

Woodland Park City Council
Council Chambers – City Hall
July 18, 2019, 7:00 PM

If interested in viewing the corresponding video / discussion related to the subject below you can go to the City's YouTube page to view the video. Time stamp after each item is noted for your convenience and corresponds with recorded video.

1. ROLL CALL

- A. The following members of Council present were: Mayor Levy, Mayor Pro-Tem Carr, Kellie Case, Carrol Harvey, Hilary LaBarre, Paul Saunier and Noel Sawyer.

2. PLEDGE OF ALLEGIANCE

The following Staff Members were also in attendance for this meeting:

City Manager Darrin Tangeman	Miles DeYoung Chief of Police
Assistant City Manager/City Clerk Suzanne Leclercq	Ben Schmitt Deputy Public Works Director
City Attorney Jason Meyers	Emily Katsimplas Finance Director
Public Works Director Kip Wiley	City Planner Lor Pellegrino
Community Engagement Manager Karen Casey	Deputy City Clerk Chrissy Stapleford
Planning Director Sally Riley	

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS:

- A. Appointment to the Keep Woodland Park Beautiful Committee. (1:06)
Presenter: Suzanne Leclercq, Assistant City Manager / City Clerk

City Clerk Suzanne Leclercq reviewed the application for the Keep Woodland Park Beautiful appointment.

MOTION: Move to appoint Sarah Horwood as a regular member of the Keep Woodland Park Beautiful Committee. Levy/Case 7-0. Motion Carried.

City Clerk Leclercq administered the oath of office.

- B. Vino and Notes Presentation (4:59)
Presenter: Judy Gaffney

Judy Gaffney, Resource Development Coordinator with Habitat for Humanity of Teller County presented regarding the Annual Vino and Notes Festival on Saturday August 3, 2019 in Memorial Park.

- C. PPACG General Membership update. (6:22)
Presenter: Andy Gunning

Andy Gunning, Executive Director of the Pikes Peak Area Council of Governments (PPACG) gave the annual membership update for PPACG.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA:

- A. None.

5. CONSENT CALENDAR: (33:46)

- A. Approve minutes of June 6, 2019 Council Meeting.

Administrative

Presenter: Suzanne Leclercq, Assistant City Manager / City Clerk

City Clerk Leclercq read the consent agenda into the record.

MOTION: To approve Consent Calendar. Case/Carr. 7-0. Motion carried.

6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: (34:57)

- A. Chuck Gallagher spoke regarding his concern of tiny homes in the community.
- B. Jerry Good spoke against Ordinance 1348, Series 2019.
- C. Joy Ward spoke against the recent changes in fee structure of the Ute Pass Cultural Center.
- D. Tim Taylor had a question for Planning Director Sally Riley regarding tiny homes.

7. UNFINISHED BUSINESS:

- A. None.

8. ORDINANCES ON INITIAL POSTING:

Mayor Levy read the Quasi-Judicial announcement.

- A. First Reading of Ordinance No. 1349, Series 2019 (ZON 19-003) to rezone from Suburban Residential (SR) to Community Commercial (CC) and Ordinance No. 1350, 2019 (CUP 19-003) for a Conditional Use Permit (CUP) for 18.09.090.G.1. Contractors & Construction Services and 18.09.090.V.1-4 Wholesale Trade, Distribution, Warehousing, Storage uses on 2.24 acres in the NW1/4 of the NW1/4 of Section 24, T12S, R69W of the 6th Principal Meridian (930 W Bowman Avenue) as requested by Rampart Investment Group, LLC (Property Owner) and schedule a public hearing for August 1, 2019. (1:00:19)

Quasi-Judicial

Presenter: City Planner Lor Pellegrino

City Planner Lor Pellegrino presented the staff's recommendation on Ordinance 1349 and Ordinance 1350, Series 2019.

MOTION 1: First Reading of Ordinance No. 1349, Series 2019 (ZON 19-003) to rezone from Suburban Residential (SR) to Community Commercial (CC) and schedule a public hearing for August 1, 2019. Carr/Sawyer. 7-0. Motion carried.

MOTION 2: First Reading of Ordinance No. 1350, 2019 (CUP 19-003) for a Conditional Use Permit (CUP) for 18.09.090.G.1. Contractors & Construction Services and 18.09.090.V.1-4 Wholesale Trade, Distribution, Warehousing, Storage uses on 2.24 acres in the NW1/4 of the NW1/4 of Section 24, T12S, R69W of the 6th Principal Meridian (930 W Bowman Avenue) as requested by Rampart Investment Group, LLC (Property Owner) and schedule a public hearing for August 1, 2019. Carr/Sawyer. 7-0. Motion carried.

- B. Consider Ordinance No. 1351 appropriating the purchasing of certain water shares on initial posing and set the Public Hearing for August 1, 2019. (1:03:35)

Administrative

Presenter: Kip Wiley, Public Works Director

Public Works Director Kip Wiley presented regarding Ordinance 1351, Series 2019 and Resolution 844, Series 2019 regarding the purchase of water shares. The City will be purchasing 1.5 shares at a cost of \$42,500 a share for a total of \$63,750.

MOTION: To approve Resolution No. 844 City Purchase of Water Shares Case/Carr. 7-0. Motion carried.

MOTION: To approve Ordinance No. 1351 appropriating the purchasing of certain water shares on initial posing and set the Public Hearing for August 1, 2019. Case/Sawyer. 7-0. Motion carried.

9. PUBLIC HEARINGS:

- A.** Consider motions to approve The Pines at Tamarac Planned Unit Development (PUD) Final Development Plan (PUD 19-001) and The Pines at Tamarac Preliminary Plat (SUB 19-005) for 26 single family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone as request by Dave Garretson (landowner) (1:08:37)
Quasi-Judicial
Presenter: City Planner Lor Pellegrino

Jim Houk with Thomas + Thomas, reviewed the plan for the development. City Planner Lor Pellegrino presented the Staff's findings regarding the PUD and listed the conditions required for approval. There was discussion between Council and following Mayor Levy opened the public hearing up for public comment.

The following people spoke regarding item 9A:

- Joe Fury wanted to confirm that there would be no street lights.
- Robert Wuchner raised questions regarding a traffic signal.

MOTION 1: To approve, based on the findings in the staff report and as presented at public hearing, of the request by the Pines at Tamarac LLC (Dave Garretson, landowner) for PUD#19-001 Planned Unit Development (PUD) Final Development Plan including the dimensional standards for 26 single family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone. Carr/Harvey. 7-0. Motion carried.

MOTION 2: To approve based on the findings in this staff report and as presented at public hearing, of the request by Pines at Tamarac LLC (Dave Garretson, landowner) for SUB#19-005 Preliminary Plat for 26 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 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/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
 - 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 Highway 67.
 4. 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 common open space; and
 - Park Development Fees in the applicable amount.

Carr/Sawyer. 7-0. Motion carried.

- B. Consider motions to approve Stone Ridge Village Filing No. 4. final plat (SUB 19-006) and Subdivision Development Agreement for 21 single family residential lots on 9.44 acres in the Stone Ridge Village Planned Unit Development (PUD) generally located south of Research Drive and north of Firestone Drive as request by Dana Duncan, Stone Ridge Village, LLC. (Property Owner) and Skip Howes (Applicant and Project Coordinator).

Quasi-Judicial

Presenter: Planning Director Sally Riley

Skip Howes approached the podium and gave a brief history to past Stone Ridge Filings.

Mayor Levy opened the public hearing up for public comment. The following people spoke regarding item 9B:

- Brooke Smith handed out a map reviewing drainage issue with the area discussed. Smith commented that he would like to see the numbers regarding the flood plain which Smith states he asked staff for three weeks ago.
- Jason Randolph spoke regarding safety of gas lines in the area and the constant smell of sewage along Research Drive.
- Courtney Michaelson asked a question regarding the proposed subdivision and Skip Howes answered.
- Austin Webb asked a question regarding acreage.

At this time Mayor Levy closed the public comment and Skip Howes recapped answers to the questions asked.

MOTION 1: Move to approve the Subdivision Development Agreement and accept an irrevocable letter of credit in the amount of \$3,228.12 and the Final Plat shall not be recorded until the roads, curb, gutters, sidewalk and appurtenances are completed. Sawyer/Carr. 7-0. Motion carried.

MOTION 2: To approve based upon the findings described in the Staff Report, testimony and evidence provided at the public hearing, I move to approve of the Final Plat for Stone Ridge Village Filing No. 4 with a

variance to allow 40' road right-of-way width for Millstone Lane and Roberts Ranch Road and subject to the following conditions:

1. The Final Plat shall be amended prior to recording with the following notes or corrections:
 - Show and label on Page 2 a 25' Conservation Area on the western property boundary and add Note 9 to Page 1 regarding the use limitations of this Conservation Area.
 - Modify the "private" ingress and egress easement for the benefit of Parcel 1 Davis Subdivision Exemption Plat in order that it does not impact Lot 14, Eagle Pines Filing No. 4.
 - Remove the Designer of the Subdivision since Pinnacle Designworks is no longer in business.
 - Show and label on Page 2 the landscape/signage island near the intersection of Ridgestone Drive and Research Drive and add Note 10 to Page 1 that defines the ownership by the City and maintenance responsibilities by the HOA.
2. Prior to recording a Final Plat, the Applicant shall pay a \$1,200 Water Development Fee for each single-family residential lot (a total of \$25,200 for Filing No. 4). Water tap fees in Stone Ridge Village are not subject to water rights fees.
3. Developer must provide a Title Insurance Policy within 60 days after Final Plat approval. The amount for this Policy is based on 1.98 acres of land dedicated to the City as public road right-of-way at a value of \$24,000 per acre.
4. Developer shall provide the City a copy of the final "Declaration of Covenants, Conditions and Restrictions," which covenants must be recorded simultaneously with the Final Plat.

Sawyer/Saunier. 7-0. Motion carried. Councilmember Case stated she supports the request from Brooke Smith for data from the Public Works department. City Manager Tangeman stated that he would update Council on that request.

10. NEW BUSINESS:

- A. Approve Resolution No. 844 City Purchase of Water Shares.

Administrative

Presenter: Kip Wiley, Public Works Director

Resolution 844, Series 2019 taken with item 8B.

11. REPORTS:

(Public comment not necessary)

- A. Mayor's Report. (2:55:20)

- i. Mayor Levy read the events for the next two weeks and informed the community of the passing of Will Brown.

- B. Council Reports.

- i. Mayor Pro-Tem Carr invited more people from the community to join KWPB. Carr also noted there would be a fundraiser for the library occurring this weekend.
- ii. Councilmember Case reported that there will be electronics recycling at Keller Williams on Saturday 07/20.
- iii. Councilmember Harvey reported that tonight was the first Deer Task force meeting and there were 18 participants. The Historical Preservation Committee will be touring the historical landmarks tomorrow and Harvey handed out the annual HPC poster.
- iv. Councilmember Saunier thanked the City Workers for doing such a great job.

- C. City Attorney's Report.

- i. City Attorney Jason Meyers started how wonderful the 4th of July was in Woodland Park.
- D. City Manager's Report.
 - i. City Manager Darrin Tangeman explained the reasoning behind Ordinance 1348. There will be a joint Council Work Session with Planning Commission and Downtown Development Authority on 08/08/2019.
 - ii. Assistant City Manager / City Clerk Suzanne Leclercq presented the new CML Ethics, Liability and Best Practices books. Leclercq also discussed reinstating the Charter Review committee for the upcoming 2020 election and that she would be bringing a Resolution to Council at their next meeting.. Leclercq introduced intern Allison Turturro and thanked her for her work the last few weeks.
 - iii. Finance Director Emily Katsimplas reviewed the Sales Tax Report.

12. ADDED ITEM AGENDA:

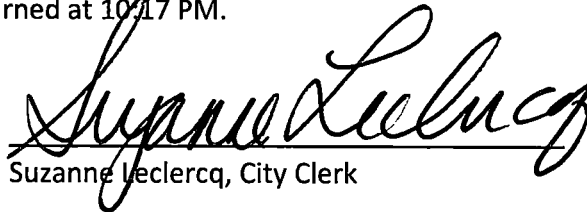
A. None.

13. EXECUTIVE SESSION:

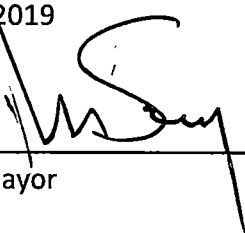
14. COMMENTS ON WRITTEN CORRESPONDENCE:

A. None.

15. ADJOURNMENT: The meeting adjourned at 10:17 PM.


Suzanne Leclercq, City Clerk

APPROVED THIS 18 DAY OF August, 2019


Neil Levy, Mayor