

City of Woodland Park

July 17, 2025 at 6:30 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Mayor Case called the regularly scheduled Council Meeting to order at 6:30 PM.

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

The following staff members were in attendance: City Manager Vassalotti, Deputy City Manager/City Clerk Leclercq, Assistant City Manager Felts, Planning Director Schminke, Senior Planner Gates, Permit Technician Ahyte, Parks and Recreation Director Keating and Aquatics Manager Warner. City Attorney Wilson appeared via zoom.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

- A. Acknowledgment and Appreciation of Team Rubicon for Fire Mitigation at the Avenger Open Space.
(Presenters Parks and Recreation Director Keating and Budget Director Burleson)

Parks and Recreation Director Keating and Budget Director Burleson thanked Team Rubicon for all the hard work they are doing regarding fire mitigation at the Avenger Open Space.

- B. Appointments to the Utility Advisory Committee. (A)
(Presenter Deputy City Manager/City Clerk Leclercq)

Deputy City Manager/City Clerk Leclercq introduced Tim Rhatigan and Cindy Rumsey as applicants to serve on the Utility Advisory Committee. Leclercq shared that both Rhatigan and Rumsey were incumbents and were both re-applying for their positions. Leclercq shared that no other applications had been received. Mayor Case called both applicants to the podium to share their experiences of serving on the UAC and why they were re-applying.

Following the Council interview, the following motion was made.

Motion: to appoint Tim Rhatigan and Cindy Rumsey to the UAC. Nakai/Smith. Motion carried 6-0.

- C. Appointment to the Downtown Development Authority. (A)
(Presenter Deputy City Manager/City Clerk Leclercq)

Deputy City Manager/City Clerk Leclercq shared with the Council that she had received an application from Al Born wanting to re-apply to the Downtown Development Authority Board. Mayor Case invited Mr. Born to the podium to share his experience on the DDA and

why he was interested in re-applying. The Council thanked Mr. Born for his many years of service and the following motion was made.

Motion: to appoint Al Born to the Downtown Development Authority. Jones/Nakai. Motion carried 6-0.

- D. Proclamation declaring July as Parks and Recreation Month. (A)
(Parks and Recreation Director Keating)

Parks and Recreation Director Cindy Keating shared the many activities and accomplishments of the Parks and Recreation Department over the past year. Mayor Case read the proclamation declaring the month of July Parks and Recreation month into the record.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

None.

5. CONSENT CALENDAR

- A. Review and Acceptance of the Statement of Expenditures for June 2025. (A)
(Presenter City Manager Vassalotti)

Mayor Case read the consent calendar into the record and the following motion was made.

Motion: to approve the review and acceptance of the Statement of Expenditures for June 2025 and the approval of the June 19, 2025, City Council Meeting Minutes. Jones/Geer. Motion carried 6-0.

- B. Approval of the June 19, 2025 Regularly Scheduled City Council Meeting Minutes. (A)
(Presenter Deputy City Manager/City Clerk Leclercq)

Approved in motion above.

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

Tom Gearhart shared his disappointment and lack of public input on the placement of the Community Garden alongside the City Hall building.

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. Approval of Ordinance No. 1498, Series 2025, an Ordinance Granting a Special Use Permit for the Purpose of CORE Electric Cooperative to Replace an Existing 63-foot Lattice Communication Tower with a New 120-foot Lattice Communication Tower (130 Feet to Top of Appurtenances). The Subject Property is Located in the SE4SE4 Sec. 23 and that Portion of the E2NE4 Sec. 26 Lying North of Highway 24 in T12S, R69W of the 6th P.M., (5955 Trout Creek Road, Woodland Park, CO) in the Agricultural (AG) Zone. (QJ) (Presenter Senior Planner, CJ Gates)

Senior Planner Gates reviewed the Staff Report for Ordinance No. 1498, Series 2025.

BACKGROUND

The subject property is 66.37 acres in size, zoned agriculture (AG) and is located north of the intersection of Trout Creek Road and Colorado State Highway 24 (Figure 1). The Gordon Jackson Foundation, LLC transferred the subject property to the new owner, Legacy Title Holding Company, on May 17, 2023. The subject property is described with a metes and bounds legal description and has never been platted. Currently existing on the subject property are power lines with easements that are owned and maintained by Colorado Springs Utilities. There are also several companies that have constructed transmission towers located in the northern portion of the property including but not limited to Sprint, T-Mobile, Verizon Wireless, and CORE Electric. The current ages of the existing towers on the subject property are unknown and it is believed that most of them predate the City's permitting process.

According to Chapter 18.61.020 of the City of Woodland Park Municipal Code, a Special Use Permit (SUP) is required to develop towers and antennas exceeding fifty feet in height. Historically, when a company needs to perform a minor upgrade or repair an existing tower located at the subject property, a building zoning development permit is issued administratively through the Planning Department. This application is being processed as a SUP since the proposed new antenna has a total height of 130 feet and is a total replacement and upgrade of the existing tower that CORE Electric utilizes at this location.

SITE AND SURROUNDING PROPERTIES

Gates shared that the subject property (outlined in red) is zoned Agricultural (A) with the red dot depicting where the existing and proposed tower site is located. North of the subject property is a single-family development (Golden Eagle Ridge) with only one out of 7 parcels currently developed. To the east of the subject property is a vacant parcel zoned Multi-family Residential Suburban (shown in orange) and single-family homes located outside city limits. To the south of the subject property is Colorado State Highway 24 and other parcels located outside city limits. To the west of the proposed tower site is the Sanctuary Planned Unit Development where Charis Bible College, Andrew Wommack Ministries headquarters, and several single-family homes.

The uses and zone districts for the area immediately surrounding the subject property are as follows:

USE ZONE

North - Single Family – Golden Eagle Ridge UR

East - Vacant parcel located in City limits & Single-Family Homes within Unincorporated Teller County East

South - Highway 24 & Unincorporated Teller County parcels County

West - Charis Bible College property & Single Family Homes within Unincorporated Teller County PUD

CURRENT PROPOSAL

On April 17, 2025, Woodland Park Planning staff received a Special Use Permit Application for the replacement of an existing 63-foot lattice communication tower with a new 120-foot lattice tower (130-feet to the top of the appurtenances) at the parcel located at 5955 Trout Creek Road.

According to the narrative submitted within the application packet, due to the growth of the trees surrounding the existing tower there has been disruption to the communication frequencies to CORE's other existing facilities due to their radio and microwave systems requiring line-of-sight between towers. The proposed improvements will provide continued support of CORE's infrastructure and the functioning of the power grid by maintaining secure, efficient transmission of communications. In addition, the tower will have two wildfire security cameras that will support wildfire detection for the United States Forest Service (USFS), as well as additional space for state or local emergency communication equipment. The proposed tower benefits not only CORE's customers but the wider community and first responders. The tower is proposed to comply with all FCC regulations.

CORE is planning to continue to utilize the existing access off Trout Creek Road and Highway 24. After the initial surge in traffic due to the construction of the replacement tower, there will not be an increase in total trips to the site.

REFERRALS

The application was referred to City departments including the City Attorney, the City Manager, the City Clerk, Utilities, Public Works, Planning and Building and external agencies including CDOT, Northeast Teller County Fire Protection District, Black Hills Energy, Core Electric, Century Link/Lumen, and TDS Telecom.

Staff received only one referral response. CDOT stated that they had no comment regarding the proposed tower replacement.

ANALYSIS OF SPECIAL USE PERMIT AND FINDINGS

Municipal code section §18.61 Special Use Permit addresses the review of special use permit requests. §18.61.040 states, "The standards for special use permits are intended only as a minimum necessary for review. An application for a special use permit, even though meeting the minimal standards of this chapter and code, may be denied, if it is determined that the development and use is not the best interest of the city." § 18.61.040 also specifies the standards by which all special uses must comply in order to receive approval.

Below is a listing of the applicable SUP standards from Code Section 18.61.040 complete with staff's analysis:

A. The proposed development and use shall have a demonstrated direct public benefit to the city.

Complies. The service provided by the proposed communication facility will have a direct public benefit to the City and region. The proposed facility will be utilized to ensure rapid outage detection and recovery minimizing the risk of blackouts within the CORE Electric service area. In addition, the tower will have two new wildfire security cameras that will support wildfire detection and space on the tower for the United States Forest Service (USFS), state or local services for emergency communication.

B. The proposed development and use shall not materially endanger the public health and welfare.

Complies. The proposed communication tower is not proposed to materially endanger the public health and welfare.

C. The proposed development and use shall not substantially injure the value of vicinity properties.

Complies. The proposed tower is a replacement and upgrade from the existing CORE tower at the subject property and will not be taller than other existing telecommunication towers on the Gold Hill site.

D. The proposed development and use shall be in harmony with the area in which it is to be located.

Complies. The proposed removal and replacement of the existing CORE tower will be in harmony with the area. Several other towers exist on the subject property within the same general area as both the existing and proposed tower location. These other towers are visually higher than the CORE replacement tower. The proposed tower replacement is

planned to be a total of 120-foot tall (130 feet to the top of the appurtenance). The tallest tower currently existing on the subject property is a total of 150-feet tall.

E. The proposed development and use shall conform to the provisions, objectives and policies of all city plans, adopted and in effect at the time of application, including but not limited to growth management, transportation, utilities, capital improvements and downtown redevelopment.

Complies. The development is consistent with the following principles and goals specified in the City's 2021 Comprehensive Plan.

Public Safety and Emergency Management Goal 1: Continue to provide excellent public safety and emergency services.

Resiliency Objective 3.1: Maintain redundancy in communication systems.

As shown on the Comprehensive Plan's Future Land Use Map (Figure 5), the northern portion of the subject parcel where the existing and proposed tower is located is labeled as "open space" while the southern portion of the site is labeled as "mixed use". The plan identifies several areas as "mixed use" and this portion of the parcel is associated with area B, which is defined as: "Area B is comprised of the approved Sturman PUD and Sanctuary PUD (Charis Bible College)".

The proposed development and use shall conform to the provisions, standards and requirements of all city regulations, adopted and in effect at the time of application, including but not limited to zoning, subdivision, utilities, buildings and construction, business regulations and engineering specifications.

May Comply. The proposed facility may comply if the applicant is complies with the Woodland Park Municipal Code and the conditions of approval listed within this staff report.

G. The proposed development and use shall be designed, constructed and maintained to accommodate the on-site and off-site traffic generated.

Complies. CORE will be utilizing the existing access road located on the subject property accessed off Trout Creek Road which CORE maintains. The application was also referred to the Colorado Department of Transportation (CDOT) and they had no comment or concerns.

H. The proposed development and use shall be designed, constructed and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and man-made hazards, streams and environmentally significant features.

Complies. The proposed facility is proposed to not adversely affect the existing topography, surface drainage, soil potentials, natural and man-made hazards, streams and environmentally significant features.

I. The proposed development and use shall be designed, constructed and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods and surface water drainage.

Complies. The proposed facility does not require or involve any water supply, wastewater disposal, solid waste disposal, air quality protection methods, or surface water drainage.

J. The proposed development and use shall be designed, constructed and maintained to not unduly increase the public danger of fire, explosion and other safety hazards upon the public, and persons residing or working on the site and vicinity.

Complies. The applicant is taking ownership of all construction and maintenance and claims does not increase public danger. Additionally, the two new wildfire security cameras will support early wildfire detection.

K. The development and use may be required to provide architectural design schemes and may also require amenities such as, but not limited to, fencing, landscaping, buffer areas.

Complies. The proposed facility will be of similar design to the existing towers on the subject property and will be constructed with a non-galvanized steel color in order to minimize appearance of the tower. Due to the site's terrain and vegetation, the base of the tower is not visible from surrounding parcels.

L. The proposed development shall require approval of the City that connection and availability of a water source exists that is sufficient to serve the needs of the proposed uses and structure.

Not Applicable. The proposed facility does not require any water. Additionally, water service is not available at this location.

ANALYSIS OF WOODLAND PARK MUNICIPAL CODE AND FINDINGS

On July 18, 2024 the Woodland Park City Council approved Ordinance No. 1477 Series 2024 which amended Title 5 of the Woodland Park Municipal Code, the purpose of which is to regulate the placement, construction, and modification of wireless communication facility. [Note: the Municode Codification link on the City's website does not include Ordinance 1744.]

From Ordinance No. 1477, below is a listing of the applicable standards from Code Section 5.24.060 complete with staff's analysis:

A. Camouflage/Concealment. All WCFs and any Related Accessory Equipment shall, to the maximum extent possible, use Concealment design techniques, and where not possible utilize Camouflage Design Techniques. Camouflage Design Techniques include, but are not limited to using materials, colors, textures, screening, undergrounding, landscaping, or other design options that will blend the WCF to the surrounding natural setting and built environment.

1. Where WCFs are located in areas of high public visibility, they shall, where physically possible, be designed to be concealed, and where not possible to be concealed, to minimize the WCF profile

through placement of equipment fully or partially underground, or by way of example and not limitation, behind landscape berms.

2. A concealment design may include the use of Alternative Tower Structures should the City determine that such design meets the intent of this Code and the community is better served thereby.

3. All WCFs, such as antennas, vaults, equipment enclosures, and Towers shall be constructed of non-reflective materials (visible exterior surfaces only) and, where applicable, shall be p

infrastructure on which it is mounted.

Complies. The proposed tower replacement will be built with a non-reflective galvanized steel color to minimize appearance of the tower. The proposed tower and related accessory equipment location reduces potential visual impacts to surrounding properties due to the lower grade on the mountain which helps with being visually lower and the other towers currently located at the site.

B. Siting.

1. No portion of any WCF may extend beyond the property line.

2. WCFs shall be required to be designed and constructed to permit the facility to accommodate WCFs from at least two (2) wireless service providers and the same WCF unless the City approves an alternative design. No WCF owner or operator shall unfairly exclude a competitor from using the same facility of Site.

3. WCFs shall be sited in a location that does not reduce the parking for the other principal uses on the parcel below Code standards.

4. WCFs shall not encroach into any sight triangles.

Complies. The proposed tower and related accessory equipment will not extend beyond the property line. CORE is not proposing co-location with any other communication companies but they are proposing additional space on the tower for state and local emergency communication equipment. The current proposal does not include any parking or sight triangle impacts.

C. Lighting. WCFs shall not be artificially lighted, unless required by the FM or other applicable governmental authority, or the WCF is mounted on a light pole or other similar structure primarily used for lighting purposes. If lighting is required, the City may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views. Lighting shall be shielded or directed to the greatest extent possible so as to minimize the amount of glare and light falling onto nearby properties, particularly residences.

Complies. The tower is not proposed with any artificial lighting.

D. Landscape and Fencing Requirements.

1. WCFs shall be sited in a manner that does not reduce the landscaped areas for the other principal uses on the lot or parcel, below any applicable Code standards including without limitation, Planned Unit Development standards.

2. The Site of the WCF shall be landscaped with a buffer of plant materials that effectively screen the view of the WCF from adjacent residential property. The standard buffer shall consist of the front, side, and rear landscaped setback on the perimeter of the Site.

3. In locations where the visual impact of the WCF would be minimal, the landscaping requirement may be reduced or waived in whole or in part by the City.

4. Existing mature tree growth and natural landforms on the Site shall be preserved to the maximum extent possible. In some cases, such as WCFs sited on large, wooded lots, natural growth around the Site perimeter may be sufficient to buffer. Applicant's plan minimizes the number of trees to be removed and any trees removed are replaced at a ratio of two (2) to one (1).

Complies. The Landscaping provision of this requirement is being waved due to the forested hilltop setting of the proposed development. The terrain and existing mature trees provides screening to the proposed tower. Due to the remote location and lack of water, it is not realistic to plant new trees for this tower replacement. The proposal is also planned to have a 7-foot height fence around the new tower and the northeast part of the equipment shelter which will connect to the existing link fence.

E.4. Towers.

a) Towers shall either maintain a galvanized steel finish, or, subject to any applicable FAA standards, be painted a neutral color so as to reduce visual obtrusiveness as determined by the City;

Complies. The proposed tower replacement will be in a non-reflective galvanized steel color to minimize appearance of the tower.

b) Tower structures should use existing landforms, vegetation, and structures to aid in concealing the facility from view or blending in with the surrounding built and natural environment;

Complies. The tower's forested hilltop setting reduces potential visual impacts to surrounding properties. The site is also located on a lower grade on the mountain which helps with being visually lower than other towers in the immediate area.

c) Monopole support structures shall taper from the base to the tip;

Not Applicable. The proposed tower is a lattice structure and not a monopole structure.

d) All Towers shall be enclosed by security fencing or wall at least six (6) feet in height and shall also be equipped with an appropriate anti-climbing device. No security fencing or any portion thereof shall consist of barbed wire or chain link material unless temporary and approved by the City;

Complies. A 7-foot-high chain link fence is proposed around the new tower. The equipment shelter is planned to connect to the fence in order to secure the facility and will be equipped with security cameras to prevent trespassing. Due to the remote location of this facility and the natural screening provided by the terrain, staff is comfortable with a chain-link fence provided anti-climbing devices are added.

e) Towers shall be subject to the maximum height restrictions of the zoning district in which they are located, subject to a maximum height limit of fifty (50) feet;

Complies. As stated, the proposed tower is planned to be a total of 120-foot high (130 feet to the top of the appurtenance). Contrary to this regulation, Towers exceeding fifty feet in height are allowed to be

constructed with approval of a Special Use Permit in accordance with Section 18.61.020 (Special Use Permits – Applicability) of the Woodland Park Municipal Code.

f) Towers should be sited in a manner that is least obtrusive to residential structures and residential district boundaries where feasible;

Complies. The tower's forested hilltop setting reduces potential visual impacts to surrounding properties. The site is also located on a lower grade on the mountain which helps with being visually lower than other towers in the immediate area. The existing 63-foot high CORE tower will be decommissioned and removed after the new tower has been erected and is operational. The related accessory equipment located at the base of the tower will be constructed from beige aggregate, surrounded by existing forest, and not visible from adjacent properties.

g) Towers should take into consideration the uses on adjacent and nearby properties and the compatibility of the Tower to these uses;

Complies. The proposed removal and replacement of the existing CORE tower will be compatible with the surrounding area. There are several other existing towers that are within immediate range of the existing tower and that are visually higher than the proposed CORE replacement tower.

h) Towers should be designed utilizing design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

Complies. The proposed tower is a lattice structure with a non-reflective galvanized steel color to minimize appearance of the tower.

i) Visual impacts of the proposed ingress and egress shall be minimized;

Complies. CORE will be utilizing the existing access road located on the subject property accessed off Trout Creek Road which CORE maintains. The application was also referred to the Colorado Department of Transportation (CDOT) and they had no comment on the proposed tower.

j) No new Towers shall be permitted unless the Applicant demonstrates to the reasonable satisfaction of the City that no existing WCFs can accommodate the needs that the Applicant proposed to address with its Tower application. Evidence submitted to demonstrate that no existing WCFs can accommodate these needs may consist of the following:

i. No existing WCFs are of sufficient height and are located within the geographic area required to meet the Applicant's engineering requirements;

ii. Existing WCFs do not have sufficient structural strength to support Applicant's proposed WCF;

iii. The Applicant's proposed WCF would cause electromagnetic interference with the WCFs or the existing WCFs would cause interference with the Applicant's proposed WCFs' or

iv. The Applicant demonstrates that there are other limiting factors that render existing WCFs unsuitable for collocation.

Complies. This is a replacement of an existing CORE communication tower. CORE plays a large roll in emergency response, including wildfire mitigation and blackouts. Also, CORE's communications

must be secure, private, and independent of public telecom infrastructure. The proposed tower replacement will achieve these goals.

k) A Tower shall meet the greater of the following minimum setbacks from all property lines:

i. The setback for a principal building within the applicable zoning;

ii. Twenty-five percent of the facility height, including WCF's and Transmission Equipment; or

iii. The Tower height, including antennas if the Tower is in or adjacent to residential district residential zoned property.

iv. Towers fifty (50) feet in height shall not be located within one-quarter mile from an existing Tower that is fifty (50) feet in height, unless the Applicant has shown to the satisfaction of the City that there are no reasonably suitable alternative sites in the required geographic area which can meet the Applicant's needs.

Complies. The proposed tower meets the setback of 130' from the property line per this regulation and the proposed tower is planned to be 50' from adjacent towers.

l) No Towers shall be permitted in the Right-of-Way.

Complies. The proposed tower will not be constructed within any right-of-way.

E.5. Related Accessory Equipment – Related Accessory Equipment for all WCF's shall meet the following requirements:

a) All buildings, shelters, cabinets, and other accessory components shall be grouped as closely as technically possible;

Complies. All accessory equipment is being located in close proximity to the base of the tower.

b) The total footprint coverage area of the WCF's Related Accessory Equipment shall not exceed three hundred fifty (350) square feet;

Complies. The proposed equipment shelter area will be a total of 221 square feet.

c) No Related Accessory Equipment or accessory structure shall exceed twelve (12) feet in height;

Complies. The maximum proposed height of the Accessory Equipment or accessory structure for this project is 7-foot 10-inches high.

d) Related accessory Equipment shall be located out of sight wherever possible by locating behind parapet walls or within equipment enclosures. Where such alternate locations are not available, the Related Accessory Equipment shall be concealed where technically feasible or otherwise camouflaged in a manner appropriate for the specific site.

Complies. The equipment compound is located at the base of the tower which is at a lower grade on the mountain, and is constructed from beige aggregate, surrounded by existing forest, and will not be visible from adjacent properties.

NOTIFICATIONS AND PUBLIC COMMENT

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 and

City Council public hearings. The site was posted with public notice posters and notice of the public hearings was published in the Pikes Peak Courier in compliance with the Municipal Code.

While staff has received a couple inquiries about the application, no public comment on the proposal has been submitted.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on June 12, 2025 (draft minutes attached). After consideration of the staff report and comments made at the public hearing, the Planning Commission voted unanimously to recommend That City Council:

Approve the Special Use Permit for the replacement of an existing 63-foot lattice communication tower with a new 120-foot lattice communication tower (130 feet to top of appurtenances) located at the subject property located in the SE4SE4 Sec. 23 and that portion of the E2NE4 Sec. 26 lying north of Highway 24 in T12S, R69W of the 6th P.M., (5955 Trout Creek Road, Woodland Park, CO) in the Agricultural (AG) zone subject to the following conditions:

1. The applicant must submit a signed statement from a qualified radio frequency engineer, certifying that a technical evaluation of the proposed facility indicates no potential interference problems and that the site will comply with all applicable regulations for radio frequency emissions promulgated by the FCC.
2. The owner of the property and the applicant have each submitted an affidavit acknowledging that each is responsible for the removal of a WCF, including Related Accessory Equipment, that is abandoned or is unused for a period of six (6) months.
3. This approval expires if the WCF is not established within one (1) year of the approval or if it is abandoned or unused for a period of six (6) months.
4. All work done pursuant to WCF applications must be completed in accordance with all applicable building and safety requirements as set forth in the City Code, and any other applicable regulations. In addition, all WCF applications shall comply with the following:
 - a. Comply with any permit or license issued by a local, state or federal agency with jurisdiction of the WCF;
 - b. Comply with easements, covenants, conditions and/or restrictions on or applicable to the underlying real property;
 - c. Remain free from trash, debris, litter, graffiti, and other forms of vandalism. Any damage shall be repaired as soon as practicable, and in no instance more than ten (10) days from the time of notification by the City or after discovery by the owner or operator of the Site.
 - d. Be maintained in good working condition and to the standards established at the time of application approval or as otherwise required by applicable law; and

5. The applicant shall provide a compliance report within forty-five (45) days after installation of the WCF, demonstrating that as installed and in operation, the WCF complies with all conditions of approval, applicable City requirements and standard regulations.
6. Prior to construction, application shall provide construction documents to the City of Woodland Park showing that security fencing will be constructed with appropriate anti-climbing devices.
7. Prior to construction of the proposed tower, the applicant must submit for and gain approval of a Zoning Development Permit with the City of Woodland Park including associated construction documents.
8. Post construction, use of the facility is subject to the Operational Standards contained in Municipal Code Section 5.24.070 which include Federal requirements, radio frequency standards, signal interference, legal access, operation and maintenance, abandonment and removal, hazardous materials, collocation, and compliance with other laws.

STAFF RECOMMENDATION

Approve Ordinance No. 1498, Series 2025, an Ordinance granting a Special Use Permit for the purpose of Core Electric Cooperative to replace an existing 63-foot lattice communication tower with a new 120-foot lattice communication tower (130 feet to top of appurtenances). The subject property is located in the SE4SE4 SEC. 23 and that portion of the E2NE4 SEC. 26 lying North of Highway 24 in T12S, R69W of the 6th p.m., (5955 Trout Creek Road, Woodland Park, CO) in the Agricultural (AG) zone.

Following Planner Gates' presentation and there being no Council discussion, Brooks Kaufman from Core Electric also shared information on the tower and the need for it to be replaced.

Mayor Case opened the public comment portion of the public hearing.

Brent Broadfoot and his wife voiced concern over the effects the towers were having on their health. He played a recording of the noise of the tower that they hear constantly.

There being no additional public comment, Mayor Case closed the public comment portion of the public hearing and the following motion was made.

Motion: to approve the approval of Ordinance No. 1498, Series 2025, an Ordinance Granting a Special Use Permit for the Purpose of CORE Electric Cooperative to Replace an Existing 63-foot Lattice Communication Tower (130 Feet to Top of Appurtenances). The Subject Property is located in the SE4SE4 Sec. 23 and that Portion of the E2NE4 Sec. 26 Lying North of Highway 24 in T12S, R69W of the 6th P.M. in the Agricultural Zone. Geer/Nakai. Motion carried 6-0.

10. NEW BUSINESS

(Public comment may be heard)

- A. Approve a Rock, Gem & Jewelry Show Temporary Use Permit (TUP) - a request from Kim Packham (Applicant) and Peter LaBarre (property owner) for on-site vendor camping August 11-18, 2025 for the Woodland Park Rock, Gem and Jewelry Show special event at 19250 E US Hwy 24 in the Service Commercial (SC) zone district. (QJ) (Presenter: Permit Technician, Grant Ahtye)

Permit Technician Ahtye reviewed the Staff Report regarding this event, sharing the following information:

BACKGROUND: Pursuant to Municipal Code §8.12 Camping in Designated Areas, City Council may permit self-contained camping units in designated locations other than licensed campgrounds. The City has received a written request to camp overnight in conjunction with the Rock, Gem and Jewelry Show. This will be the fifteenth (15th) year for camping in conjunction with the Woodland Park Rock, Gem and Jewelry show at this location.

The request proposes camping for approximately 45 vendors from August 11 through August 18 (7 nights). Overnight camping is limited to show vendors and event volunteers only and camp sites are proposed to be located within the designated vendor spaces to provide maximum merchandise security and vendor convenience. This year's application is requesting use of generators until 10 PM; in prior years, generators were required to be turned off by 9 PM.

City staff has reviewed this request for compliance with Municipal Code §8.12.020. Public notice of this request was provided by publication as an agenda item, public notice posters posted on the property, and letters mailed to all property owners within 150 feet. As of the writing of this staff report, no written comments or concerns were received.

STAFF RECOMMENDATION

Motion to **APPROVE** camping on the Ute Pass Saddle Club grounds (19250 E US Hwy 24) in conjunction with the Woodland Park Rock, Gem and Jewelry Show special event Temporary Use Permit subject to the following conditions:

- Camping shall occur only between 9 AM August 11 through 9 PM August 18, 2025.
- Camping shall be for event volunteers and vendors only with no more than 45 camping units permitted on-site at any given time.
- Camping units shall include tents, camper trailers, recreational vehicles and pickup campers
- Camping units shall not be connected to City water or sewer and shall be self-contained.
- On and off-site trash, garbage or debris shall be cleaned up during and upon cessation of camping. On-site clean-up shall be coordinated with and enforced by the property owner and event coordinator.
- The event coordinator shall be responsive to complaints received, if any.
- All lighting for the camping and event areas, if any, shall be downcast, fully shielded, and turned off by 9 PM each night.
- All generators (if any) shall be turned off by 10 PM.
- The event coordinator and all campers shall at all times be subject to Municipal Code §9.41 Noise.
- At no time shall campers, vendors, event volunteers or guests/participants obstruct access to the City of Woodland Park lift station.

There being no further Council discussion, the following motion was made.

Motion: to approve a Rock, Gem & Jewelry Show Temporary Use Permit - a request from

Kim Packham and Peter LaBarre for onsite vendor camping August 11-18, 2025 for the Woodland Park Rock, Gem and Jewelry Show special event at 19250 E. Highway 24 in the Service Commercial zone district. Nakai/Bryant. Motion carried 6-0.

- B.** Approve Resolution No. 932 a Resolution Establishing Expedited Review Policies for Future Affordable Housing Projects. (Presenter Budget Director / Kimberly Burleson)

Budget Director Burleson reviewed her staff report regarding Resolution No. 932, Series 2025 with the Council.

There being no council discussion or comment, the following motion was made.

Motion: to approve Resolution No. 932, Series 2025, a Resolution Establishing Expedited Review Policies for Future Affordable Housing Projects. Bryant/Geer. Motion carried 6-0.

11. REPORTS

(Public comment not necessary)

- A.** Mayor's Report

Mayor Case shared information regarding PPACG and an update to their 10-year plan.

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

- B.** Council Reports

Mayor Pro-tem Nakai shared a re-cap of the most recent Charter Review Committee meeting.

Councilmember Bryant thanked the volunteers, the KWPB Committee, the Staff and Sponsors for a successful Keep Woodland Park Beautiful clean-up.

Councilmember Jones shared information about the most recent DDA meeting.

Councilmember Smith congratulated all the applicants that got appointed this evening and thanked them for applying and their continued service.

- C.** City Attorney's Report

No report.

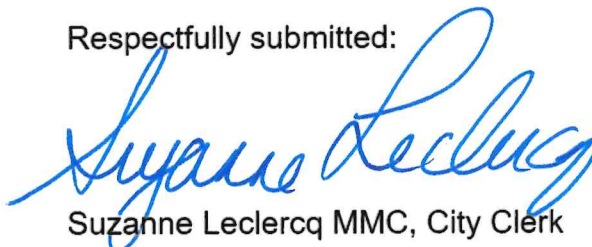
- D.** City Manager's Report

City Manager Vassalotti shared that they are still accepting applications for the Main Street Board. Vasslotti also thanked the Staff for all of their hard work over the Fourth of July weekend.

12. ADJOURNMENT

There being no further City business, Mayor Case adjourned the City Council Meeting at 8:10 PM.

Respectfully submitted:



Suzanne Leclercq MMC, City Clerk

APPROVED THIS 7th DAY OF August, 2025



Kellie Case, Mayor