report
 - d. Approved CDOT Access Permit
 - e. Approved SWMP
2. Applicant must resubmit Preliminary Plat addressing all comments within the City-Redline Comment packet for approval.
3. Applicant must adhere to all CDOT requirements and gain necessary permits/approvals with CDOT.
4. Prior to conveyance of any proposed lot, the applicant shall

- a. Record a Final Plat;
 - b. Complete installation of all required improvements or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs associated with constructing the required improvements shall be borne by the developer.
 - c. Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer;
 - d. Comply with CDOT requirements regarding the deceleration lane on Highway 67.
5. Prior to recording the Final Plat, the applicant shall submit:
- a. Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the common open space; and
 - b. Park Development Fees in the applicable amount.

Planning Commission asked questions and clarifications of Staff including CDOT's comments and requirements. The original approval and current amendment application do not allow accessory structures. This proposal meets the PUD zoning code allowing for two dwelling units per acre. The PRAB, per City Code, would review this application at final plat. There were concerns about how the proposed open space acreage was calculated and located, as it's against the City code to include easements and drainage areas. PUD zoning requires a minimum of 15% open space. The original plan showed that easements were on the lots, but now the easements are in the open space. The density increase may change the entire feel of the project, and concerns arose on if this was in harmony with surrounding neighborhoods. Lastly, dimensional standards are changed from two- to three-foot projections into required setbacks.

The applicant, Jim Houk, of Kimley-Horn and Associates, who is supporting the project for Mr. Garrison, presented a slide show, including the project area, increasing the density from 26 to 39 lots, and increasing the open space and buffers from 5.05 to 9.09 acres (19.6%). The road layout cul-de-sacs were shortened, the buffer between the lots and Hwy 67 is still 60', and the open space between the two phases includes a natural drainage area, which addresses the stormwater that comes through the property from other properties in the area. The buffer saves some trees and preserves the view. The overall open space also increases along the Sourdough side to maintain or increase the buffer. The character of the property will be maintained by shrinking the footprint of the houses. The goal is to preserve as much of the site as possible. An HOA will be established. The first phase would consist of 15 lots/homes, water loop, wastewater extension, and Sourdough Road improvements. Phase 2 would include SH67 improvements (turn lane) and the remaining 24 lots. Conversations with Parks & Rec have centered around trail connections through the drainage area to Sourdough Road and Centennial Trail. Sourdough Road improvements remain the same; 900 feet of pavement, matching existing curb and gutter alignments. Other items remaining the same include the deceleration taper and right turn lane from SH67, trail corridor, landscape plan, wildfire mitigation, and architecture renderings. He re-emphasized that the buffers remained, and the density, lot dimensions and open space amounts have changed.

Commissioners clarified the reason for the amendment; it is economical for the developer to meet the improvements required by CDOT and the City by increasing the density, and responding to market demand for this type of housing. The open space is passive. Forest health and wildfire mitigation are taken into consideration. The building footprints are a few

hundred square feet smaller, but architecture will be varied. The applicant agrees with City staff recommendations and conditions as proposed. The applicant is working with CDOT on the access permit and with Utilities on the water line looping. Utilities commented "The water line will need to be looped, City Engineering specifications only allow 12 units on a dead-end line. This project is already on a dead-end line, looping the water main across the highway will need to be discussed." All comments, phasing, and infrastructure will be addressed and incorporated into the final design and final plat as per code. The easement and drainage acreage within the open space is not known. Like the previous plan, it is included within the open space. The utility plan shows the 30' easement along SH 67, 30' easement along Sourdough, 20' drainage easement along the detention pond, 15' utility easement along the north parcel line. The change in projection from 2' to 3' is for more architectural options.

Vice Chair Brown opened public comment.

Joe Fury, 565 Pembroke Drive, was concerned about dust from the phasing, how the phasing is scheduled, and mentioned the Village at Tamarac as an example of dust and lack of a turn lane on SH67. He had concerns about lighting, suggesting full cutoffs for dark sky considerations. CDOT requires the turn lane be built before any CO is issued, but Mr. Fury suggested it be constructed to help with construction traffic. Another concern is emergency evacuation planning. The house footprints and spacing are too close, so he's concerned about fire jumping from one house to the other. Also, wood siding should not be used. He added that construction piles should be cleaned up quickly, noted the "for sale" sign on the property, and questioned if the culverts under SH67 should be enlarged for drainage.

With no one else wishing to comment, Vice Chair Brown closed the public comment and asked for the applicant's rebuttal.

The applicant rebutted that as far as construction and site prep, with two phases of work, the timing and expense of the CDOT permits is considered. Phase 1 of construction would allow for the improvements on Sourdough Road as well as starting on SH67. Proper staging will occur. Site clearing and utility installation occur at the same time, so the disturbance footprint will be kept at a minimum. Erosion and dust control plans will meet State and City requirements. No street lights are planned, but residential full cutoffs would be part of architectural standards. They are conscious of wildland fire, development, and PPRBD requirements. Drainage will meet or exceed City and CDOT code. At this point, land is always for sale, but the client is motivated to create something unique and special with this amendment.

Director Schminke clarified that per the City Code, lighting standards only apply commercial and city lights, not residential. Planning Commission has discussed residential lighting standards in the code review workshops, but code changes have not been made. The applicant has considered lighting standards through their own architectural standards.

Planning Commission discussed the proposed amendment's harmony with the surrounding neighborhoods, the CDOT turn lane requirement as a condition of approval in this proposal and in the final plat and SDA, which are legally binding agreements. Bonding or escrow ensure the funds are available to finish the work.

Further discussion about the possibility of approval or tabling this item ensued. The conditions proposed by Staff are typical. Covenants are required to be submitted to the City. Park Development Fees and PRAB review are part of the final plat review. The Commissioners had questions about phasing, exact acreage of open space and easements, if these meet the 15% open space requirements, and determining character.

Director Schminke read from Section 18.30.090, which defines how the Planning Commission is to consider open space character and quality, including dwellings, surrounding development, topography and amenities of open space, open area improvements, public parks or recreation in the vicinity, relation of open space to number of dwelling units, and gross land acreage. Additionally, there is a requirement that "open space requirements shall not include roadways, associated drainage, utility easements and other infrastructure area incidental to the project unless a specific public good can be demonstrated which benefits the community at large. Open space may include park land dedication areas, trail networks, and/or other public/private recreational areas and/or other facilities as determined by the Woodland Park city council."

MOTION: Commissioner Larsen moved and Commissioner Dezellem seconded to continue this public hearing in order to get additional information from staff and the applicant that addresses the character and calculation of the open space, and continue this hearing to the April 25, 2024 meeting.

With the motion to continue, the Planning Commission discussed that the applicant will bring forth the information requested. Planning Commission can then discuss the project again, such as the density and harmony. The proposed density is less than the maximum of two dwelling units per acre. The project will not expire while it is under review.

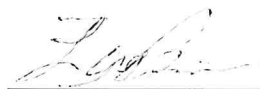
YES: Kennedy, Larsen, Hoyne, Middleton, Brown, Dezellem, Jones.

NO: None.

Motion carries 7 – 0

5. **REPORTS:** Director Schminke said the new Code Compliance Specialist is hired and will start in May. Staff will inform the Planning Commission if the next meeting is April 11, 2024 at 6:30 p.m.
6. **ADJOURN:** The meeting was adjourned at 8:46 p.m.

Approved this 25th day of April, 2024 by



Lee Brown, Vice-Chair

WOODLAND PARK PLANNING COMMISSION

MEETING MINUTES for April 25, 2024

Council Chambers, 220 W. South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to kschminke@city-woodlandpark.org.

1. CALL TO ORDER & ROLL:

Vice Chair Brown called the meeting to order at 6:30 p.m.

Absent	Chair Ken Hartsfield
Present	Vice Chair Lee Brown
Present	Commissioner Don Dezellem
Absent	Commissioner Jarrod Newcom
Absent	Commissioner Kenneth Kennedy
Present	Commissioner Larry Larsen
Present	Commissioner Don Hoying
Present	Commissioner Koal Middleton
Staff Present:	Senior Planner CJ Gates
	Planning Director Karen Schminke

With five members present, quorum requirements are satisfied.

2. PLEDGE OF ALLEGIANCE

3. **APPROVE MINUTES:** Commissioner Hoying motioned and Commissioner Dezellem seconded to approve the March 28, 2024 minutes with the amendment to the sentence that begins on line 8, page 6, deleting the phrase, "which meets the minimum requirements." Motion passed unanimously.

4. PUBLIC HEARINGS

- A. CONTINUED From March 28, 2024. (PUD2024-03 & SUB 2024-03) Pines at Tamarac PUD and Preliminary Plat Amendment:** A request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) to amend the previously approved Pines at Tamarac Planned Unit Development (PUD) Master Plan and Preliminary Plat to increase the number of residential lots from 26 to 39 on 20.61 acres; the subject property is described as Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) in the Pines at Tamarac PUD zone district. **(QJ)**

Vice Chair Brown noted that this item is a continuation from the March 28, 2024 Planning Commission meeting. Planning Director Schminke had some additional comments for the Commission: As noted in the approved minutes, this is a continuation from March 28th, the public comment period is closed, and the Planning Commission asked the applicant to provide calculations of the proposed open space area. The meeting will resume with this information.

Jim Houk, project manager/planning lead of Kimley-Horn and Associates, Inc., is representing the applicant. He thanked the Planning Commission for allowing him to clarify the open space calculations. He showed new slides of the utilities and easements in the open space. The open space calculations include a 21% increase in open space and a 21% decrease in site lot disturbance. The 2019 Plan consists of: 2.8 acres (13%) of existing easements, 0.7 acres of new easements (3%), 1.7 acres of roads (8%), 1.6 acres of open space (8%), and 13.8 acres of lots (67%). In comparison, the proposed 2024 Amended Plan includes: 2.8 acres

(13%) of existing easements, 0.7 acres of new easements (3%), 1.8 acres of roads (9%), 5.9 acres of open space (29%), and 9.5 acres of lots (46%).

A color-coded map showed the easements, road, open space, and lots. The drainage easement is 20' wide, which meets the City standards. The amended plan does meet the standards. The previous plan from 2019 met the open space improvements by including preservation easements on each lot. He showed photos of the open space that were taken from the back of the lots, facing the highway. He also showed the existing drainage, including a pipe from Sourdough Road. He showed the landscape, and that the project open space is intended to focus on wildlife & native vegetation.

Mr. Houk also noted that this proposed amendment does not change the intent of the development. The Sourdough Road improvements remain the same, as does the maintenance, preservation and character of the development, the trail corridor, the CDOT requirement of a deceleration taper and right turn lane from SH67, phasing, utilities considerations like the drainage plan, and the mountain rustic architectural style. The changes include: a trail connection to the Centennial Trail and neighborhood now, a 65' x 120' lot size with 25' front and rear setbacks and 8' side setbacks. The lot size rendering does show the distance to the ROW and not to the property line.

Vice Chair Brown restated that he believes the applicant has honored the PUD zoning regulations by staying less than 2 units per acre. He recapped the conditions of approval, which include the development agreement with the final plat, the park fee, public improvements, SH67 CDOT improvements, final utility plans, final grading and erosion control plans, and approved SWMP.

A discussion ensued about the water line loop, the phasing and utilities considerations, and keeping the stormwater discharge under or at historic flows as required by City Code. Planning Director Schminke confirmed that all City red line comments will be addressed prior to final approval of the preliminary plat.

Further discussion was held pertaining to density and lot coverage and a comparison of a PUD zone to an SR zone. This PUD Plan proposes a maximum 40% lot coverage. There is flexibility within a PUD zone, and the applicant believes the proposed amendment is in harmony with the Comprehensive Plan. The applicant contended that every PUD is a little different. Senior Planner Gates added that in a PUD, the Code allows a developer to propose different lot coverages. The subdivision across Sourdough is zoned SR, so it has bigger lots with much less open space. The applicant noted current market conditions are ripe for this kind of middle market housing, and the PUD amendment allows for the density increase while preserving the open space.

It was also noted that since the March 28th meeting, the Parks & Recreation Advisory Board (PRAB) reviewed this proposal and recommended fees in lieu of land dedication, which benefits citizens more than the land would from this project, and the connection to the Centennial Trail, both of which are being met.

Several suggestions were incorporated into the proposed conditions of approval.

MOTION: Commissioner Hoying motioned and Commissioner Larsen seconded that the Planning Commission approve this PUD amendment and preliminary plat, based on the findings in the staff report and as presented at public hearing, of the request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) for PUD2024-03 Planned Unit Development (PUD) Final Development Plan for 39 single family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone,

and,

That the Planning Commission recommend that City Council approve the dimensional standards as shown in PUD2024-03 Planned Unit Development (PUD) Final Development Plan for 39 Single Family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone,

Provided that, based on the findings in this staff report and as presented at public hearing, approval of the request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) for SUB2024-03 Preliminary Plat for 39 single family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone, subject to the following conditions:

1. Prior to installation of infrastructure, the applicant shall obtain a Zoning Development Permit for infrastructure, which application shall include:
 - a. Final utility plan with profiles for all water, stormwater, and sanitary sewer
 - b. Final grading and erosion control plan for the entire site and off-site improvements
 - c. Final on/off-site street plan with profiles with curb and gutter on both sides of Sourdough Road Final drainage plan and report
 - d. Approved CDOT Access Permit
 - e. Approved SWMP
2. Applicant must resubmit Preliminary Plat addressing, to the satisfaction of the City, all comments within the City-Redline Comment packet for approval.
3. Applicant must adhere to all CDOT requirements and gain necessary permits/approvals with CDOT.
4. Prior to conveyance of any proposed lot, the applicant shall
 - a. Record a Final Plat;
 - b. Complete installation of all required improvements or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs associated with constructing the required improvements shall be borne by the developer.
 - c. Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer;
 - d. Comply with CDOT requirements regarding the deceleration lane on Highway 67.
 - e. Establish access to the Centennial Trail.
 - f. Change the wording on Page 1 of the 11 page PUD Amendment, Note # 8.f., to reduce the allowed a projection into a side yard from of a maximum of three feet to a maximum of two-feet in to the required setback.
5. Prior to recording the Final Plat, the applicant shall submit:
 - a. Covenants, satisfactory to the City, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the common open space; and
 - b. Park Development Fees in the applicable amount.

With no additional discussion, the Chair called for the vote:

YES: Dezelle, Larsen, Hoying, Middleton, Brown.

NO: None.

Motion carries 5 – 0.

The City Council Public Hearing is scheduled for Thursday, May 16, 2024 at 6:30 p.m.

- 5. REPORTS:** Planning Director Schminke mentioned that a work session will occur on May 9th at 6:30 for training. She noted that Grant Ahtye is now a full-time permit technician, and the code compliance specialist joins the Planning team in early May. Due to scheduling issues in June, City Council will hold their second June meeting on June 27th, thus Planning Commission will only have one meeting in June. The next Planning Commission meeting is May 9, 2024 at 6:30 p.m. Director Schminke will email the link from the workshop in which the Utilities Director, Kip Wiley, presented information on the City's water tap allocation system. The new City Council members had an orientation about City boards, commissions, and operations. Director Schminke made a presentation explaining what the Quasi-Judicial decisions entail. At the June 6th City Council meeting, Roger Lovell will be providing an update on PPRBD, their services, and the level of expertise they bring to Woodland Park.
- 6. ADJOURN:** The meeting was adjourned at 7:45 p.m.

Approved this _____ day of _____, 2024 by

Ken Hartsfield, Chair

City of Woodland Park

Print
Record



Planning Department Routing/Comment Form

ID _____ Project Name Pines at Tamarac PUD Amendment Project # EXT/Case #: PUD2024-0
 Permit Number 202402021 Site Address Number 205 PO Box _____
 Date Received: 2/1/2024 Site Address Name Sourdough Rd. Mailing Address # 951
 Project Type PUD Lot Number 2 Block # _____ Mailing Street Salida Del Sol
 Project Type Number 20 Subdivision Dayspring Christian Fe Filing # _____ App Phone 805-610-2177
 Project Classification Amendment Applicant Business Name Dave Garretson
 Residential or Commercial Residential App First Name Dave App Last Name Garretson

ZDP Required ☒ Public Review Required ☐ Lead Staff Person CJ Gates
 Board of Adjustment Date _____ Date Routed 2/1/2024
 Planning Commission Date _____ Comments Due Back to Planning 2/15/2024
 City Council (1st Reading) _____ Comments Rec'd ☐ Filed in Area:
 City Council (Public Hearing) _____ Planner Office

Comments Received

City Manager ☐	Building Dept ☐
City Clerk ☐	Fire District ☒
City Attorney ☐	Re-2 ☐
Utilities Department ☒	URS ☐
City Engineer ☒	CORE ☒
City Inspector ☒	Black Hills ☒
Finance Department ☐	CDOT ☒
Planning Director ☒	CenturyLink ☒
City Planner ☒	TDS Telecom ☒
Police ☒	Other: ☐
Parks & Rec ☒	
Economic Development ☐	

Important Information

Administrator
Routing Instructions:

Planning Application Entry Form

[Print Record](#)[Go To Development Fees Receipt Form](#)

ID

Permit Number 202402021

Project # EXT/Case # PUD2024-03

Public Hearing Required? ☒

Date Received 2/1/2024

Date Routed 2/1/2024

Date Initial Permit Approved

*Date Permit Paid

Open Permit Comments

*NOTE: If Non-profit enter Date Approved in Date Permit Paid field for report

Project Type PUD

Project Type Number 20

Project Classification Amendment

Non-Profit, Residential or Commercial Residential

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SInS and TUPs

Project Name Pines at Tamarac PUD Amen

Site Address Number 205

Site Address Name Sourdough Rd.

Lot Number 2

Block Number

Subdivision Dayspring Christian F

Filing #

Applicant Business Name Dave Garretson

App First Name Dave

App Last Name Garretson

App Phone Number 805-610-2177

PO Box

Mailing Address Street # 951

Mailing Address Street Name Salida Del Sol

City Paso Robles

State CA

Zip Code 93446

Owner First Name Pines at Tamarac LL

Owner Last Name

Zone Class PUD

Applicant Project Value \$0.00

UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area

Planner Office



4
2023 GENERAL APPLICATION

(Revised 1/1/2023)

received
2/1/2024

Project # 202402021
Case # PUD2024-03
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

Type of Application (Check one or more as applicable)

Site Plan Review Permitted Use	Special Use Permit	Preliminary Plat
Site Plan Review Conditional Use	Planned Unit Development (PUD)	Exemption Plat
Conditional Use Permit	☒ PUD Amendment	Final Plat
Zoning Change	Appeal	Townhouse Plat
Extension of Development	Variance	Condominium Plat

1. Applicant Information

a. Applicant Name DAVE GARRETSON

b. Project Coordinator ☒ Property Owner

c. Mailing Address 951 Salida Del Sol, Paso Robles, CA 93446

d. E-mail Address FREEBORNE123@GMAIL.COM

e. Phone Numbers Home _____ Work 805-610-2177 Mobile _____

2. Property Owner Information (if different from above)

a. Name PINES AT TAMARAC LLC Project Contact? Yes No ☒

b. Mailing Address 951 Salida Del Sol, Paso Robles, CA 93446

c. E-mail Address _____

d. Phone Numbers Home _____ Work _____ Mobile _____

3. Site Information

a. Site Address 205 SOURDOUGH ROAD

b. Lot 2 Block 1 Subdivision DAYSPRING CHRISTIAN FELLOWSHIP

c. Property Zoning PUD Lot Size 20.61 Acres ☒ Square Feet

4. Is the property subject to covenants? Yes No ☒ If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

a. Project Name PINES AT TAMARAC

b. Brief Description of Project/Request PUD AMENDMENT AND PRELIMINARY PLAN TO CREATE SINGLE-FAMILY LOTS ON 20.61 ACRES

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

b. Engineer

- i. Project Contact KEVIN KOFFORD
- ii. Firm Name KIMLEY-HORN AND ASSOCIATES, INC.
- iii. Physical Address 2 N. NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80901
- iv. Mailing Address 2 N. NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80901
- v. E-mail Address KEVIN.KOFFORD@KIMLEY-HORN.COM
- vi. Phone Numbers: Business 719-284-7280 Mobile _____

c. Planner

- i. Project Contact JIM HOUK
- ii. Firm Name KIMLEY-HORN AND ASSOCIATES, INC.
- iii. Physical Address 2 N. NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80901
- iv. Mailing Address 2 N. NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80901
- v. E-mail Address JIM.HOUK@KIMLEY-HORN.COM
- vi. Phone Numbers: Business 719-284-7280 Mobile 719-460-1947

d. Surveyor

- i. Project Contact ERIC SIMONSON
- ii. Firm Name RAMPART SURVEYS, LLC
- iii. Physical Address 1050 TAMARAC PARKWAY, WOODLAND PARK, CO 80863
- iv. Mailing Address PO BOX 5101, WOODLAND PARK, CO 80866
- v. E-mail Address ERIC@RAMPARTLS.COM
- vi. Phone Numbers: Business 719-687-0920 Mobile _____

e. Other (specify role) _____

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy	List of adjoining property owners within 150'	Copies of reports (narrative, traffic study, drainage, etc.)
All Types	1	1	1	1	1	1

7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.


David Garretson 12/06/2023
David Garretson (Dec 6, 2023 16:24 CST)
 Owner Date



 Owner Date

9. Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.


 Pines at Tamerac, LLC - David Garretson 01/06/2023
 Applicant Date

City Use Only

1. Submission _____, 20____, taken by _____
Fee Received _____, 20____, taken by _____
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.
3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.
4. Planning Commission Public Hearing _____, 20____.
Board of Adjustment Public Hearing (when applicable) _____, 20____.
5. City Council First Reading of Ordinance (if applicable) _____, 20____.
City Council Public Hearing _____, 20____.
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.
7. Additional Information

RE: Preliminary Plat – Pines at Tamarac

December 2023

Woodland Park City Council

P.O. Box 9007

Woodland Park, CO 80866

Woodland Park Planning Commission

c/o Woodland Park

220 W South Ave

P.O. Box 9007

Woodland Park, CO 80866

To whom it may concern:

Request:

Dave Garretson (hereafter, applicant) request approval of a preliminary plan to create 39 residential lots, with ± 9.09 acres of open space, on a 21-acre property in an existing PUD zoning district. A PUD amendment and final plat have been submitted for concurrent review and approval. The property is located at 205 Sourdough Road at the northwest corner of the State Highway 64 and Sourdough Road intersection.

Project Narrative

The property was initially included in the PUD rezoning of the Shining Mountain Golf Club; however, the PUD did not include specific uses and/or

development standards for the 21-acre site. The site was not developed together with nor is under current ownership or control by the Golf Club. Since the property is currently zoned PUD, the purpose of this application is to establish permitted and allowed uses, and bulk and dimensional standards for the PUD district on the property. The owner proposes the development of thirty-nine (39) detached single-family lots with shared open spaces on the property. The amended plan also increases the open space by 19.6%. This development is to occur in two phases.

Phase 1 will consist of the construction of twenty-one (21) residences and all associated public improvements and utility work south of the existing drainage. Upon completion and sale of the first fifteen (15) residences during Phase 1, the required turn lane improvements to Highway 67 shall be made at the intersection of Fairfield Lane and Highway 67. The CDOT improvements will be completed prior to the issuance of certificates of occupancy for the remaining six (6) residences within Phase 1. See the demand analysis in the traffic study accompanying this submittal. Phase 1 is anticipated in the 4th quarter of 2024.

The timing of commencement of Phase 2 construction shall be subject to future market demand. Once said future market demand is sufficient, the final proposed eighteen (18) residences along with their associated public improvements and utility work shall be built out. At the time of this application, it is anticipated that Phase 2 would be built out in the 2nd quarter of 2026.

A brief description of the tract, i.e. general location, physical features of the land, total acreage;

The property is located at the northwest corner of the intersection of State Highway 67 and Sourdough Road. The site is 20.61 acres according to the Teller County Assessor. True acreage will be established by the survey plat. The site is characterized by mature stands of trees and native grasses. The grade of the site falls approximately 50 feet from Sourdough Road on the east to State Highway 64 on the west.

1. Existing and proposed zoning;

The property was zoned PUD with the Shining Mountain Golf Course Master Plan. No development plan was provided to establish PUD uses on the site. A concurrent application is being reviewed to amend the PUD on the property to include and authorize residential uses associated with this final plat.

2. Proposed number of building sites and typical lot size;

39 building sites are proposed. Lots range in size from 7,800 SF to 19,925 SF.

3. Proposed structures;

Proposed structures include 39 single-family residential lots with accessory detached structures. Drainage and stormwater structures and/or facilities as identified in the preliminary drainage report, grading, and construction plans, including, but not limited to check dams, drainage channel improvements, and detention structures.

4. A statement detailing how and when the subdivider proposes to provide and install all required sewers, water mains, pavement, sidewalks, drainage ways, trails and other utilities, i.e., electric, gas, telephone, as required;

Required utility and roadway infrastructure improvements will be provided and installed by the developer prior to the construction of any homes and/or the conveyance of any lots and in accordance with the approved subdivision improvements agreement and related financial assurances. The following services will be provided by the listed providers in accordance with the rules, terms, and provisions established by each respective entity:

- Electric service will be provided by IREA.
- Natural gas service will be provided by Black Hills Energy.
- Water and wastewater services will be provided by City of Woodland Park Utilities.
- Telephone and internet services will be the responsibility of the individual property owner, subject to terms of private service agreements.

Utility and grading plans have been provided

5. Any proposed variances from the subdivision regulations;

As part of the 2020 PUD approval, no variances from the subdivision regulations are proposed. A design modification has been proposed with the PUD to reduce the roadway cross section to allow a 45 FT ROW with 28 FT of pavement width in the goal of reducing site grading, forest impacts and disturbance.

6. Any additional information deemed necessary by the city staff; and

No additional information was requested by the city staff.

7. A written proposal explaining the subdivider's intent with regards to the dedication of parks, [...] or the amount of fees required for approval.

The applicant intends to pay fees in the amount of \$7,500.00 (or current fee) in-lieu-of parkland dedication. Fees will be paid to the city clerk after approval and prior to recording the final plat.

Respectfully submitted, on behalf of:

Dave Garretson 951 Salida del Sol Paso

Robles, CA 93446

Signature of the Subdivider:

Development Team:

OWNER/DEVELOPER:

THE PINES AT TAMARAC
951 SALIDA DEL SOL
PASO ROBLES, CA 93446
(805) 610-2177

APPLICANT:

KIMLEY-HORN AND ASSOCIATES INC.
2 N. NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
(719) 248-7280

SURVEYOR:

ERIC SIMONSON
RAMPART SURVEYS, LLC
1050 TAMARAC PARKWAY,
WOODLAND PARK, CO 80863
(719) 687-0920

RE: PUD Amendment – Pines at Tamarack

December 2023

Woodland Park City Council

P.O. Box 9007

Woodland Park, CO 80866

Woodland Park Planning Commission

c/o Woodland Park

220 W South Ave

P.O. Box 9007

Woodland Park, CO 80866

To whom it may concern:

Request:

Dave Garretson (hereafter, applicant) request approval of a PUD amendment to the currently approved PUD/Preliminary Plat approved August 1, 2019. The amendment and request to establish permitted and allowed uses including development standards for the purpose of creating a 39-lot residential subdivision on a +/-21-acre property in an existing PUD zoning district. A preliminary plan and final plat have been submitted for concurrent review and approval. The property is located at 205 Sourdough Road at the northwest corner of the State Highway 64 and Sourdough Road intersection.

Narrative

The property was initially included in the PUD rezoning of the Shining Mountain Golf Club; however, the PUD did not include specific uses and/or development standards for the 21-acre site until the approved PUD/Preliminary Plat approval in August 2019.

In the wake of market conditions and unforeseen development cost and challenges, the currently zoned PUD is being amended to adjust the number of lots, while at the same time, maintaining the character and project intent of the original PUD plan approved in 2019. The purpose of this application is amended and to re-confirm the permitted and allowed uses, and bulk and dimensional standards for the PUD district on the property while increasing the lot counts from 26 to 39 units. The owner proposes the development of 39 detached single-family lots with shared open spaces on the property. The plan reduces the size of the typical lot, while maintaining the approved roadway layout buffers and standards, and while increasing the percentage of open space preserved with the project. See Appendix A for exhibit comparison.

Requirements for Approval:

In reviewing the amended PUD application, the Planning Commission may consider the following conditions as cited from § 18.30.030 of the Woodland Park Code:

“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;”

Because the property was included, but not developed under the Shining Mountain Golf Club PUD, the applicant and with this amendment, intends to finalize the PUD development plan and zoning for the property by establishing single-family residential land use and development standards that are consistent with and compatible to surrounding residential uses and neighborhoods as well as with the adjacent Golf Club.

Project Statements

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;

The plan proposes typical lots of 7,800 SF to 19,925 in support of an average 1,600 – 2,000 SF residential units. Lots were designed to allow building sites for residences of comparable size and character as surrounding established neighborhoods. The road cross section has been modified to a 45 FT ROW with 28 FT pavement to reduce disturbance of tree cover, minimize erosion impacts and ground disturbance and preserve the natural wooded buffers, character and aesthetic quality of the property. Accessory structures will not be permitted to reduce development impacts.

A total of 39 lots are proposed at a maximum density of 1.89 DU/Acre. Building heights will be typical of 1-2 story homes ranging from 15 – 30 feet in height (35' max height).

This development is to occur in two phases. Phase 1 will consist of the construction of twenty-one (21) residences and all associated public improvements and utility work south of the existing drainage. Upon completion and sale of the first fifteen (15) residences during Phase 1, the required turn lane improvements to Highway 67 shall be made at the intersection of Fairfield Lane and Highway 67. The CDOT improvements will be completed prior to the issuance of certificates of occupancy for the remaining six (6) residences within Phase 1. See the demand analysis in the traffic study accompanying this submittal. Phase 1 is anticipated in the 4th quarter of 2024.

The timing of commencement of Phase 2 construction shall be subject to future market demand. Once said future market demand is sufficient, the final proposed eighteen (18) residences along with their associated public improvements and utility work shall be built out. At the time of this application, it is anticipated that Phase 2 would be built out in the 2nd quarter of 2026.

B. The type of open space and recreational facilities proposed;

Proposed open space includes open space and drainage tracts. Informal neighborhood paths are envisioned throughout the site. Open space has been provided in the sum of 44.1% of the gross development area; an increase of 19.6% from the 2019 approved plan. Additional preservation zones have been included in the form of buffers from the rear property line of lots adjacent to State Highway 67 and Sourdough Road.

C. A statement as to whether or not a homeowner's association is intended;

A homeowner's association is planned.

Respectfully submitted,
on behalf of:

Dave Garretson
951 Salida del Sol
Paso Robles, CA 93446

Planning Consultants:
Kimley-Horn and Associates, Inc.
2 N. Nevada Avenue, Suite 900
Colorado Springs, CO 80903

Development Team:

OWNER/DEVELOPER:

THE PINES AT TAMARAC

951 SALIDA DEL SOL

PASO ROBLES, CA 93446

(805) 610-2177

APPLICANT:

KIMLEY-HORN AND ASSOCIATES INC.

2 N. NEVADA AVENUE, SUITE 900

COLORADO SPRINGS, CO 80903

(719) 248-7280

SURVEYOR:

ERIC SIMONSON

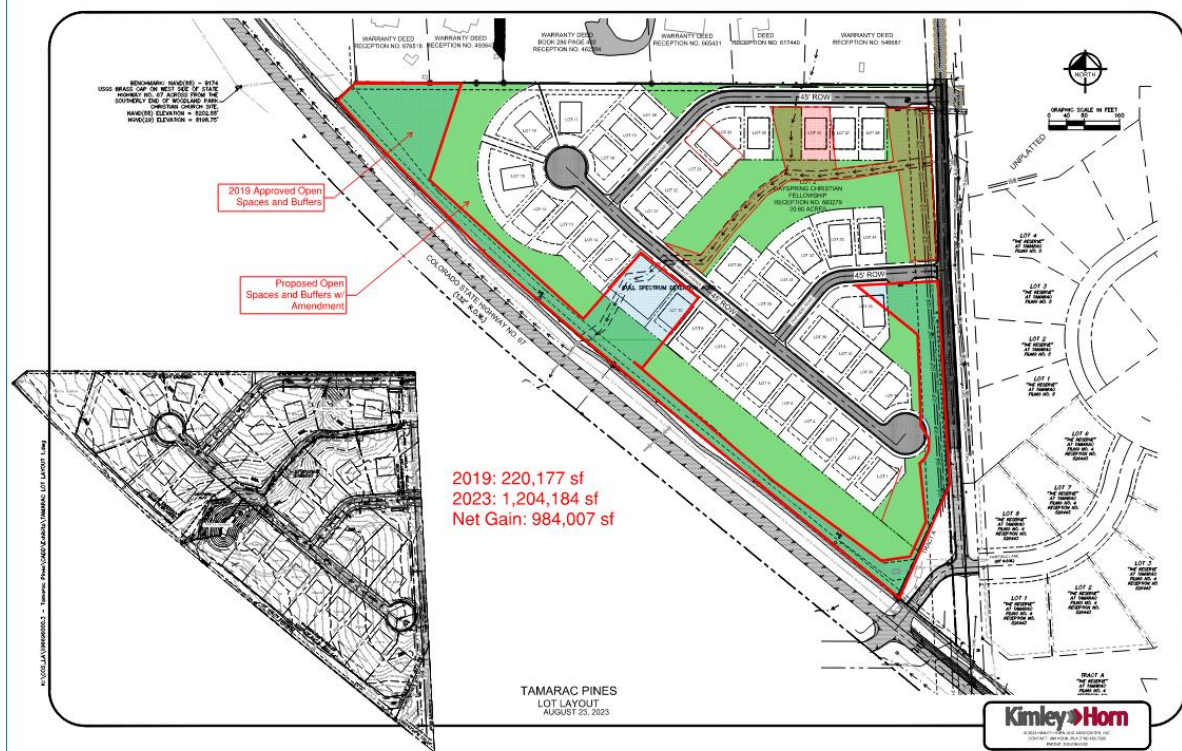
RAMPART SURVEYS, LLC

1050 TAMARAC PARKWAY,

WOODLAND PARK, CO 80863

(719) 687-0920

Appendix-A: PUD Comparison Exhibit



WARRANTY DEED

THIS DEED, Made this 1st day of July, 2019, between

DAVID N. GARRETSON AND SUSAN J. GARRETSON
of the County of El Paso, State of Colorado, grantor and

THE PINES AT TAMARAC, LLC, a Colorado limited liability company

whose legal address is: 6465 Good Fortune Rd., Peyton, CO 80813
of the County of El Paso, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of **Two Hundred Eighty-Seven Thousand Dollars and No/100's (\$287,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Teller, and State of COLORADO, described as follows:

**Lot 2, Dayspring Christian Fellowship,
County of Teller, State of Colorado**

Doc Fee
\$ 28.70

also known by street and number as **205 Sourdough Rd., Woodland Park, CO 80863**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.**

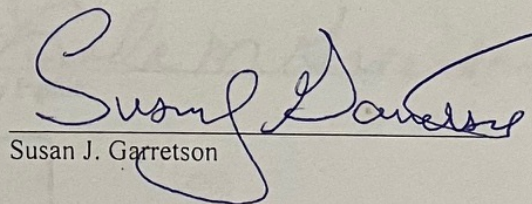
The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

GRANTOR(s):



David N. Garretson

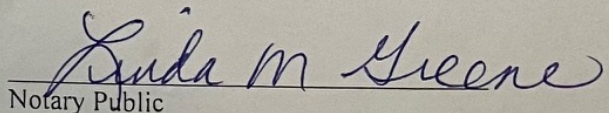


Susan J. Garretson

STATE OF COLORADO
COUNTY OF Teller

}ss:

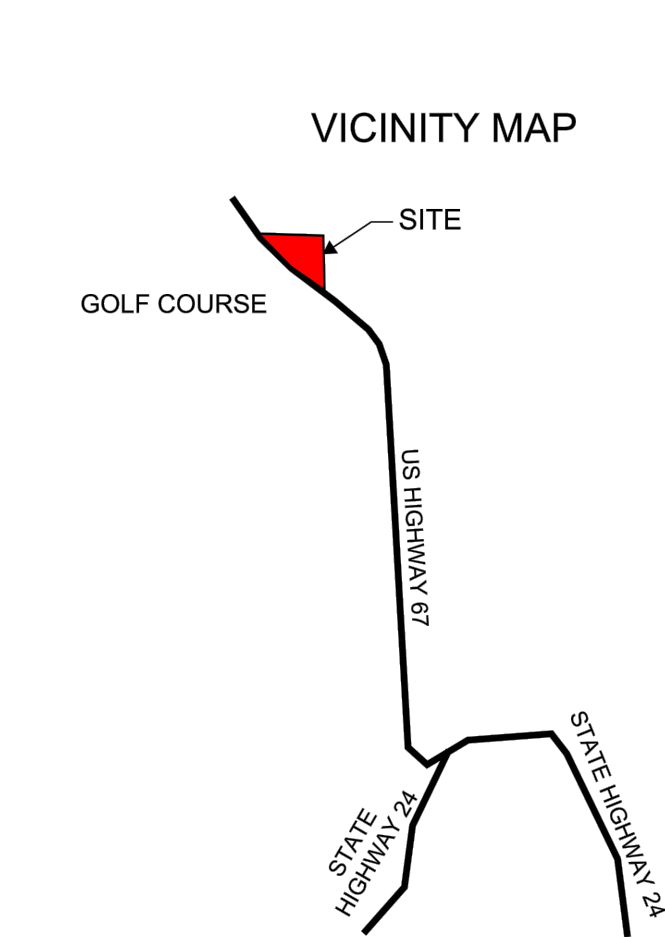
The foregoing instrument was acknowledged before me this 1ST day of July, 2019 by David N. Garretson and Susan J. Garretson.


Notary Public

Witness my hand and official seal.
My Commission expires:

LINDA M GREENE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034000734
MY COMMISSION EXPIRES JANUARY 22, 2023

K:\COOS_LAI19696000.3 - Tamarac Pines\CADD\PlanSheets\DP_CV.dwg Dec 11, 2023 10:44am

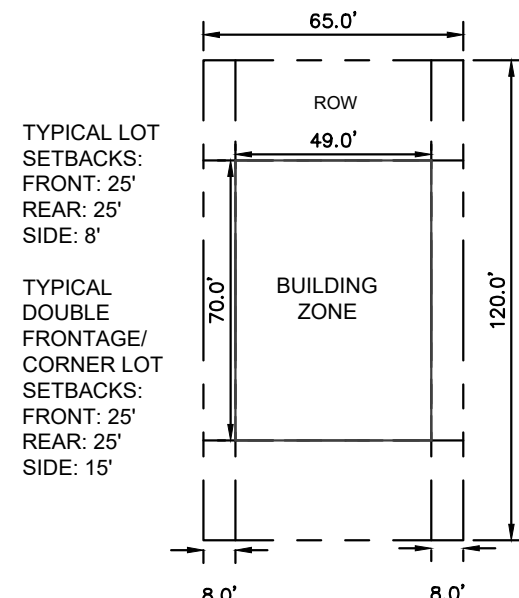


OWNER /DEVELOPER:
THE PINES AT TAMARAC
951 SALIDA DEL SOL
PASO ROBLES, CA 93446
(805) 610-2177

APPLICANT:
KIMLEY-HORN AND ASSOCIATES INC.
2 N. NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
(719) 248-7280

SURVEYOR:
ERIC SIMONSON
RAMPART SURVEYS, LLC
1050 TAMARAC PARKWAY,
WOODLAND PARK, CO 80863
(719) 687-0920

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9	UTILITY PLAN - NORTH
10	UTILITY PLAN - SOUTH
11	UTILITY PLAN - OFFSITE



LOT TYPICAL NOTES:
1. CORNER LOT SIDE YARDS ADJACENT TO A ROAD SHALL HAVE A SIDE YARD SETBACK OF 15 FEET ADJACENT TO ANY R.O.W.

1 LOT TYPICAL DETAIL N.T.S.

LEGAL DESCRIPTION:
LOT 2, OF DAYSPRING CHRISTIAN FELLOWSHIP
PUD DESCRIPTION:

OPEN SPACE:
APPROXIMATELY FORTY-FOUR PERCENT (44.1%) OF THE 20.61-ACRE PINES TAMARAC (49.09 ACRES) IS SET ASIDE AND/OR PRESERVED AS OPEN SPACE AS TRACTS A, B AND C. PROPOSED OPEN SPACE INCLUDES OPEN SPACE AND DRAINAGE TRACTS. PLANNED PEDESTRIAN PATHS ARE PLANNED FOR THE SITE. OPEN SPACE HAS BEEN PROVIDED IN EXCESS OF THE REQUIRED 15% GROSS DEVELOPMENT AREA.

RESIDENTIAL USE & DIMENSIONAL STANDARDS:

1. THE MAXIMUM DENSITY IN THE PINES AT TAMARAC SHALL NOT EXCEED 2 DU/GROSS ACRE (41 DU MAX).
2. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE CONDUCTED ON A LOT. GUEST HOUSES AND/OR ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED.
3. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, ACCENT FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS.
4. MINIMUM LOT AREA: 7,800 SQUARE FEET. MINIMUM LOT SIZES ARE ESTABLISHED PER LOT AS DEPICTED ON THE PLAN; HOWEVER, NO LOT SHALL BE CREATED AND/OR AMENDED, REPLATTED, OR PORTIONS THEREOF CONVEYED WHICH WILL REDUCE THE LOT AREA BELOW THE MINIMUM 7,800 SF LOT AREA.
5. MAXIMUM IMPERVIOUS COVERAGE: A MAXIMUM 40% GROSS TOTAL LOT AREA MAY BE IMPERVIOUS. THE AREA OF AT GRADE PATIOS AND WALKS AND/OR PATHS SHALL NOT BE COUNTED TOWARD IMPERVIOUS COVERAGE. DRIVEWAYS SHALL BE INCLUDED IN THE MAXIMUM IMPERVIOUS AREA CALCULATION.
6. MAXIMUM STRUCTURAL HEIGHT: THIRTY FEET (35').
7. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40') OR AS OTHERWISE DEPICTED BY THE PUD.
8. SETBACK REQUIREMENTS: (SEE DETAIL FOR TYPICAL LOT/YARD ORIENTATION)
 - a. FRONT YARD: TWENTY-FIVE FEET (25')
 - b. REAR YARD: TWENTY-FIVE FEET FEET (25')
 - c. SIDE YARD: EIGHT FEET (8')
 - d. CORNER YARD: FIFTEEN FEET (15')
 - e. SEE DETAIL FOR TYPICAL LOT AND YARD ORIENTATION
 - f. PROJECTIONS INTO SIDE YARD SETBACKS: EAVES AND WINDOW WELLS, FASCIA, SOFFIT, AND RELATED FEATURES AND/OR APPURTENANCE MAY PROJECT A MAXIMUM OF THREE (3) FEET INTO AN ADJACENT YARD SETBACK.
9. PARKING: EACH LOT SHALL PROVIDE A MINIMUM OF TWO ON-SITE PARKING SPACES. SPACES MAY BE PROVIDED VIA GARAGE AND/OR ONSITE VIA PRIVATE DRIVEWAY. ON STREET PARKING SHALL BE SUBJECT TO THE PROVISIONS OF THE CITY OF WOODLAND PARK AND/OR FUTURE PINES AT TAMARAC HOME OWNERS ASSOCIATION.
10. WILDFIRE MITIGATION: SEE SHEET 2 FOR LANDSCAPE CROSS SECTION WITH MITIGATION ACTIVITIES AS WELL AS SEPARATELY SUBMITTED MITIGATION PLAN. PLAN TO BE RECORDED WITH FINAL PLAT

DEVELOPMENT SCHEDULE

DEVELOPMENT IS PLANNED TO OCCUR DURING THE FALL OF 2024-25 SUBJECT TO FINAL PLAT APPROVAL AND DEVELOPMENT AUTHORIZATION BY THE CITY OF WOODLAND PARK.

IMPROVEMENTS

ALL OPEN SPACE AND LANDSCAPE TRACTS, PEDESTRIAN PATHS AND TRAILS, AND STORMWATER APPURTENANCE INCLUDING, BUT NOT LIMITED TO WATER QUALITY PONDS, ARE TO BE OWNED AND MAINTAINED BY THE PINES AT TAMARAC HOME OWNERS ASSOCIATION AND DELEGATED AGENTS, OR OTHER ENTITY APPROVED BY THE CITY OF WOODLAND PARK. ALL ROADS WILL BE DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC OWNERSHIP AND MAINTENANCE.

CURB AND GUTTER, PEDESTRIAN RAMPS, DRIVEWAY PANS, ETC. TO BE AS ILLUSTRATED ON THE PUD DEVELOPMENT PLAN SUBJECT TO FINAL REVIEW WITH FINAL GRADING AND CONSTRUCTION PLANS.

OWNERSHIP & MAINTENANCE

A HOMEOWNERS ASSOCIATION (PINES AT TAMARAC HOA) WILL BE FORMED FOR THE PURPOSES OF OWNING AND MAINTAINING COMMON ELEMENTS AND ASSOCIATED IMPROVEMENTS AND APPURTENANCE WITHIN THE PINES AT TAMARAC PUD AND SUBSEQUENT FINAL PLAT. DOCUMENTATION OF HOA FORMATION AND AUTHORITIES WILL BE PROVIDED FOR REVIEW WITH THE ASSOCIATED FINAL PLAT FOR THE PINES AT TAMARAC.

UTILITIES

WATER & WASTEWATER IS PLANNED TO BE PROVIDED VIA SERVICE CONNECTION WITH THE CITY OF WOODLAND PARK UTILITIES SUBJECT TO COMPLIANCE WITH PERMITTING REQUIREMENTS. ELECTRIC SERVICE WILL BE PROVIDED BY CORE ELECTRIC COOPERATIVE. NATURAL GAS WILL BE PROVIDED BY BLACK HILLS ENERGY. ~~THE FRONT YARDS OF ALL LOTS SHALL BE PLATTED WITH A 15' PUBLIC UTILITY EASEMENT AS DEPICTED ON THE TYPICAL LOT DETAIL.~~

STORMWATER RUNOFF

DEVELOPMENT OF THE PROPOSED SUBDIVISION PROJECT WILL INCLUDE SITE GRADING, UTILITIES, RESIDENTIAL CONSTRUCTION, AND RELATED SITE IMPROVEMENTS. THE GENERAL CONCERN FOR MANAGEMENT OF ON-SITE DEVELOPED STORM RUNOFF IS TO ROUTE DEVELOPED FLOWS THROUGH AN ON-SITE STORMWATER DETENTION FACILITY TO MITIGATE THE IMPACT OF DEVELOPED DRAINAGE FROM THE SITE.

THE PROPOSED DETENTION POND FACILITIES HAVE BEEN DESIGNED BASED ON DESIGN PROCEDURES DELINEATED IN THE CITY OF WOODLAND PARK DRAINAGE CRITERIA MANUAL. THE TOTAL DEVELOPED STORM RUNOFF DOWNSTREAM OF THE SITE WILL BE MAINTAINED AT HISTORIC LEVELS BY ROUTING FLOWS THROUGH THE PROPOSED DETENTION POND. DETENTION POND A HAS BEEN DESIGNED AS A "FULL-SPECTRUM" DETENTION POND TO MITIGATE DEVELOPED DRAINAGE AND WATER QUALITY IMPACTS FROM THE SUBDIVISION.

THE PROPOSED POND OUTLET STRUCTURE HAS BEEN DESIGNED AS AN EXTENDED DETENTION BASINS (EDB), PROVIDING FOR A 40-HOUR RELEASE OF THE WQCV, AND OUTLET STRUCTURE SIZING TO MAINTAIN MAXIMUM ALLOWABLE RELEASE RATES FROM THE POND. A BURIED RIPRAP SPILLWAY WILL BE PROVIDED AS AN EMERGENCY OVERFLOW PATH FROM THE POND TO THE DOWNSTREAM ROADSIDE DITCH AND CULVERT.

FLOODPLAIN

THE PROJECT SITE IS NOT IMPACTED BY ANY 100-YEAR FLOODPLAIN LIMITS AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOODPLAIN LIMITS IN THE VICINITY OF THE SITE ARE SHOWN IN FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 08115C0139D DATED SEPTEMBER 25, 2009.

THE EXISTING LOY GULCH CHANNEL FLOWS NORTHWESTERLY ALONG THE WEST SIDE OF SH67 TO THE WEST OF THIS SITE. ACCORDING TO THE FLOOD INSURANCE STUDY, THE 100-YEAR FLOW IN THE LOY GULCH CHANNEL ON THE WEST SIDE OF SH67 IS 1,040CFS.

DATE OF PREPARATION
11/16/2023

Kimley»Horn

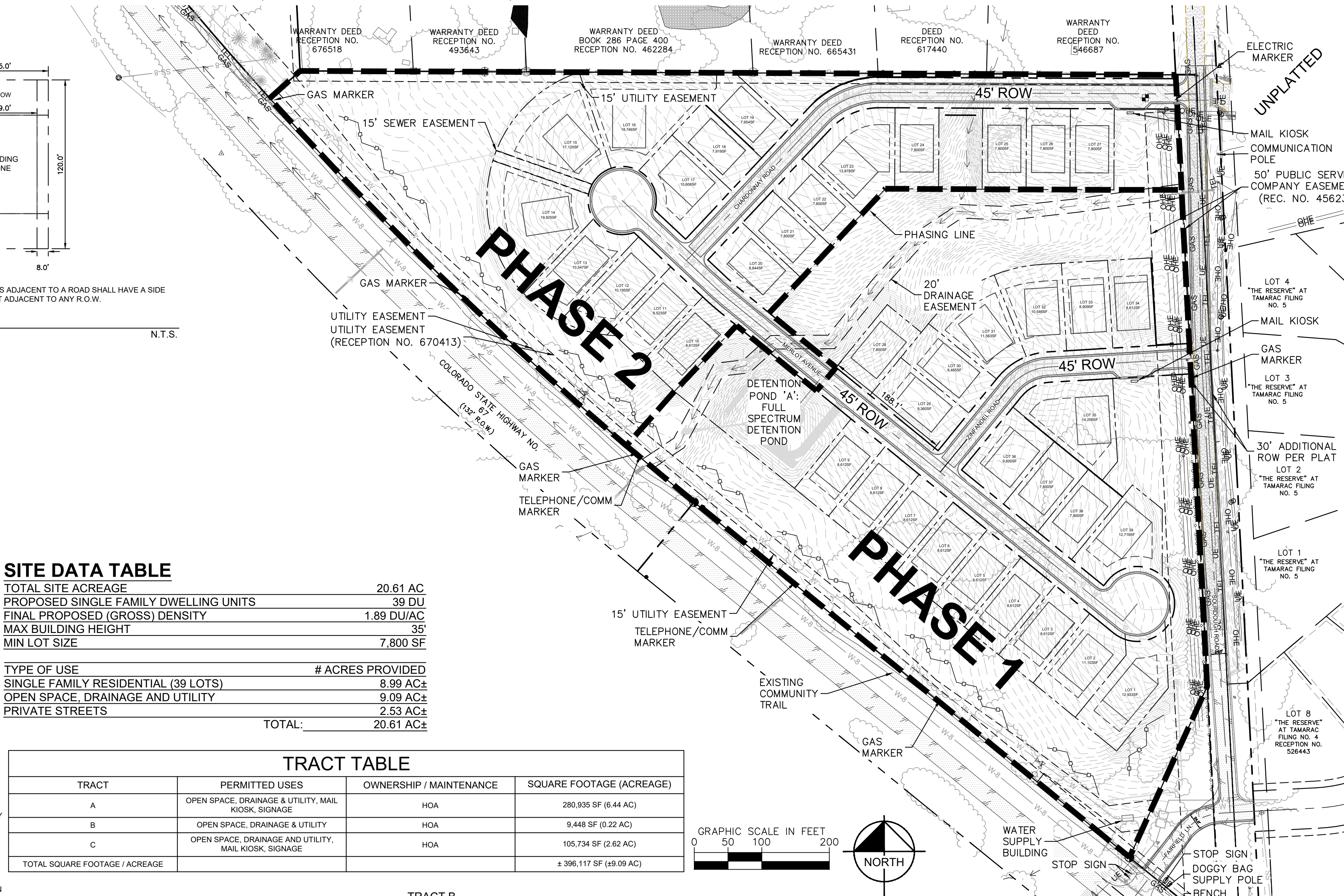
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

PINES AT TAMARAC PUD

PRELIMINARY PLAT AMENDMENT

LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



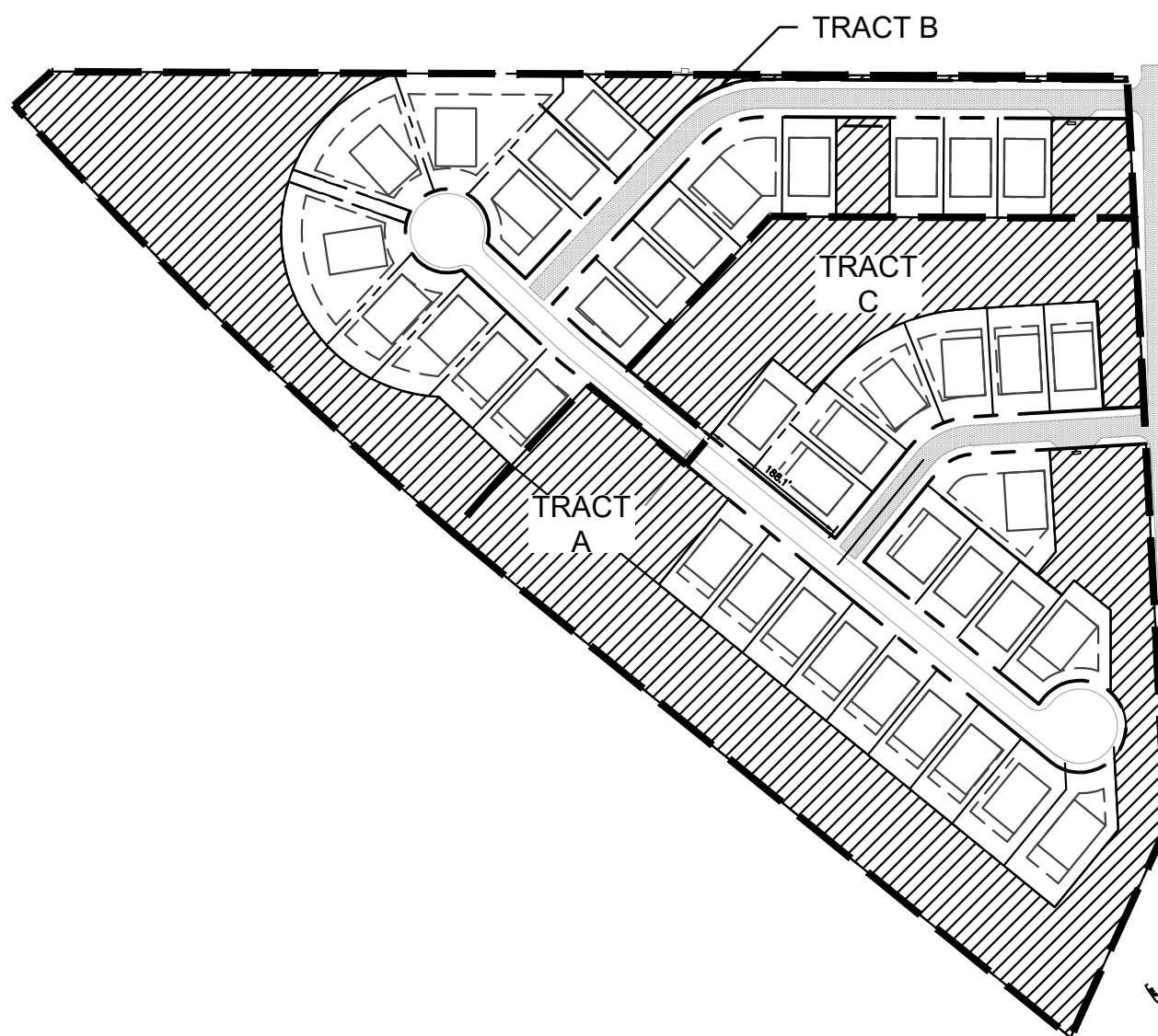
SITE DATA TABLE

TOTAL SITE ACREAGE	20.61 AC
PROPOSED SINGLE FAMILY DWELLING UNITS	39 DU
FINAL PROPOSED (GROSS) DENSITY	1.89 DU/AC
MAX BUILDING HEIGHT	35'
MIN LOT SIZE	7,800 SF

TYPE OF USE	# ACRES PROVIDED
SINGLE FAMILY RESIDENTIAL (39 LOTS)	8.99 AC±
OPEN SPACE, DRAINAGE AND UTILITY	9.09 AC±
PRIVATE STREETS	2.53 AC±
TOTAL:	20.61 AC±

TRACT TABLE

TRACT	PERMITTED USES	OWNERSHIP / MAINTENANCE	SQUARE FOOTAGE (ACREAGE)
A	OPEN SPACE, DRAINAGE & UTILITY, MAIL KIOSK, SIGNAGE	HOA	280,935 SF (6.44 AC)
B	OPEN SPACE, DRAINAGE & UTILITY	HOA	9,448 SF (0.22 AC)
C	OPEN SPACE, DRAINAGE AND UTILITY, MAIL KIOSK, SIGNAGE	HOA	105,734 SF (2.62 AC)
TOTAL SQUARE FOOTAGE / ACREAGE			± 396,117 SF (±9.09 AC)



CERTIFICATION: The undersigned hereby certifies that they are the owner of Lot 2, Dayspring Christian Fellowship (205 Sourdough Road), and that the undersigned shall abide by the provisions as specified upon The Pines at Tamarac PUD Final Development Plan and The Pines at Tamarac Preliminary Plat and any conditions and requirements as specified by the Woodland Park Planning Commission and the City of Woodland Park Council.
Date: _____ Landowner David & Susan Garretson:

APPROVALS: I hereby certify that I am the City Planner of the City of Woodland Park and hereby attest that The Pines at Tamarac PUD Final Development Plan and Preliminary Plat was approved subject to conditions contained herein by the Woodland Park Planning Commission on _____, 2023 and the City of Woodland Park Council on _____, 2023.
Date: _____ City Planner Lor Pellegrino, AICP: _____

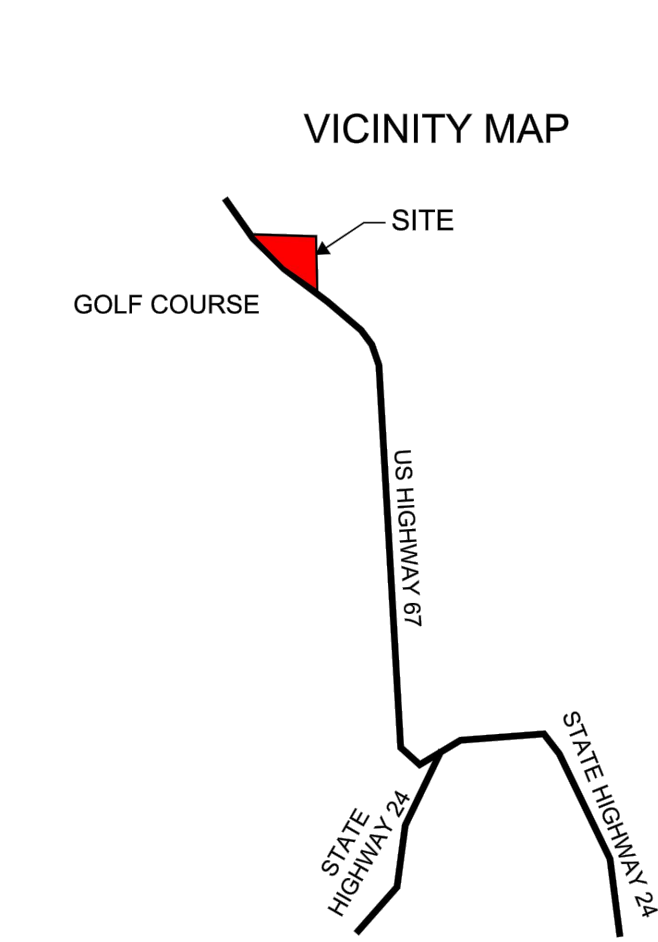
CONDITIONS OF APPROVAL

1. Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
 - Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main servicing for Lots 1-4 and Lots 23-26; water line profile showing the crossing of the drainage swale on Cabernet Way, a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveways and utilities; Cul-de-sac radii large enough for plow trucks to make a 3-point turn around; verification that water main is outside of CDOT right-of-way; on plan SS1, show water main on church site; a combined easement for drainage and sanitary sewer main running behind Lots 1-4 and Lots 23-26.
 - Final grading and erosion control plan for the entire site and off-site improvements
 - Final on- and off-site street plan with profiles with curb and gutter on both sides of Sourdough Road.
 - Final drainage plan and report
 - Approved CDOT Access Permit
 - Approved SWMP
2. Prior to construction of SH67 improvements, the applicant shall receive appropriate construction drawing approvals and permits as required by CDOT.
3. Prior to conveyance of any proposed lot, the applicant shall:
 - a. Record a Final Plat;
 - b. Repair/Upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
 - c. Construct the deceleration lane on SH67
4. Prior to recording the final plat, the applicant shall submit:
 - a. Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private open space.
 - b. Park Development Fees in the applicable amount.

COVER SHEET
SHEET 1 OF

PINES AT TAMARAC PUD PRELIMINARY PLAT - CITY FILE NO. XXXX

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OWNER /DEVELOPER:
THE PINES AT TAMARAC
951 SALIDA DEL SOL
PASO ROBLES, CA 93446
(805) 610-2177

APPLICANT:
KIMLEY-HORN AND ASSOCIATES INC.
2 N. NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
(719) 248-7280

SURVEYOR:
ERIC SIMONSON
RAMPART SURVEYS, LLC
1050 TAMARAC PARKWAY,
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(719) 687-0920

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LEGAL DESCRIPTION:
LOT 2, OF DAYSPRING CHRISTIAN FELLOWSHIP
PUD DESCRIPTION:

OPEN SPACE:
APPROXIMATELY FORTY-FOUR PERCENT (44.1%) OF THE 20.61-ACRE PINES TAMARAC (#9.09 ACRES) IS SET ASIDE AND/OR PRESERVED AS OPEN SPACE AS TRACTS A, B AND C. PROPOSED OPEN SPACE INCLUDES OPEN SPACE AND DRAINAGE TRACTS. PLANNED PEDESTRIAN PATHS ARE PLANNED FOR THE SITE. OPEN SPACE HAS BEEN PROVIDED IN EXCESS OF THE REQUIRED 15% GROSS DEVELOPMENT AREA.

RESIDENTIAL USE & DIMENSIONAL STANDARDS:

1. THE MAXIMUM DENSITY IN THE PINES AT TAMARAC SHALL NOT EXCEED 2 DU/GROSS ACRE (41 DU MAX).
2. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE CONDUCTED ON A LOT. GUEST HOUSES AND/OR ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED.
3. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, ACCENT FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS.
4. MINIMUM LOT AREA: 7,800 SQUARE FEET. MINIMUM LOT SIZES ARE ESTABLISHED PER LOT AS DEPICTED ON THE PLAN; HOWEVER, NO LOT SHALL BE CREATED AND/OR AMENDED, REPLATTED, OR PORTIONS THEREOF CONVEYED WHICH WILL REDUCE THE LOT AREA BELOW THE MINIMUM 7,800 SF LOT AREA.
5. MAXIMUM IMPERVIOUS COVERAGE: A MAXIMUM 40% GROSS TOTAL LOT AREA MAY BE IMPERVIOUS. THE AREA OF AT GRADE PATIOS AND WALKS AND/OR PATHS SHALL NOT BE COUNTED TOWARD IMPERVIOUS COVERAGE. DRIVEWAYS SHALL BE INCLUDED IN THE MAXIMUM IMPERVIOUS AREA CALCULATION.
6. MAXIMUM STRUCTURAL HEIGHT: THIRTY FEET (35').
7. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40') OR AS OTHERWISE DEPICTED BY THE PUD.
8. SETBACK REQUIREMENTS: (SEE DETAIL FOR TYPICAL LOT/YARD ORIENTATION)
 - a. FRONT YARD: TWENTY-FIVE FEET (25')
 - b. REAR YARD: TWENTY-FIVE FEET (25')
 - c. SIDE YARD: EIGHT FEET (8')
 - d. CORNER YARD: FIFTEEN FEET (15')
 - e. SEE DETAIL FOR TYPICAL LOT AND YARD ORIENTATION
 - f. PROJECTIONS INTO SIDE YARD SETBACKS: EAVES AND WINDOW WELLS, FASCIA, SOFFIT, AND RELATED FEATURES AND/OR APPURTENANCE MAY PROJECT A MAXIMUM OF THREE (3) FEET INTO AN ADJACENT YARD SETBACK.
9. PARKING: EACH LOT SHALL PROVIDE A MINIMUM OF TWO ON-SITE PARKING SPACES. SPACES MAY BE PROVIDED VIA GARAGE AND/OR ONSITE VIA PRIVATE DRIVEWAY. ON STREET PARKING SHALL BE SUBJECT TO THE PROVISIONS OF THE CITY OF WOODLAND PARK AND/OR FUTURE PINES AT TAMARAC HOME OWNERS ASSOCIATION.
10. WILDFIRE MITIGATION: SEE SHEET 2 FOR LANDSCAPE CROSS SECTION WITH MITIGATION ACTIVITIES AS WELL AS SEPARATELY SUBMITTED MITIGATION PLAN. PLAN TO BE RECORDED WITH FINAL PLAT

DEVELOPMENT SCHEDULE

DEVELOPMENT IS PLANNED TO OCCUR DURING THE FALL OF 2024-25 SUBJECT TO FINAL PLAT APPROVAL AND DEVELOPMENT AUTHORIZATION BY THE CITY OF WOODLAND PARK.

IMPROVEMENTS

ALL OPEN SPACE AND LANDSCAPE TRACTS, PEDESTRIAN PATHS AND TRAILS, AND STORMWATER APPURTENANCE INCLUDING, BUT NOT LIMITED TO WATER QUALITY PONDS, ARE TO BE OWNED AND MAINTAINED BY THE PINES AT TAMARAC HOME OWNERS ASSOCIATION AND DELEGATED AGENTS, OR OTHER ENTITY APPROVED BY THE CITY OF WOODLAND PARK. ALL ROADS WILL BE DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC OWNERSHIP AND MAINTENANCE.

CURB AND GUTTER, PEDESTRIAN RAMPS, DRIVEWAY PANS, ETC. TO BE AS ILLUSTRATED ON THE PUD DEVELOPMENT PLAN SUBJECT TO FINAL REVIEW WITH FINAL GRADING AND CONSTRUCTION PLANS.

OWNERSHIP & MAINTENANCE

A HOMEOWNERS ASSOCIATION (PINES AT TAMARAC HOA) WILL BE FORMED FOR THE PURPOSES OF OWNING AND MAINTAINING COMMON ELEMENTS AND ASSOCIATED IMPROVEMENTS AND APPURTENANCE WITHIN THE PINES AT TAMARAC PUD AND SUBSEQUENT FINAL PLAT. DOCUMENTATION OF HOA FORMATION AND AUTHORITIES WILL BE PROVIDED FOR REVIEW WITH THE ASSOCIATED FINAL PLAT FOR THE PINES AT TAMARAC.

UTILITIES

WATER & WASTEWATER IS PLANNED TO BE PROVIDED VIA SERVICE CONNECTION WITH THE CITY OF WOODLAND PARK UTILITIES SUBJECT TO COMPLIANCE WITH PERMITTING REQUIREMENTS. ELECTRIC SERVICE WILL BE PROVIDED BY CORE ELECTRIC COOPERATIVE. NATURAL GAS WILL BE PROVIDED BY BLACK-HILLS ENERGY. THE FRONT YARDS OF ALL LOTS SHALL BE PLATTED WITH A 15' PUBLIC UTILITY EASEMENT, AS DEPICTED ON THE TYPICAL LOT DETAIL.

STORMWATER RUNOFF

DEVELOPMENT OF THE PROPOSED SUBDIVISION PROJECT WILL INCLUDE SITE GRADING, UTILITIES, RESIDENTIAL CONSTRUCTION, AND RELATED SITE IMPROVEMENTS. THE GENERAL CONCEPT FOR MANAGEMENT OF ON-SITE DEVELOPED STORM RUNOFF IS TO ROUTE DEVELOPED FLOWS THROUGH AN ON-SITE STORMWATER DETENTION FACILITY TO MITIGATE THE IMPACT OF DEVELOPED DRAINAGE FROM THE SITE.

THE PROPOSED DETENTION POND FACILITIES HAVE BEEN DESIGNED BASED ON DESIGN PROCEDURES Delineated IN THE CITY OF WOODLAND PARK DRAINAGE CRITERIA MANUAL. THE TOTAL DEVELOPED STORM RUNOFF DOWNSTREAM OF THE SITE WILL BE MAINTAINED AT HISTORIC LEVELS BY ROUTING FLOWS THROUGH THE PROPOSED DETENTION POND. DETENTION POND A HAS BEEN DESIGNED AS A "FULL-SPECTRUM" DETENTION POND TO MITIGATE DEVELOPED DRAINAGE AND WATER QUALITY IMPACTS FROM THE SUBDIVISION.

THE PROPOSED POND OUTLET STRUCTURE HAS BEEN DESIGNED AS AN EXTENDED DETENTION BASINS (EDB), PROVIDING FOR A 40-HOUR RELEASE OF THE WQCV, AND OUTLET STRUCTURE SIZING TO MAINTAIN MAXIMUM ALLOWABLE RELEASE RATES FROM THE POND. A BURIED RIPRAP SPILLWAY WILL BE PROVIDED AS AN EMERGENCY OVERFLOW PATH FROM THE POND TO THE DOWNSTREAM ROADSIDE DITCH AND CULVERT.

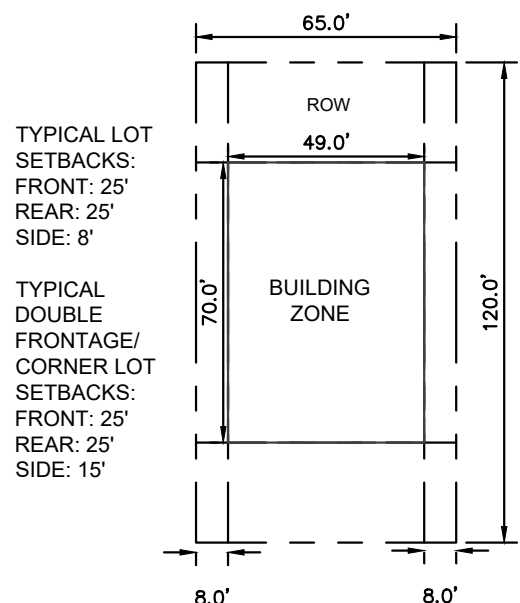
FLOODPLAIN

THE PROJECT SITE IS NOT IMPACTED BY ANY 100-YEAR FLOODPLAIN LIMITS AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOODPLAIN LIMITS IN THE VICINITY OF THE SITE ARE SHOWN IN FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 08119C0139D DATED SEPTEMBER 25, 2009.

THE EXISTING LOY GULCH CHANNEL FLOWS NORTHWESTERLY ALONG THE WEST SIDE OF SH67 TO THE WEST OF THIS SITE. ACCORDING TO THE FLOOD INSURANCE STUDY, THE 100-YEAR FLOW IN THE LOY GULCH CHANNEL ON THE WEST SIDE OF SH67 IS 1,040 CFS.

DATE OF PREPARATION
1/15/2024

WOODLAND PARK:



LOT TYPICAL NOTES:

1. CORNER LOT SIDE YARDS ADJACENT TO A ROAD SHALL HAVE A SIDE YARD SETBACK OF 15 FEET ADJACENT TO ANY R.O.W.

1

LOT TYPICAL DETAIL

N.T.S.

PINES AT TAMARAC PUD

PUD AMENDMENT

LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

EXISTING SITE DATA TABLE

TOTAL SITE ACREAGE	20.61 AC
PROPOSED SINGLE FAMILY DWELLING UNITS	26 DU
FINAL PROPOSED (GROSS) DENSITY	1.26 DU/AC
MAX BUILDING HEIGHT	35'
MIN LOT SIZE	16,000 SF

TYPE OF USE	# ACRES PROVIDED
SINGLE FAMILY RESIDENTIAL (39 LOTS)	12.99 AC±
OPEN SPACE, DRAINAGE AND UTILITY	5.05 AC±
PRIVATE STREETS	2.57 AC±
TOTAL:	20.61 AC±

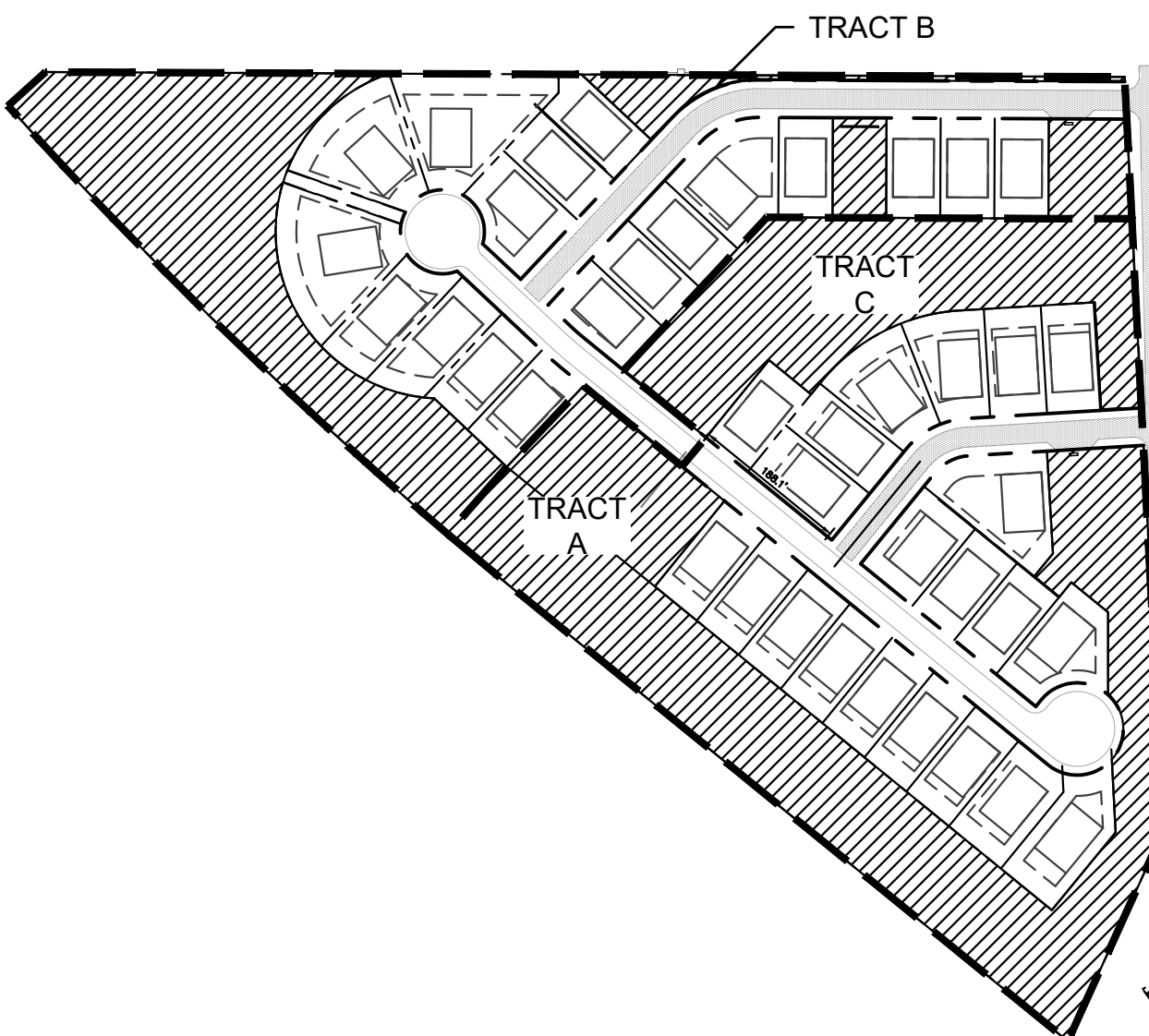
SITE DATA TABLE

TOTAL SITE ACREAGE	20.61 AC
PROPOSED SINGLE FAMILY DWELLING UNITS	39 DU
FINAL PROPOSED (GROSS) DENSITY	1.89 DU/AC
MAX BUILDING HEIGHT	35'
MIN LOT SIZE	7,800 SF

TYPE OF USE	# ACRES PROVIDED
SINGLE FAMILY RESIDENTIAL (39 LOTS)	8.99 AC±
OPEN SPACE, DRAINAGE AND UTILITY	9.09 AC±
PRIVATE STREETS	2.53 AC±
TOTAL:	20.61 AC±

TRACT TABLE

TRACT	PERMITTED USES	OWNERSHIP / MAINTENANCE	SQUARE FOOTAGE (ACREAGE)
A	OPEN SPACE, DRAINAGE & UTILITY, MAIL KIOSK, SIGNAGE	HOA	280,935 SF (6.44 AC)
B	OPEN SPACE, DRAINAGE & UTILITY	HOA	9,448 SF (0.22 AC)
C	OPEN SPACE, DRAINAGE AND UTILITY, MAIL KIOSK, SIGNAGE	HOA	105,734 SF (2.82 AC)
TOTAL SQUARE FOOTAGE / ACREAGE			± 396,117 SF (#9.09 AC)



CERTIFICATION: The undersigned hereby certifies that they are the owner of Lot 2, Dayspring Christian Fellowship (205 Sourdough Road), and that the undersigned shall abide by the provisions as specified upon The Pines at Tamarac PUD Final Development Plan and The Pines at Tamarac Preliminary Plat and any conditions and requirements as specified by the Woodland Park Planning Commission and the City of Woodland Park Council.
Date: _____ Landowner David & Susan Garretson:

APPROVALS: I hereby certify that I am the City Planner of the City of Woodland Park and hereby attest that The Pines at Tamarac PUD Final Development Plan and Preliminary Plat was approved subject to conditions contained herein by the Woodland Park Planning Commission on _____, 2023 and the City of Woodland Park Council on _____, 2023.
Date: _____ City Planner Lor Pellegrino, AICP :

CONDITIONS OF APPROVAL

1. Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
 - Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main servicing for Lots 1-4 and Lots 23-26; water line profile showing the crossing of the drainage swale on Cabernet Way; a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveways and utilities; Cul-de-sac radii large enough for plow trucks to make a 3-point turn around; verification that water main is outside of CDOT right-of-way; on plan SS1, show water main on church site; a combined easement for drainage and sanitary sewer main running behind Lots 1-4 and Lots 23-26.
 - Final grading and erosion control plan for the entire site and off-site improvements
 - Final on- and off-site street plan with profiles with curb and gutter on both sides of Sourdough Road.
 - Final drainage plan and report
 - Approved CDOT Access Permit
 - Approved SWMP
2. Prior to construction of SH67 improvements, the applicant shall receive appropriate construction drawing approvals and permits as required by CDOT.
3. Prior to conveyance of any proposed lot, the applicant shall:
 - a. Record a Final Plat;
 - b. Repair/Upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
 - c. Construct the deceleration lane on SH67
4. Prior to recording the final plat, the applicant shall submit:
 - a. Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private open space.
 - b. Park Development Fees in the applicable amount.

COVER SHEET
SHEET 1 OF 11

PINES AT TAMARAC PUD PRELIMINARY PLAT - CITY FILE NO. XXXX

PUD AMENDMENT

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

In Witness Whereof: The aforementioned DAVID N. & SUSAN J. GARRETSON
has executed these presents this _____ day of _____ 20__ A.D.

Authorized Owner/Representative

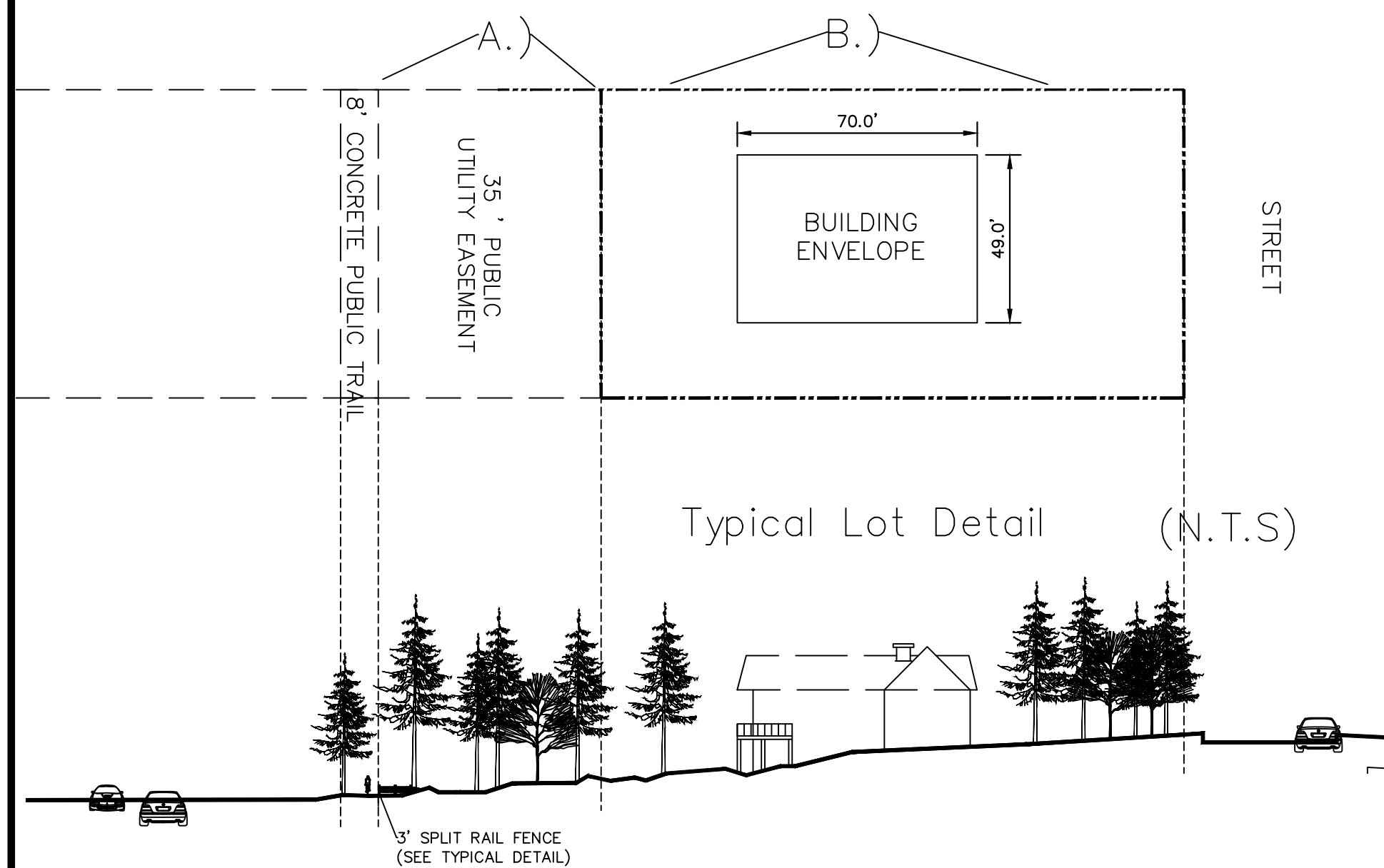
STATE OF COLORADO)
)SS.
EL PASO COUNTY)

The above and foregoing statement was acknowledged before me this _____ day of _____ 20__ A.D. by _____

____ Witness my Hand and SEAL:

My Commission Expires:

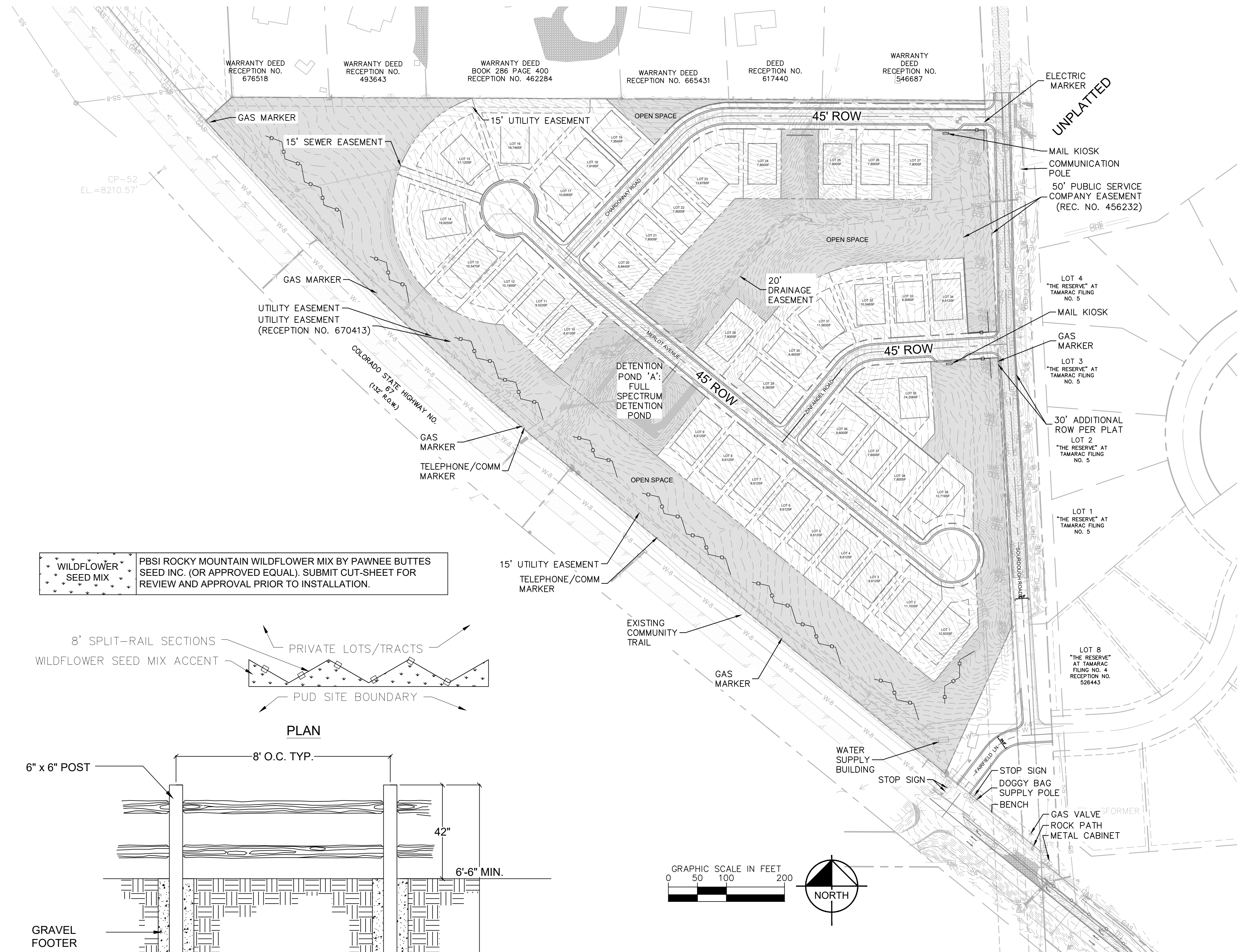
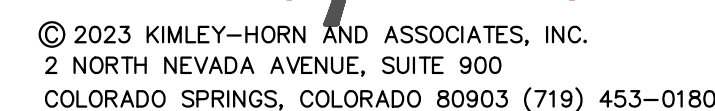
A) PUBLIC EASEMENT & PRESERVATION AREA • DEVELOPER OBLIGATION DURING SUBDIVISION CONSTRUCTION PHASE • RESPONSIBILITIES INCLUDE: 1. WILDFIRE MITIGATION (PRE-DEVELOPMENT) 2. MAINTENANCE a. PRESERVATION OF DEFENSIBLE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN b. FORESTRY MANAGEMENT c. EROSION CONTROL/FUEL MANAGEMENT • LANDSCAPING TO CONSIST OF: a. WILDFLOWERS b. NATIVE GRASSES c. ORNAMENTAL FENCE ACCENTS	B) PRIVATE OPEN SPACE/BUILDABLE (LOT) AREA • BUILDER (HOMEOWNER) OBLIGATION DURING LOT IMPROVEMENT/HOME BUILDING PHASE • RESPONSIBILITIES INCLUDE: 1. MAINTENANCE a. FUEL MANAGEMENT b. PRESERVATION/MAINTENANCE OF DEFENSIBLE SPACE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN c. FORESTRY MANAGEMENT 2. EROSION CONTROL/FUEL MANAGEMENT 3. LANDSCAPE CONSISTS OF: a. WILDFLOWERS b. NATIVE GRASSES
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N.T.S.

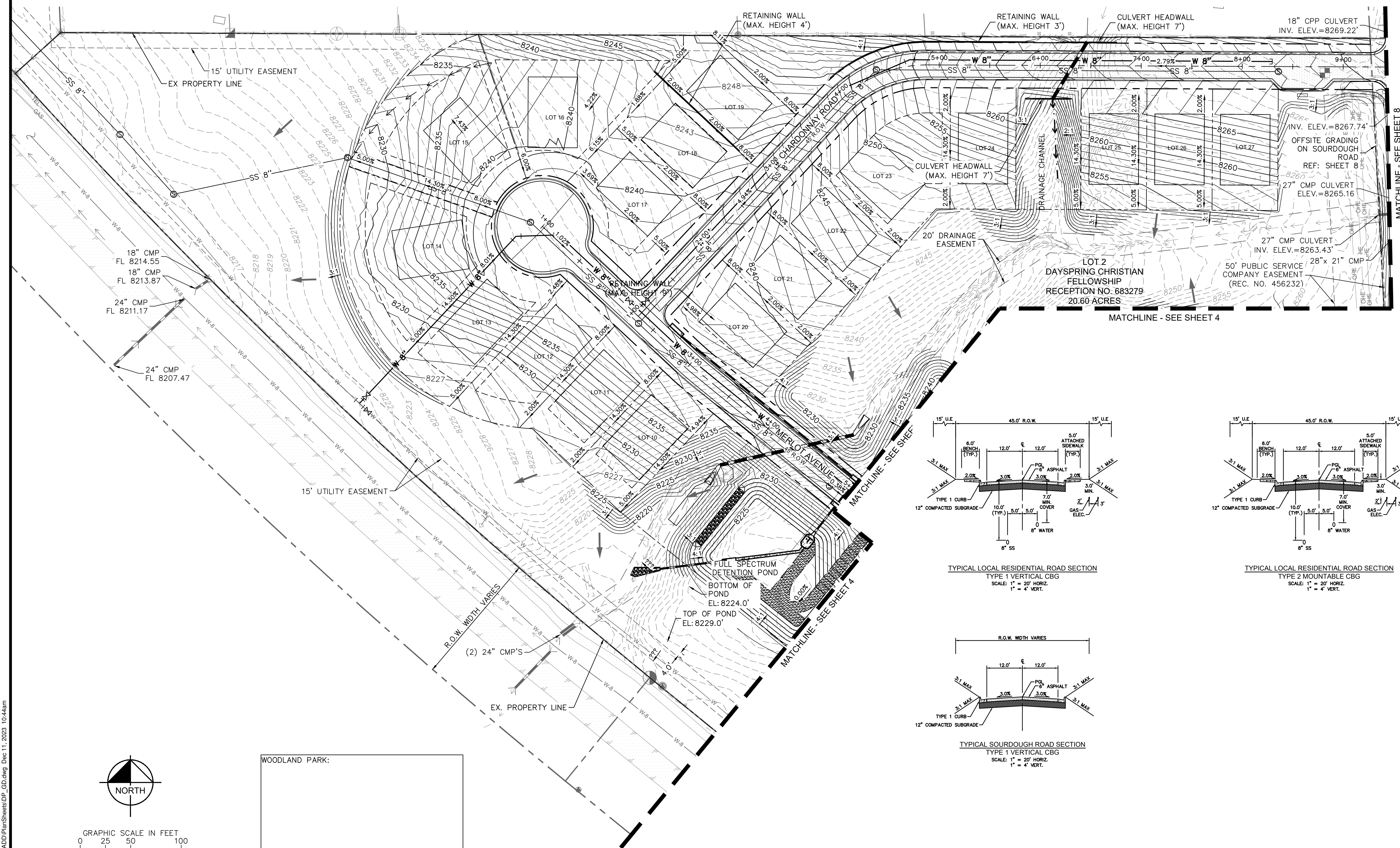
* SEE WILDFIRE MITIGATION PLAN SUBMITTED TO CITY OF WOODLAND PARK IN SUPPORT OF THIS PUD PLAN FOR ADDITIONAL DETAILS AND RECOMMENDATIONS.

WOODLAND PARK:



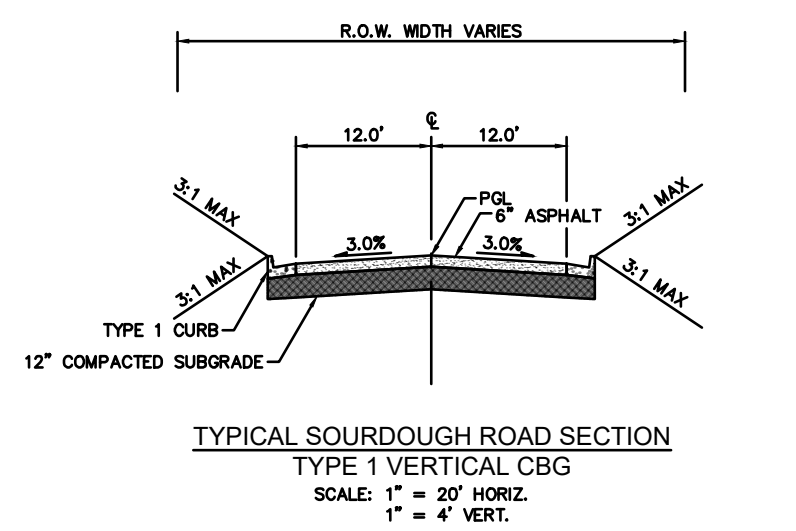
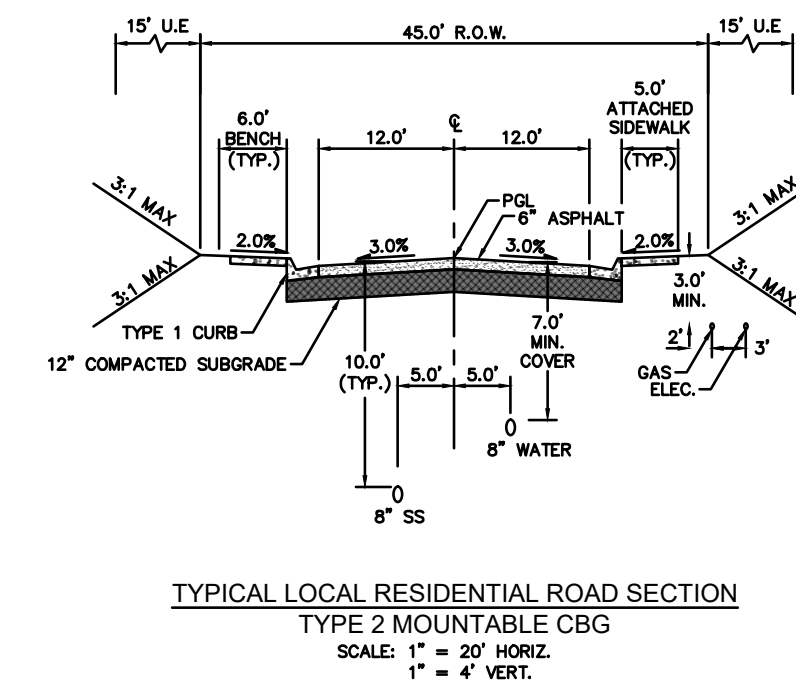
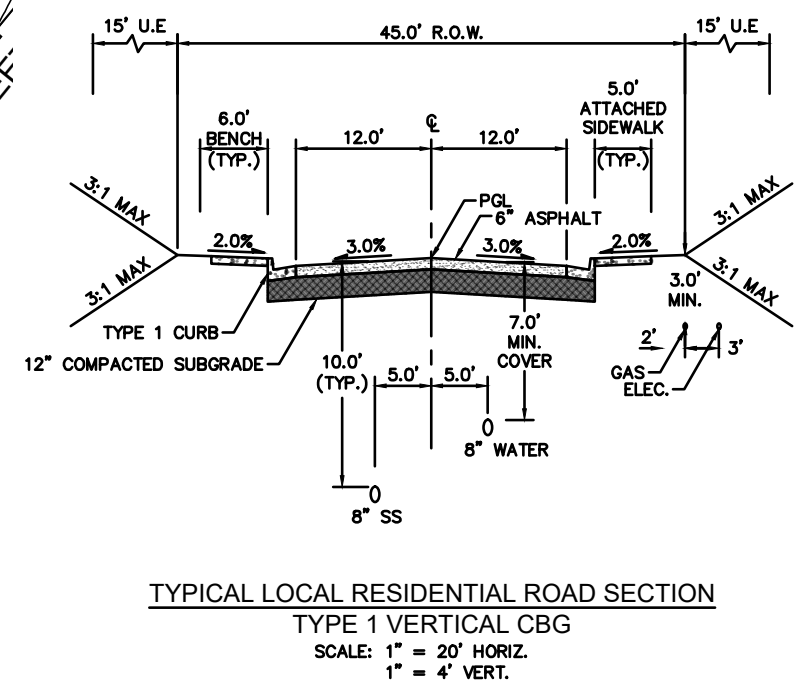
N.T.S.

PINES AT TAMARAC PUD
PUD AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND

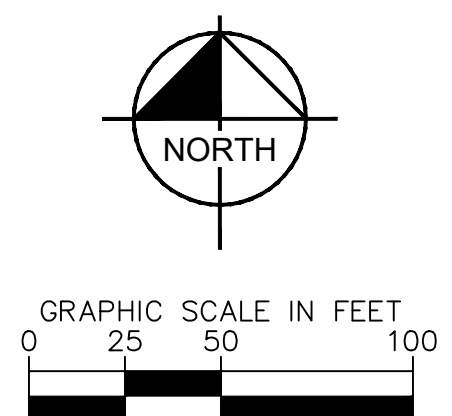
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	PROPERTY SETBACK LINE
	PROPOSED DITCH/SWALE CL
	PROPOSED SLOPE/FLOW
	PROPOSED STORM PIPE
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	PROPOSED RETAINING WALL
	PROPOSED ASPHALT ROAD
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FLOW
	EXISTING DITCH/SWALE CL
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER MAIN
	EXISTING WIRE FENCE
	EXISTING BARB WIRE FENCE



ONSITE	
CUT	32,316.26(CY)
FILL	33,005.57(CY)
NET	689.31(CY)

OFFSITE	
CUT	156.84(CY)
FILL	164.56(CY)
NET	7.73(CY)

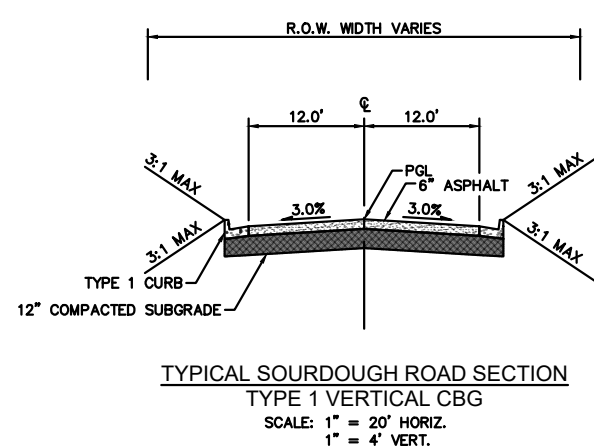
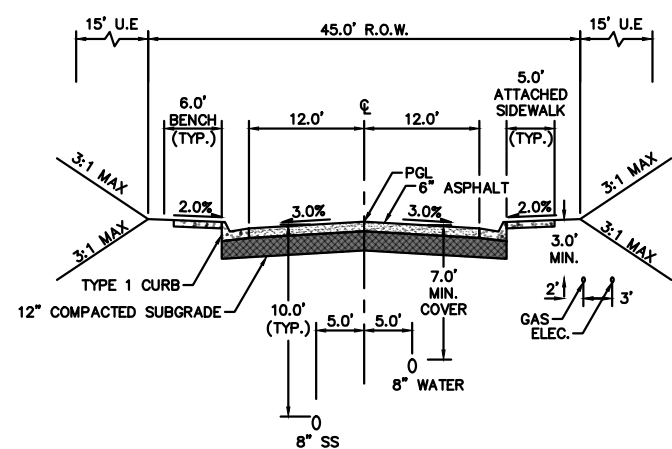
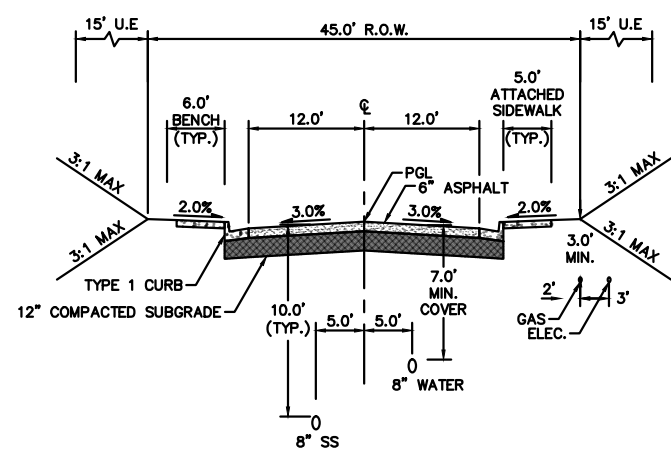
TOTAL	
CUT	32,316.26(CY)
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NET	689.31(CY)



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GRADING PLAN - NORTH
SHEET 3 OF 11

PINES AT TAMARAC PUD
PUD AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

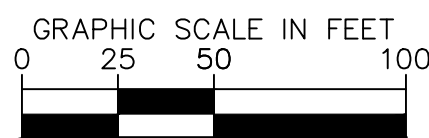
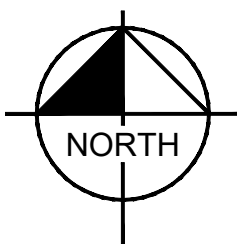


- LEGEND
- PROPERTY LINE
 - DRAINAGE EASEMENT LINE
 - PROPERTY SETBACK LINE
 - PROPOSED DITCH/SWALE CL
 - PROPOSED SLOPE/FLOW
 - PROPOSED STORM PIPE
 - PROPOSED CURB INLET
 - PROPOSED HEADWALL
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 - EXISTING WATER MAIN
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 - EXISTING BARB WIRE FENCE

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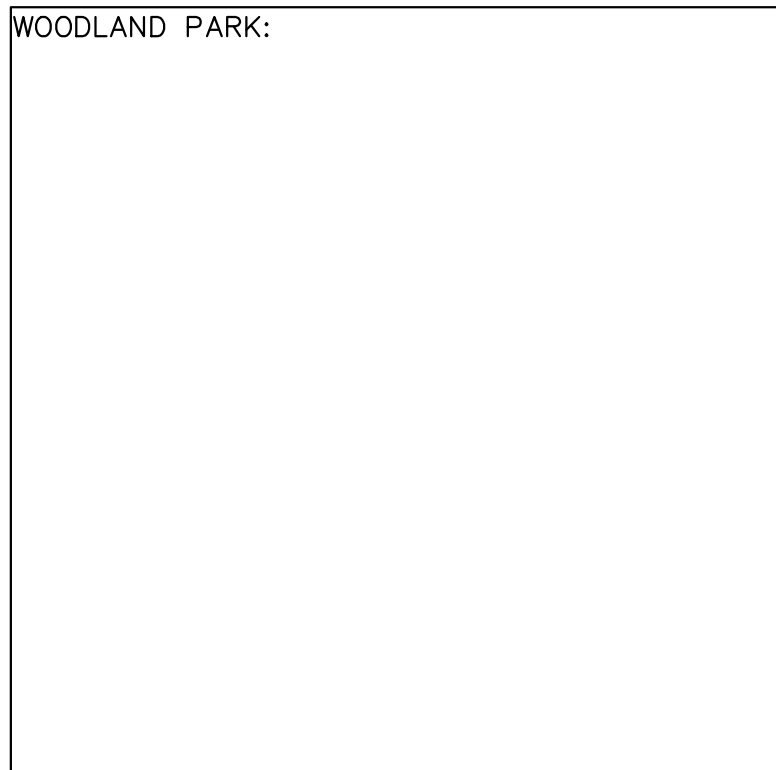
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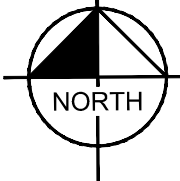
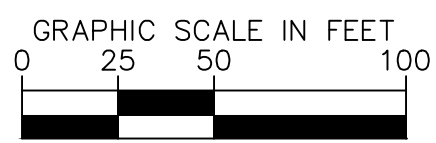
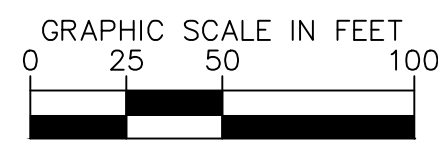
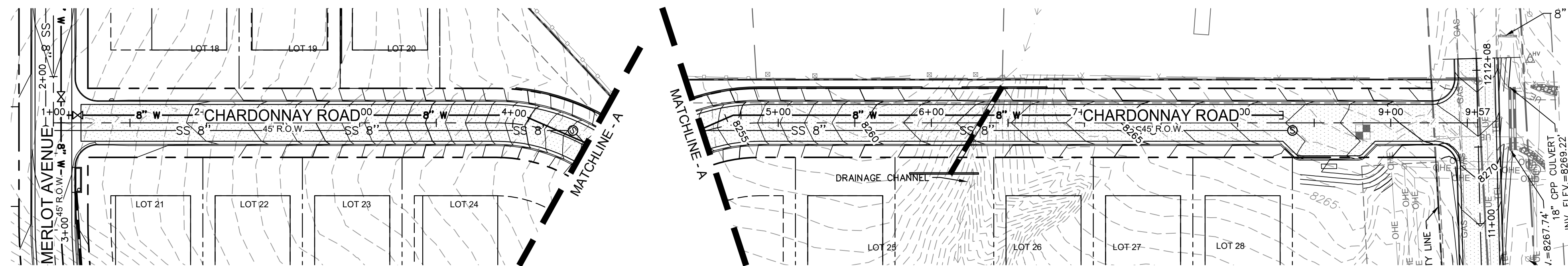
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GRADING PLAN - SOUTH
SHEET 4 OF 11

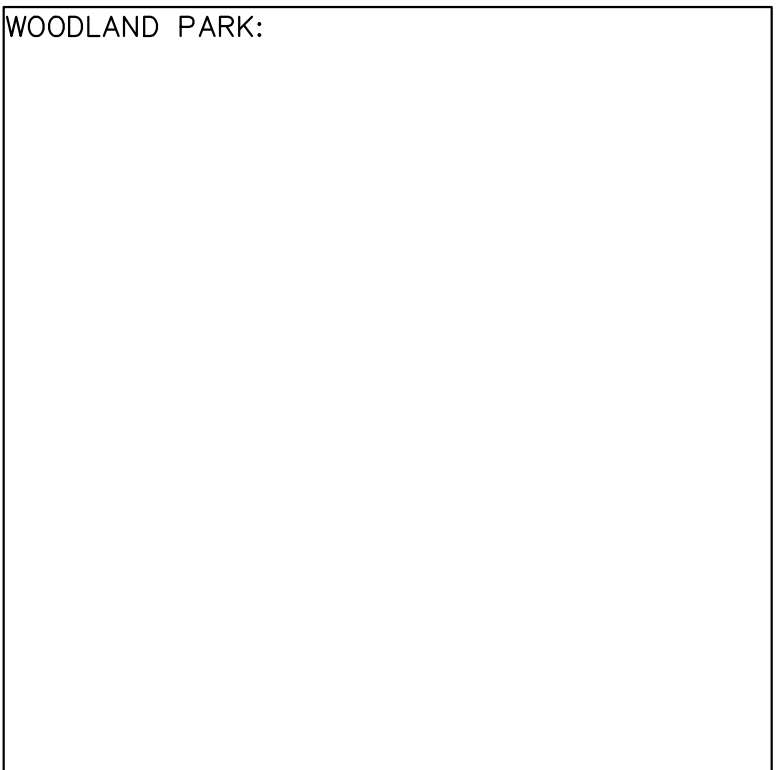
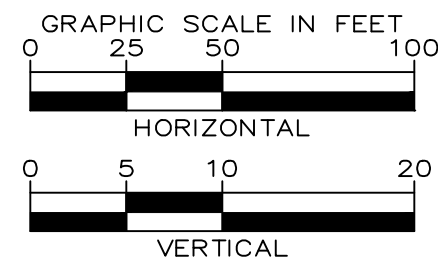
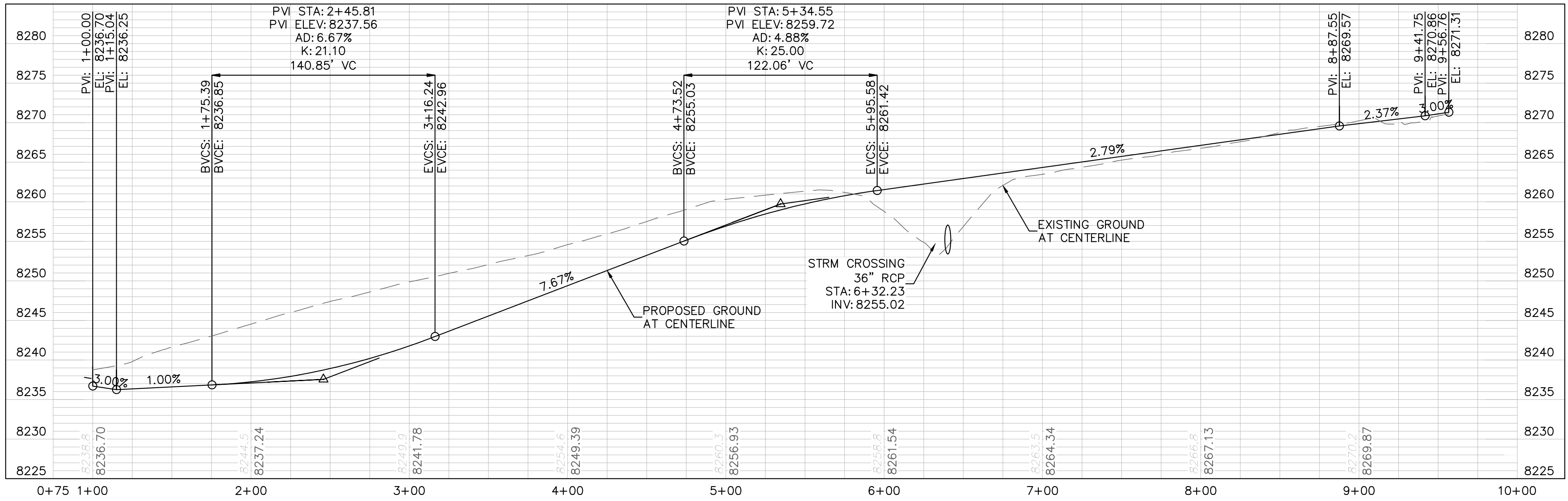
PINES AT TAMARAC PUD
PUD AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- DRAINAGE EASEMENT LINE
- PROPERTY SETBACK LINE
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- EXISTING BARB WIRE FENCE

CHARDONNAY ROAD

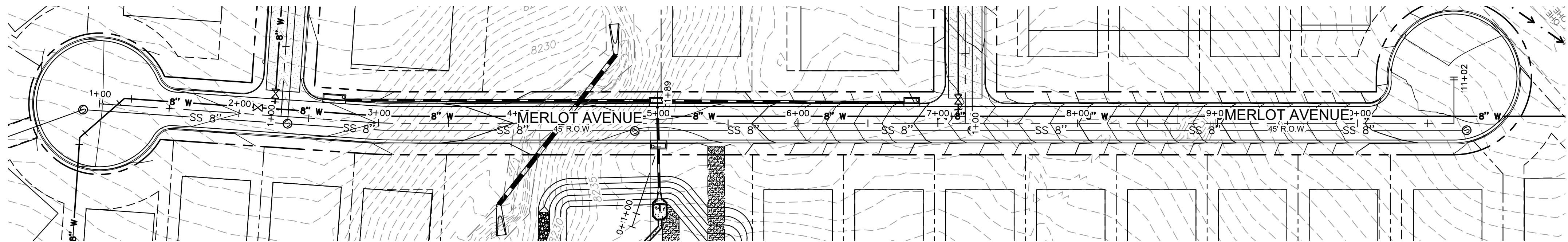


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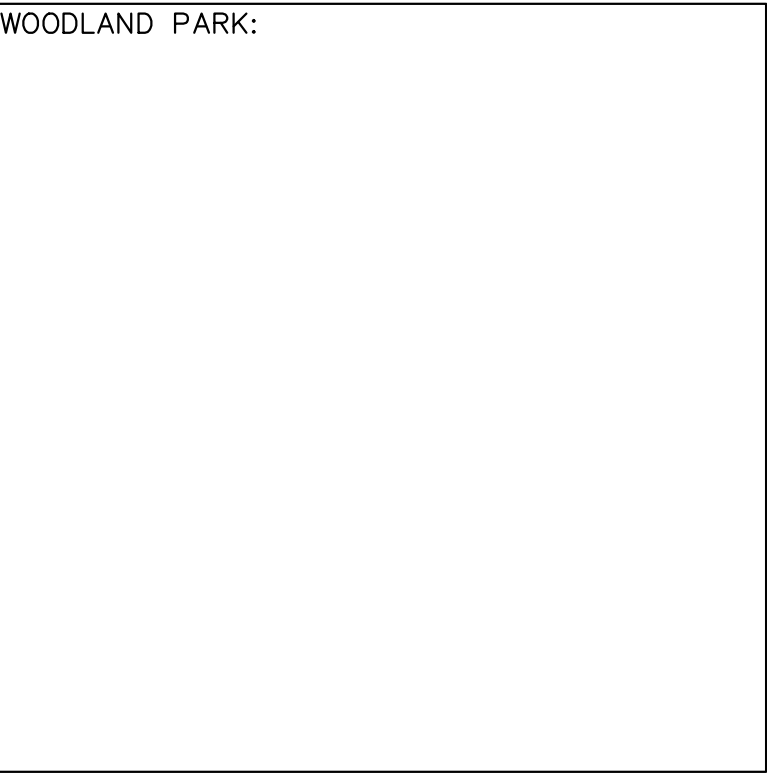
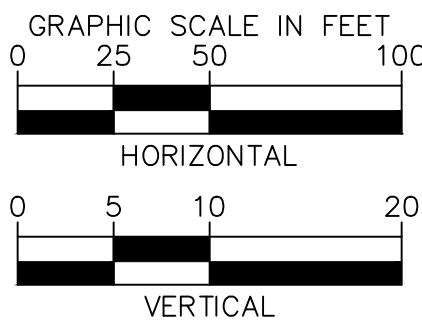
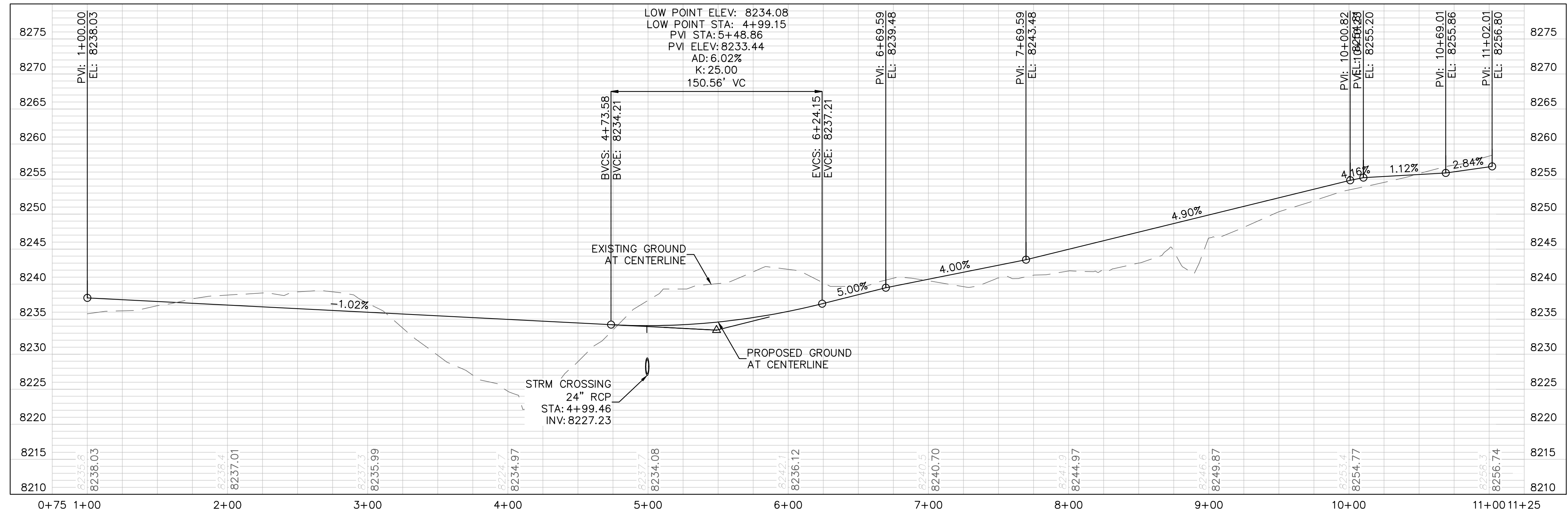
CHARDONNAY ROAD PLAN & PROFILE
SHEET 5 OF 11

PINES AT TAMARAC PUD
PUD AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	DRAINAGE EASEMENT LINE
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	EXISTING WIRE FENCE
	EXISTING BARB WIRE FENCE

MERLOT AVENUE

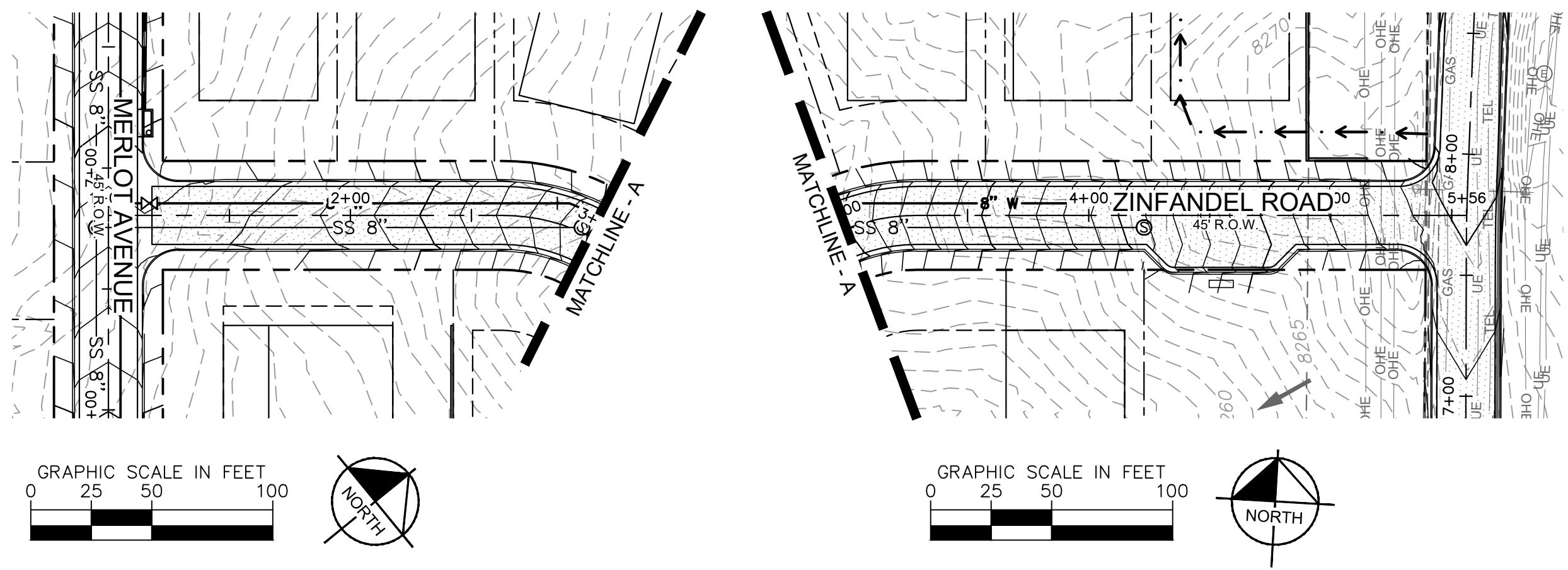


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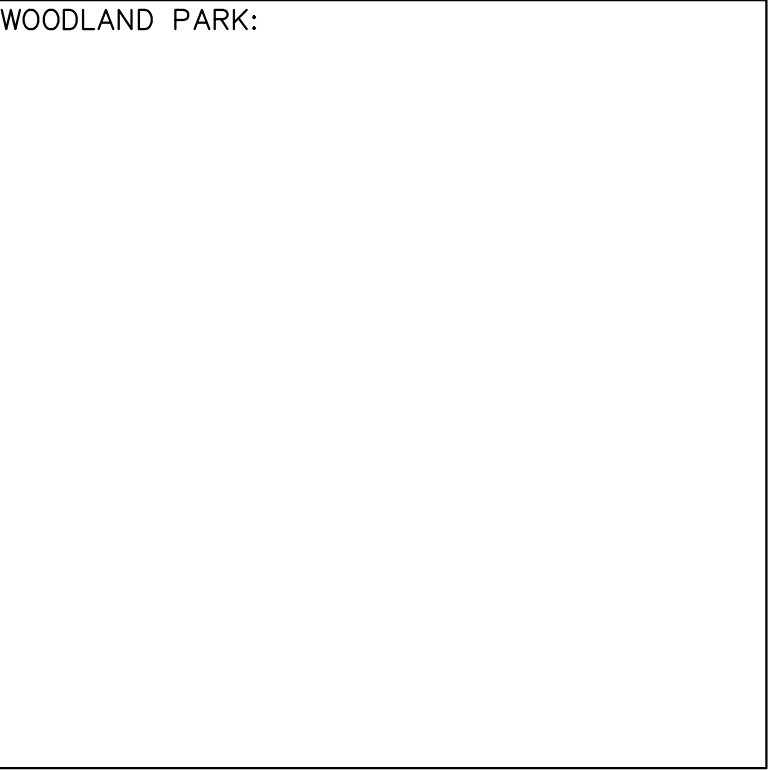
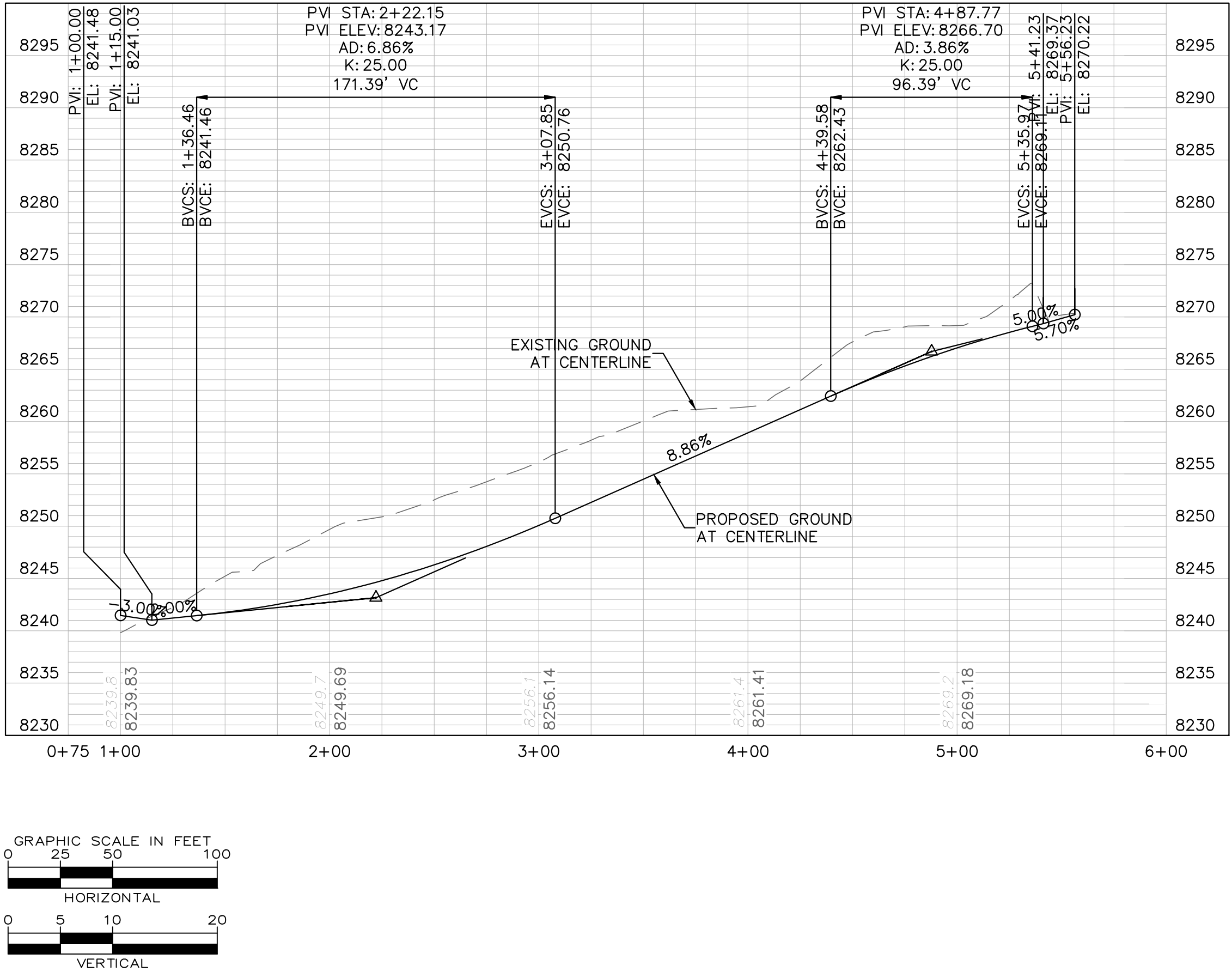
MERLOT AVENUE PLAN & PROFILE
SHEET 6 OF 11

PINES AT TAMARAC PUD
PUD AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	DRAINAGE EASEMENT LINE
	PROPERTY SETBACK LINE
	PROPOSED DITCH/SWALE CL
	PROPOSED SLOPE/FLOW
	PROPOSED STORM PIPE
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	PROPOSED RETAINING WALL
	PROPOSED ASPHALT ROAD
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FLOW
	EXISTING DITCH/SWALE CL
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER MAIN
	EXISTING WIRE FENCE
	EXISTING BARB WIRE FENCE

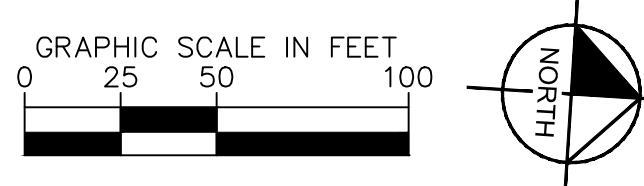
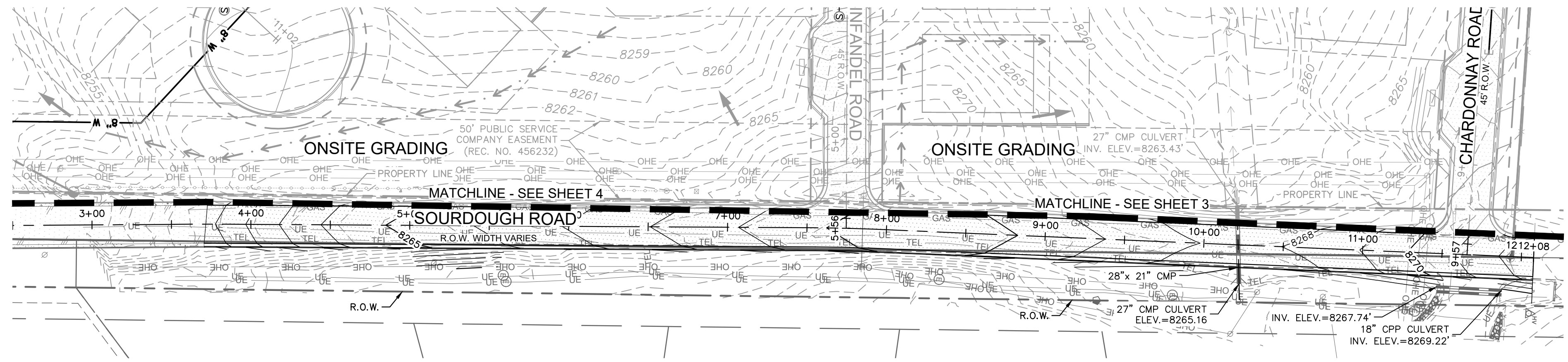
ZINFANDEL ROAD



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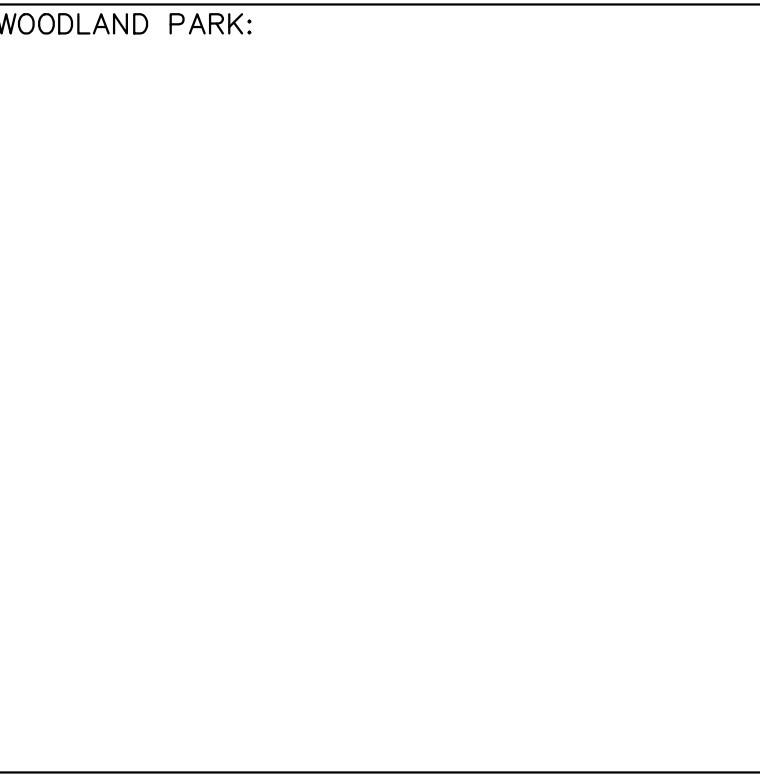
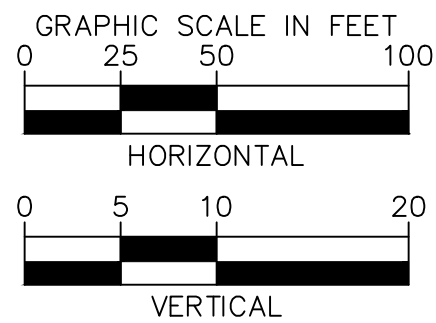
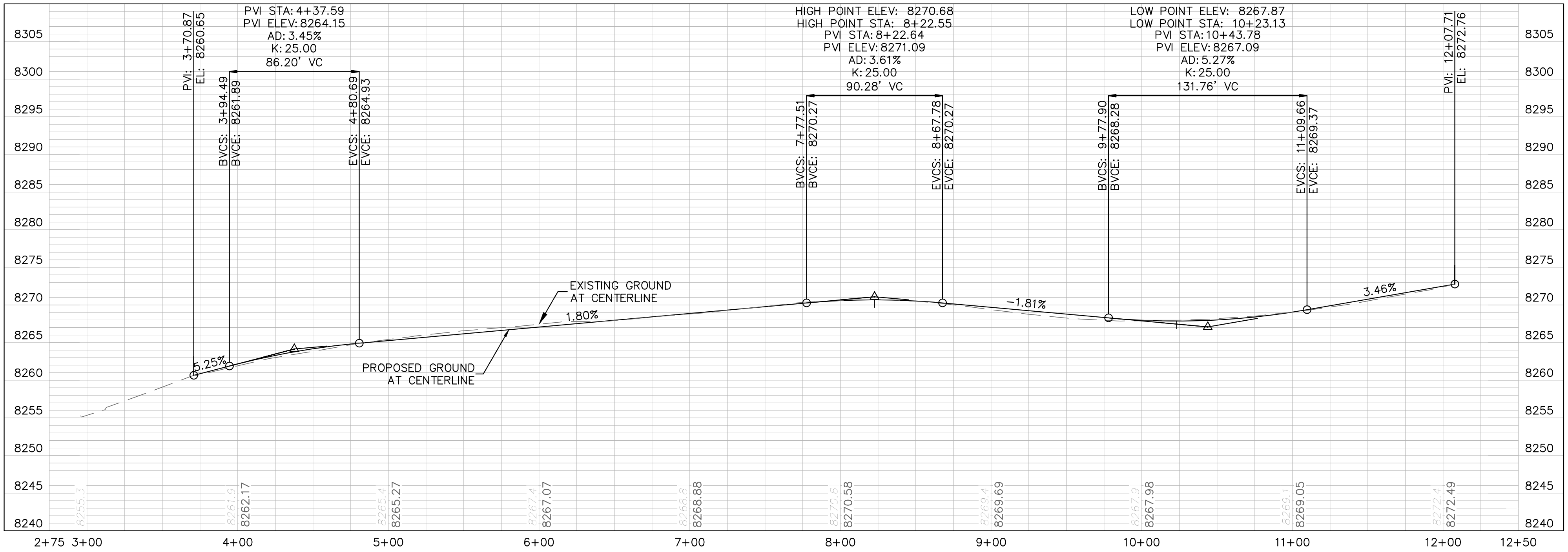
ZINFANDEL ROAD PLAN & PROFILE
SHEET 7 OF 11

PINES AT TAMARAC PUD
PUD AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	DRAINAGE EASEMENT LINE
	PROPERTY SETBACK LINE
	PROPOSED DITCH/SWALE CL
	PROPOSED SLOPE/FLOW
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	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
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	EXISTING WATER MAIN
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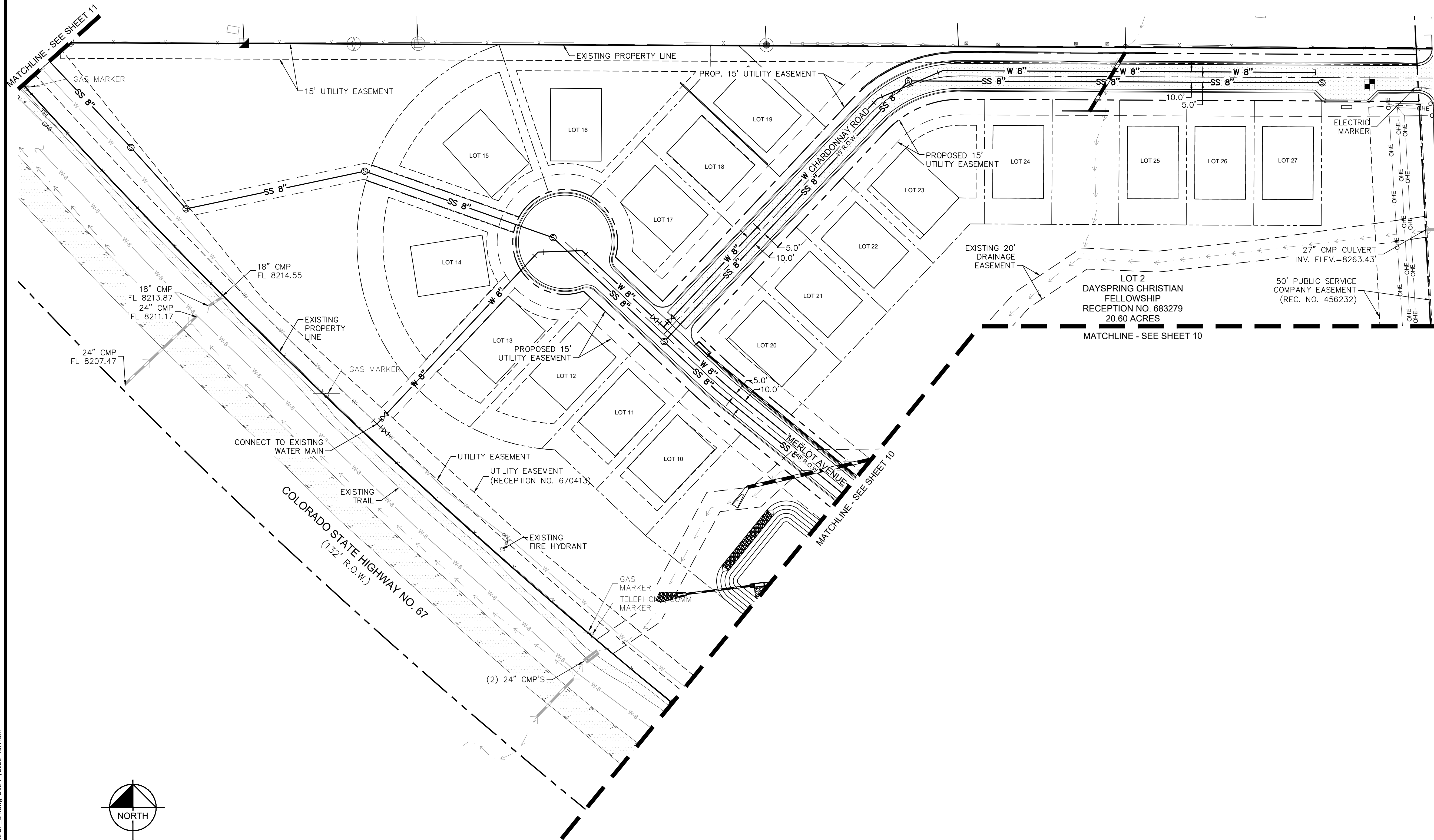
SOURDOUGH ROAD



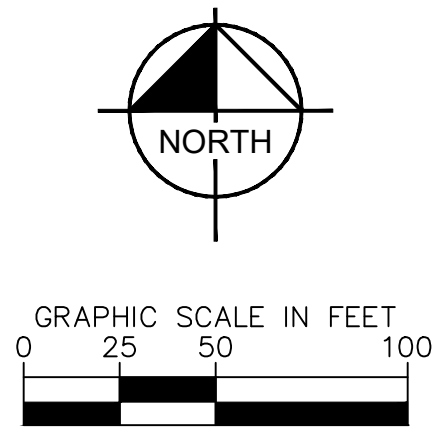
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SOURDOUGH ROAD PLAN & PROFILE
SHEET 8 OF 11

PINES AT TAMARAC PUD
PUD AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

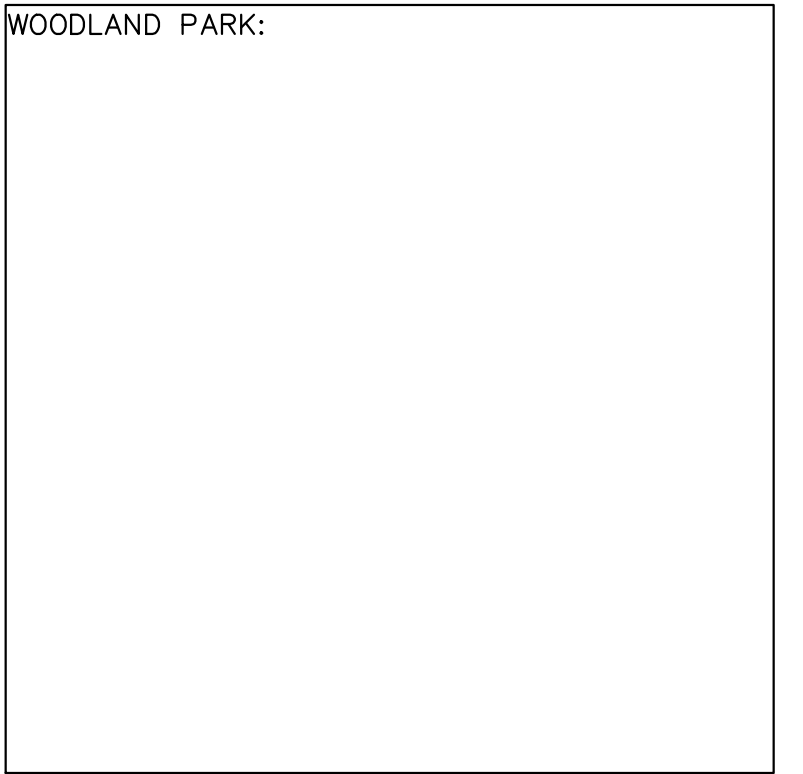


LEGEND	
	PROPERTY LINE
	DRAINAGE EASEMENT LINE
	PROPERTY SETBACK LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED 8" WATER LINE
	PROPOSED GATE VALVE
	PROPOSED TEE
	PROPOSED BEND
	PROPOSED 8" SEWER LINE
	PROPOSED SEWER MANHOLE
	PROPOSED STORM PIPE
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	PROPOSED RETAINING WALL
	PROPOSED ASPHALT ROAD
	EXISTING SS MAIN
	EXISTING WATER MAIN
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	EXISTING SWALE FLOW
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	EXISTING GAS LINE
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	EXISTING UNDERGROUND ELECTRIC
	EXISTING WIRE FENCE
	EXISTING BARB WIRE FENCE



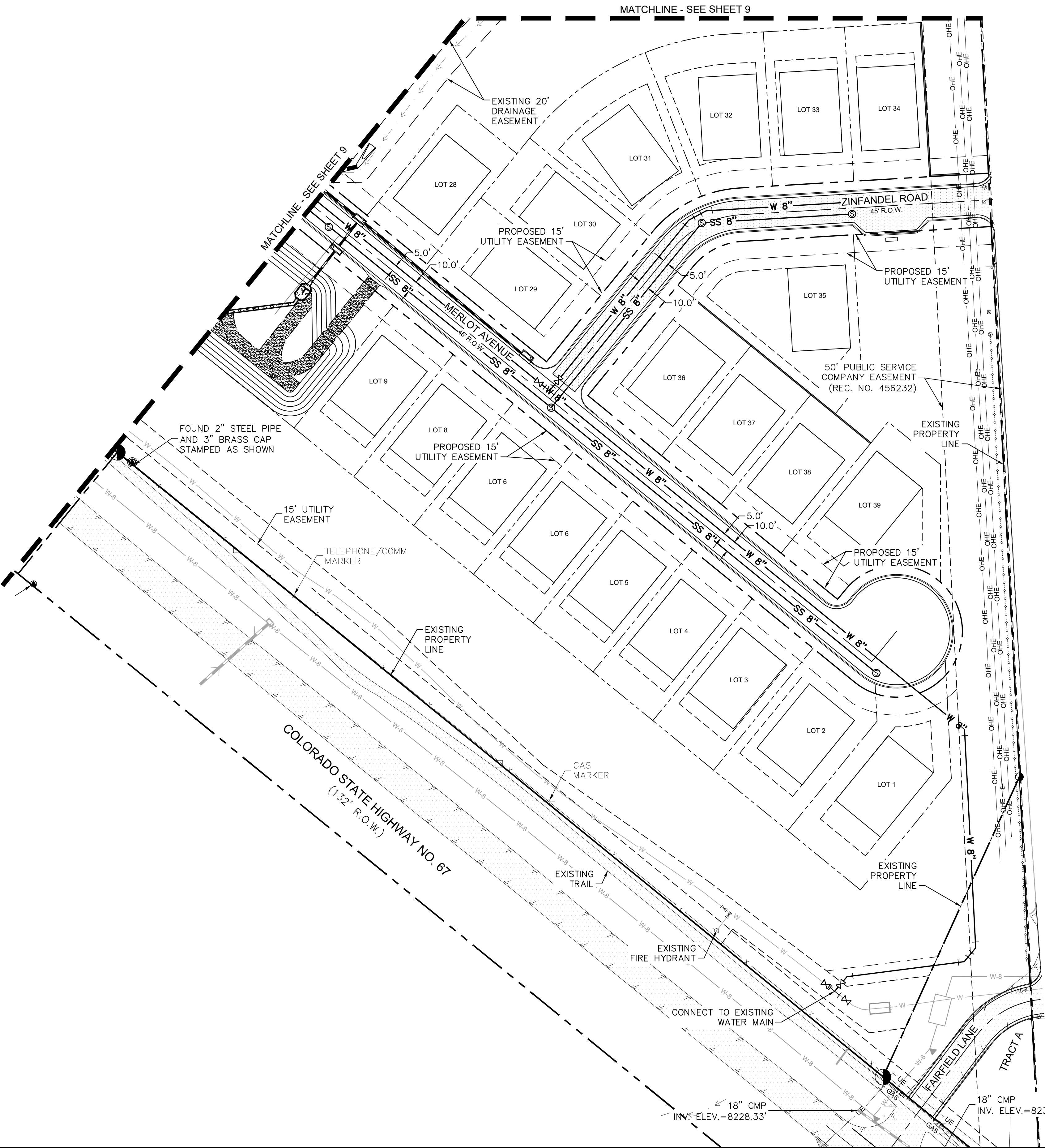
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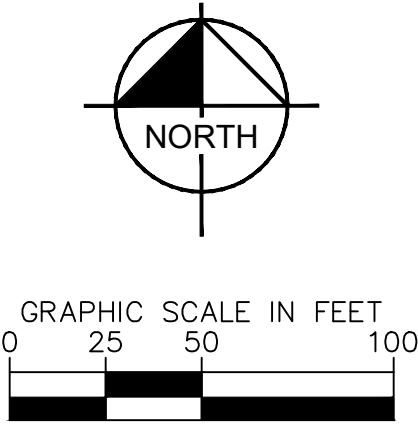


UTILITY PLAN - NORTH
SHEET 9 OF 11

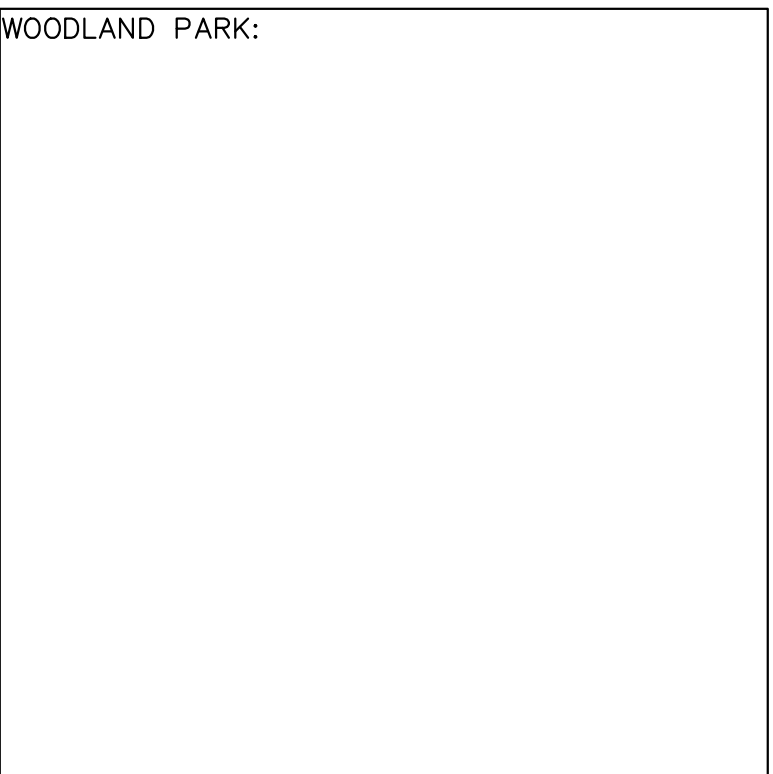
PINES AT TAMARAC PUD
PUD AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



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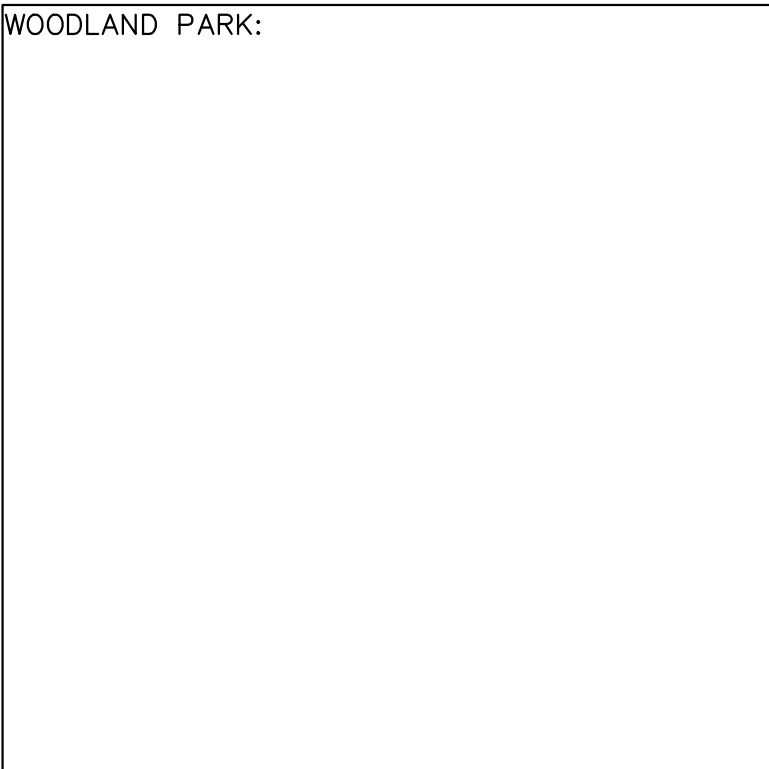
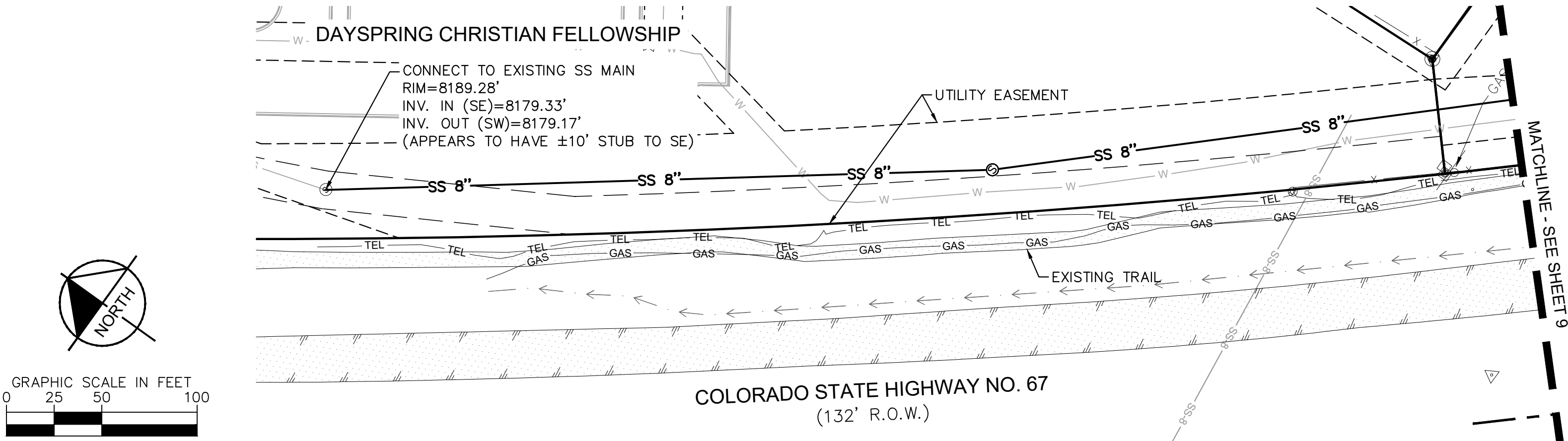


UTILITY PLAN - SOUTH
SHEET 10 OF 11

PINES AT TAMARAC PUD
PUD AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

MATCHLINE - SEE SHEET 4

LEGEND	
	PROPERTY LINE
	DRAINAGE EASEMENT LINE
	PROPERTY SETBACK LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED 8" WATER LINE
	PROPOSED GATE VALVE
	PROPOSED TEE
	PROPOSED BEND
	PROPOSED 8" SEWER LINE
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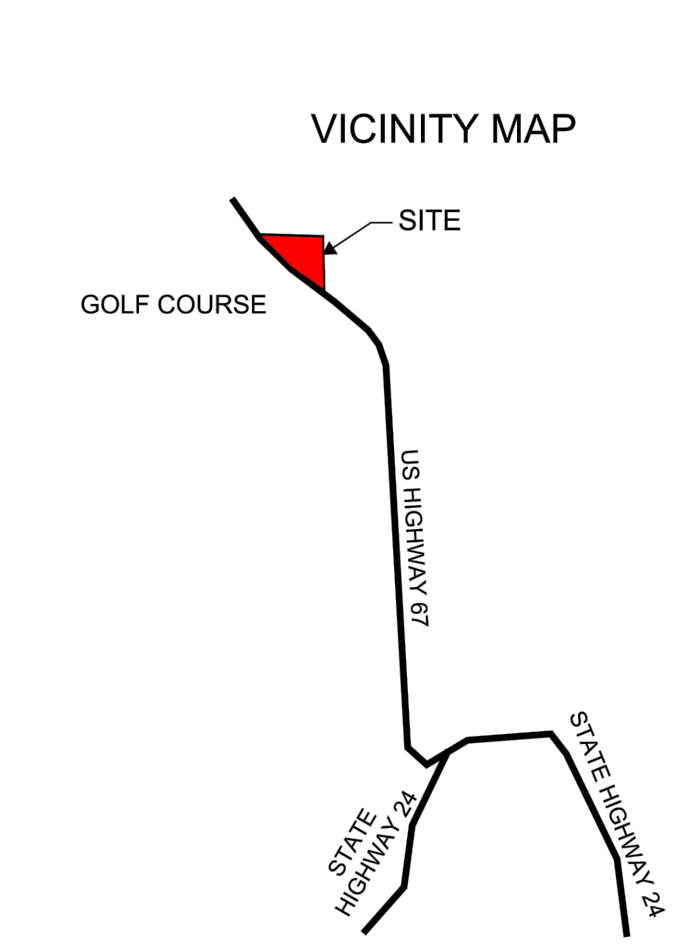


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UTILITY PLAN - OFFSITE
SHEET 11 OF 11

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OWNER /DEVELOPER:
THE PINES AT TAMARAC
951 SALIDA DEL SOL
PASO ROBLES, CA 93446
(805) 610-2177

APPLICANT:
KIMLEY-HORN AND ASSOCIATES INC.
2 N. NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
(719) 248-7280

SURVEYOR:
ERIC SIMONSON
RAMPART SURVEYS, LLC
1050 TAMARAC PARKWAY,
WOODLAND PARK, CO 80863
(719) 687-0920

SHEET INDEX	
1	COVER SHEET
2	LANDSCAPE PLAN
3	GRADING PLAN - NORTH
4	GRADING PLAN - SOUTH
5	CHARDONNAY ROAD PLAN AND PROFILE
6	MERLOT AVENUE PLAN AND PROFILE
7	ZINFANDEL ROAD PLAN AND PROFILE
8	SOURDOUGH ROAD PLAN AND PROFILE
9	UTILITY PLAN - NORTH
10	UTILITY PLAN - SOUTH
11	UTILITY PLAN - OFFSITE

LEGAL DESCRIPTION:
LOT 2, OF DAYSPRING CHRISTIAN FELLOWSHIP
PUD DESCRIPTION:

OPEN SPACE:
APPROXIMATELY FORTY-FOUR PERCENT (44.1%) OF THE 20.61-ACRE PINES TAMARAC (±9.09 ACRES) IS SET ASIDE AND/OR PRESERVED AS OPEN SPACE AS TRACTS A, B AND C. PROPOSED OPEN SPACE INCLUDES OPEN SPACE AND DRAINAGE TRACTS. PLANNED PEDESTRIAN PATHS ARE PLANNED FOR THE SITE. OPEN SPACE HAS BEEN PROVIDED IN EXCESS OF THE REQUIRED 15% GROSS DEVELOPMENT AREA.

RESIDENTIAL USE & DIMENSIONAL STANDARDS:

1. THE MAXIMUM DENSITY IN THE PINES AT TAMARAC SHALL NOT EXCEED 2 DU/GROSS ACRE (41 DU MAX).
2. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE CONDUCTED ON A LOT. GUEST HOUSES AND/OR ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED.
3. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, ACCENT FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS.
4. MINIMUM LOT AREA: 7,800 SQUARE FEET. MINIMUM LOT SIZES ARE ESTABLISHED PER LOT AS DEPICTED ON THE PLAN; HOWEVER, NO LOT SHALL BE CREATED AND/OR AMENDED, REPLATTED, OR PORTIONS THEREOF CONVEYED WHICH WILL REDUCE THE LOT AREA BELOW THE MINIMUM 7,800 SF LOT AREA.
5. MAXIMUM IMPERVIOUS COVERAGE: A MAXIMUM 40% GROSS TOTAL LOT AREA MAY BE IMPERVIOUS. THE AREA OF AT GRADE PATIOS AND WALKS AND/OR PATHS SHALL NOT BE COUNTED TOWARD IMPERVIOUS COVERAGE. DRIVEWAYS SHALL BE INCLUDED IN THE MAXIMUM IMPERVIOUS AREA CALCULATION.
6. MAXIMUM STRUCTURAL HEIGHT: THIRTY FEET (35').
7. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40') OR AS OTHERWISE DEPICTED BY THE PUD.
8. SETBACK REQUIREMENTS: (SEE DETAIL FOR TYPICAL LOT/YARD ORIENTATION)
 - a. FRONT YARD: TWENTY-FIVE FEET (25')
 - b. REAR YARD: TWENTY-FIVE FEET (25')
 - c. SIDE YARD: EIGHT FEET (8')
 - d. CORNER YARD: FIFTEEN FEET (15')
 - e. SEE DETAIL FOR TYPICAL LOT AND YARD ORIENTATION
 - f. PROJECTIONS INTO SIDE YARD SETBACKS: EAVES AND WINDOW WELLS, FASCIA, SOFFIT, AND RELATED FEATURES AND/OR APPURTENANCE MAY PROJECT A MAXIMUM OF THREE (3) FEET INTO AN ADJACENT YARD SETBACK.
9. PARKING: EACH LOT SHALL PROVIDE A MINIMUM OF TWO ON-SITE PARKING SPACES. SPACES MAY BE PROVIDED VIA GARAGE AND/OR ONSITE VIA PRIVATE DRIVEWAY. ON STREET PARKING SHALL BE SUBJECT TO THE PROVISIONS OF THE CITY OF WOODLAND PARK AND/OR FUTURE PINES AT TAMARAC HOME OWNERS ASSOCIATION.
10. WILDFIRE MITIGATION: SEE SHEET 2 FOR LANDSCAPE CROSS SECTION WITH MITIGATION ACTIVITIES AS WELL AS SEPARATELY SUBMITTED MITIGATION PLAN. PLAN TO BE RECORDED WITH FINAL PLAT

DEVELOPMENT SCHEDULE

DEVELOPMENT IS PLANNED TO OCCUR DURING THE FALL OF 2024-25 SUBJECT TO FINAL PLAT APPROVAL AND DEVELOPMENT AUTHORIZATION BY THE CITY OF WOODLAND PARK.

IMPROVEMENTS

ALL OPEN SPACE AND LANDSCAPE TRACTS, PEDESTRIAN PATHS AND TRAILS, AND STORMWATER APPURTENANCE INCLUDING, BUT NOT LIMITED TO WATER QUALITY PONDS, ARE TO BE OWNED AND MAINTAINED BY THE PINES AT TAMARAC HOME OWNERS ASSOCIATION AND DELEGATED AGENTS, OR OTHER ENTITY APPROVED BY THE CITY OF WOODLAND PARK. ALL ROADS WILL BE DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC OWNERSHIP AND MAINTENANCE.

CURB AND GUTTER, PEDESTRIAN RAMPS, DRIVEWAY PANS, ETC. TO BE AS ILLUSTRATED ON THE PUD DEVELOPMENT PLAN SUBJECT TO FINAL REVIEW WITH FINAL GRADING AND CONSTRUCTION PLANS.

OWNERSHIP & MAINTENANCE

A HOMEOWNERS ASSOCIATION (PINES AT TAMARAC HOA) WILL BE FORMED FOR THE PURPOSES OF OWNING AND MAINTAINING COMMON ELEMENTS AND ASSOCIATED IMPROVEMENTS AND APPURTENANCE WITHIN THE PINES AT TAMARAC PUD AND SUBSEQUENT FINAL PLAT. DOCUMENTATION OF HOA FORMATION AND AUTHORITIES WILL BE PROVIDED FOR REVIEW WITH THE ASSOCIATED FINAL PLAT FOR THE PINES AT TAMARAC.

UTILITIES

WATER & WASTEWATER IS PLANNED TO BE PROVIDED VIA SERVICE CONNECTION WITH THE CITY OF WOODLAND PARK UTILITIES SUBJECT TO COMPLIANCE WITH PERMITTING REQUIREMENTS. ELECTRIC SERVICE WILL BE PROVIDED BY CORE ELECTRIC COOPERATIVE. NATURAL GAS WILL BE PROVIDED BY BLACK-HILLS ENERGY. THE FRONT YARDS OF ALL LOTS SHALL BE PLATTED WITH A 15' PUBLIC UTILITY EASEMENT, AS DEPICTED ON THE TYPICAL LOT DETAIL.

STORMWATER RUNOFF

DEVELOPMENT OF THE PROPOSED SUBDIVISION PROJECT WILL INCLUDE SITE GRADING, UTILITIES, RESIDENTIAL CONSTRUCTION, AND RELATED SITE IMPROVEMENTS. THE GENERAL CONCEPT FOR MANAGEMENT OF ON-SITE DEVELOPED STORM RUNOFF IS TO ROUTE DEVELOPED FLOWS THROUGH AN ON-SITE STORMWATER DETENTION FACILITY TO MITIGATE THE IMPACT OF DEVELOPED DRAINAGE FROM THE SITE.

THE PROPOSED DETENTION POND FACILITIES HAVE BEEN DESIGNED BASED ON DESIGN PROCEDURES Delineated IN THE CITY OF WOODLAND PARK DRAINAGE CRITERIA MANUAL. THE TOTAL DEVELOPED STORM RUNOFF DOWNSTREAM OF THE SITE WILL BE MAINTAINED AT HISTORIC LEVELS BY ROUTING FLOWS THROUGH THE PROPOSED DETENTION POND. DETENTION POND A HAS BEEN DESIGNED AS A "FULL-SPECTRUM" DETENTION POND TO MITIGATE DEVELOPED DRAINAGE AND WATER QUALITY IMPACTS FROM THE SUBDIVISION.

THE PROPOSED POND OUTLET STRUCTURE HAS BEEN DESIGNED AS AN EXTENDED DETENTION BASIN (EDB), PROVIDING FOR A 40-HOUR RELEASE OF THE WQCV, AND OUTLET STRUCTURE SIZING TO MAINTAIN MAXIMUM ALLOWABLE RELEASE RATES FROM THE POND. A BURIED RIPRAP SPILLWAY WILL BE PROVIDED AS AN EMERGENCY OVERFLOW PATH FROM THE POND TO THE DOWNSTREAM ROADSIDE DITCH AND CULVERT.

FLOODPLAIN

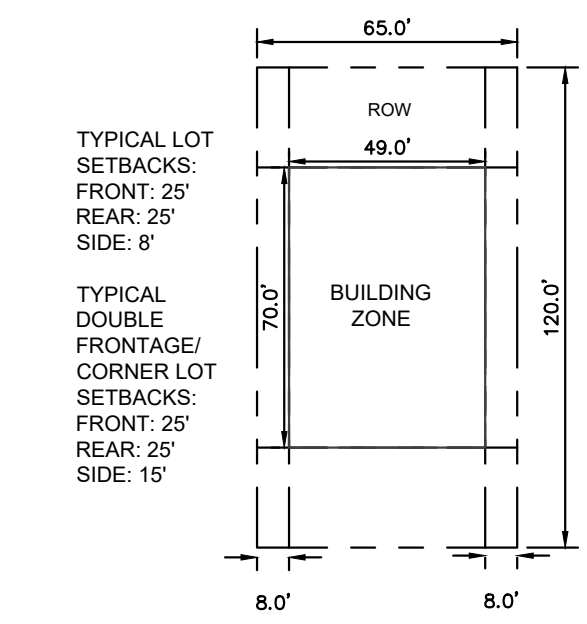
THE PROJECT SITE IS NOT IMPACTED BY ANY 100-YEAR FLOODPLAIN LIMITS AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOODPLAIN LIMITS IN THE VICINITY OF THE SITE ARE SHOWN IN FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 08119C0139D DATED SEPTEMBER 25, 2009.

THE EXISTING LOY GULCH CHANNEL FLOWS NORTHWESTERLY ALONG THE WEST SIDE OF SH67 TO THE WEST OF THIS SITE. ACCORDING TO THE FLOOD INSURANCE STUDY, THE 100-YEAR FLOW IN THE LOY GULCH CHANNEL ON THE WEST SIDE OF SH67 IS 1,040 CFS.

DATE OF PREPARATION
1/15/2024

WOODLAND PARK:

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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



LOT TYPICAL NOTES:
1. CORNER LOT SIDE YARDS ADJACENT TO A ROAD SHALL HAVE A SIDE YARD SETBACK OF 15 FEET ADJACENT TO ANY R.O.W.

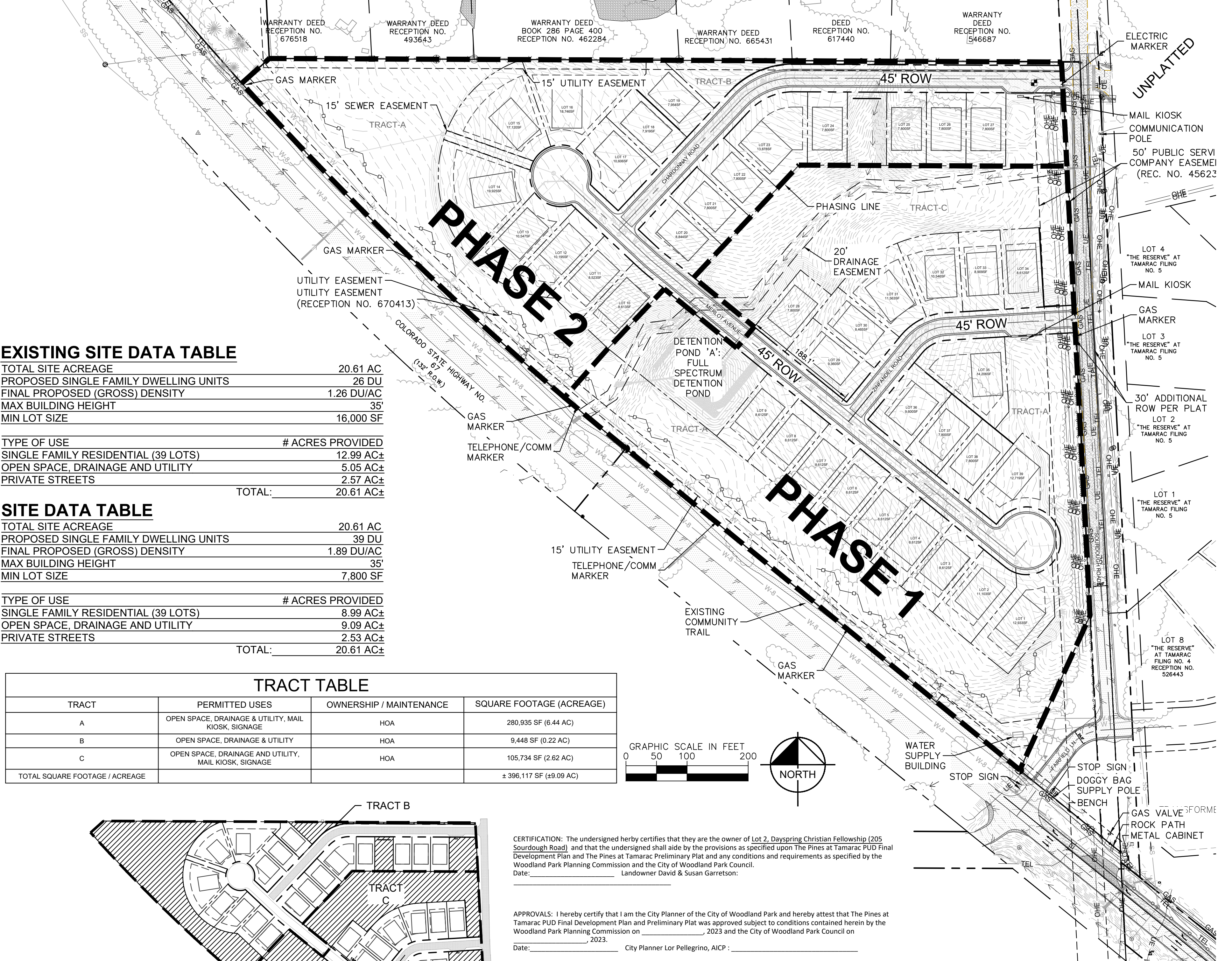
1 LOT TYPICAL DETAIL N.T.S.

PINES AT TAMARAC PUD

PRELIMINARY PLAT AMENDMENT

LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



EXISTING SITE DATA TABLE

TOTAL SITE ACREAGE	20.61 AC
PROPOSED SINGLE FAMILY DWELLING UNITS	26 DU
FINAL PROPOSED (GROSS) DENSITY	1.26 DU/AC
MAX BUILDING HEIGHT	35'
MIN LOT SIZE	16,000 SF

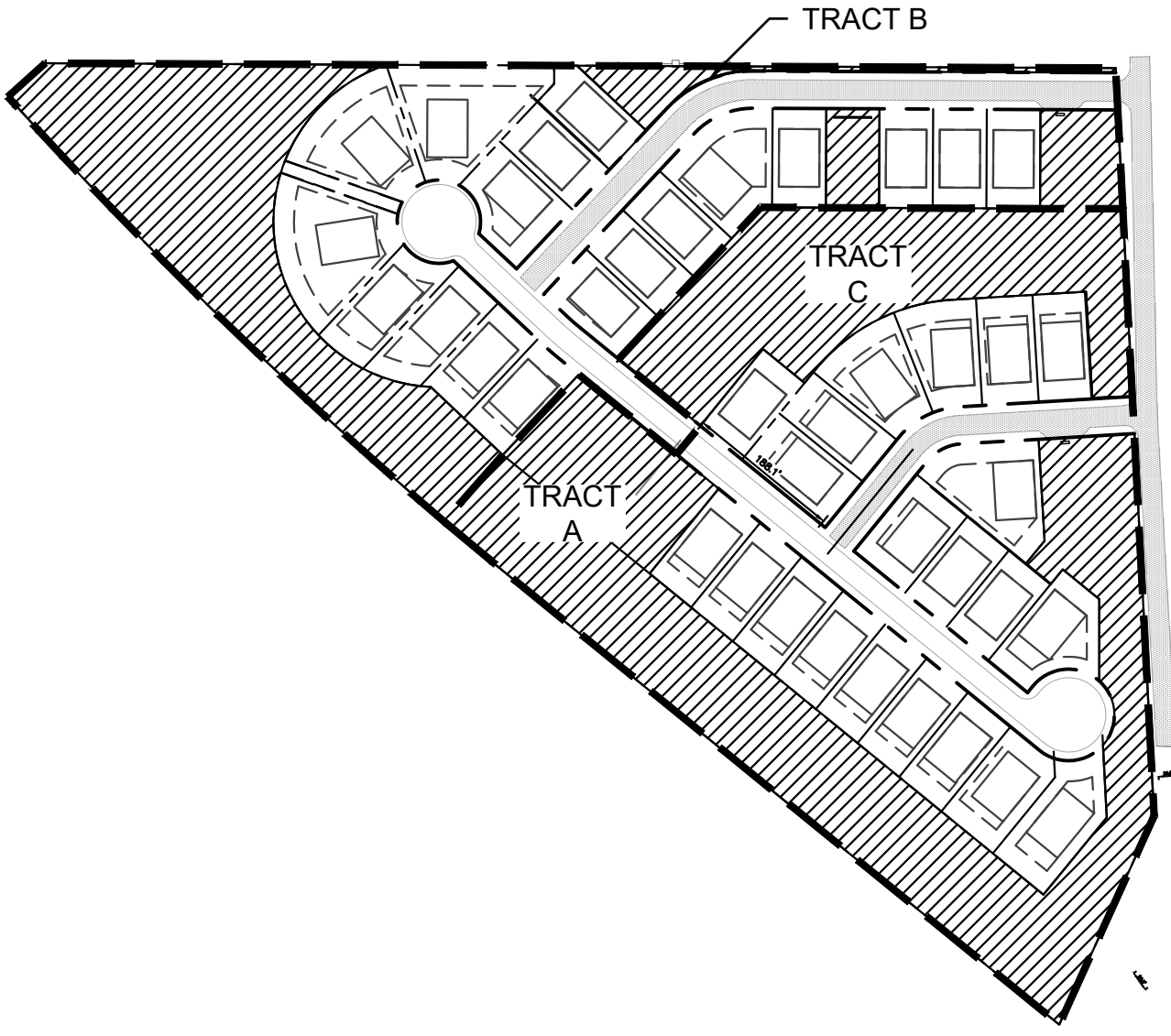
TYPE OF USE	# ACRES PROVIDED
SINGLE FAMILY RESIDENTIAL (39 LOTS)	12.99 AC±
OPEN SPACE, DRAINAGE AND UTILITY	5.05 AC±
PRIVATE STREETS	2.57 AC±
TOTAL:	20.61 AC±

SITE DATA TABLE

TOTAL SITE ACREAGE	20.61 AC
PROPOSED SINGLE FAMILY DWELLING UNITS	39 DU
FINAL PROPOSED (GROSS) DENSITY	1.89 DU/AC
MAX BUILDING HEIGHT	35'
MIN LOT SIZE	7,800 SF

TYPE OF USE	# ACRES PROVIDED
SINGLE FAMILY RESIDENTIAL (39 LOTS)	8.99 AC±
OPEN SPACE, DRAINAGE AND UTILITY	9.09 AC±
PRIVATE STREETS	2.53 AC±
TOTAL:	20.61 AC±

TRACT TABLE			
TRACT	PERMITTED USES	OWNERSHIP / MAINTENANCE	SQUARE FOOTAGE (ACREAGE)
A	OPEN SPACE, DRAINAGE & UTILITY, MAIL KIOSK, SIGNAGE	HOA	280,935 SF (6.44 AC)
B	OPEN SPACE, DRAINAGE & UTILITY	HOA	9,448 SF (0.22 AC)
C	OPEN SPACE, DRAINAGE AND UTILITY, MAIL KIOSK, SIGNAGE	HOA	105,734 SF (2.82 AC)
TOTAL SQUARE FOOTAGE / ACREAGE			± 396,117 SF (±9.09 AC)



CERTIFICATION: The undersigned hereby certifies that they are the owner of Lot 2, Dayspring Christian Fellowship (205 Sourdough Road), and that the undersigned shall abide by the provisions as specified upon The Pines at Tamarac PUD Final Development Plan and The Pines at Tamarac Preliminary Plat and any conditions and requirements as specified by the Woodland Park Planning Commission and the City of Woodland Park Council.
Date: _____ Landowner David & Susan Garrettson:

APPROVALS: I hereby certify that I am the City Planner of the City of Woodland Park and hereby attest that The Pines at Tamarac PUD Final Development Plan and Preliminary Plat was approved subject to conditions contained herein by the Woodland Park Planning Commission on _____, 2023 and the City of Woodland Park Council on _____, 2023.
Date: _____ City Planner Lor Pellegrino, AICP :

CONDITIONS OF APPROVAL

1. Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
 - Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main servicing for Lots 1-4 and Lots 23-26; water line profile showing the crossing of the drainage swale on Cabernet Way; a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveways and utilities; Cul-de-sac radii large enough for plow trucks to make a 3-point turn around; verification that water main is outside of CDOT right-of-way; on plan SS1, show water main on church site; a combined easement for drainage and sanitary sewer main running behind Lots 1-4 and Lots 23-26.
 - Final grading and erosion control plan for the entire site and off-site improvements
 - Final on- and off-site street plan with profiles with curb and gutter on both sides of Sourdough Road.
 - Final drainage plan and report
 - Approved CDOT Access Permit
 - Approved SWMP
2. Prior to construction of SH67 improvements, the applicant shall receive appropriate construction drawing approvals and permits as required by CDOT.
3. Prior to conveyance of any proposed lot, the applicant shall:
 - a. Record a Final Plat;
 - b. Repair/Upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
 - c. Construct the deceleration lane on SH67
4. Prior to recording the final plat, the applicant shall submit:
 - a. Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private open space.
 - b. Park Development Fees in the applicable amount.

COVER SHEET
SHEET 1 OF 11

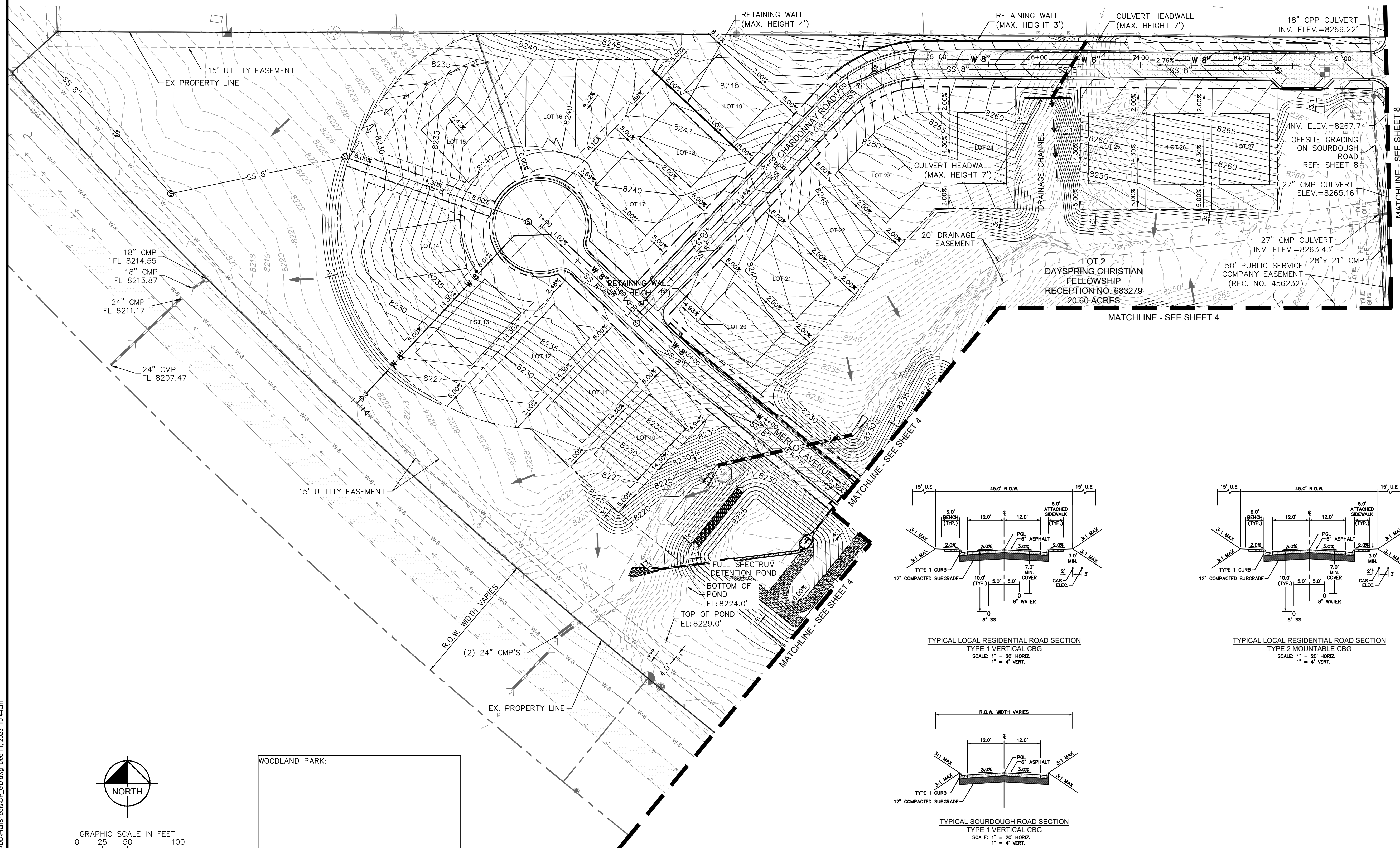
PINES AT TAMARAC PUD PRELIMINARY PLAT - CITY FILE NO. XXXX

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

PINES AT TAMARAC PUD

PRELIMINARY PLAT AMENDMENT

OF DAYSPRING CHRISTIAN FELLOWSHIP



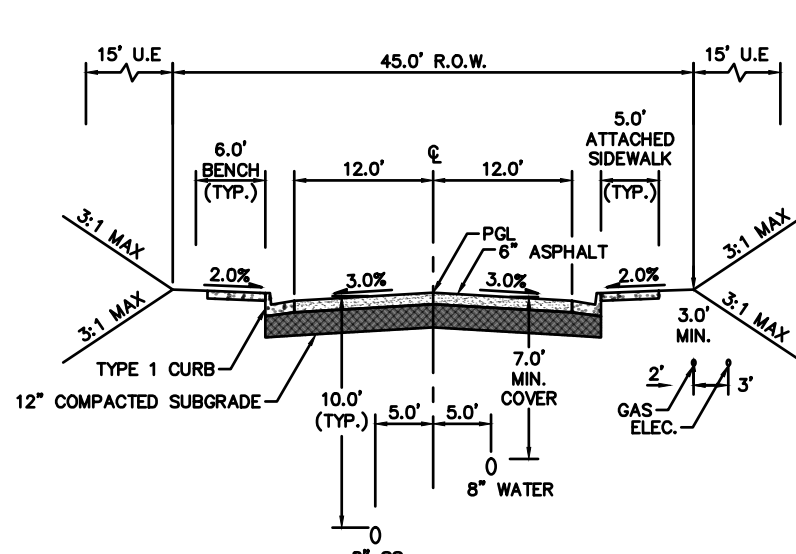
LEGEND

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	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FLOW
	EXISTING DITCH/SWALE CL
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER MAIN
	EXISTING WIRE FENCE
	EXISTING BARB WIRE FENCE

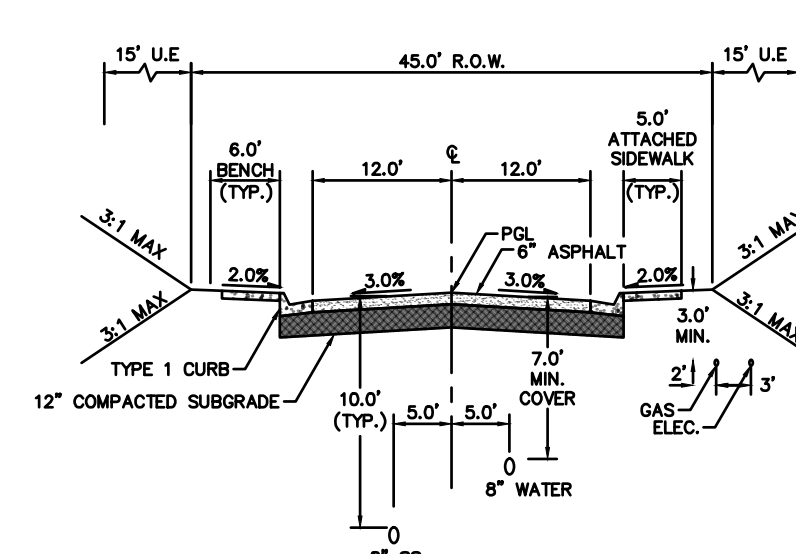
ONSITE	
CUT	32,316.26(CY)
FILL	33,005.57(CY)
NET	689.31(CY)

OFFSITE	
CUT	156.84(CY)
FILL	164.56(CY)
NET	7.73(CY)

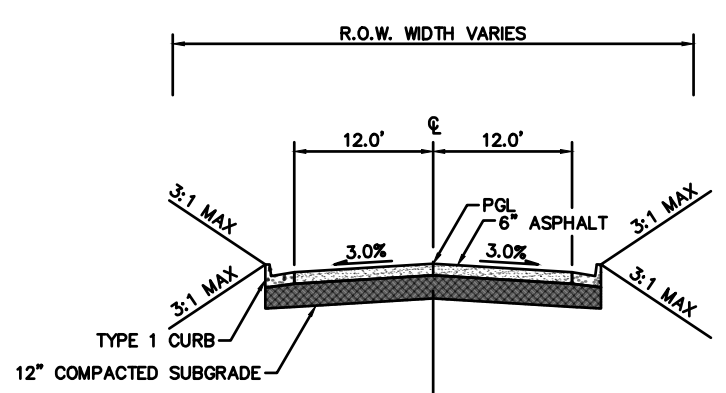
TOTAL	
CUT	32,316.26(CY)
FILL	33,005.57(CY)
NET	689.31(CY)



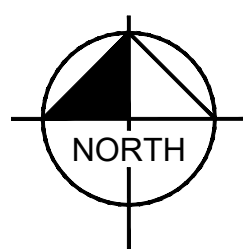
TYPICAL LOCAL RESIDENTIAL ROAD SECTION
TYPE 1 VERTICAL CBG
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.



TYPICAL LOCAL RESIDENTIAL ROAD SECTION
TYPE 2 MOUNTABLE CBG
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.



TYPICAL SOURDOUGH ROAD SECTION
TYPE 1 VERTICAL CBG
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.



GRAPHIC SCALE IN FEET

0 25 50 100

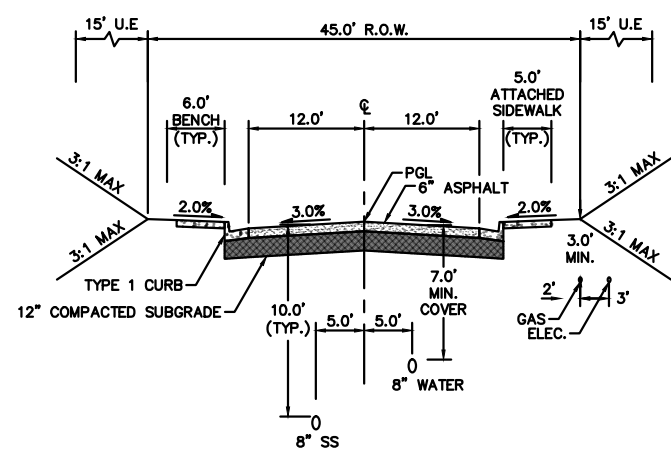
A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 25, 50, and 100, representing feet. The bar is divided into four equal segments, each representing 25 feet. The first segment (0-25) is white, the second (25-50) is black, the third (50-75) is white, and the fourth (75-100) is black.

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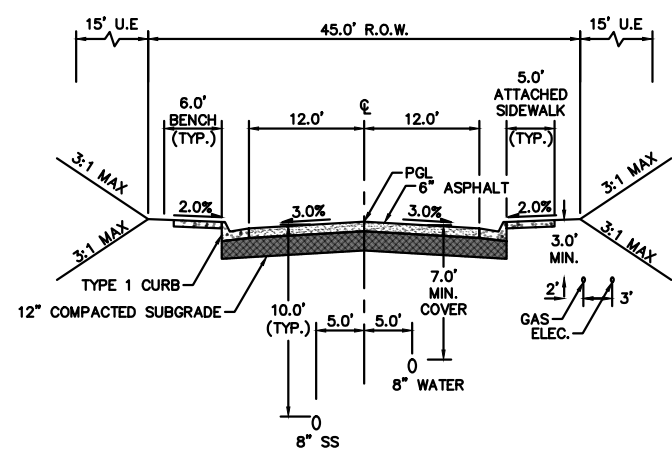
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GRADING PLAN - NORTH
SHEET 3 OF 11

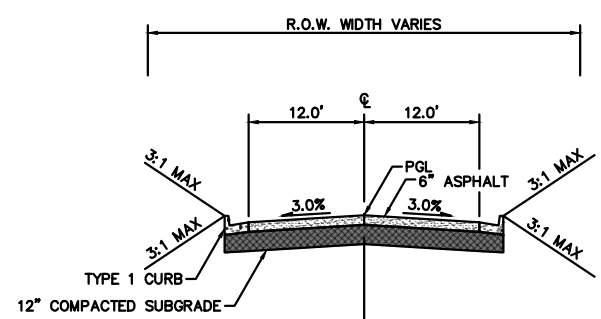
PINES AT TAMARAC PUD
PRELIMINARY PLAT AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



TYPICAL LOCAL RESIDENTIAL ROAD SECTION
TYPE 1 VERTICAL CBG
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.



TYPICAL LOCAL RESIDENTIAL ROAD SECTION
TYPE 2 MOUNTABLE CBG
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.



TYPICAL SOURDOUGH ROAD SECTION
TYPE 1 VERTICAL CBG
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

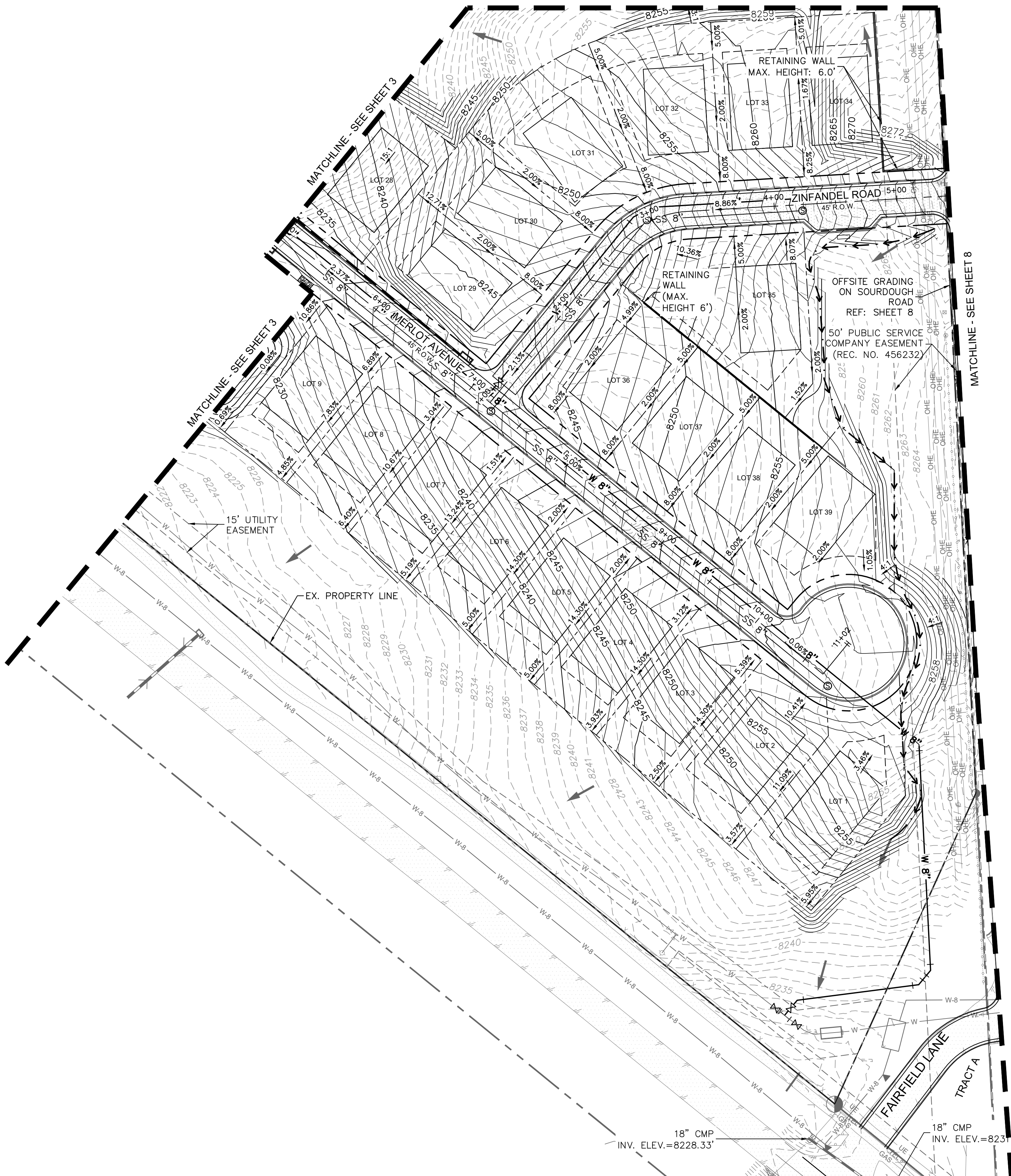
LEGEND

- PROPERTY LINE
- DRAINAGE EASEMENT LINE
- PROPERTY SETBACK LINE
- PROPOSED DITCH/SWALE CL
- PROPOSED SLOPE/FLOW
- PROPOSED STORM PIPE
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED RETAINING WALL
- PROPOSED ASPHALT ROAD
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FLOW
- EXISTING DITCH/SWALE CL
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER MAIN
- EXISTING WIRE FENCE
- EXISTING BARB WIRE FENCE

ONSITE	
CUT	32,316.26(CY)
FILL	33,005.57(CY)
NET	689.31(CY)

OFFSITE	
CUT	156.84(CY)
FILL	164.56(CY)
NET	7.73(CY)

TOTAL	
CUT	32,316.26(CY)
FILL	33,005.57(CY)
NET	689.31(CY)



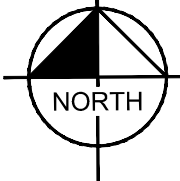
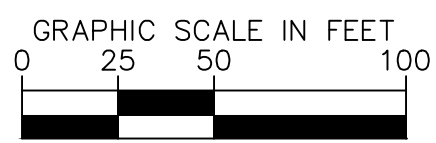
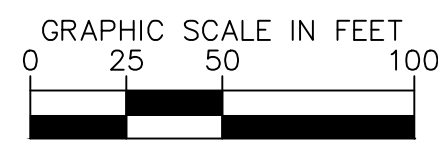
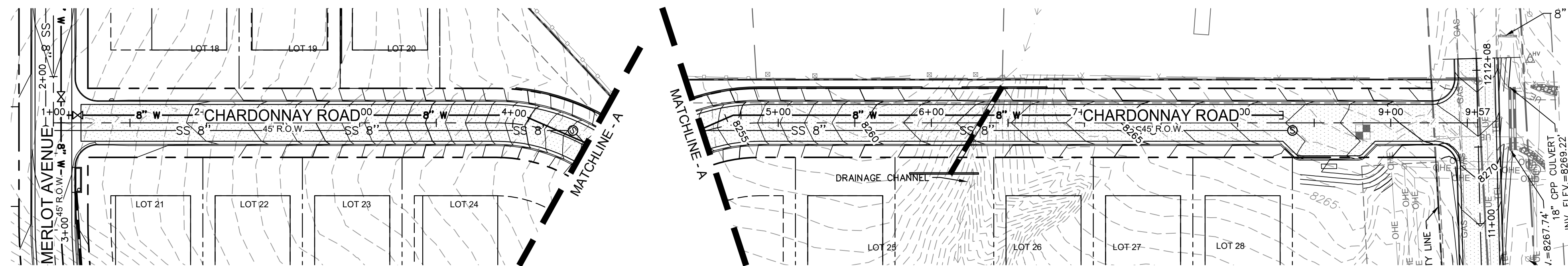
GRADING PLAN - SOUTH
SHEET 4 OF 11

PINES AT TAMARAC PUD PRELIMINARY PLAT - CITY FILE NO. XXXX

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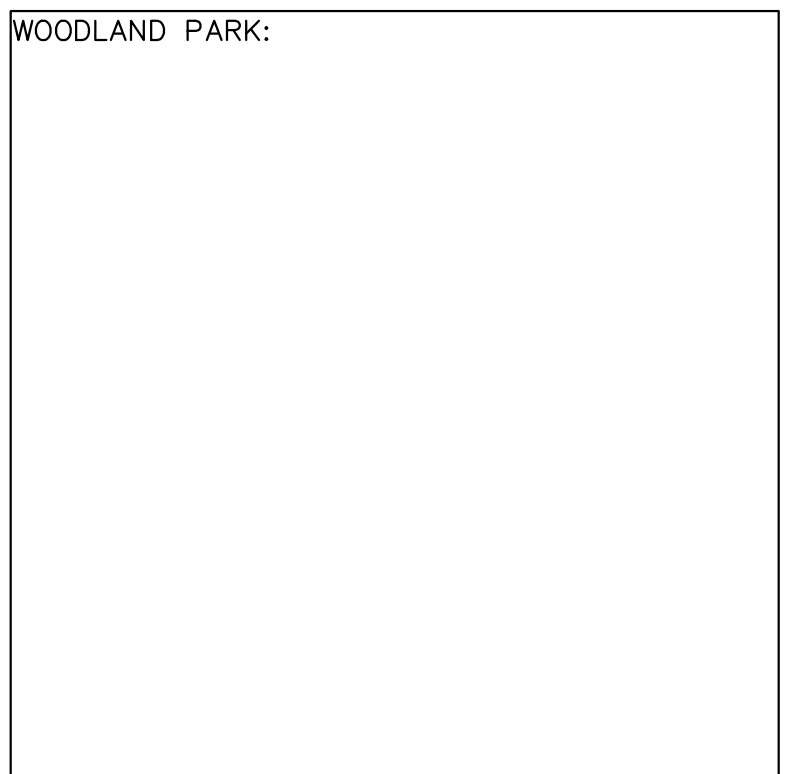
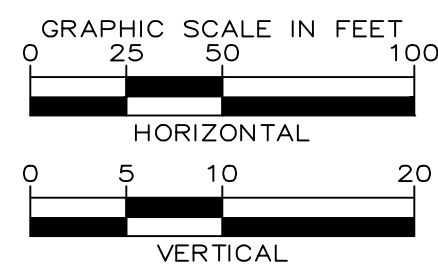
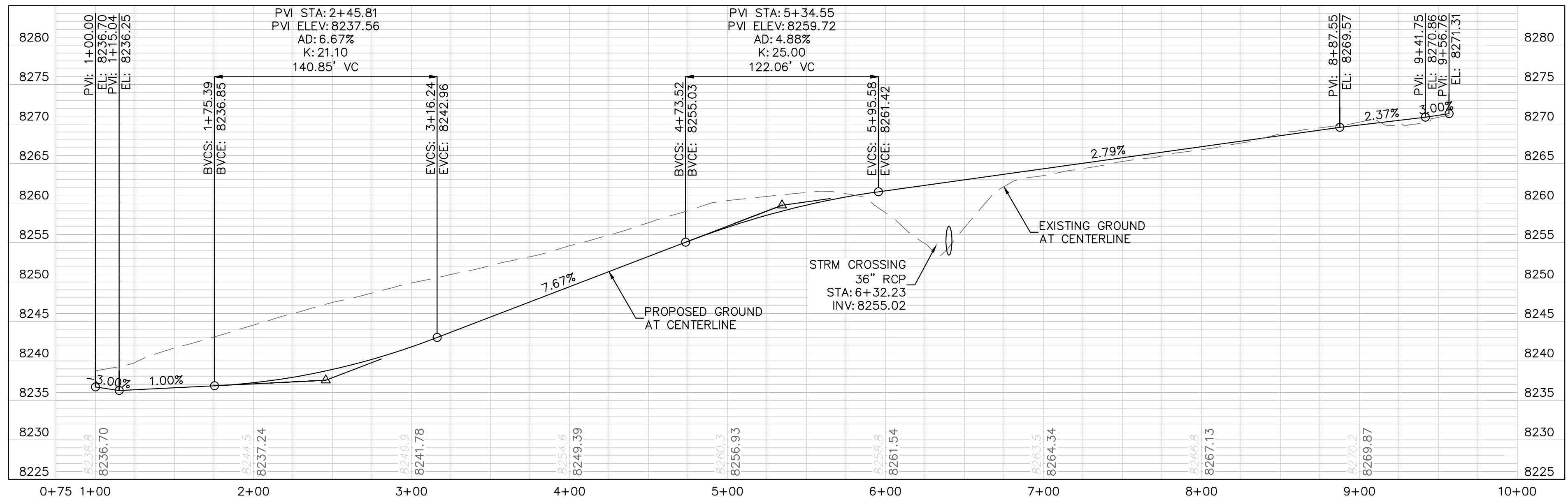
PINES AT TAMARAC PUD
PRELIMINARY PLAT AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- DRAINAGE EASEMENT LINE
- PROPERTY SETBACK LINE
- PROPOSED DITCH/SWALE CL
- PROPOSED SLOPE/FLOW
- PROPOSED STORM PIPE
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED RETAINING WALL
- PROPOSED ASPHALT ROAD
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FLOW
- EXISTING DITCH/SWALE CL
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER MAIN
- EXISTING WIRE FENCE
- EXISTING BARB WIRE FENCE

CHARDONNAY ROAD

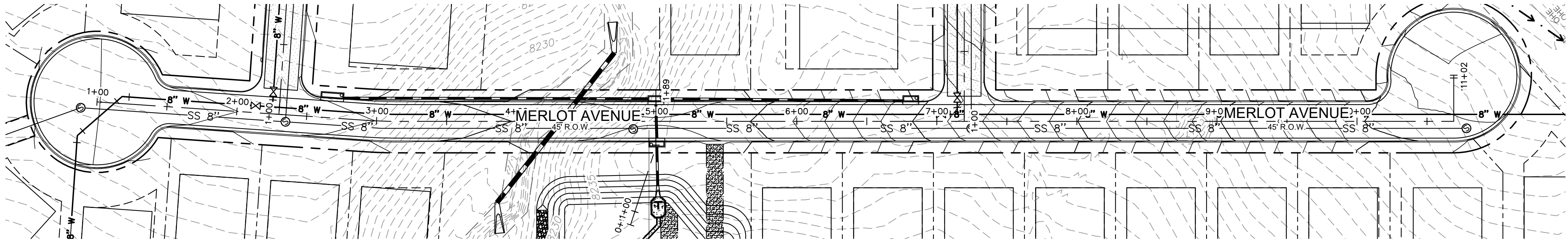


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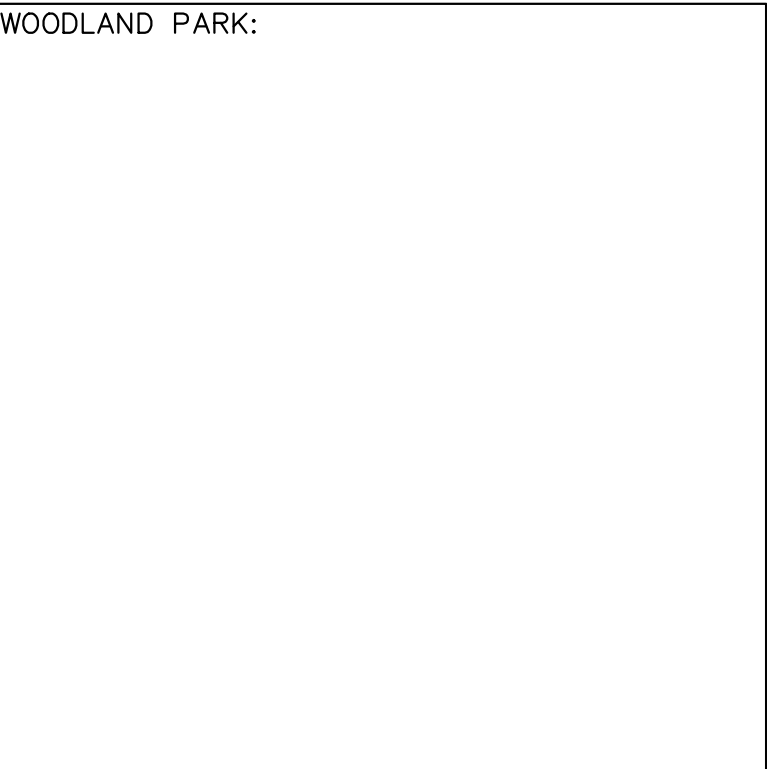
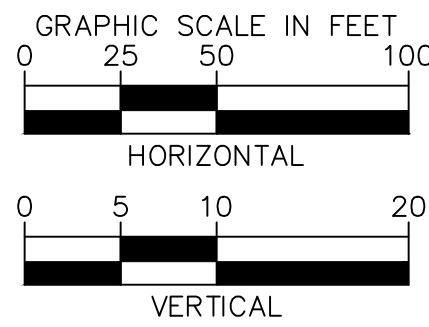
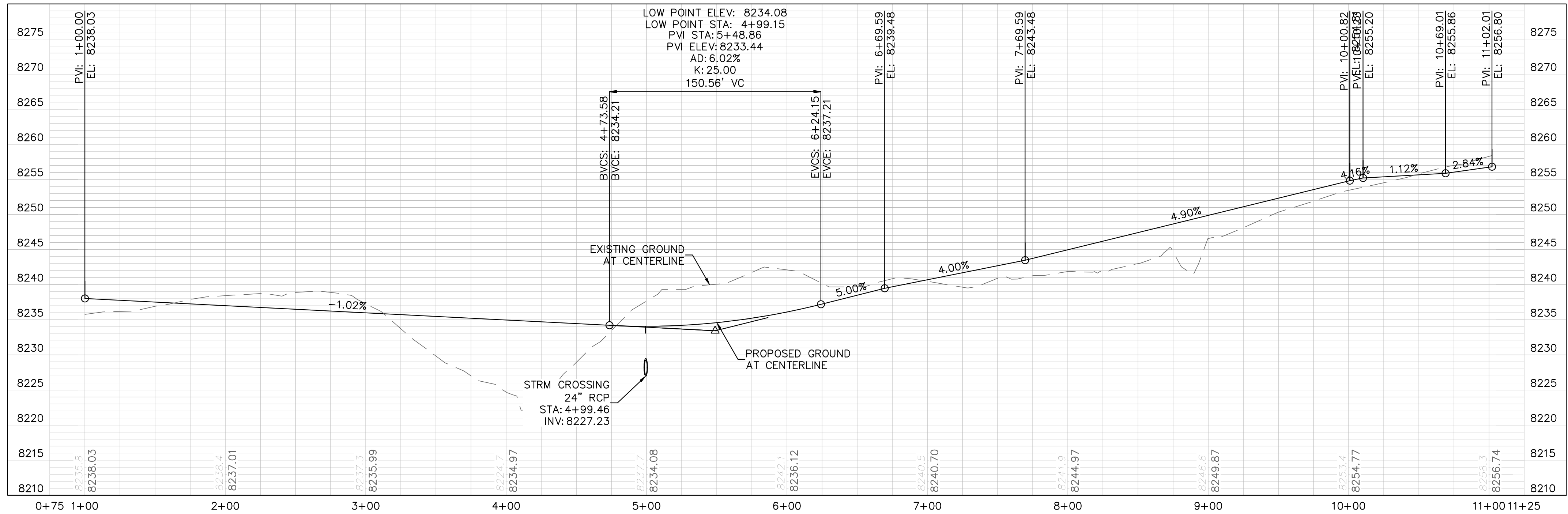
CHARDONNAY ROAD PLAN & PROFILE
SHEET 5 OF 11

PINES AT TAMARAC PUD
PRELIMINARY PLAT AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	DRAINAGE EASEMENT LINE
	PROPERTY SETBACK LINE
	PROPOSED DITCH/SWALE CL
	PROPOSED SLOPE/FLOW
	PROPOSED STORM PIPE
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	PROPOSED RETAINING WALL
	PROPOSED ASPHALT ROAD
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FLOW
	EXISTING DITCH/SWALE CL
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER MAIN
	EXISTING WIRE FENCE
	EXISTING BARB WIRE FENCE

MERLOT AVENUE

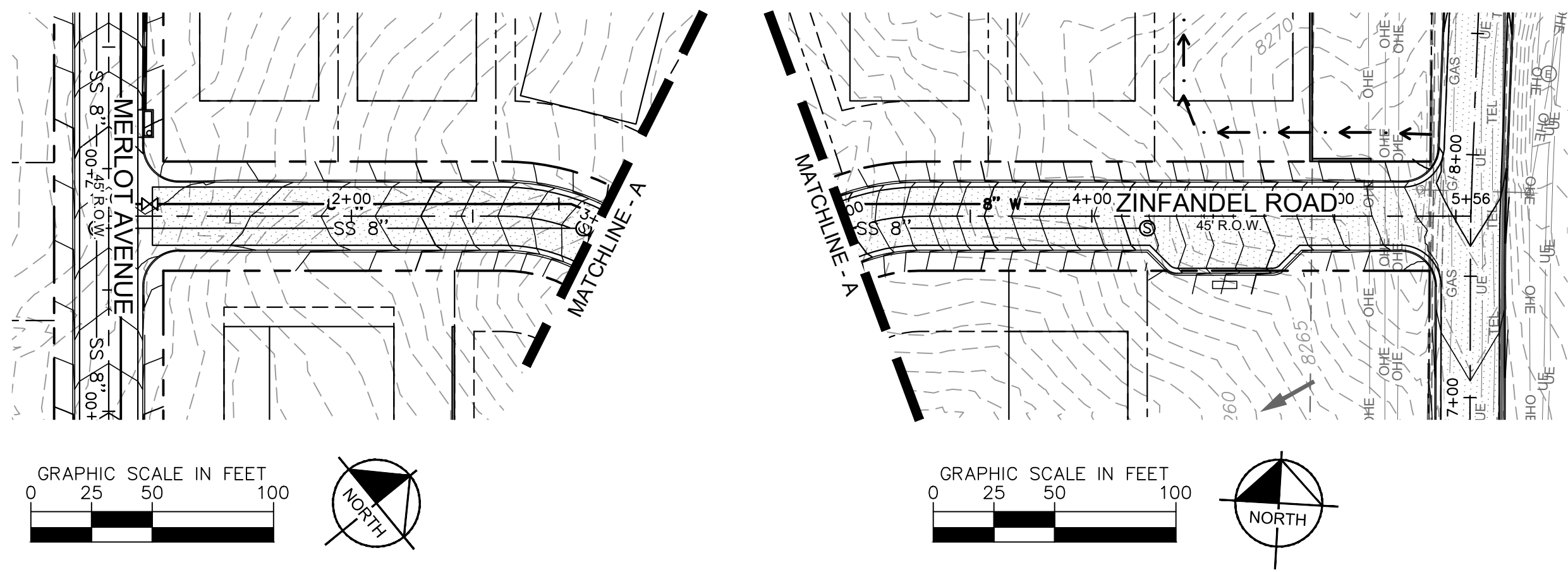


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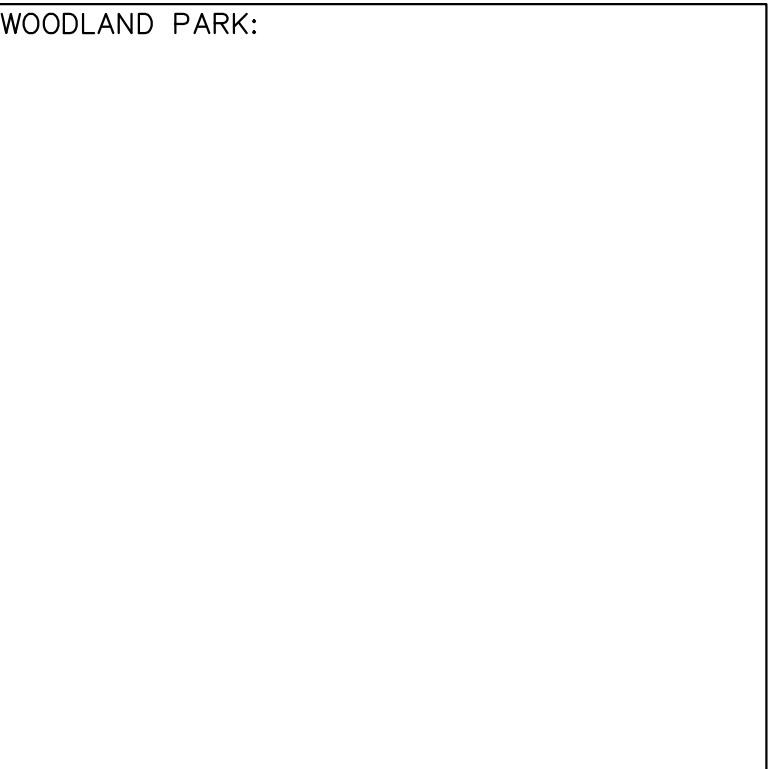
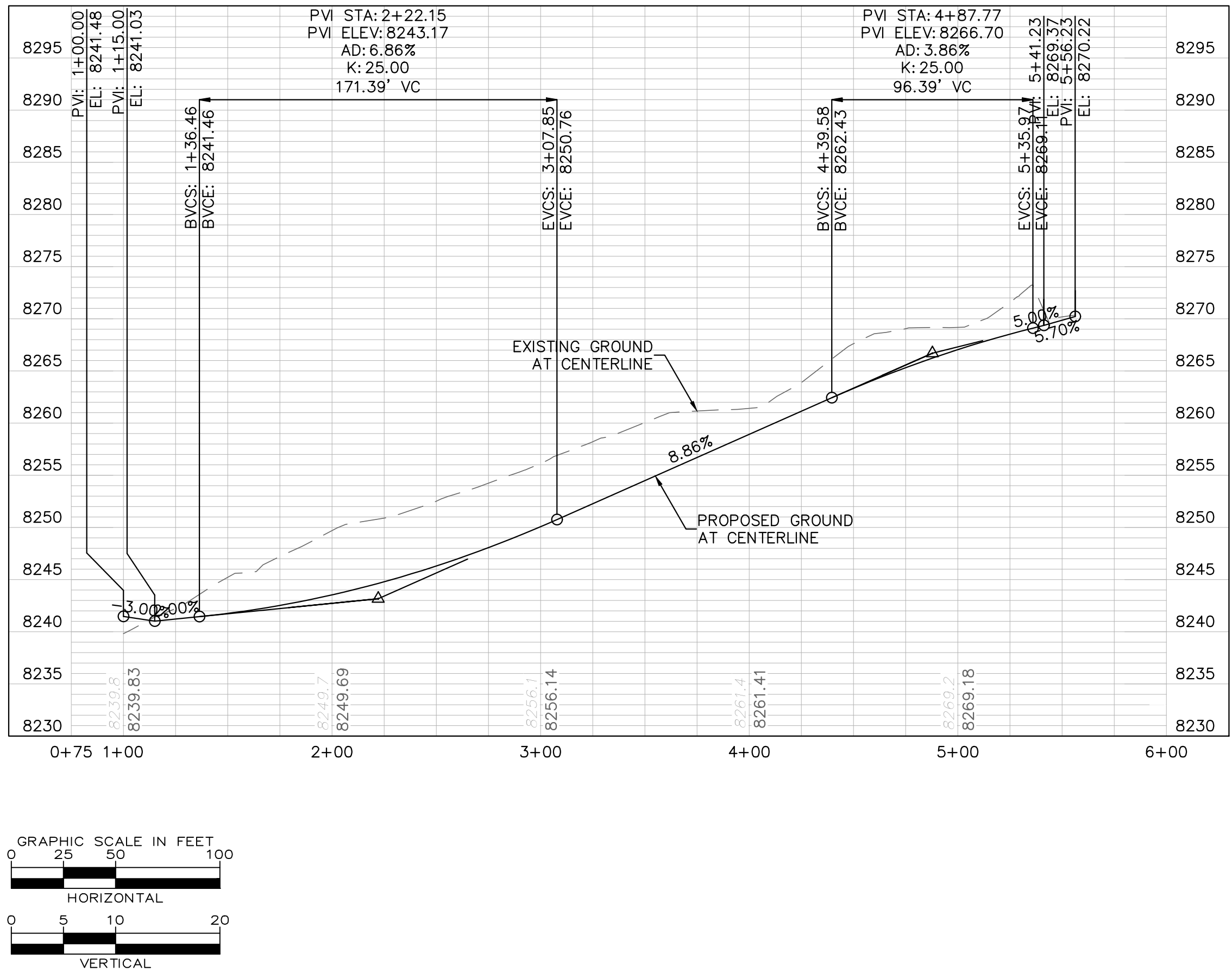
MERLOT AVENUE PLAN & PROFILE
SHEET 6 OF 11

PINES AT TAMARAC PUD
PRELIMINARY PLAT AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	DRAINAGE EASEMENT LINE
	PROPERTY SETBACK LINE
	PROPOSED DITCH/SWALE CL
	PROPOSED SLOPE/FLOW
	PROPOSED STORM PIPE
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	PROPOSED RETAINING WALL
	PROPOSED ASPHALT ROAD
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FLOW
	EXISTING DITCH/SWALE CL
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER MAIN
	EXISTING WIRE FENCE
	EXISTING BARB WIRE FENCE

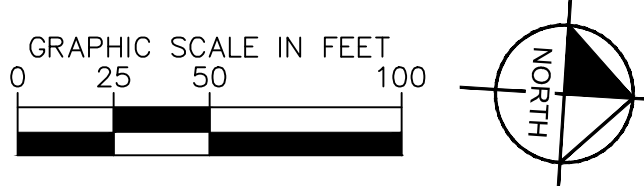
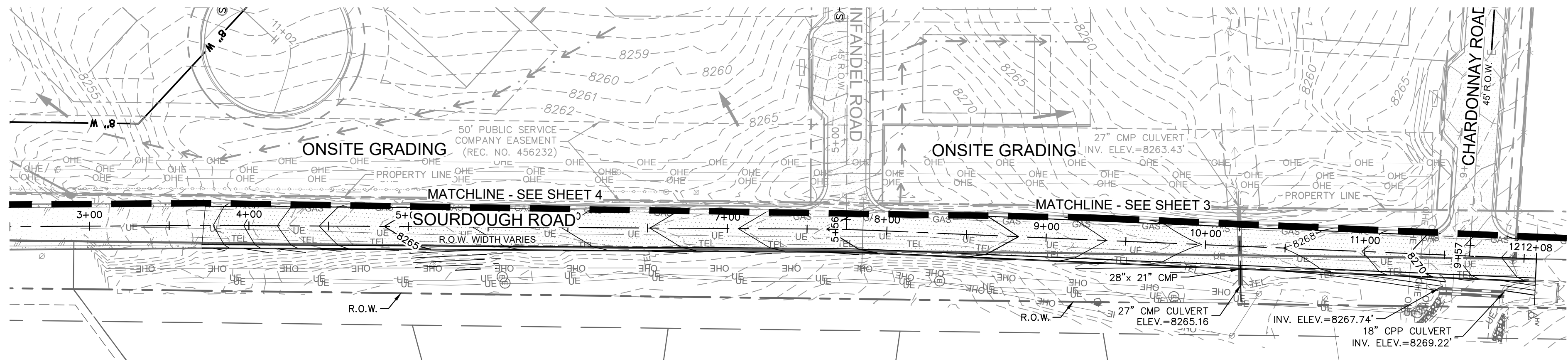
ZINFANDEL ROAD



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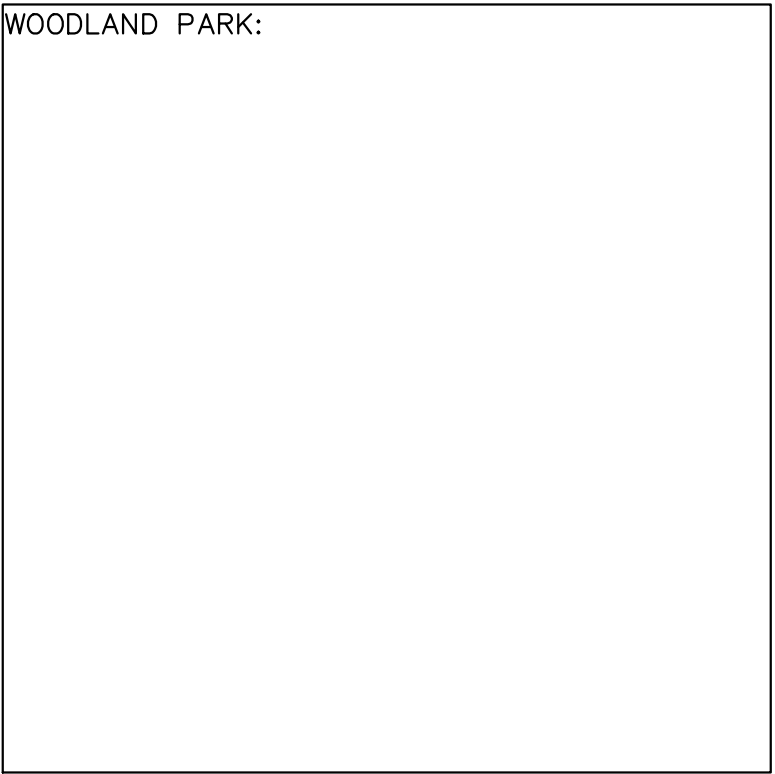
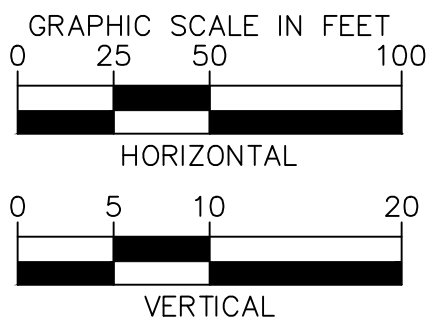
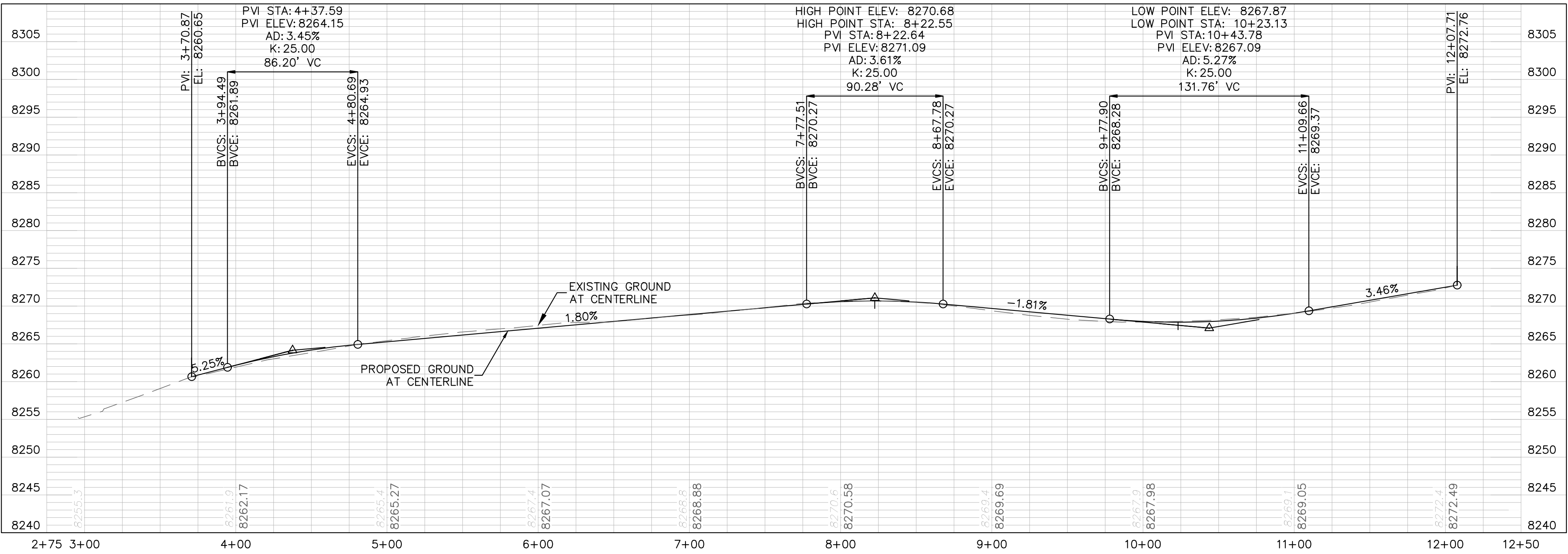
ZINFANDEL ROAD PLAN & PROFILE
SHEET 7 OF 11

PINES AT TAMARAC PUD
PRELIMINARY PLAT AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	DRAINAGE EASEMENT LINE
	PROPERTY SETBACK LINE
	PROPOSED DITCH/SWALE CL
	PROPOSED SLOPE/FLOW
	PROPOSED STORM PIPE
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	PROPOSED RETAINING WALL
	PROPOSED ASPHALT ROAD
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FLOW
	EXISTING DITCH/SWALE CL
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER MAIN
	EXISTING WIRE FENCE
	EXISTING BARB WIRE FENCE

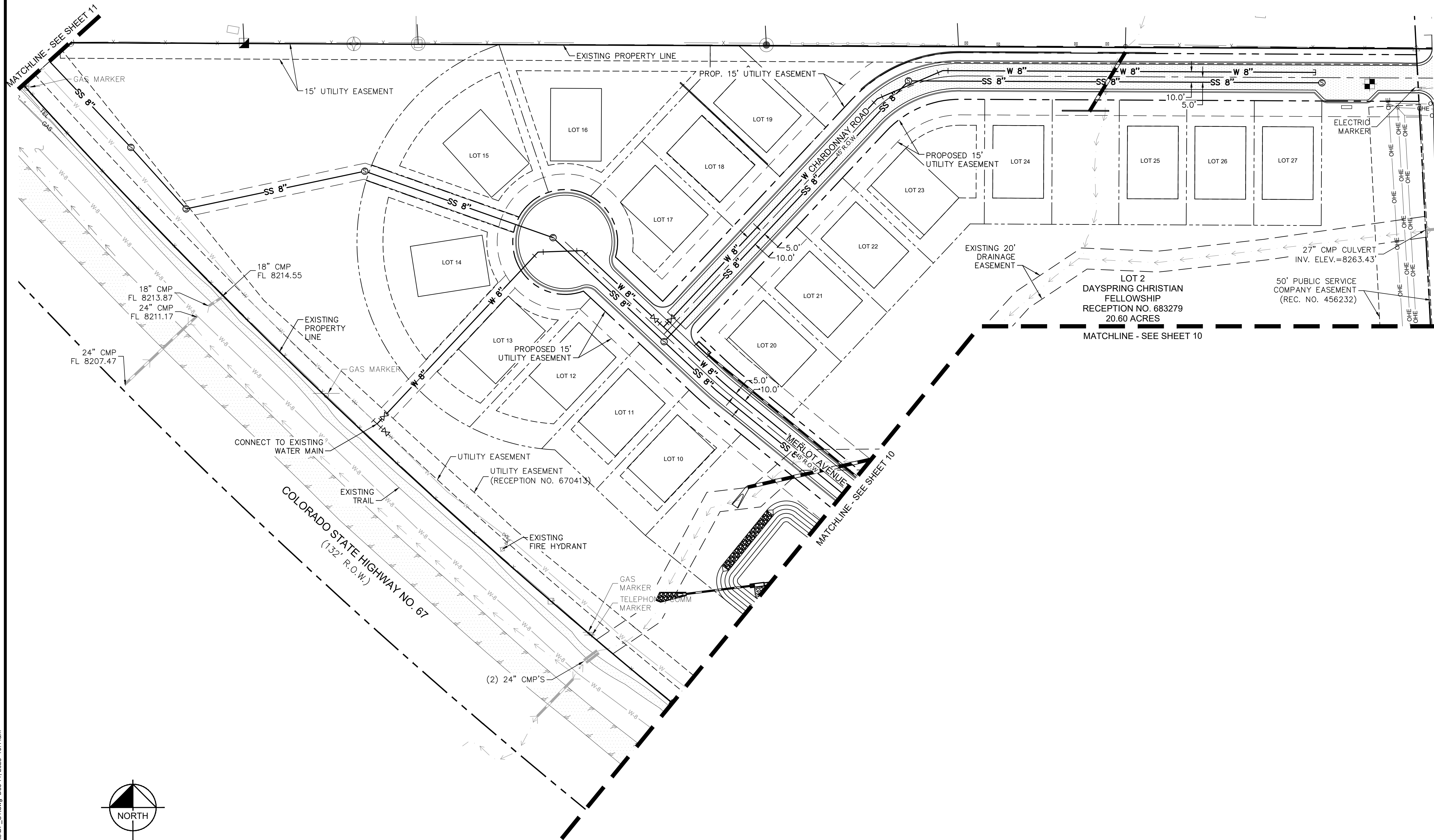
SOURDOUGH ROAD



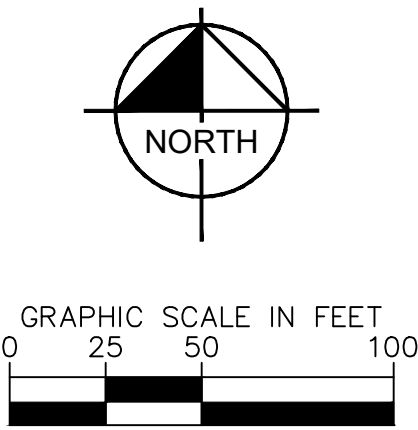
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SOURDOUGH ROAD PLAN & PROFILE
SHEET 8 OF 11

PINES AT TAMARAC PUD
PRELIMINARY PLAT AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

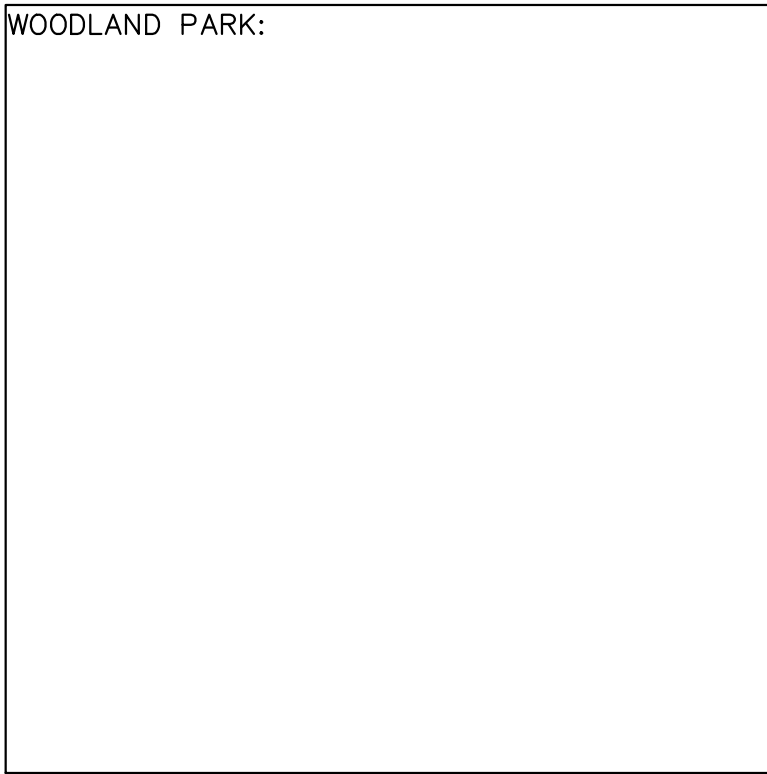


LEGEND	
	PROPERTY LINE
	DRAINAGE EASEMENT LINE
	PROPERTY SETBACK LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED 8" WATER LINE
	PROPOSED GATE VALVE
	PROPOSED TEE
	PROPOSED BEND
	PROPOSED 8" SEWER LINE
	PROPOSED SEWER MANHOLE
	PROPOSED STORM PIPE
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	PROPOSED RETAINING WALL
	PROPOSED ASPHALT ROAD
	EXISTING SS MAIN
	EXISTING WATER MAIN
	EXISTING STORM PIPE
	EXISTING SWALE FLOW
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WIRE FENCE
	EXISTING BARB WIRE FENCE



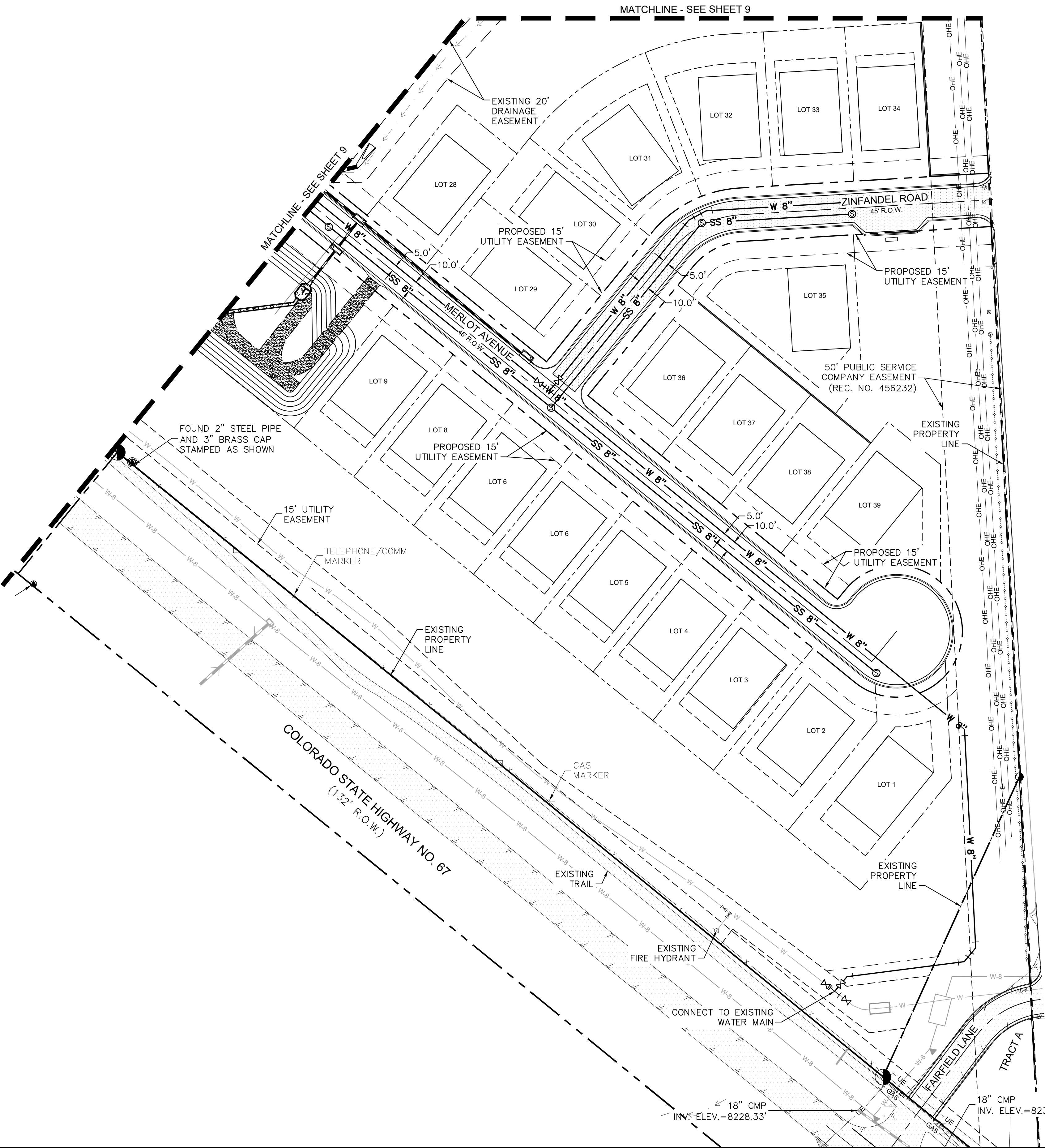
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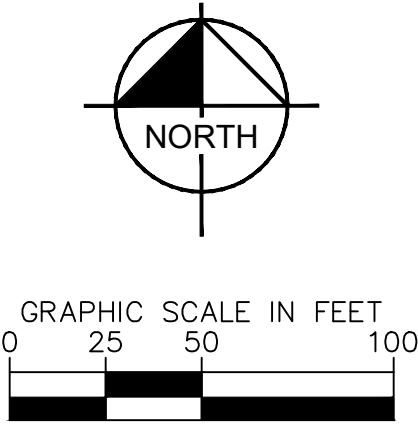
UTILITY PLAN - NORTH
SHEET 9 OF 11

PINES AT TAMARAC PUD
PRELIMINARY PLAT AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

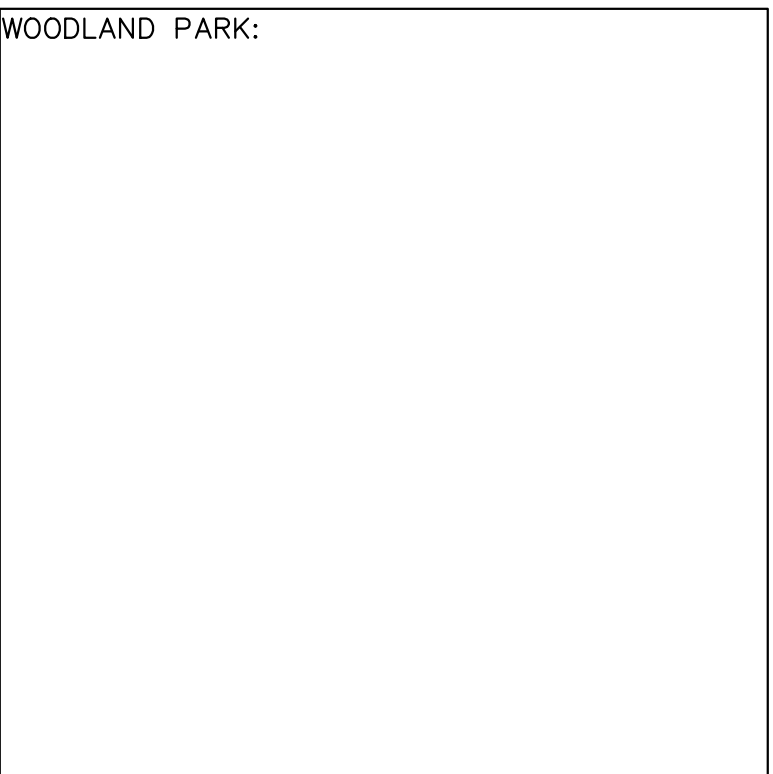


LEGEND

	PROPERTY LINE
	DRAINAGE EASEMENT LINE
	PROPERTY SETBACK LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED 8" WATER LINE
	PROPOSED GATE VALVE
	PROPOSED TEE
	PROPOSED BEND
	PROPOSED 8" SEWER LINE
	PROPOSED SEWER MANHOLE
	PROPOSED STORM PIPE
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	PROPOSED RETAINING WALL
	PROPOSED ASPHALT ROAD
	EXISTING SS MAIN
	EXISTING WATER MAIN
	EXISTING STORM PIPE
	EXISTING SWALE FLOW
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WIRE FENCE
	EXISTING BARB WIRE FENCE



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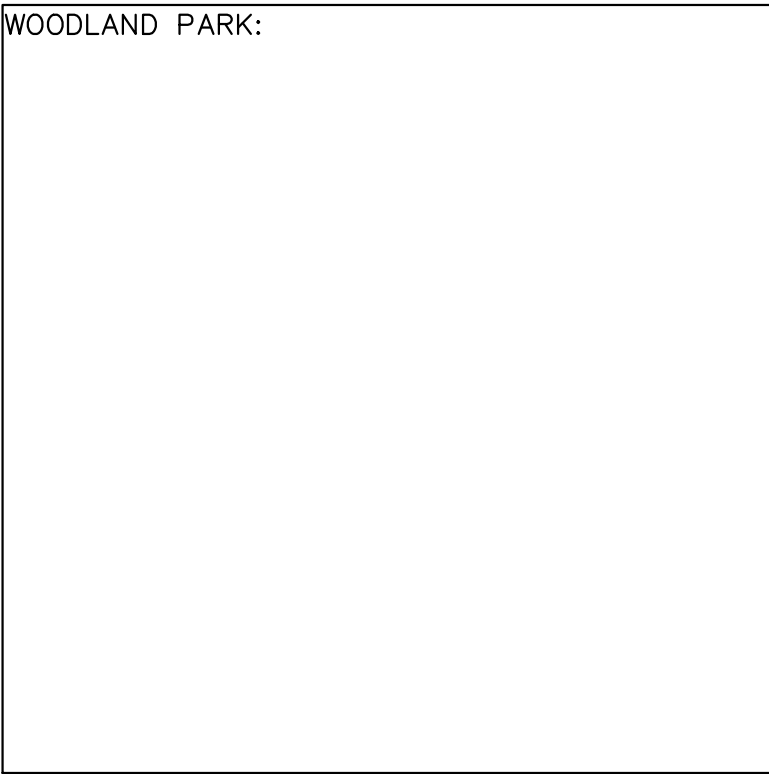
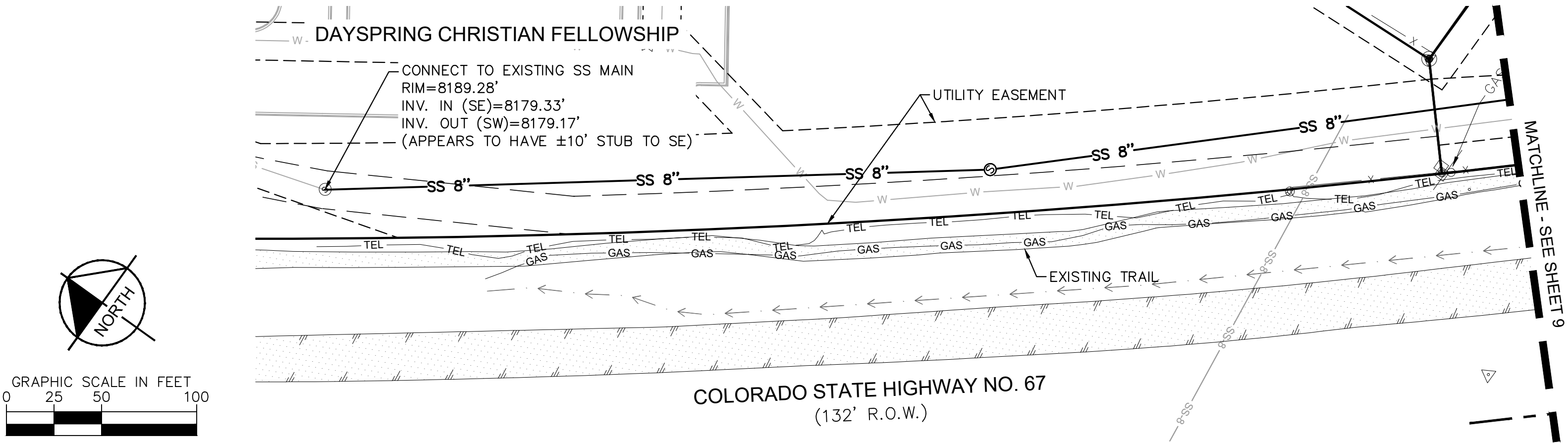


UTILITY PLAN - SOUTH
SHEET 10 OF 11

PINES AT TAMARAC PUD
PRELIMINARY PLAT AMENDMENT
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

MATCHLINE - SEE SHEET 4

LEGEND	
	PROPERTY LINE
	DRAINAGE EASEMENT LINE
	PROPERTY SETBACK LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED 8" WATER LINE
	PROPOSED GATE VALVE
	PROPOSED TEE
	PROPOSED BEND
	PROPOSED 8" SEWER LINE
	PROPOSED SEWER MANHOLE
	PROPOSED STORM PIPE
	PROPOSED CURB INLET
	PROPOSED HEADWALL
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	PROPOSED ASPHALT ROAD
	EXISTING SS MAIN
	EXISTING WATER MAIN
	EXISTING STORM PIPE
	EXISTING SWALE FLOW
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WIRE FENCE
	EXISTING BARB WIRE FENCE

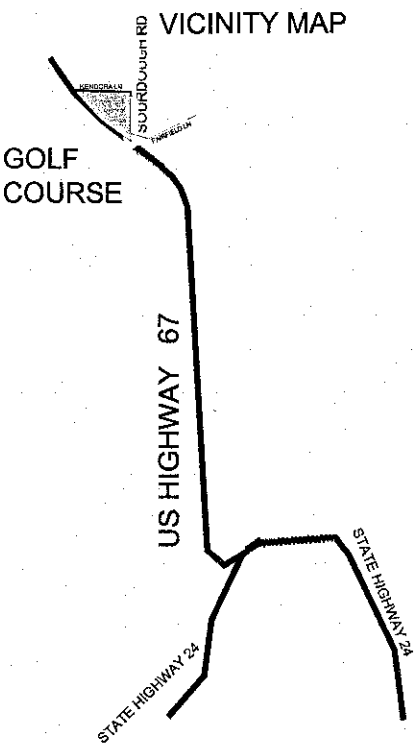


UTILITY PLAN - OFFSITE
SHEET 11 OF 11

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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

Pines at Tamarac PUD PRELIMINARY PLAT



OWNER/ DEVELOPER:
THE PINES AT TAMARAC
6465 GOOD FORTUNE RD
PEYTON, CO 80831
(805)-610-2177

APPLICANT:
THOMAS + THOMAS PLANNING, URBAN
DESIGN, LANDSCAPE ARCHITECTURE
702 N. TEJON ST.
COLORADO SPRINGS, CO 80903
(719)-578-8777

SURVEYOR:
KEVIN LLOYD
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719)-687-0920

LEGAL DESCRIPTION

Lot 2, Dayspring Christian Fellowship

PUD DEVELOPMENT STANDARDS

OPEN SPACE:

24.5 % of the 20.61-acre Pines Tamarac (5.05 acres) is set aside and/or preserved as open space as Tracts A - D. Proposed open space includes open space and drainage tracts. Planned pedestrian paths are planned for the site. Open space has been provided in excess of the required 15 % gross development area.

RESIDENTIAL USE & DIMENSIONAL STANDARDS:

- The maximum density in the Pines at Tamarac shall not exceed 1.28 DU/ gross acre (26 DU Max).
- There shall only be one (1) Principal (primary) use of Single-Family Residence conducted on a lot. Guest houses and/or accessory dwelling units shall not be permitted. Home occupations are subject to permitting by City of Woodland Park.
- Allowed Uses Include: Single Family Residential, mail kiosks, trail corridors, development signage, pedestrian walkways, accent fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements.
- Minimum Lot Area: 16,000 Square Feet. Minimum lot sizes are established per lot as depicted on the plan; however, no lot shall be created and/or amended, replatted, or portions thereof conveyed which will reduce the lot area below the minimum 16,000 SF lot area.
- Maximum Impervious Coverage: A maximum 30% gross total lot area may be impervious. The area of at grade patios and walks and/or paths shall not be counted toward impervious coverage. Driveways shall be included in the maximum impervious area calculation.
- Maximum Structural Height: Thirty-five Feet (35').
- Minimum Width of Lot at Front Building Setback Line: Forty Feet (40') or as otherwise depicted by the PUD.
- Setback Requirements: (see detail for typical lot/yard orientation)
 - Front yard: Twenty-five Feet (25')
 - Rear yard: Twenty-five Feet (25')
 - Side yard: Eight Feet (8')
 - Side yard(s) adjacent to road or street rights-of-way: Fifteen Feet (15')
- Projections into side yard setbacks: Eaves and window wells, fascia, soffit, and related features and/or appurtenance may project a maximum of two (2) feet into an adjacent yard setback.
- Parking: each lot shall provide a minimum of two on-site parking spaces. Spaces may be provided via garage and/or onsite via private driveway. On street parking shall be subject to the provisions of the City of Woodland Park and/or future Pines at Tamarac Home Owners Association.
- This PUD contains a five foot (5') variance from Section 17.40.140 (Minimum ROW width from 50' to 45' for local w/curb and gutter)
- Wildfire Mitigation: See sheet L1 and mitigation plan. Plan to be recorded with final plat
- City Council may waive transportation capital fee in lieu of roadway improvements to Sourdough Road.

DEVELOPMENT SCHEDULE

Development is planned to occur during the fall of 2019 subject to final plat approval and development authorization by the City of Woodland Park.

IMPROVEMENTS

All tracts for open space, landscape, pedestrian paths and trails, and stormwater detention pond facilities including, but not limited to water quality ponds, are to be owned and maintained by the Pines at Tamarac Home Owners Association and delegated agents, or other entity approved by the City of Woodland Park. All roads will be dedicated to the City of Woodland Park for public ownership and maintenance.

Curb and gutter, pedestrian ramps, driveway plans, etc. to be as illustrated on the PUD development plan subject to final review with final grading and construction plans.

OWNERSHIP & MAINTENANCE

A homeowners association (Pines at Tamarac HOA) will be formed for the purposes of owning and maintaining common elements and associated improvements and appurtenance within the Pines at Tamarac PUD and subsequent final plat. Documentation of HOA formation and authorities will be provided for review with the associated final plat for the Pines at Tamarac.

UTILITIES

Water and wastewater is planned to be provided via service connection with the city of Woodland Park Utilities subject to compliance with permitting requirements. Electric service will be provided by Intermountain Rural Electric Association (IREA). Natural gas will be provided by Black Hills Energy. The front yards of all lots shall be platted with a 15' public utility easement, as depicted on the typical lot detail.

STORMWATER RUNOFF

Development of the proposed subdivision project will include site grading, utilities, residential construction, and related site improvements. The general concept for management of on-site developed storm runoff is to route developed flows through an on-site stormwater detention facility to mitigate the impact of developed drainage from the site.

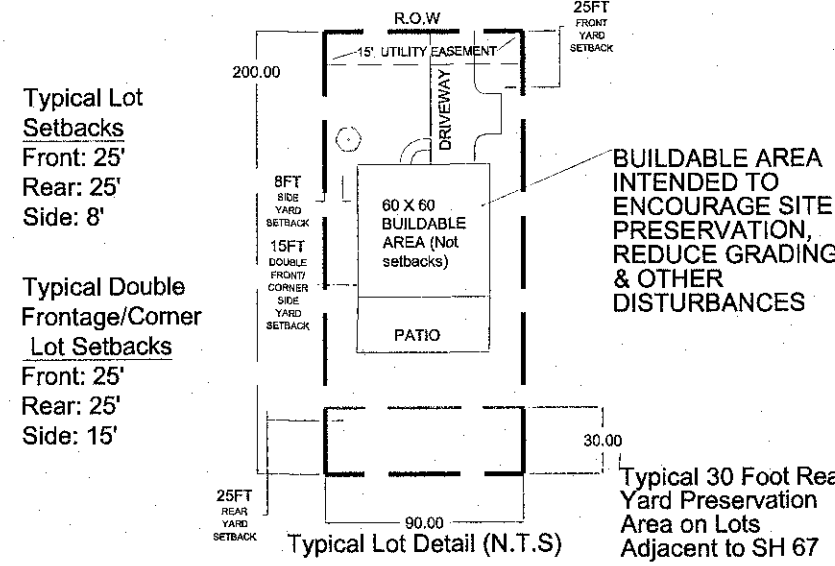
The proposed detention pond facilities have been designed based on design procedures delineated in the City of Woodland Park Drainage criteria manual. The total developed storm runoff downstream of the site will be maintained at historic levels by routing flows through the proposed detention pond. Detention pond a has been designed as a "full-spectrum" detention pond to mitigate developed drainage and water quality impacts from the subdivision.

The proposed pond outlet structure has been designed as an extended detention basins (EDB), providing for a 40-hour release of the WQOV, and outlet structure siding to maintain maximum allowable release rates from the pond. The detention pond will have a grass-lined bottom and riprap infiltration zone in front of the pond outlet structure to encourage infiltration of stormwater prior to discharging into the downstream drainage system. A buried riprap spillway will be provided as an emergency overflow path from the pond to the downstream roadside ditch and culvert.

FLOODPLAIN

The project site is not impacted by any 100-year floodplain limits as delineated by the Federal Emergency Management Agency (FEMA). The floodplain limits in the vicinity of the site are shown in flood insurance rate map (firm) numbers 08119-0139D dated September 25, 2009.

The existing Loy Gulch channel flows northwesterly along the west side of SH67 to the west of this site. According to the flood insurance study, the 100-year flow in the Loy Gulch channel on the west side of SH67 is 1,040 CFS.



- Lot Typical Notes:
- 60x60 buildable area may be located anywhere on lot outside of required setbacks, easements, and/or preservation areas.
 - Corner lot side yards adjacent to a road shall have a side yard setback of 15 feet adjacent to any ROW.
- 1 Typical Lot Detail (N.T.S.) LOT DETAIL

TRACT TABLE			
TRACT	PERMITTED USES	OWNERSHIP/MAINTENANCE	SQUARE FOOTAGE/ACREAGE
A	OPEN SPACE, DRAINAGE, & UTILITY, MAIL KIOSK, SIGNAGE	HOA	132,699.67 SF (3.04 AC)
B	OPEN SPACE, DRAINAGE, & UTILITY	HOA	4,487 SF (0.103 AC)
C	OPEN SPACE, DRAINAGE, & UTILITY, MAIL KIOSK, SIGNAGE	HOA	26,531 SF (0.609 AC)
D	OPEN SPACE, DRAINAGE, & UTILITY, MAIL KIOSK, SIGNAGE	HOA	56,458.05 SF (1.296 ACRES)
TOTAL SQUARE FOOTAGE/ ACREAGE			+/- 220,177.43 (+/- 5.05 ACRES)

TRACT MAP



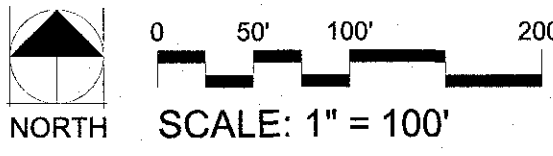
CERTIFICATION: The undersigned hereby certifies that they are the owner of Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) and that the undersigned shall abide by the provisions as specified upon The Pines at Tamarac PUD Final Development Plan and The Pines at Tamarac Preliminary Plat and any conditions and requirements as specified by the Woodland Park Planning Commission and the City of Woodland Park Council.
Date: 7/24/19 Landowner David & Susan Garrettson: [Signature]

APPROVALS: I hereby certify that I am the City Planner of the City of Woodland Park and hereby attest that The Pines at Tamarac PUD Final Development Plan and Preliminary Plat was approved subject to conditions contained herein by the Woodland Park Planning Commission on JUNE 13, 2019 and the City of Woodland Park Council on JULY 18, 2019.
Date: AUGUST 1, 2019 City Planner Lor Pellegrino, AICP: [Signature]

APPROVED

CONDITIONS OF APPROVAL

- Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
 - Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main servicing for Lots 1-4 and Lots 23-26; water line profile showing the crossing of the drainage swale on Cabernet Way; a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveways and utilities; Cul-de-sac radii large enough for plow trucks to make a 3-point turn around; verification that water main is outside of CDOIT right-of-way; on plan S51, show water main on church site; a combined easement for drainage and sanitary sewer main running behind Lots 1-4 and Lots 23-26.
 - Final grading and erosion control plan for the entire site and off-site improvements.
 - Final on- and off-site street plan with profiles with curb and gutter on both sides of Sourdough Road.
 - Final drainage plan and report
 - Approved CDOT Access Permit
 - Approved SWMP
- Prior to construction of SH67 improvements, the applicant shall receive appropriate construction drawing approvals and permits as required by CDOT.
- Prior to conveyance of any proposed lot, the applicant shall:
 - Record a Final Plat;
 - Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
 - Construct the deceleration lane on SH67
- Prior to recording the final plat, the applicant shall submit:
 - Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private open space.
 - Park Development Fees in the applicable amount.



SHEET INDEX	
P1	PUD DEVELOPMENT PLAN (PRELIMINARY PLAN)
U1	OVERALL UTILITY PLAN
U1.1	SITE UTILITY PLAN
C1	GRADING & EROSION CONTROL PLAN
L1	LANDSCAPE PLAN

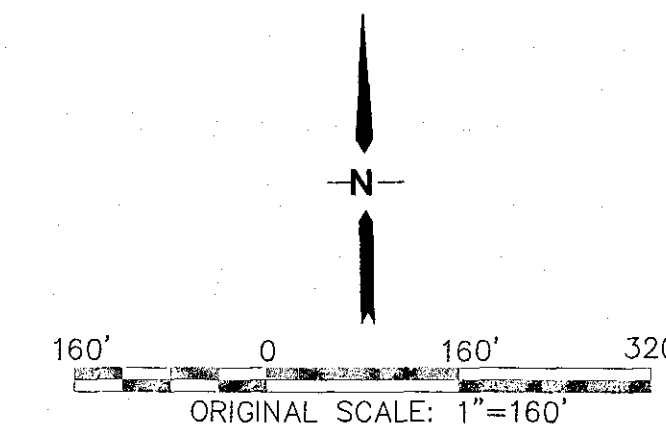
Thomas+Thomas
planning urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

PINES AT TAMARAC
Filing NO. 1 PUD 19-001
Preliminary Plat SUB 19-005
Woodland Park, CO
PUD/PRELIMINARY PLAT

REV #	DATE	REVISIONS
1	5.31.19	RSF
2	6.6.19	RSF
3	7.22.19	RSF
4		
5		
6		

DESIGNED	JEH	3.29.19
DRAWN	ACJ	3.29.19
CHECKED	RSF	4.8.19
PROJECT NUMBER		3885.00
SCALE:		AS NOTED

P1



FIELD LOCATE & CONNECT PROPOSED 8"
PVC PUBLIC SS MAIN TO EXISTING 8" SS

PROPOSED PUBLIC SSMH

PROPOSED PUBLIC 8" SS MAIN

PROPOSED PUBLIC SSMH

FIELD LOCATE & CONNECT
PROPOSED 8" PVC PUBLIC WATER
MAIN TO EXISTING WATER MAIN —

FIELD LOCATE & CONNECT
PROPOSED 8" PVC PUBLIC WATER
MAIN TO EXISTING WATER MAIN -

PROPOSED 320' NB
RIGHT TURN LANE

PROPOSED
180' TAPER

_____	EASEMENT
_____	EDGE OF ASPHALT
_____	PROPERTY LINE
_____	STORM DRAIN LINE
_____	4" SANITARY SEWER
_____	6" SANITARY SEWER
_____	8" SANITARY SEWER
WT _____	WATER SERVICE LINE
_____	6" WATER LINE
_____	8" WATER LINE
	CMP STORM
	FES W/ RIPRAP
	WATER VALVE
	FIRE HYDRANT ASSY.
	SANITARY SEWER MANHOLE
	STORM INLET
	AREA INLET
	SANITARY SEWER MANHOLE

Prepared under my direct supervision.

John P. Schwab, P.E. No. 29891

Date: _____

Approved for Construction
City of Woodland Park
City Engineer

Date: _____

As-Built Submittal:

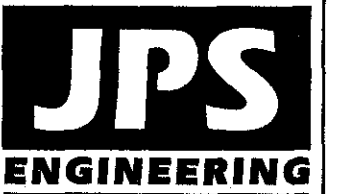
Received for As-Built Record
City of Woodland Park
City Engineer

Date: _____

APPROVALS

PUD 19-001
Preliminary Plat SUB 19-005

OVERALL SITE UTILITY PLAN



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

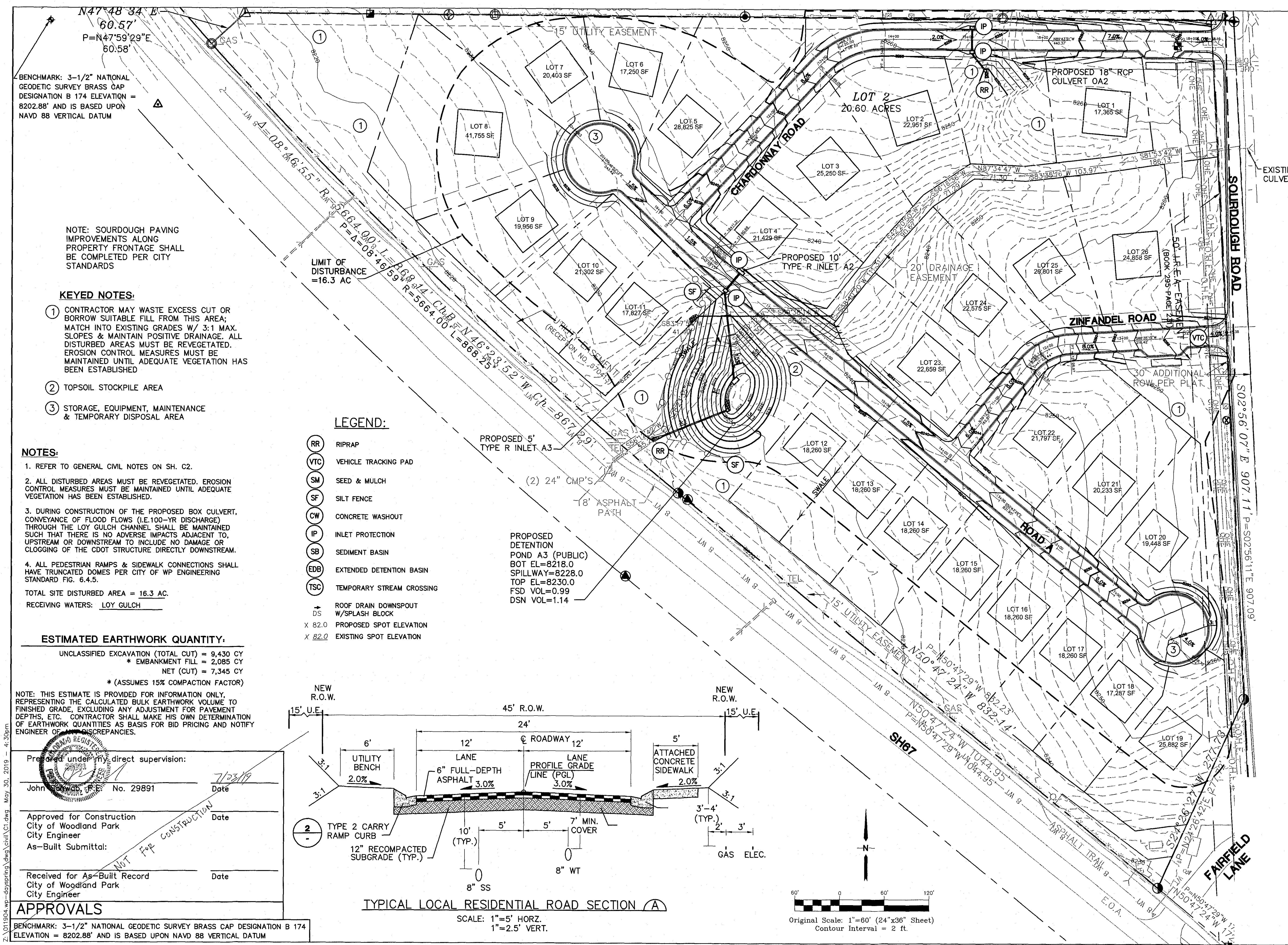
No.	REVISION	BY	DATE
<u>A</u>	CITY DP SUBMITTAL	JPS	4/04/19
<u>A</u>	CITY COMMENTS	JPS	5/30/19

VICINITY MAP

BENCHMARK: 3-1/2" NATIONAL GEODETIC SURVEY BRASS CAP DESIGNATION B 174
ELEVATION = 8202.88' AND IS BASED UPON NAVD 88 VERTICAL DATUM

HORIZ. SCALE:	1"=160'	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	2/23/19	LAST MODIFIED:	5/30/19
PROJECT NO:	011904	MODIFIED BY:	BJJ
SHEET:			

U1



BENCHMARK: 3-1/2" NATIONAL
GEODETIC SURVEY BRASS CAP
DESIGNATION B 174 ELEVATION =
8202.88' AND IS BASED UPON
NAVD 88 VERTICAL DATUM

NOTE: SOURDOUGH PAVING
IMPROVEMENTS ALONG
PROPERTY FRONTAGE SHALL
BE COMPLETED PER CITY
STANDARDS

KEYED NOTES:

1. CONTRACTOR MAY WASTE EXCESS CUT OR BORROW SUITABLE FILL FROM THIS AREA; MATCH INTO EXISTING GRADES W/ 3:1 MAX. SLOPES & MAINTAIN POSITIVE DRAINAGE. ALL DISTURBED AREAS MUST BE REVEGETATED. EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL ADEQUATE VEGETATION HAS BEEN ESTABLISHED
2. TOPSOIL STOCKPILE AREA
3. STORAGE, EQUIPMENT, MAINTENANCE & TEMPORARY DISPOSAL AREA

NOTES:

1. REFER TO GENERAL CIVIL NOTES ON SH. C2.
 2. ALL DISTURBED AREAS MUST BE REVEGETATED. EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL ADEQUATE VEGETATION HAS BEEN ESTABLISHED.
 3. DURING CONSTRUCTION OF THE PROPOSED BOX CULVERT, CONVEYANCE OF FLOOD FLOWS (I.E. 100-YR DISCHARGE) THROUGH THE LOY GULCH CHANNEL SHALL BE MAINTAINED SUCH THAT THERE IS NO ADVERSE IMPACTS ADJACENT TO, UPSTREAM OR DOWNSTREAM TO INCLUDE NO DAMAGE OR CLOGGING OF THE CDOT STRUCTURE DIRECTLY DOWNSTREAM.
 4. ALL PEDESTRIAN RAMPS & SIDEWALK CONNECTIONS SHALL HAVE TRUNCATED DOMES PER CITY OF WP ENGINEERING STANDARD FIG. 6.4.5.
- TOTAL SITE DISTURBED AREA = 16.3 AC.
RECEIVING WATERS: LOY GULCH

ESTIMATED EARTHWORK QUANTITY:

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 9,430 CY
* EMBANKMENT FILL = 2,085 CY
NET (CUT) = 7,345 CY
* (ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

Prepared under my direct supervision:

John [Signature] No. 29891 Date 7/23/19

Approved for Construction
City of Woodland Park
City Engineer
As-Built Submittal: _____ Date _____

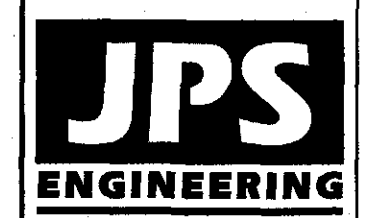
Received for As-Built Record
City of Woodland Park
City Engineer
Date _____

APPROVALS

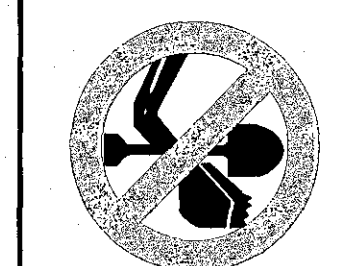
BENCHMARK: 3-1/2" NATIONAL GEODETIC SURVEY BRASS CAP DESIGNATION B 174
ELEVATION = 8202.88' AND IS BASED UPON NAVD 88 VERTICAL DATUM

PUD # 19-001
Preliminary Plat SUB 19-005

PINES AT TAMARAC



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CALL BUSINESS HOURS
BEFORE YOU DIG. GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

NO.	DATE	BY	REVISION
1	4/04/19	JPS	CITY DP SUBMITTAL
2	5/30/19	JPS	CITY COMMENTS

**SITE GRADING & EROSION
CONTROL PLAN**

HORIZ. SCALE: 1"=60'	DRAWN: BJJ
VERT. SCALE: 1"=60'	DESIGNED: BJJ
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 2/23/19	LAST MODIFIED: 5/30/19
PROJECT NO: 011904	MODIFIED BY: BJJ
SHEET: C1	

Pines at Tamarac PUD CONCEPTUAL LANDSCAPE PLAN

Land Owner Certification

In Witness Whereof: The aforementioned DAVID N. & SUSAN J. GARRETSON has executed these presents this 25th day of July 2019 A.D.

Authorized Owner/Representative

STATE OF COLORADO)
EL PASO COUNTY)

MORGAN TAGUE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2019023333
MY COMMISSION EXPIRES JUNE 26, 2022

The above and foregoing statement was acknowledged before me this 25 day of July 2019 A.D. by David N. & Susan J. Garretson Witness my Hand and SEAL:

My Commission Expires: 06-26-2022

City of Woodland Park Certification See Certification Sheet P1

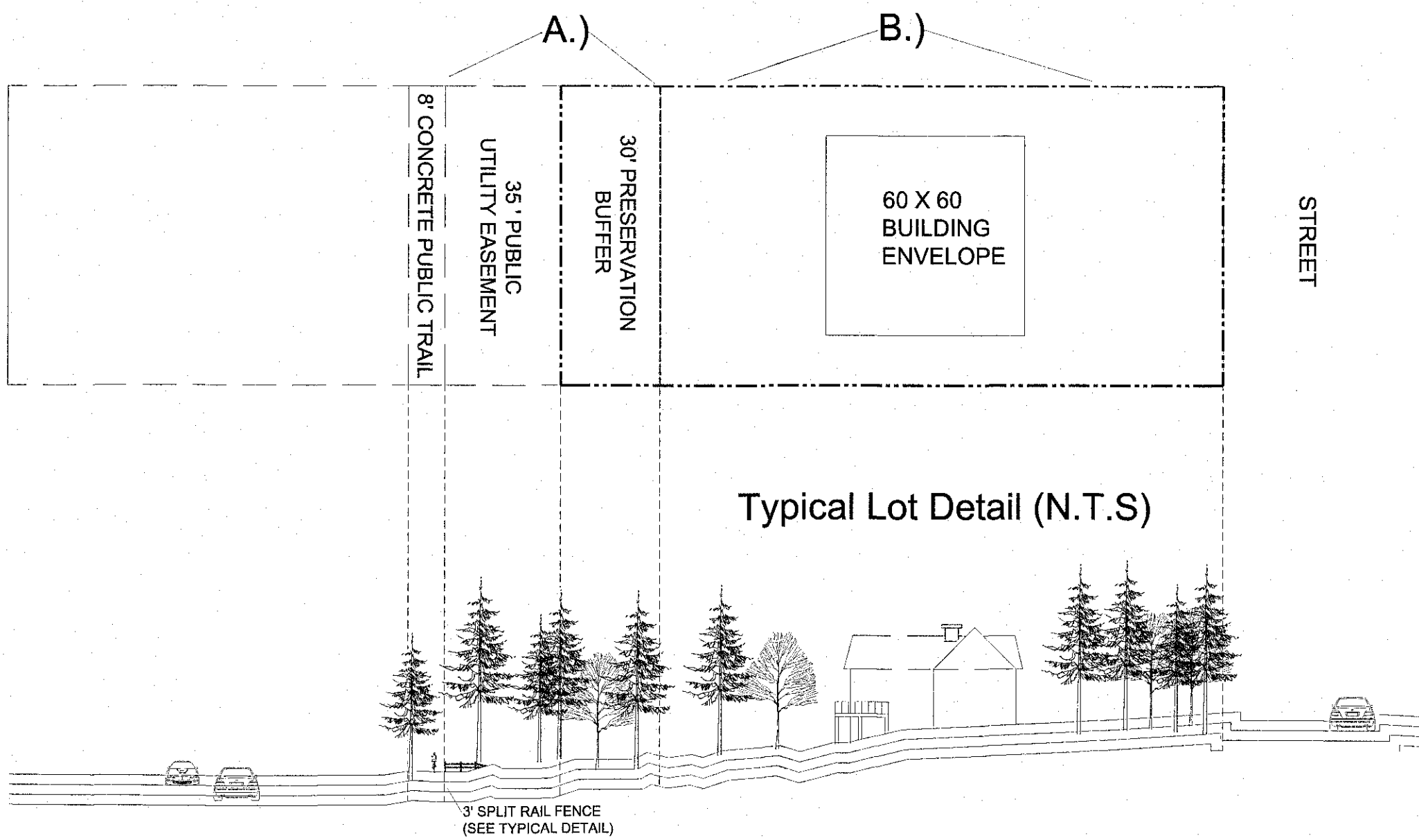
This rezoning request to PUD has been reviewed and found to be complete and in accordance with the (City Council resolution or motion) and date approving the PUD and all applicable City of Woodland Park regulations.

Chair, Woodland Park City Council date

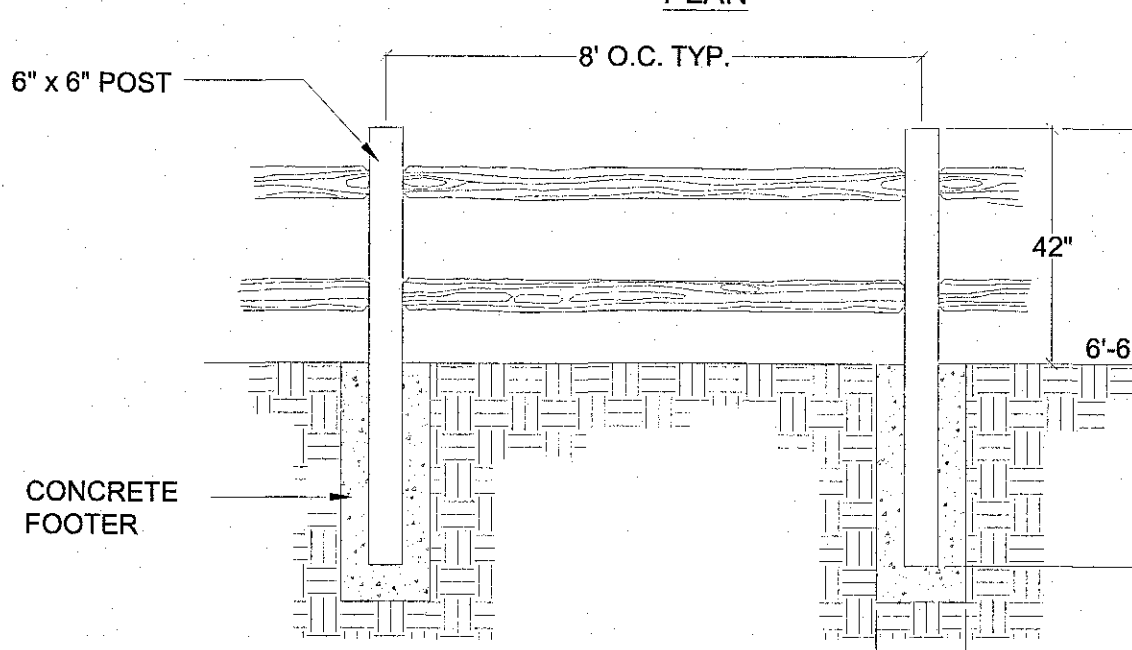
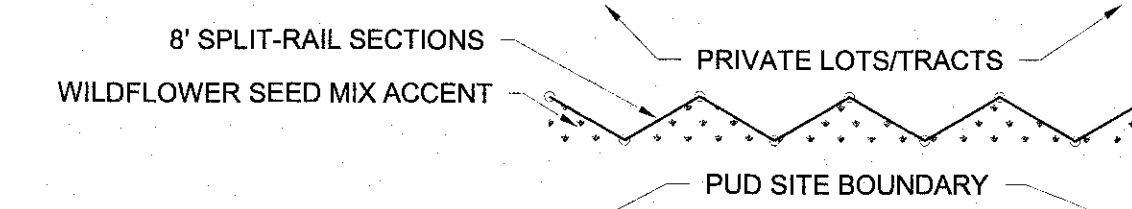
Director, Planning and Community Development date

LANDSCAPE ACCENT PROGRAM WITH FIRE MITIGATION ACTIVITIES*

- A) PUBLIC EASEMENT & PRESERVATION AREA
- DEVELOPER OBLIGATION DURING SUBDIVISION CONSTRUCTION PHASE
 - RESPONSIBILITIES INCLUDE:
 - WILDFIRE MITIGATION (PRE-DEVELOPMENT)
 - MAINTENANCE
 - PRESERVATION OF DEFENSIBLE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN
 - FORESTRY MANAGEMENT
 - EROSION CONTROL/FUEL MANAGEMENT
 - LANDSCAPING TO CONSIST OF:
 - WILDFLOWERS
 - NATIVE GRASSES
 - ORNAMENTAL FENCE ACCENTS
- B) PRIVATE OPEN SPACE/BUILDABLE (LOT) AREA
- BUILDER (HOMEOWNER) OBLIGATION DURING LOT IMPROVEMENT/HOME BUILDING PHASE
 - RESPONSIBILITIES INCLUDE:
 - MAINTENANCE
 - FUEL MANAGEMENT
 - PRESERVATION/MAINTENANCE OF DEFENSIBLE SPACE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN
 - FORESTRY MANAGEMENT
 - EROSION CONTROL/FUEL MANAGEMENT
 - LANDSCAPE CONSISTS OF:
 - WILDFLOWERS
 - NATIVE GRASSES



WILDFLOWER SEED MIX
PBSI ROCKY MOUNTAIN WILDFLOWER MIX BY PAWNEE BUTTES SEED INC. (OR APPROVED EQUAL). SUBMIT CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

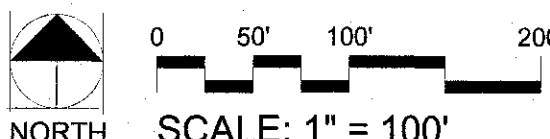


Clerk and Recorder Certification

STATE OF COLORADO)
TELLER COUNTY)

I hereby certify that this Plan was filed in my office on this 20th day of July 2019 at 10:00 a.m./p.m. and was recorded per Reception No. 193.

Teller County Clerk and Recorder



*(SEE WILDFIRE MITIGATION PLAN SUBMITTED TO CITY OF WOODLAND PARK IN SUPPORT OF THIS PUD PLAN FOR ADDITIONAL DETAILS AND RECOMMENDATIONS.)

Thomas+Thomas
planning, urban design • landscape architecture, inc.
299 North Tejon
Colorado Springs, Colorado 80903
(719) 598-6777

PINES AT TAMARAC
Filing NO. 1 PUD 19-001
Preliminary Plat Sub 19-005
Woodland Park, CO
PUD/PRELIMINARY PLAT

REV #	DATE	REVISIONS
1	6.6.19	RSF
2		
3		
4		
5		
6		

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
JEH	RSF	SAB	3835.00	AS NOTED

L1



STAFF REPORT

TO: Mayor Case and City Council

FROM: Aaron Vassalotti, City Manager

DATE: May 16, 2024

SUBJECT: Approval of Ordinance No. 1473, Series 2024, an Ordinance of the City Council of Woodland Park, Colorado, Adjusting Expenditure Appropriations to the Various Funds for the City of Woodland Park, Colorado for the 2024 Budget Year, and Amending Ordinance No. 1466, Series 2023. (A) **Tabled from the April 18, 2024, City Council Meeting.**
(Presenter City Manager Vassalotti)

BACKGROUND: Approval of Ordinance No. 1473, Series 2024, an Ordinance of the City Council of Woodland Park, Colorado, Adjusting Expenditure Appropriations to the Various Funds for the City of Woodland Park, Colorado for the 2024 Budget Year, and Amending Ordinance No. 1466, Series 2023. (A) **Tabled from the April 18, 2024, City Council Meeting.**

RECOMMENDATION: Approval of Ordinance No. 1473, Series 2024, an Ordinance of the City Council of Woodland Park, Colorado, Adjusting Expenditure Appropriations to the Various Funds for the City of Woodland Park, Colorado for the 2024 Budget Year, and Amending Ordinance No. 1466, Series 2023. (A) **Tabled from the April 18, 2024, City Council Meeting.**

ATTACHMENTS:

1. 2024 Supplemental Appropriation #1 Combined
2. 2024 Supplemental Appropriation #1-Summary



City of Woodland Park Staff Report for City Council

Meeting Date	Agenda Item
April 18, 2024	
Department	Presenter
City Manager's Office/ Finance	Aaron Vassalotti, City Manager Kimberly Burleson Budget Manager

Item Title

Ordinance 1473, series 2024 to amend 2024 Budget expenditure appropriations (Budget Supplemental Ordinance)

Long title: Ordinance No. 1473, Series 2024, AN ORDINANCE ADJUSTING EXPENDITURES APPROPRIATIONS TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO, FOR THE 2024 BUDGET YEAR, AND AMENDING ORDINANCE NO. 1466, SERIES 2023

History

City Council adopted the City's 2024 Annual Budget on December 7, 2023. Pursuant to the City's Home Rule Charter, City Council can amend the budget when the City Manager certifies that there are available for appropriation revenues in excess of those estimated in the budget.

Summary

The purpose of this supplemental appropriation is summarized below. This budget expenditure adjustment and revenue source is described in the attachment to this report.

- **DDA Grant to NETCO**
 - At the DDA meeting on March 5, 2024 the DDA unanimously approved for a \$150,000 grant to NETCO for the exclusive use of purchasing a new fire engine to replace the department's current aging engine.
 - The DDA wishes to disburse these funds to NETCO to be held until the time of the purchase of the new fire engine.

Staff Recommendation

Approve Ordinance No. 1473, Series 2024 to amend the 2024 Annual Budget.

Question for Council

Does the City Council approve Ordinance No. 1473, Series 2024 and set the public hearing for April 18, 2024?

City of Woodland Park
2024 Amended Budget
Supplemental Appropriations

	2024 Current Budget	2024 Supplemental Appropriation (incr/decr)	2024 Amended Budget
Downtown Development Authority (215)			
Revenue	\$ 1,019,769	\$ -	\$ 1,019,769
Expenditures	(567,599)	(150,000)	(717,599)
Revenue over/(under) Expenditures	\$ 452,170	\$ (150,000)	\$ 302,170
Fund Balance Summary:			
Beginning Fund Balance - 1/1/2024	\$ 890,658		\$ 890,658
Revenue over/(under) Expenditures	452,170	(150,000)	302,170
Ending Fund Balance - 12/31/2024	\$ 1,342,828	\$ (150,000)	\$ 1,192,828

Supplemental Appropriation Detail:	<u>Expenditures</u>	<u>Revenue</u>
1. Grant to NETCO to Purchase New Fire Engine	\$ 150,000	\$ -
Total adjustment	\$ 150,000	\$ -

City of Woodland Park
2024 Supplemental Appropriation

Exhibit A

General Fund	
Increase Budgeted Revenues	\$ -
Supplemental Appropriation	150,000