



City of Woodland Park

City Council

June 18, 2026 at 6:00 PM

AGENDA

Revised Agenda **Addition to the Agenda is in red

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CEREMONIES, PRESENTATIONS AND APPOINTMENTS**
 - A. Proclamation Recognizing July 11, 2026 as Western Wear Day and Celebrating Woodland Park's Western Heritage (Presenter: Heather Burrows)
 - B. DDA Appointments (A) (Presenter: City Clerk Mendoza)
 - C. Keep Woodland Park Beautiful Appointment (A) (Presenter: City Clerk Mendoza)
 - D. 2025 Year End Report (A) (Presenter: City Manager Vassalotti)
4. **ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**
5. **CONSENT CALENDAR**
 - A. Approval of June 4, 2026 City Council Meeting Minutes (A) (Presenter: City Clerk Mendoza)
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)

 - A. Ordinance No. 1525, Series 2026, An Ordinance of the City Council for the City of Woodland Park, Colorado Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of Data Centers in the City and Setting the Public Hearing for July 16, 2026 (L) (Presenter: City Attorney)
9. **PUBLIC HEARINGS**

(Public comment may be heard)

 - A. America's Mountain Festival Special Event Temporary Use Permit — a request by Derek Waggoner (Applicant) and TAVA House Properties, LLC (property owners) for a Special Event Temporary Use Permit for a musical event for 2,000 attendees to operate before 7:00 AM and after 9:00 PM on July 11, 2026. Event hours are 12:00 PM - 9:00 PM; set-up starts at 5:30 AM and clean-up concludes around 11:30 PM. The subject property is located south and west of Tava House

Restaurant, (Tract B Woodland Station No. 2) a.k.a. 201 Saddle Club Avenue in the Central Business District (CBD) zone district (QJ) (Presenter: Planning Director Schminke)

- B. American Mountain Festival Special Event Liquor License located at 120 S. Center, Woodland Park (QJ) (Presenter: City Clerk Mendoza)
- C. Game Day Special Event Liquor License located at the Meadow Wood Sport Complex Concession Building, 2000 Evergreen Heights Drive, Woodland Park (QJ) (Presenter: City Clerk Mendoza)
- D. Farmers Market Special Event Liquor License located at Memorial Park, 200 N. Park Street, Woodland Park (QJ) (Presenter: City Clerk Mendoza)
- E. Symphony Above the Clouds Special Event Liquor License located at Memorial Park, 200 N. Park Street, Woodland Park (QJ) (Presenter: City Clerk Mendoza)
- F. Old Fashion 4th of July Special Event Liquor License located at Memorial Park, 200 N. Park Street, Woodland Park (QJ) (Presenter: City Clerk Mendoza)
- G. Bierworks Liquor License Transfer located at 121 E. Midland Avenue, Woodland Park (QJ) (Presenter: City Clerk Mendoza)
- H. Banana Belt Liquor License Transfer located at 300 East US-24, Woodland Park (QJ) (Presenter: City Clerk Mendoza)
- I. Rhapsody Market and Bistro New Liquor License located at 121 W. Midland Avenue, Woodland Park (QJ) (Presenter: City Clerk Mendoza)
- J. Challenner Corner Subdivision Preliminary and Final Plat: A request by Richard & Mary Challenner (Applicant & Property Owner) to plat 0.83± acres into 2 lots; the subject property is located north of Lake Ave. between N. Baldwin St. and Rampart Range Rd., and is a portion of Lot 1 of Section 19, T12S, R68W of the 6th PM (a.k.a. 405 N. Baldwin Street, Woodland Park, CO) in the Neighborhood Commercial (NC) zone. (QJ) (Presenter: Planning Director Schminke)

10. NEW BUSINESS

(Public comment may be heard)

- A. Cancellation of July 2, 2026 City Council Meeting

11. REPORTS

(Public comment not necessary)

- A. Mayor's Report
- B. Council Reports
- C. City Attorney's Report
- D. City Manager's 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

PROCLAMATION

RECOGNIZING JULY 11, 2026, AS WESTERN WEAR DAY AND CELEBRATING WOODLAND PARK'S WESTERN HERITAGE AND COMMUNITY TRADITIONS

WHEREAS, the City Council of the City of Woodland Park recognizes the rich western heritage that has helped shape the history, culture, character, and identity of our mountain community; and

WHEREAS, the traditions of ranching, horsemanship, outdoor recreation, self-reliance, hospitality, and stewardship of the land remain important elements of the community's heritage and way of life; and

WHEREAS, western attire has long symbolized the values of hard work, independence, patriotism, and pioneering spirit that continue to define communities throughout the American West; and

WHEREAS, Woodland Park embraces opportunities to preserve and celebrate its western heritage through community events, cultural activities, and traditions that bring together residents, businesses, and visitors; and

WHEREAS, the City Council recognizes the value of fostering traditions that honor the community's western roots while creating new opportunities for civic engagement, cultural enrichment, and economic vitality for future generations:

NOW, THEREFORE, the **City Council of Woodland Park, Colorado**, does hereby proclaim **July 11, 2026** as

Western Wear Day

in the City of Woodland Park, Colorado and encourages all residents, businesses, employees, visitors, and community organizations to participate by proudly wearing western attire and celebrating the traditions and heritage that have helped define Woodland Park.

Dated this 18th day of June, 2026

CITY COUNCIL OF WOODLAND PARK, COLORADO

Mayor Pro-tem Catherine Nakai



TO: Mayor Pro-tem Nakai and City Council
FROM: Monica Mendoza, City Clerk
DATE: June 18, 2026
SUBJECT: Appointment to Downtown Development Authority

BACKGROUND: The Downtown Development Authority (DDA) currently has three openings. One term expiring June 27, 2028, one term expiring July 1, 2028, and one term expiring June 18, 2029.

The City Clerk's Office has received five applications from Kellie Case, David Hapgood, Linda Cecere, David Mijares and Deborah Idleman the City Council will consider appointments.

RECOMMENDATION: Appointments

ATTACHMENTS: Applications

Application for Boards, Committees, Commissions

If you have questions, need more information, or prefer a printed copy of this application, please contact Monica Mendoza, City Clerk at 687-5295 or mmendoza@woodlandpark.gov.

Board/Committee/Commission Applying For	Downtown Development Authority
First Name	Kellie
Last Name	Case
Phone Number	719-291-0951
Secondary Phone Number	<i>Field not completed.</i>
Email Address	kellie@thecaseadvantage.com
Mailing Address	1210 Evergreen Heights Dr
City	Woodland Park
State	CO
Zip Code	80863
Current Occupation/Employer	Realtor/The Case Advantage at High Country Realty, 750 Highway 24, Suite 205, Woodland Park, Colorado 80863
Previous Work Experience	Internal Auditor, City Auditor's Office, City of Colorado Springs, 1992-1997 Finance Director/Treasurer, City of Woodland Park, 1997-2014 Realtor, The Case Advantage at High Country Realty, 2015-Present Woodland Park City Council Member, City of Woodland Park, 2018-2022 Mayor Pro-Tem, City of Woodland Park City Council, 2023-2024 Mayor, City of Woodland Park, 2024-2026
Applicable Community Activities/Volunteer Work	City Council Member, Mayor Pro-Tem and Mayor, City of Woodland Park

Treasurer, Pikes Peak Area Council of Governments
 Board of Directors, 2024-2026
 City Council Representative, Colorado Municipal League
 Policy Committee, 2024-2026
 City Council Liaison, City of Woodland Park Parks &
 Recreation Advisory Board and Downtown Development
 Authority Board of Directors, 2018-2026 (various time on
 each)
 Teller County Food Initiative, Volunteer, 2025
 Marketing/Sponsorship Coordinator/President, Ute Pass
 Symphony Guild, Woodland Park, 2015-2025
 Member, Ute Pass Kiwanis, Various
 Co-Coordinator/Marketing-Sponsorships-Tweeds Holiday
 Home Tour, 2010-2021
 Board Member/Accounting Consulting-Teller Senior
 Coalition, 2006-2010
 Board Member/President-Teller County Regional Animal
 Shelter, 2000-2006
 Various other volunteer service provided throughout Teller
 County. , 1997-Present

Special Qualifications
 (Applicable to the
 Board/Commission)

As the city's Finance Director/Treasurer, the City Clerk and I identified the business owners, property owners, property renters and other qualified electors within the DDA District using the Sales Tax and Utility Billing databases I supervised, and coordinated the election to establish the Woodland Park Downtown Development Authority in 2001. Further, I was responsible for all the DDA's debt financing and refinancing funding many projects within the district during their existence through 2014. I was also responsible for the accounting, audit and financial reporting for the DDA from 2002 through 2014. I possess a plethora of institutional knowledge associated with the DDA and their story to date that I bring to the position and fellow board members.

Why do you want to apply to
 this board, committee or
 commission?

Based upon the qualifications provided in the previous question, I believe I can bring value, guidance, information and value to the current team's great work! I want to continue my service to the City of Woodland Park after 8 years of service on the Woodland Park City Council.

What, in your opinion, are the
 three most pressing issues

1. Continued investment in the DDA district's businesses, residents, and other stakeholders within the district.

facing the City of Woodland Park relative to the board/committee/commission you are applying for?

2. Further long-range planning for the end-of-life of the DDA in 2032 from a TIF revenue perspective.
3. Serving the DDA district with an approach of how we can say yes to ideas to enhance our downtown and the other areas of the DDA district. The opportunities are so great with the resources available to the district.

List any other community or civil boards or commissions that you currently serve on.

My service as Mayor was term limited effective yesterday, April 16, 2026, after 8 years of service on the City Council in various capacities. I serve as the Teller County Republican Central Committee's Chair.

Other Comments

Thank you for your consideration for appointment to the Downtown Development Authority Board of Directors. Further, thank you for your volunteer service on the Woodland Park City Council.

Digital Signature

Kellie Case

Date

4/17/2026

Application for Boards, Committees, Commissions

If you have questions, need more information, or prefer a printed copy of this application, please contact Monica Mendoza, City Clerk at 687-5295 or mmendoza@woodlandpark.gov.

Board/Committee/Commission Applying For	Downtown Development Authority
First Name	David
Last Name	Hapgood
Phone Number	4058080221
Secondary Phone Number	<i>Field not completed.</i>
Email Address	timber.rust@gmail.com
Mailing Address	8380 chipita park rd.
City	Cascade
State	co
Zip Code	80809
Current Occupation/Employer	Timber & Rust LLC
Previous Work Experience	Self employed
Applicable Community Activities/Volunteer Work	N/A
Special Qualifications (Applicable to the Board/Commission)	Business owner in downtown woodland park.
Why do you want to apply to this board, committee or commission?	To get involved and help grow this amazing city in a thoughtful way.
What, in your opinion, are the three most pressing issues	Thoughtful development, design standards, and maintaining a cohesive aesthetic are important so

facing the City of Woodland Park relative to the board/committee/commission you are applying for?

downtown feels inviting and authentic.

Downtown businesses face challenges with seasonality, visibility, and rising costs. We should focus on ways to attract both locals and visitors year-round through events, beautification, tourism, collaboration, and creating an environment where small businesses can succeed.

List any other community or civil boards or commissions that you currently serve on.

N/A

Other Comments

Field not completed.

Digital Signature

David Hapgood

Date

5/20/2026

Application for Boards, Committees, Commissions

If you have questions, need more information, or prefer a printed copy of this application, please contact Monica Mendoza, City Clerk at 687-5295 or mmendoza@woodlandpark.gov.

Board/Committee/Commission Applying For	Downtown Development Authority
First Name	Linda
Last Name	Cecere
Phone Number	719217769
Secondary Phone Number	6315126571
Email Address	lindajcecere@gmail.com
Mailing Address	75 Spruce Circle
City	Woodland Park
State	CO
Zip Code	80863-9534
Current Occupation/Employer	Peak Wellness Lounge/Bierwerks
Previous Work Experience	MGA Home Healthcare
Applicable Community Activities/Volunteer Work	Members of the Chamber of Commerce; healthcare provider Woodland Park, CO; Low-cost healthcare for those with needs in Teller County; former orphanage director in Haiti; multiple volunteer experiences for those with limited funds to receive low-cost healthcare and vaccinations.
Special Qualifications (Applicable to the Board/Commission)	Former President of 501(c)3 organization in the US and Haiti. Owner/operator of Peak Wellness Lounge. in Woodland Park. Owner of Bierwerks in Woodland Park.

Why do you want to apply to this board, committee or commission?	I have extensive experience on various boards, community outreach experience, and am vested in the community in two businesses.
What, in your opinion, are the three most pressing issues facing the City of Woodland Park relative to the board/committee/commission you are applying for?	Downtown revitalization through increased grant funding, which we (Bierwerks), are involved in as recipients. Commercial development negotiations. Pedestrian aesthetic improvements.
List any other community or civil boards or commissions that you currently serve on.	Chamber of Commerce
Other Comments	I am eager to learn more about the goals the DDA has and how I can bring my experience to this association.
Digital Signature	Linda J. Cecere
Date	6/4/2026

Application for Boards, Committees, Commissions

If you have questions, need more information, or prefer a printed copy of this application, please contact Monica Mendoza, City Clerk at 687-5295 or mmendoza@woodlandpark.gov.

Board/Committee/Commission Applying For	Downtown Development Authority
First Name	DaviDDDDavidDdd
Last Name	David Mijares
Phone Number	719-337-8351
Secondary Phone Number	<i>Field not completed.</i>
Email Address	david@catamounteng.com
Mailing Address	450 Fairfield Lane
City	Woodland Park
State	CO
Zip Code	80863
Current Occupation/Employer	Consulting Civil Engineer/Catamount Engineering
Previous Work Experience	Consulting civil engineer for a number of firms in the Pikes Peak Region.
Applicable Community Activities/Volunteer Work	Board Member for America West Housing Solutions, a nonprofit seeking to develop attainable housing within Colorado.
Special Qualifications (Applicable to the Board/Commission)	Civil Engineer familiar with land development projects and specifically familiarity with Woodland Park development process.
Why do you want to apply to this board, committee or commission?	I want to assist in expansion and revitalization of Woodland Parks downtown area.

What, in your opinion, are the three most pressing issues facing the City of Woodland Park relative to the board/committee/commission you are applying for?

Development of a pedestrian friendly downtown core.
Foster an environment promoting reinvestment/development opportunities within Woodland Park.
Creating a cohesive plan for future downtown growth to include traffic patterns, trail systems, parking, park/open space.

List any other community or civil boards or commissions that you currently serve on.

Field not completed.

Other Comments

Field not completed.

Digital Signature

David Mijares

Date

6/2/2026

Application for Boards, Committees, Commissions

If you have questions, need more information, or prefer a printed copy of this application, please contact Monica Mendoza, City Clerk at 687-5295 or mmendoza@woodlandpark.gov.

Board/Committee/Commission Applying For	Downtown Development Authority
First Name	DeborDeborahah
Last Name	Idleman
Phone Number	7196403745
Secondary Phone Number	7196403745
Email Address	deb.idleman79@gmail.com
Mailing Address	301 Crestwood Dr.
City	Woodland Park
State	CO
Zip Code	80863
Current Occupation/Employer	Downtown Development Authority
Previous Work Experience	Real Estate agent with HomeSmart Realty, owner of Dream Vacations Travel Agency franchise, Marketing Dir. of Pikes Peak Regional Hospital, Colorado Healthlinks Manager for American Cancer Society, Community Relationship Manager for American Cancer Society, Acct. Exec. for Konica Minolta, Sales Exec. for Pikes Peak Courier View, Office Mgr. for Lifetouch Natl. Studios, Exec. Asst. at Kaman Sciences Corp., iTraK account exec., U.S. Navy Cryptologist, Office Mgr. at Office Services Unlimited, Glenwood Springs
Applicable Community Activities/Volunteer Work	Board President for HtN - Help Those in Need and volunteer, Volunteer Parade Organizer for the Lighter Side of Christmas Parade, Volunteer coordinator for the Old Fashioned Fourth of July event, Ute Pass Symphony

board member, WPSD volunteer, Our Lady of the Woods volunteer, American Legion 1980 Volunteer, Habitat for Humanity board member and volunteer, City event volunteer

Special Qualifications
(Applicable to the
Board/Commission)

Being a resident of Woodland Park for 30 years and volunteering in the downtown area I know the area well and feel I can be a great asset in the direction that is best for the city and it's residents.

Why do you want to apply to
this board, committee or
commission?

I believe I would be a strong candidate for the Downtown Development Authority position because I genuinely care about our community and the future of our downtown area. I want to help create a downtown that is vibrant, welcoming, and successful for both local residents and visitors. Supporting local businesses, encouraging growth, and making downtown a safe and enjoyable place for shopping, dining, entertainment, and community activities are priorities I am passionate about. I want to help ensure our downtown offers something for everyone while preserving the character and sense of community that makes it special.

What, in your opinion, are the
three most pressing issues
facing the City of Woodland
Park relative to the
board/committee/commission
you are applying for?

1. Having a vibrant downtown that's attractive for those passing through.
2. Making it a safe downtown area for pedestrian traffic.
3. Having more opportunities for business owners to encourage those passing to stop, shop and visit.

List any other community or
civil boards or commissions
that you currently serve on.

HtN - Helping Those in Need

Other Comments

I've watched for many years on the sidelines and know I can be an asset to this position to give my past knowledge of the city and have ideas on how we can move forward for a positive outcome.

For some reason it won't let me put in my first name on this application. You can call me Deb but my legal name is Deborah.

Digital Signature

Deborah Idleman

Date

5/26/2026



TO: Mayor Pro-tem Nakai and City Council
FROM: Monica Mendoza, City Clerk
DATE: June 18, 2026
SUBJECT: Appointment to Keep Woodland Park Beautiful Committee

BACKGROUND: The Keep Woodland Park Beautiful Committee has received an application to serve from Evan Snyder.

RECOMMENDATION: Appointment of Evan Snyder.

ATTACHMENTS: Application

Application for Boards, Committees, Commissions

If you have questions, need more information, or prefer a printed copy of this application, please contact Monica Mendoza, City Clerk at 687-5295 or mmendoza@woodlandpark.gov.

Board/Committee/Commission Applying For	Keep Woodland Park Beautiful Committee
First Name	Evan
Last Name	Snyder
Phone Number	7192328181
Secondary Phone Number	<i>Field not completed.</i>
Email Address	Essnyder52@gmail.com
Mailing Address	761 Sunnywood Pl
City	Woodland Park
State	CO
Zip Code	80863
Current Occupation/Employer	Cantina verde
Previous Work Experience	Arby's - Flynn group
Applicable Community Activities/Volunteer Work	<p>Key club - volunteer work at senior center and school; divide chapel thanksgiving food drive.</p> <p>City of woodland park - volunteered for city events such as st. Patrick's day parade. Volunteered at park cleanups for Medford and memorial.</p> <p>Individual volunteer - performed fire mitigation services to elderly homeowners who could not.</p>

Special Qualifications
(Applicable to the
Board/Commission)

Mayors youth advisory board - local political committee
experience

Student district advisory board - school district committee
experience

Envirothon presentation statewide first place winner -
prepared and proposed presentations for sustainable and
aesthetic recreational land use

Why do you want to apply to
this board, committee or
commission?

Primarily, I intend to join because the Keep Woodland
Park Beautiful committee focuses on preserving the
natural beauty of woodland park, something I care about
deeply. I have always been interested in utilizing and
preserving the land around us. Also, I am very interested
in local government and I'm going to college to major in
politics, so local committees are the perfect opportunity for
me to become familiar with the functions of government
and how my involvement can make an impact.

What, in your opinion, are the
three most pressing issues
facing the City of Woodland
Park relative to the
board/committee/commission
you are applying for?

-One of the most pressing issues is maintaining the
cleanliness of public spaces such as parks. Though the
parks are clean currently, it is essential that woodland
parks community spaces remain clean, aesthetically
pleasing, and sanitary for the environment and public.

-Another priority is keeping the natural beauty of
woodland park accessible, particularly as we get into the
summer months where tourism increases. Keeping trails
and natural amenities accessible strengthens woodland
parks reputation of natural beauty and encourages
ecotourism.

-One last issue I believe is relevant is the amount of trash
along neighborhood roads and highways such as lake or
Main Street. Though there are significant efforts to reduce
this, it is still a prevalent problem. Continuous efforts
against the litter would benefit the local environment, city
reputation, and citizen enjoyment and health.

List any other community or
civil boards or commissions
that you currently serve on.

Woodland park mayors youth advisory board

Other Comments	N/A
Digital Signature	Evan Snyder
Date	6/3/2026



City of Woodland Park

June 4, 2026 at 6:00 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Mayor Jones called the regularly scheduled meeting to order with the following Council Members in attendance: Mayor Jones, Mayor Pro-tem Nakai, Council Member Bryant, Council Member Dezellem, Council Member Geer, Council Member Smith.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

- A. Western Heritage Presentation "Girl of the West" (A) (Presenter: Katherine Tolman)

Girl of the West presentation given to City Council.

- B. Colorado Lottery Starburst Award Presentation for Avenger Open Space (A) (Presenter: Adrian Varney, Colorado Lottery)

Colorado Lottery Starburst Award Presentation given to City Council

- C. Sales Tax Presentation April 2026 (A) (Presenter: City Manager Vassalotti)

City Manager Vassalotti presented the Sales Tax to City Council.

- D. Appointment to Parks and Recreation Advisory Board (A) (Presenter: City Clerk Mendoza)

City Clerk Mendoza presented Joel Smith for appointment to the Parks and Recreation Advisory Board.

Motion: To appoint Joel Smith to the Parks and Recreation Advisory Board. Smith/Nakai.
Motion carried 6-0.

- E. Main Street Logo (A) (Presenter: Budget Director Burleson)

Economic Development and Budget Analyst Riggle presented the Main Street brand and logo to City Council.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

5. CONSENT CALENDAR

- A. Approval of the May 21, 2026 City Council Meeting Minutes (A) (Presenter: City Clerk Mendoza)

Motion: To approve the May 21, 2026 City Council Meeting Minutes. Nakai/Bryant. Motion carried 6-0.

- B. Approval of Forest Service Avenger Special Use Permit (A) (Presenter: Parks and Recreation Director Keating)

Parks and Recreation Director Keating presented the item to City Council.

Motion: To approve the Forest Service Avenger Special Use Permit. Nakai/Smith. Motion carried 6-0.

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.** Approval of Ordinance 1524, Series 2026, an Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Chapter 15.03 of the Woodland Park Municipal Code, Regarding the Uniform Fire Code, to Adopt by Reference the 2021 International Fire Code. (L) (Presenter: Planning Director Karen Schminke)

Planning Director Karen Schminke presented the ordinance to City Council.

Mayor Jones opened the public comment portion of the public hearing, seeing no one wishing to speak, he closed the public comment portion of the public hearing.

Motion: To approve Ordinance 1524, Series 2026, an Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Chapter 15.03 of the Woodland Park Municipal Code, Regarding the Uniform Fire Code, to Adopt by Reference the 2021 International Fire Code. Geer/Bryant. Motion carried 6-0.

10. NEW BUSINESS

(Public comment may be heard)

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

Mayor Jones shared the community events coming up over the next two weeks.

B. Council Reports

Council Member Bryant noted that Keep Woodland Park Beautiful committee will meet on June 11th at 5pm and encouraged the public to apply. He stated the Youth Council met yesterday and elected their officers. He also shared the Farmers Market starts tomorrow.

Council Member Geer reminded everyone June is pride month and June 7th is the Pride Above the Clouds event.

Council Member Smith noted the Parks and Recreation Advisory Board meets next Wednesday at 5:30 pm. He encouraged everyone to shop local.

Council Member Dezelle thanked Parks and Recreation Director Keating for her many years of service to the City. He shared how much he enjoyed his time serving on the Parks and

Recreation Advisory Board. He advised that the Planning Commission is looking for members to serve.

C. City Attorney's Report

D. City Manager's Report

City Manager Vassalotti thanked Parks and Recreation Director Keathing for her 32 years of service with the City and her many accomplishments during her tenure.

Utilities Director Wiley gave an update on the road projects.

Assistant City Manager Felts gave an update on the flowers and noted the City office would be closed on June 15th for a staff flower planting day.

12. ADJOURNMENT

There being no further business before City Council, Mayor Jones adjourned the meeting at 7:00pm.

Respectfully submitted:

Monica Mendoza MMC, City Clerk

APPROVED THIS 18th DAY OF JUNE, 2026

Catherine Nakai, Mayor Pro-tem



STAFF REPORT

TO: Mayor Pro-tem Nakai and City Council

FROM: Planning Director Schminke

DATE: June 18, 2026

SUBJECT: Ordinance No. 1525, Series 2026, An Ordinance of the City Council for the City of Woodland Park, Colorado Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of Data Centers in the City.

BACKGROUND:

RECOMMENDATION:

Approve on initial posting, Ordinance No. 1525, Series 2026, an Ordinance of the City Council for the City of Woodland Park, Colorado Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of Data Centers in the City, and set the public hearing for July 16, 2026.

ATTACHMENTS: 1. Ordinance 1525 – Temp Moratorium - Data Centers

CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1525
(Series 2026)

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND PARK,
COLORADO IMPOSING A TEMPORARY MORATORIUM ON THE SUBMISSION,
ACCEPTANCE, PROCESSING, AND APPROVAL OF APPLICATIONS FOR THE
ESTABLISHMENT OF DATA CENTERS IN THE CITY**

WHEREAS, the City of Woodland Park, Colorado (City) has been duly organized and is validly existing as a Home Rule City under Article XX, Section 6 of the Colorado Constitution and the City Charter;

WHEREAS, pursuant to C.R.S. § 31-15-401, the City, by and through its City Council (Council), possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety, and welfare; and

WHEREAS, C.R.S. § 29-20-101, *et seq.*, provides the City with the broad authority to plan for and regulate the use of land to best protect and promote the health, safety, and general welfare of present and future inhabitants of the City, to guide future growth, development, and distribution of land uses within the City, and to issue a temporary moratorium when necessary on the acceptance of certain land use applications while engaging in a comprehensive analysis to determine appropriate and necessary amendments to its Land Use Code as it relates to a particular use within the City; and

WHEREAS, local governments and states across the nation are working to address the swift expansion of Data Centers, and similar computing infrastructure, which often require power requirements akin to those of small urban centers; and

WHEREAS, while the City has responsibly managed its energy, fiber, and water consumption to handle incremental growth, Data Centers could pose a disproportionate impact on the City's long-term resource management capabilities; and

WHEREAS, the City does not currently have comprehensive and specific local zoning, land use, and water management laws or regulations that adequately address Data Centers, particularly standalone Data Centers which require extensive electric and water capacity; and

WHEREAS, there is interest and concern on the part of City Council, City Staff, and City Residents related to the possible development of Data Centers within the City; and

WHEREAS, because of the possible impacts of Data Centers on the City's community and infrastructure, reasonable regulations on new or expanded Data Centers are necessary for the City's sustainability, resource management, resiliency, and quality of life; and

WHEREAS, the Colorado General Assembly may consider legislation regarding statewide Data Centers regulations during the 2027 legislative session that may impact local regulation,

which impact will not be known until after the legislation is passed; and

WHEREAS, based on the information presented and provided, Council determined that it is necessary to temporarily suspend acceptance of applications for Data Centers while appropriate regulations, standards, and definitions can be developed through a comprehensive public process; and

WHEREAS, the 12-month temporary moratorium imposed by this Ordinance is intended to prevent the establishment and operation of Data Centers on a temporary basis in order to allow the City to analyze and apply the state of applicable law and regulations surrounding Data Centers, in order to survey current Data Centers throughout the state and nation, to draft amendments to the City's Municipal Code including, but not limited to, the City's Zoning Code and regulations related to Water and Wastewater therein, to consider and draft other amendments and regulations as deemed necessary to monitor and respond to any legislative changes in the 2027 Colorado State Legislative Session, to provide opportunity for public comment, and to ensure prospective owners, developers, and operators of Data Centers are able to make business and investment decisions with sufficient knowledge of local ordinances surrounding Data Centers in addition to promoting the health, safety, and general welfare of the City of Woodland Park's community; and

WHEREAS, the 12-month temporary moratorium imposed by this Ordinance prevents the submission, acceptance, processing, and approval of applications for siting a Data Center in the City.

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

Section 1. The foregoing recitals are incorporated herein as conclusions, facts, determinations, and findings by City Council.

Section 2. **Data Center Defined.** For the purposes of this Ordinance, a "Data Center" is defined as any one of the following:

- (a) A stand-alone facility created for the sole or primary purpose of computing and/or data storage and which primarily contains computing components and necessary appurtenances to accomplish the task of computing;
- (b) Any facility, whether a primary use or an accessory use to an existing use, which is created for the purpose of computing and/or data storage and has a demand of 1 megawatt (MW) of electrical capacity or greater; or
- (c) Any facility which is created for the purpose of computing and/or data storage and which has a significant impact on water or wastewater resources as determined by the reasonable discretion of the City Manager or their designee.

Section 3. **Imposition of Temporary Moratorium.** A temporary moratorium in the amount of 12 months shall become effective 7 days after publication following final passage of this Ordinance as follows:

(a) Restrictions. During the effective term of this Ordinance, there shall be no submission, acceptance, processing, review, public hearing, approval, or siting of a Data Center within the City limits of the City of Woodland Park. A Data Center shall not be considered a use by right in any zoning district.

(b) Effective Date and Termination. This temporary moratorium shall be in effect 7 days after publication following final passage of this Ordinance and shall terminate on the **Insert Date** day of **Insert Month**, 2027 unless terminated at an earlier date or extended by further Ordinance of the Woodland Park City Council.

Section 4. **Existing Uses Excluded.** Nothing in this Ordinance shall affect the continued operation of existing Data Centers. However, the expansion of existing uses is subject to the temporary moratorium herein.

Section 5. **Severability.** The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Section 6. **Conflicts Repealed.** All ordinances, resolutions, codes, or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict only.

Section 7. The codifier of the City’s Municipal Code, Municipal Code Corporation, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Woodland Park Municipal Code.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS ___ DAY OF _____, 2026.

City of Woodland Park, Colorado

George Jones, Mayor

ATTEST:

City Clerk Monica Mendoza



STAFF REPORT

TO: Mayor Pro-tem Nakia and City Council

FROM: Karen Schminke, Director of Planning & Building Services

DATE: June 18, 2026

SUBJECT: America's Mountain Festival Special Event Temporary Use Permit — a request by Derek Waggoner (Applicant) and TAVA House Properties, LLC (property owners) for a Special Event Temporary Use Permit for a musical event for 2,000 attendees to operate before 7:00 AM and after 9:00 PM on July 11, 2026. Event hours are 12:00 PM - 9:00 PM; set-up starts at 5:30 AM and clean-up concludes around 11:30 PM. The subject property is located south and west of Tava House Restaurant, (Tract B Woodland Station No. 2) a.k.a. 201 Saddle Club Avenue in the Central Business District (CBD) zone district. (QJ) (Presenter: Planning Director Schminke)

BACKGROUND: This is a request for a Temporary Use Permit (TUP) for the America's Mountain Festival (an all-day music festival featuring multiple performers) for 2,000 attendees to be held on July 11, 2026. The event's primary location is in downtown Woodland Park, south of Highway 24 and Bergstrom Park, and southwest of Woodland Hardware.

Activities on July 11th begin with traffic control sign placement starting around 5:30 AM; event site set-up prior to 7:00 AM; and attendees departing after 9:00 PM. Per the detailed event timeline submitted, on July 11th the music festival will be closed to attendees at 9:00 PM and the site vacated around 11:30 PM. Other set-up activities will occur Wednesday, July 8th, and Thursday, July 9th. Clean-up is scheduled to conclude Monday, July 13th.

RECOMMENDATION:

APPROVE the Temporary Use Permit for a Music Festival at 201 Saddle Club Avenue subject to compliance with all Temporary Use standards in the City of Woodland Park Unified Development Code §6.07.050 C.5. and the following conditions:

1. Complaints. The Applicant shall be immediately responsive to complaints received.
2. Insurance. Provide the City with a copy of the event Certificate of Liability Insurance with the City of Woodland Park identified as additionally insured in the amount of \$1,000,000 for each occurrence and \$2,000,000 for general aggregate. The insurance must cover all days of the event (July 3rd – July 7th) including all set-up and clean-up days.

3. Security. Site security shall be the responsibility of the Applicant and coordinated with Woodland Park Police Department.
4. Property Owner Requests. The Applicant must comply with any conditions property owners have requested for use of their property in support of this event.
5. Alcohol. Obtain the necessary special event liquor license. All alcohol service shall comply with the Special Event Liquor License.
6. Traffic Control Plan. The Applicant has obtained traffic control services through Work Zone. The traffic control plan has been prepared by Work Zone in coordination with the City of Woodland Park.
7. Business Licenses. The Applicant shall ensure that vendors that do not already have a City of Woodland Park Business License will complete a **1 to 4 Day Event License Application**. This application must be submitted to the Finance Dept. at least 1 week before the event. The **Sales/Use Tax Return** form with the collected sales tax must be submitted within 1 month after the event (Finance Dept. 719-687-5214).
8. Food. Comply with all Teller County Public Health and Environment (719-687-6416) (EH.Food@tellercounty.gov) requirements including submittal of a list of all food vendors attending that will be preparing and serving food. Vendors preparing food for public consumption shall require a Colorado or Teller County Mobile Food Truck License and shall display the issued TCPHE approval certificate stating that they have been approved to serve food at special events in Teller County. Please note that food for the Public may not be stored or prepared at a private residence, but instead, food vendors must work with an approved Commissary kitchen. Contact Environmental Health (719-687-6416) for more information.
9. Sanitation. Toilet paper and paper towels for the portable toilets shall be provided by the Applicant and the Applicant shall ensure that all portable toilets are adequately stocked and maintained with paper supplies throughout the duration of the event. Handwashing stations must be located near the portable toilets.
10. Trash. The Applicant shall provide trash bins throughout the area. On and off-site trash, garbage or debris shall be cleaned up during and upon cessation of the event. All trash shall be picked up, bagged, and removed from the event site at the end of the event and final clean-up shall be completed by the end of the day on July 7th.
11. Event Hours. The Music Festival shall be open to patrons only between 11:30 AM to 10:00 PM, July 11th.
12. Notifications. At least two weeks prior to the event, the Applicant shall provide written notice to adjacent property owners and businesses of the event dates/times and any street closures or traffic control operations that may affect them.
13. Signs. A Sign Permit is required for banners or other signs posted longer than 24 hours.
14. Mowing. All grassy areas used for parking, e.g. the event site area, shall be mowed to no more than 4 inches in height prior to parking any vehicles, assembling the stage platform, or any vendor set-up.
15. Tents. Applicant shall comply with the attached *Temporary Tent & Canopies Structure Checklist*. Stakes are not permitted in the ground and open flame cooking shall only be permitted in approved and labeled tents with fire extinguishers handy.
16. Access. Vehicular/pedestrian access to surrounding businesses shall not be obstructed nor shall event participants/volunteers park in spaces dedicated to surrounding businesses unless permitted by the affected business.
17. Curbs & Sidewalks. Vehicles shall not traverse or park on City sidewalks or curbs.
18. Noise. The Event shall at all times be subject to Municipal Code §9.41 *Noise*, except as herein waived.
19. Generators. All generators shall be turned off by 11:30 p.m.

20. Lighting. All lighting for the special event shall be downcast and fully shielded.

- ATTACHMENTS:**
1. Americas Mountain Festival 2026 CC Staff RPT
 2. 1. Aerial Map
 3. 2. Festival Site Plan
 4. 3. Timeline for 2026
 5. 4. Pedestrian Crossing
 6. 5. Fisher-Complaint 5.7.26



Planning and Building

City of Woodland Park City Council

Public Hearing: June 18, 2026

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
9A	Planning	Karen Schminke, AICP Planning Director

ITEM

Consider a request by Derek Waggoner (Applicant) and TAVA House Properties, LLC (property owners) for a Special Event Temporary Use Permit for a musical event for 2,000 attendees to operate before 7:00 AM and after 9:00 PM on July 11, 2026. Event hours are 12:00 PM - 9:00 PM; set-up starts at 5:30 AM and clean-up concludes around 11:30 PM. The subject property is located south and west of Tava House Restaurant, (Tract B Woodland Station No. 2) a.k.a. 201 Saddle Club Avenue in the Central Business District (CBD) zone district. (QJ)

BACKGROUND

The City received a written request for a Temporary Use Permit (TUP) for the America’s Mountain Festival (an all-day music festival featuring multiple performers) for 2,000 attendees to be held on July 11, 2026. The event’s primary location is in downtown Woodland Park, south of Highway 24 and Bergstrom Park, and southwest of Woodland Hardware. On July 11th there will be street closures immediately adjacent to the venue, which include the portion of Bergstrom Alley west of Center Street, the portion of Saddle Club Avenue west of Center Street, and S. Pine Street between Bergstrom Alley and Saddle Club Avenue.



Activities on July 11th begin with traffic control sign placement starting around 5:30 AM; event site set-up prior to 7:00 AM; and attendees departing after 9:00 PM. Per the detailed event timeline submitted (copy attached), on July 11th the music festival will be closed to attendees at 9:00 PM and the site vacated around 11:30 PM. Other set-up activities begin Wednesday and Thursday, July 8th & 9th and clean-up is scheduled to conclude Monday, July 13th.

Regarding parking, an event for 2,000 attendees requires 667 parking spaces; 675 parking spaces are being provided. As seen in the aerial photo above, parking is available at several locations. Additional details regarding the parking locations are:

- Event Site – parking for VIP ticket holders and artists can be accessed off S. Park Street (144 spaces).
- TAVA House – parking for 18 spaces
- Park State Bank – approved the use of their parking lot (73 spaces)
- Vectra Bank – allowing use of their land, so long as access to the drive-up lane to the ATM is not blocked. (60)
- Woodland Park High School – allowing use of their parking lot (380 spaces)

Attached to this report are a number of additional documents to further explain the details of this event. These items include:

- Detailed map of the primary venue area.
- Timeline of activities starting with set-up on July 8-9 and concluding with the final clean-up on July 13th.
- Maps for the pedestrian crossing of Highway 24 and walking route to the High School.
- Complaint

To address event security, the applicant will contract with a private security company for the purposes of handling this event. City of Woodland Park police officers will be on site to handle police related matters arising from anything that may come up. There has also been a request sent to the Sheriff's Office for additional sworn personnel to assist the City of Woodland Park PD as needed. The Sheriff's Office has received the request and has forwarded it to their patrol section.

Per the applicant and the website for this event, “*This event is rain or shine event.*” However, in the event of potential inclement weather, the applicant has stated that situation will be handled as follows:

1. *We will utilize the Weather Bug app. This is used in my school district and has proven to be very accurate when it comes to weather alerts. I have a lightening alert on my phone already*
2. *We will also utilize our ticketing system, TicketSauce. We can send out text and email messages through this system at any time for any reason.*

Other items to note are:

- A. Per CDOT, a permit from them is not required.
- B. An application for special event liquor license has been submitted.

APPLICATION REVIEW

This application was completed on April 9, 2026, well in advance of the required minimum of 45 days prior to the event. The application was routed for review; none of the referral agencies returned any comments or concerns to the Planning Department.

Pursuant to Unified Development Code (UDC) Section 6.07.050 C.5., City Council is the final review authority on Temporary Use Permits that operate between 9:00 PM and 7:00 AM, or where an application requiring administrative approval is referred to City Council for review and decision.

City Council approved a TUP for this event last year. UDC Section 6.07.050 C.6. provides that, “*subsequent requests for the same temporary use may be administratively approved if all temporary use circumstances are substantially unchanged from the original application and no complaints or issues have ever been receive by the City*”. A complaint was received on May 7, 2026 (copy attached), and that has caused this request to be referred to City Council for review and decision.

NOTICE

Public notice regarding Council review of this request was provided by publication as an agenda item, and notice posted on the subject property as required by UDC §6.05.050.

STAFF FINDINGS

Temporary Use Permits are evaluated based on the following review criteria from UDC §6.07.050 E:

1. *Site layout. The location, size, design, operating characteristics, and visual impacts of the proposed use or structure shall not be a detriment to the surrounding properties or compromise the public's health and safety. The temporary use or structure need not comply with the setback requirements of this UDC. **COMPLIES.*** The proposed site plan for 2026 has been modified from the original plan used last year. This plan should provide better site flow and requires fewer street closures.

2. *Sight triangle. No temporary structure shall obscure or obstruct the vision of traffic by a motorist, bicyclist or pedestrian; or obstruct the view of any traffic control signal. The sight triangle used for intersection visibility as defined in Chapter 7 may be used as a guideline. **COMPLIES.*** There are no proposed obstructions that would limit intersection visibility.

3. *Parking. The site shall maintain paved or graveled off-street or on-street parking areas sufficient to accommodate all customers of the temporary and principle use at the site. **COMPLIES.*** All proposed parking is on approved surfaces. Additionally, pedestrian routes from off-site parking to the event venue have been designated.

4. *Impacts. The temporary use and structure shall minimize potential negative impacts on traffic patterns, emergency vehicle operations, municipal services, and neighborhood character. The temporary use and structure shall not generate excessive noise or light pollution.*

*a. Compatibility. The temporary use shall not undermine the purposes and intent of the underlying zoning district in which the use and temporary structure are proposed. **COMPLIES.*** This event is being held in the Central Business District (CBD) and Woodland Station Overlay zone district. The CBD district encompasses what is considered the downtown area of the City with associated commercial activity that can be accessed by pedestrians as well as the motoring public. The complaint received on May 7, 2026, expressed concerns regarding noise. While noise from this event will be greater than normal daily activities in the area, the event is limited to one day with sound checks occurring after 7:00 AM and performances concluding around 9:00 PM.

b. Licensing. The applicant shall obtain a City of Woodland Park Business License from the City's finance office for any temporary use involving the sale of merchandise, food, or other commercial enterprise. The applicant shall obtain approval from the Teller County Department of Health and Environment for the applicant's food and drink service, if any and/or the applicant's use of animals, if any. The applicant shall obtain any other applicable permits/licenses, such as for liquor sales, or overnight camping, as required by law. COMPLIES. Reference recommended approval condition #7 regarding Business Licenses.

c. Signage. Signage for any temporary use, shall comply with Section 3.09 - Signs. COMPLIES. Reference recommended approval condition #13 regarding Signs.

STAFF RECOMMENDATION

APPROVE the Temporary Use Permit for a Music Festival at 201 Saddle Club Avenue subject to compliance with all Temporary Use standards in the City of Woodland Park Unified Development Code §6.07.050 C.5. and the following conditions:

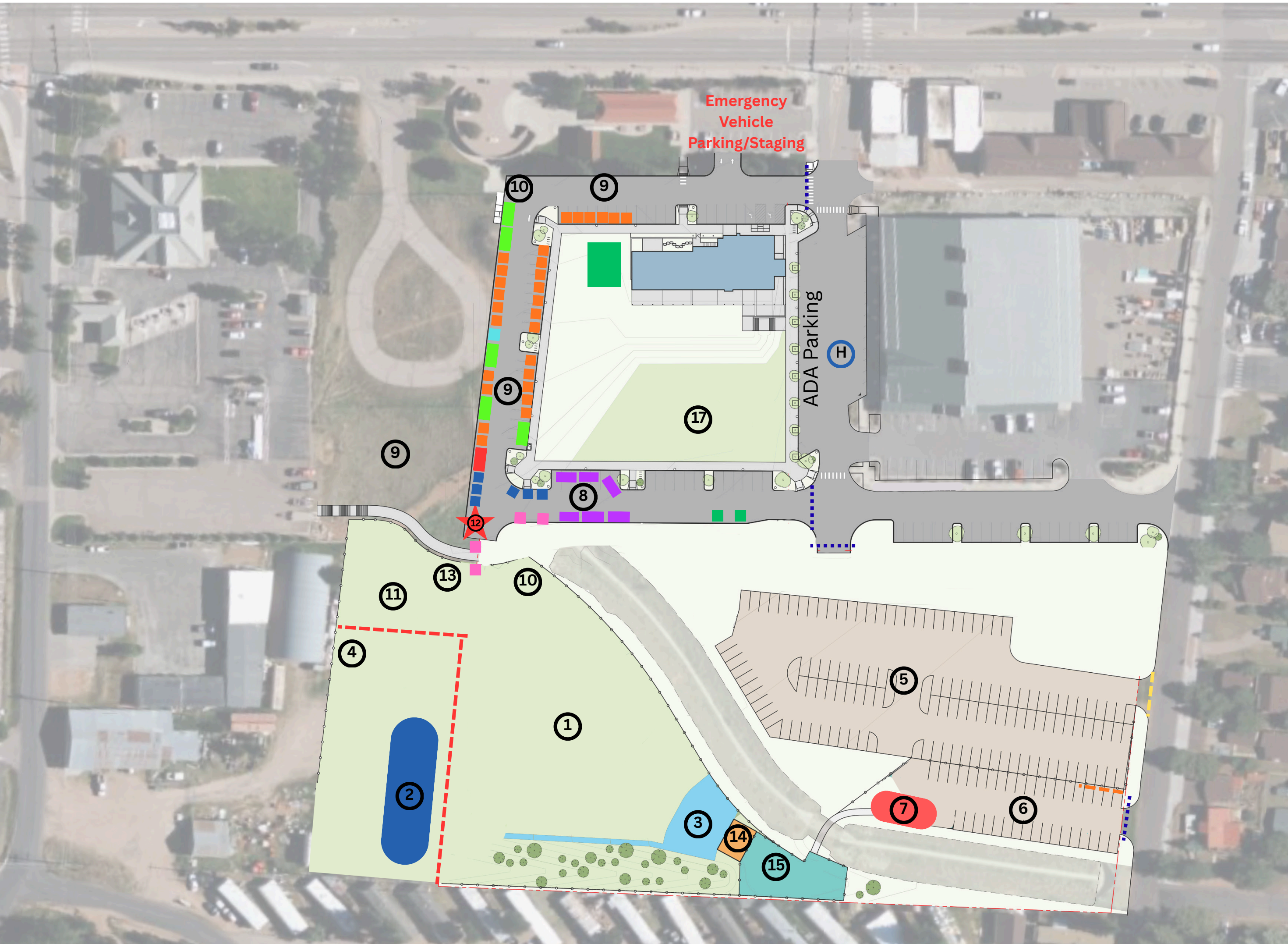
1. **Complaints.** The Applicant shall be immediately responsive to complaints received.
2. **Insurance.** Provide the City with a copy of the event Certificate of Liability Insurance with the City of Woodland Park identified as additionally insured in the amount of \$1,000,000 for each occurrence and \$2,000,000 for general aggregate. The insurance must cover all days of the event (July 3rd – July 7th) including all set-up and clean-up days.
3. **Security.** Site security shall be the responsibility of the Applicant and coordinated with Woodland Park Police Department.
4. **Property Owner Requests.** The Applicant must comply with any conditions property owners have requested for use of their property in support of this event.
5. **Alcohol.** Obtain the necessary special event liquor license. All alcohol service shall comply with the Special Event Liquor License.
6. **Traffic Control Plan.** The Applicant has obtained traffic control services through Work Zone. The traffic control plan has been prepared by Work Zone in coordination with the City of Woodland Park.
7. **Business Licenses.** The Applicant shall ensure that vendors that do not already have a City of Woodland Park Business License will complete a ***1 to 4 Day Event License Application***. This application must be submitted to the Finance Dept. at least 1 week before the event. The ***Sales/Use Tax Return*** form with the collected sales tax must be submitted within 1 month after the event (Finance Dept. 719-687-5214).
8. **Food.** Comply with all Teller County Public Health and Environment (719-687-6416) (EH.Food@tellercounty.gov) requirements including submittal of a list of all food vendors attending that will be preparing and serving food. Vendors preparing food for public consumption shall require a Colorado or Teller County Mobile Food Truck License and shall display the issued TCPHE approval certificate stating that they have been approved to serve food at special events in Teller County. Please note that food for the Public may not be stored or prepared at a private residence, but instead, food vendors must work with an approved Commissary kitchen. Contact Environmental Health (719-687-6416) for more information.

9. Sanitation. Toilet paper and paper towels for the portable toilets shall be provided by the Applicant and the Applicant shall ensure that all portable toilets are adequately stocked and maintained with paper supplies throughout the duration of the event. Handwashing stations must be located near the portable toilets.
10. Trash. The Applicant shall provide trash bins throughout the area. On and off-site trash, garbage or debris shall be cleaned up during and upon cessation of the event. All trash shall be picked up, bagged, and removed from the event site at the end of the event and final clean-up shall be completed by the end of the day on July 7th.
11. Event Hours. The Music Festival shall be open to patrons only between 11:30 AM to 10:00 PM, July 11th.
12. Notifications. At least two weeks prior to the event, the Applicant shall provide written notice to adjacent property owners and businesses of the event dates/times and any street closures or traffic control operations that may affect them.
13. Signs. A Sign Permit is required for banners or other signs posted longer than 24 hours.
14. Mowing. All grassy areas used for parking, e.g. the event site area, shall be mowed to no more than 4 inches in height prior to parking any vehicles, assembling the stage platform, or any vendor set-up.
15. Tents. Applicant shall comply with the attached *Temporary Tent & Canopies Structure Checklist*. Stakes are not permitted in the ground and open flame cooking shall only be permitted in approved and labeled tents with fire extinguishers handy.
16. Access. Vehicular/pedestrian access to surrounding businesses shall not be obstructed nor shall event participants/volunteers park in spaces dedicated to surrounding businesses unless permitted by the affected business.
17. Curbs & Sidewalks. Vehicles shall not traverse or park on City sidewalks or curbs.
18. Noise. The Event shall at all times be subject to Municipal Code §9.41 *Noise*, except as herein waived.
19. Generators. All generators shall be turned off by 11:30 p.m.
20. Lighting. All lighting for the special event shall be downcast and fully shielded.

ATTACHMENTS

Aerial Map
Music Fest Venue Map
Timeline for the Event
Pedestrian Crossing Information
Complaint dated May 7, 2026





Legend

- ① GA Festival Ground Seating
- ② VIP Tent
- ③ VIP Seating
- ④ VIP Portable Restrooms
- ⑤ VIP Parking
- ⑥ Musical Artist Parking
- ⑦ Musical Artist Area- Restricted
- ⑧ Food Truck Alley
- ⑨ Vendor Booths
- ⑩ Portable Restrooms/Hand Washing Stations*
- ⑪ AMF Cocktail Garden/Beer Tents
- ⑫ Emergency Services Inside Venue
- ⑬ Information Booth
- ⑭ Stage
- ⑮ Backstage Area - Restricted
- ⑯ Volunteer/Staff Parking
- ⑰ Children's Area
- Ⓜ ADA Parking

- █ GA Ticket Entrance
- █ VIP Ticket Entrance
- █ VIP Parking Entrance
- █ Artist Parking Entrance - Restricted
- █ No Vehicle Access-
Emergency Vehicles Only
- █ VIP Area Only

- █ 10 by 10 Booth
 - █ 10 by 20 Booth
 - █ AMF Booth
 - █ Artist Booth
 - █ Food Truck/Tent
 - █ Sponsor Booth
 - █ Western Art Show
- 39 total 10 by 10 spaces
does not include artists, food trucks, AMF



WEDNESDAY AND/OR THURSDAY, JULY 8-9, 2026

TENT DELIVERY AND SET UP

PORTABLE RESTROOMS AND DUMPSTER SET UP/TRASH CAN DELIVERY

FENCING

PORTABLE LIGHT BANKS

FRIDAY, JULY 10, 2026

STAGE DELIVERY AND SET UP

MISC DELIVERIES TO INCLUDE BEVERAGE TRAILER, MERCHANDISE TRAILER

SATURDAY, JULY 11, 2026

5:30AM-6:30AM – WORKZONE ARRIVES TO START SIGN INSTALL

6:00AM – MAIN CREW ARRIVES

7:00AM-11:00AM– VENDOR SET UP

10:00AM-3:00PM – FIRST SET OF VOLUNTEERS ARRIVE AND GETS ASSIGNMENTS

11AM – PATRONS CAN LINE UP FOR ENTRY

11:30AM – VIP'S ENTER

****12:00PM - DOORS OPEN TO GENERAL PUBLIC & HOUSE MUSIC ****

12:30PM-9:30PM – UTE VALLEY EMERGENCY SERVICES ON SITE

3:00PM-10:00PM – SECOND SET OF VOLUNTEERS ARRIVE AND WORK

5:00PM – ARTISAN VENDORS BREAKDOWN

8:00PM – FOOD VENDORS BREAKDOWN

SHOW SCHEDULE

9:30AM-11:30AM - SET/CHECK AARON WATSON

11:30AM-12:30PM - SET/CHECK WALKER MONTGOMERY

12:30PM-1:00PM - SET/CHECK MATT SKINNER BAND

**12:00PM - DOORS OPEN TO GENERAL PUBLIC & HOUSE MUSIC **

1:15PM-1:30PM - PRESENTATION OF COLORS/ RAQUITA HARPER NATIONAL ANTHEM

1:30PM-2:00PM – SONGWRITER COMPETITION WINNER- TBD

2:00PM-2:30PM - SET CHANGE

2:30PM-3:30PM - MATT SKINNER BAND

2:00PM-2:30PM - SET CHANGE

2:30PM-3:30PM - TYCE DELK

4:00PM-4:30PM - SET CHANGE

4:30PM-5:30PM - JENNA PAULETTE

5:30PM-6:00PM - SET CHANGE

6:00PM-7:00PM - WALKER MONTGOMERY

7:00PM-7:30PM - SET CHANGE

7:30PM-9:00PM - AARON WATSON - HEADLINER

9:00PM-10:00PM – PATRONS VACATE PREMISES

11:30PM – ALL OTHERS VACATE

(ALL TIMES ABOVE SUBJECT TO CHANGE)

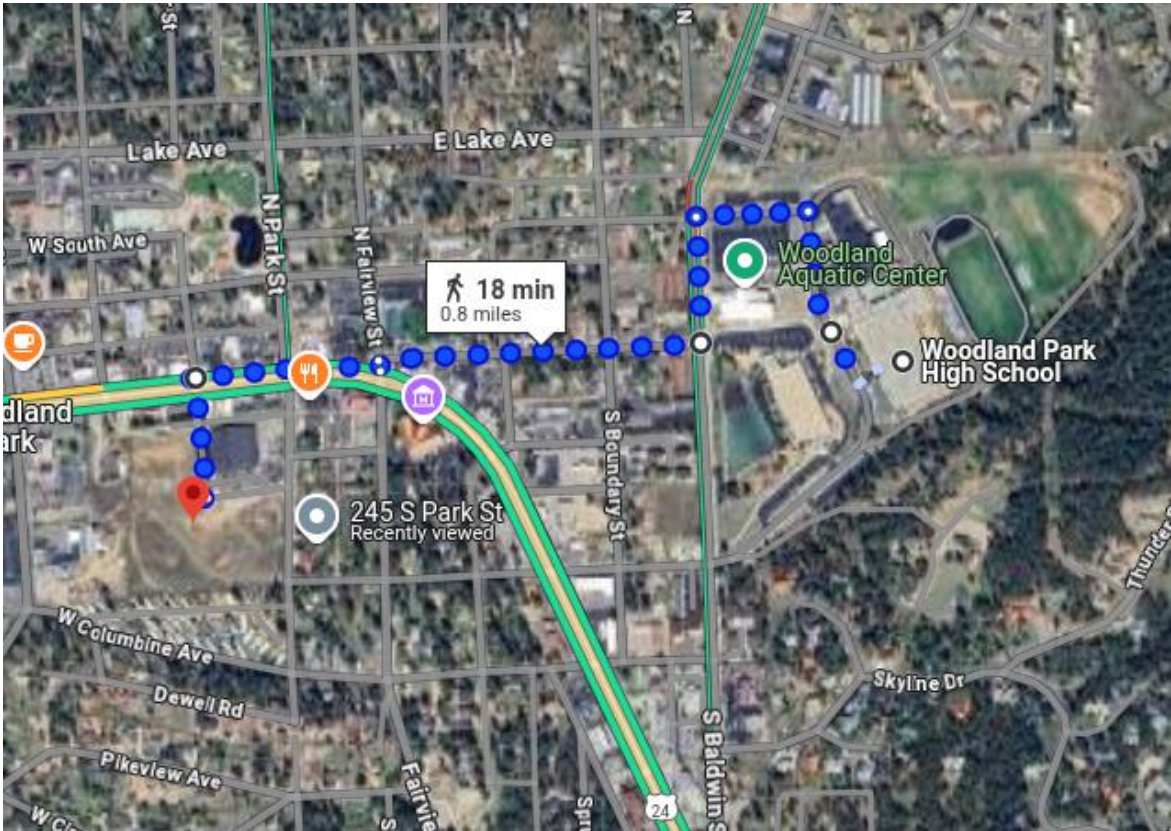
SUNDAY, JULY 12, 2026

CLEAN UP SITE

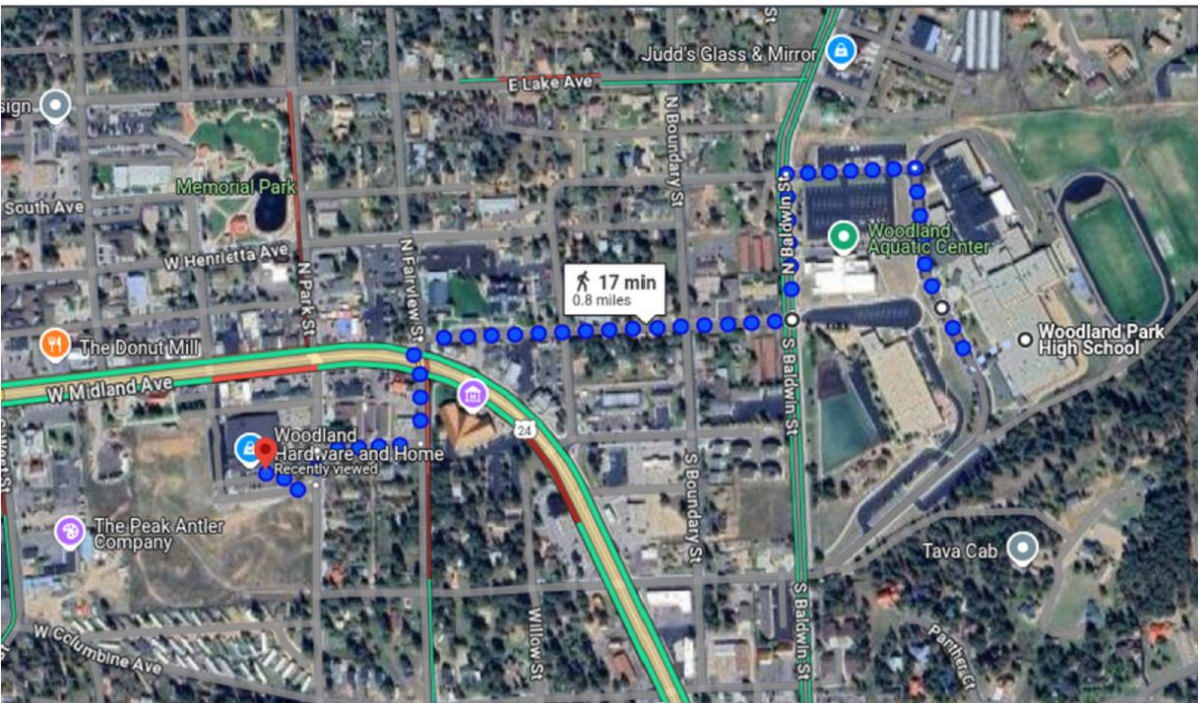
MONDAY, JULY 13, 2026

REMOVAL OF RENTED TENTS, FENCES, DUMPSTERS, PORTABLE RESTROOMS, TRASH CANS

Pedestrian walking directions for Woodland Park high school to Center St.



Pedestrian walking directions for Woodland Park high school to East entrance



Fwd: Music festival

From Aaron Vassalotti <avassalotti@woodlandpark.gov>

Date Thu 5/7/2026 11:35 AM

To Karen Schminke <kschminke@woodlandpark.gov>; Grant Ahtye <gahtye@woodlandpark.gov>

Sent from my iPhone

Begin forwarded message:

From: Monica Mendoza <mmendoza@woodlandpark.gov>

Date: May 7, 2026 at 10:04:50 AM MDT

To: George Jones <gjones@woodlandpark.gov>, Catherine Nakai <cnakai@woodlandpark.gov>, Seth Bryant <sbryant@cityofwp.net>, Steve Smith <ssmith@woodlandpark.gov>, Jeffrey Geer <jgeer@woodlandpark.gov>, Don Dezelle <ddezelle@cityofwp.net>

Cc: Aaron Vassalotti <avassalotti@woodlandpark.gov>

Subject: Fw: Music festival

Hi Mayor and Council,

Sharing an email Mayor Pro-tem Nakia received regarding the music festival.

Thanks,
Monica

From: Denise F <scribepro59@gmail.com>

Sent: Thursday, May 7, 2026 9:19:06 AM

To: Catherine Nakai <cnakai@woodlandpark.gov>

Subject: Music festival

EXTERNAL: This message has originated from outside the City of Woodland Park. Do not 'sign-in' to any links or attachments.

Hello Catherine and City Council,

I have been a Woodland Park resident for 7 years here on Dewell Road and served as a volunteer last year on the Charter Review Committee. I say this to let you know that I love my city and want the best for it and my fellow residents.

I am aware that the music festival that occurred last year is "threatening" a repeat here behind the Tava House. Last year's event was a completely shattering LONG day of noise here at my peaceful home. I don't believe that the location is appropriate. It is disturbing to residents all around between the noise, traffic, and total disregard for the neighboring residents. After last year's event, I responded to a social media post by the event organizer who was seeking feedback. When I respectfully noted my concerns, his response was beyond rude and dismissive.

I'm sure there are other places for this event and any other events of this type c that will accommodate the needs of ALL Woodland Park citizens. My peaceful enjoyment of my home in this beautiful city depends on you and the City Council's attention to this matter. Please share.

Thank you,
Denise Fisher

CITY OF WOODLAND PARK
Liquor License Summary

Note: Liquor License forms contain a mixture of confidential and public information. In an effort to protect the confidentiality of items such as Social Security Numbers, Drivers License numbers, and dates of birth, liquor application forms will no longer be available to the public. This summary is intended to give Council and citizens the public content of the issue at hand.

=====

Type of Action Requested: Grant a Special Event Liquor License to Restaurant As Mission (RAM) for the 2026 America's Mountain Festival at the location of 120 S. Center St., Woodland Park, CO 80863.

Applicant: Chef Victor Matthews, PhD with Restaurant As Mission (RAM).

Application details:

- Applicant is Chef Victor Matthews, PhD with Restaurant As Mission (RAM).
- The Organization is a non-profit organization with a current Sales Tax number.
- The Organization has a current Certificate of Good Standing from the Secretary of State.

Event Details:

- America's Mountain Festival will be held at 120 S. Center Ave., on Saturday, July 11, 2026 from 11:00 am – 9:00 pm.

Factual Findings:

- The application was submitted on May 18, 2026.
- The America's Mountain Festival TUP is set to be approved at the June 18, 2026 City Council meeting.
- Subject property was posted on June 8, 2026 as required by law.
- Character of the applicant is not an issue for this hearing.
- All applicable fees have been paid.

Recommended Action:

Grant a Special Event Liquor License to Restaurant As Mission for the 2026 America's Mountain Festival at the location of 120 S. Center St., Woodland Park, CO 80863.

CITY OF WOODLAND PARK
Liquor License Summary

Note: Liquor License forms contain a mixture of confidential and public information. In an effort to protect the confidentiality of items such as Social Security Numbers, Drivers License numbers, and dates of birth, liquor application forms will no longer be available to the public. This summary is intended to give Council and citizens the public content of the issue at hand.

=====

Type of Action Requested: Grant a Special Event Liquor License to Game Day, Inc. dba Game Day Above the Clouds, the contracted concessions provider at Meadow Wood Sports Complex.

Applicant: Crystal DiFabio with Game Day, Inc. dba Game Day Above the Clouds.

Application details:

- Applicant is Crystal DiFabio on behalf of Game Day, Inc. dba Game Day Above the Clouds.
- The Organization is a non-profit organization with a current Sales Tax number.
- The Organization has a current Certificate of Good Standing from Colorado Secretary of State.
- Applicant is applying for Special Event Liquor License for seven separate dates.

Event Details:

- Game Day, Inc. dba Game Day Above the Clouds will host a “Beer Garden” for seven dates at the Meadow Wood Sports Complex Concession Building at 2000 Evergreen Heights Dr. on:
 - June 23, 2026 from 5pm – 9:30pm;
 - June 24, 2026 from 5pm – 9:30pm;
 - June 30, 2026 from 5pm - 9:30pm;
 - July 7, 2026 from 5pm – 9:30pm;
 - July 8, 2026 from 5pm – 9:30pm;
 - July 11, 2026 from 5pm – 9:30pm;
 - July 18, 2026 from 5pm – 9:30pm.

Factual Findings:

- First time Game Day, Inc. dba Game Day Above the Clouds is applying for Special Event Liquor License.
- City Council is allowed to issue Special Event Permits up to 15 days to one organization in one calendar year. (C.R.S. 44-5-105)
- Special Event Permit authorizes the sale of malt beverages between the hours of 5:00am to 12:00am. (C.R.S. 44-5-105)

- Woodland Park City Code 14.04.030 (15) and 9.45.020 (C) (1) states no alcohol can be consumed in public parks, unless a special event permit is issued by City Council.
- Current Use Agreement with City does not prohibit sale of alcoholic beverages.
- Sandwiches and snacks will be available for consumption during all hours of service of malt beverages.
- The application was submitted on May 18, 2026.
- A control plan and site diagram for consumption area was submitted with application.
- Subject property was posted on June 8, 2026 as required by law.
- Character of the applicant is not an issue for this hearing.
- All applicable fees have been paid.

Recommended Action:

Grant a Special Event Liquor License to Game Day, Inc. dba Game Day Above the Clouds at the location of Meadow Wood Sports Complex Concession Building, 2000 Evergreen Heights Dr., Woodland Park, CO 80863, for the dates of:

- June 23, 2026 from 5pm – 9:30pm;
- June 24, 2026 from 5pm – 9:30pm;
- June 30, 2026 from 5pm - 9:30pm;
- July 7, 2026 from 5pm – 9:30pm;
- July 8, 2026 from 5pm – 9:30pm;
- July 11, 2026 from 5pm – 9:30pm;
- July 18, 2026 from 5pm – 9:30pm.

CITY OF WOODLAND PARK
Liquor License Summary

Note: Liquor License forms contain a mixture of confidential and public information. In an effort to protect the confidentiality of items such as Social Security Numbers, Drivers License numbers, and dates of birth, liquor application forms will no longer be available to the public. This summary is intended to give Council and citizens the public content of the issue at hand.

=====

Type of Action Requested: Grant a Special Event Liquor License for the Teller County Farmers Market Association dba 2026 Woodland Park Farmers Market season.

Applicant: Amanda Styninger with Teller County Farmers Market Association.

Application details:

- Applicant is Amanda Styninger on behalf of the Teller County Farmers Market Association dba Woodland Park Farmers Market.
- The Organization is a non-profit organization with a current Sales Tax number.
- The Organization has a current Certificate of Good Standing with Colorado Secretary of State.
- Applicant is applying for Special Event Liquor License for six separate dates.

Event Details:

- Woodland Park Farmers Market will host a “Beer Garden” for six dates in Memorial Park, 200 N. Park St. on:
 - August 7, 2026 from 8am – 1pm;
 - August 14, 2026 from 8am – 1pm;
 - August 21, 2026 from 8am – 1pm;
 - August 28, 2026 from 8am – 1pm;
 - September 4, 2026 from 8am – 1pm;
 - September 11, 2026 from 8am – 1pm.

Factual Findings:

- First time Farmers Market is applying for Special Event Liquor License.
- City Council is allowed to issue Special Event Permits up to 15 days to one organization in one calendar year. (C.R.S. 44-5-105)
- Special Event Permit authorizes the sale of malt beverages between the hours of 5:00am to 12:00am. (C.R.S. 44-5-105)
- Woodland Park City Code 14.04.030 (15) and 9.45.020 (C) (1) states no alcohol can be consumed in public parks, unless a special event permit is issued by City Council.
- Sandwiches and snacks will be available for consumption during all hours of service of malt beverages.

- The application was submitted on May 18, 2026.
- A control plan and site diagram for consumption area was submitted with application.
- Subject property was posted on June 8, 2026 as required by law.
- Character of the applicant is not an issue for this hearing.
- All applicable fees have been paid.

Recommended Action:

Grant a Special Event Liquor License for the Teller County Farmers Market Association dba 2026 Woodland Park Farmers Market at the location of Memorial Park, 200 N. Park St., Woodland Park, CO 80863, for the dates of:

- August 7, 2026 from 8am – 1pm;
- August 14, 2026 from 8am – 1pm;
- August 21, 2026 from 8am – 1pm;
- August 28, 2026 from 8am – 1pm;
- September 4, 2026 from 8am – 1pm;
- September 11, 2026 from 8am – 1pm.

CITY OF WOODLAND PARK
Liquor License Summary

Note: Liquor License forms contain a mixture of confidential and public information. In an effort to protect the confidentiality of items such as Social Security Numbers, Drivers License numbers, and dates of birth, liquor application forms will no longer be available to the public. This summary is intended to give Council and citizens the public content of the issue at hand.

=====

Type of Action Requested: Grant a Special Event Liquor License for the 2026 Symphony Above the Clouds.

Applicant: David Martinek with Ute Pass Symphony Guild dba Symphony Above the Clouds 2026.

Application details:

- Applicant is David Martinek on behalf of the Ute Pass Symphony Guild.
- The Organization is a non-profit organization with a current Colorado Sales Tax number.
- The Organization has a current Certificate of Good Standing with Colorado Secretary of State.

Event Details:

- 2026 Symphony Above the Clouds will be held at the Memorial Park on Saturday, July 4, 2024 from 3:00 pm – 9:00 pm.

Factual Findings:

- The application was submitted on May 18, 2026.
- Subject property was posted on June 8, 2026 as required by law.
- Character of the applicant is not an issue for this hearing.

Recommended Action:

Grant a Special Event Liquor License for the 2024 Symphony Above the Clouds.

CITY OF WOODLAND PARK
Liquor License Summary

Note: Liquor License forms contain a mixture of confidential and public information. In an effort to protect the confidentiality of items such as Social Security Numbers, Drivers License numbers, and dates of birth, liquor application forms will no longer be available to the public. This summary is intended to give Council and citizens the public content of the issue at hand.

=====

Type of Action Requested: Grant a Special Event Liquor License for the 2026 Old Fashion 4th of July Event.

Applicant: Gail Gross with Soar with Network Fundraising dba 2026 Old Fashion 4th of July.

Application details:

- Applicant is Gail Gross on behalf of the 2026 Old Fashion 4th of July.
- The Organization is a non-profit organization with a current Colorado Sales Tax number.
- The Organization has a current Certificate of Good Standing with the Colorado Secretary of State.

Event Details:

- 2026 Old Fashion 4th of July will be held at the Memorial Park on Saturday, July 4, 2026 from 5:30am – 3:00pm.

Factual Findings:

- The application was submitted on May 18, 2026.
- Subject property was posted on June 8, 2026 as required by law.
- Character of the applicant is not an issue for this hearing.

Recommended Action:

Grant a Special Event Liquor License for the 2026 Old Fashion 4th of July Event.

CITY OF WOODLAND PARK
Liquor License Summary

Note: Liquor License forms contain a mixture of confidential and public information. In an effort to protect the confidentiality of items such as Social Security Numbers, Drivers License numbers, and dates of birth, liquor application forms will no longer be available to the public. This summary is intended to give Council and citizens the public content of the issue at hand.

=====

Type of Action Requested: Conduct Public Hearing for a TRANSFER of Brew Pub Liquor License.

Applicant: City Above Operating, LLC dba Bierwerks located at 121 E. Midland Ave., Woodland Park, CO 80863

Application details:

- Applicant is Baley Kohn.
- The LLC has a current sales tax license and FEIN number.
- A petition of needs and desires IS NOT necessary for a TRANSFER of liquor license.
- The location is eligible to be licensed.
- Possession of the property is documented by a LEASE expiring May 14, 2031.

Factual Findings:

- The application was submitted on May 15, 2026.
- Subject property was posted on June 8, 2026 as required by law.
- Character of the applicant is not an issue for this hearing.
- All applicable fees have been paid.

Recommended Action:

Following Public Hearing, approve application from City Above Operating LLC, dba Bierwerks for a TRANSFER of Brew Pub Liquor License located at 121 E. Midland Ave., Woodland Park, Colorado 80863.

CITY OF WOODLAND PARK
Liquor License Summary

Note: Liquor License forms contain a mixture of confidential and public information. In an effort to protect the confidentiality of items such as Social Security Numbers, Drivers License numbers, and dates of birth, liquor application forms will no longer be available to the public. This summary is intended to give Council and citizens the public content of the issue at hand.

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Type of Action Requested: Conduct Public Hearing for a TRANSFER of Retail Liquor Store Liquor License.

Applicant: Sip Happened, LLC dba Banana Belt Liquors located at 300 East US-24, Woodland Park, CO 80863

Application details:

- Applicant is David Lee.
- The LLC has a current sales tax license and FEIN number.
- A petition of needs and desires IS NOT necessary for a TRANSFER of liquor license.
- The location is eligible to be licensed.
- Possession of the property is documented by a LEASE expiring May 18, 2046.

Factual Findings:

- The application was submitted on May 11, 2026.
- Subject property was posted on June 8, 2026 as required by law.
- Character of the applicant is not an issue for this hearing.
- All applicable fees have been paid.

Recommended Action:

Following Public Hearing, approve application from Sip Happened, LLC dba Banana Belt Liquors for a TRANSFER of Retail Liquor Store Liquor License located at 300 E. US-24, Woodland Park, Colorado 80863.

CITY OF WOODLAND PARK
Liquor License Summary

Note: Liquor License forms contain a mixture of confidential and public information. In an effort to protect the confidentiality of items such as Social Security Numbers, Drivers License numbers, and dates of birth, liquor application forms will no longer be available to the public. This summary is intended to give Council and citizens the public content of the issue at hand.

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Type of Action Requested: Conduct Public Hearing for a NEW Beer and Wine Liquor License.

Applicant: Rhapsody Market Bistro, LLC dba Rhapsody Peak Bistro and Market located at 121 W. Midland Ave., Woodland Park, CO 80863

Application details:

- Applicant is Diana Kane
- The LLC has a current sales tax license and FEIN number.
- A petition of needs and desires IS necessary for a NEW liquor license at this location.
- The location is eligible to be licensed.
- Possession of the property is documented by a LEASE expiring May 17, 2029.

Factual Findings:

- The application was submitted on May 18, 2026.
- Subject property was posted on June 8, 2026 as required by law.
- The petition of needs and desires was completed and all signatures were verified.
- Character of the applicant is not an issue for this hearing.
- All applicable fees have been paid.

Recommended Action:

Following Public Hearing, approve application from Rhapsody Market Bistro, LLC dba Rhapsody Peak Bistro and Market for a NEW Beer and Wine Liquor License located at 121 W. Midland Ave., Woodland Park, Colorado 80863.



STAFF REPORT

TO: Mayor Case and City Council

FROM: Karen Schminke, Director of Planning & Building Services

DATE: June 18, 2026

SUBJECT: Challenner Corner Subdivision Preliminary and Final Plat: A request by Richard & Mary Challenner (Applicant & Property Owner) to plat 0.83± acres into 2 lots; the subject property is located north of Lake Ave. between N. Baldwin St. and Rampart Range Rd., and is a portion of Lot 1 of Section 19, T12S, R68W of the 6th PM (a.k.a. 405 N. Baldwin Street, Woodland Park, CO) in the Neighborhood Commercial (NC) zone. (QJ) (Presenter: Planning Director Schminke)

BACKGROUND: This is a request to divide a previously unplatted parcel into two lots. The subject property is 0.82 acres in size and is located north of Highway 24 at the intersection of Lake Avenue, N. Baldwin Street and Rampart Range Road. There are currently two houses on the subject property that were built in 1960. Each house will be on a separate lot if this request is approved.

RECOMMENDATION: Recommendation #1
City Council waive the \$5,448 in Park Fees.

Recommendation #2

APPROVAL of the Challenner Corner Subdivision preliminary and final plats, based on the findings in the staff report and as presented at public hearing, a request by Richard & Mary Challenner (Applicant & Property Owner) to plat 0.83± acres into 2 lots; the subject property is located north of Lake Ave. between N. Baldwin St. and Rampart Range Rd., and is a portion of Lot 1 of Section 19, T12S, R68W of the 6th PM (a.k.a. 405 N. Baldwin Street, Woodland Park, CO) subject to the following conditions:

1. Prior to conveyance of any proposed lot, the Final Plat must be recorded in the Teller County Clerk & Recorders office.
2. Applicant must resubmit the Preliminary and Final Plat correcting any redline comments from Woodland Park Planning Department.

ATTACHMENTS:

1. CC Staff Report - Challenner Plat
2. Park Fee Letter - Richard Challenner
3. Challenner Final and Prelim Plat Application with Narrative
4. Challenner PRELIMINARY PLAT
5. Challenner Final Plat Document

6. Cottingham Public Comment
7. Public Comment Rec'd 5.13.26 Challenner Corner Subdivision



City Council Staff Report Public Hearing June 18, 2026

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
9H	Planning	Karen Schminke, AICP Planning Director

AGENDA ITEM 9H

Challener Corner Subdivision Preliminary and Final Plat (A26-0045): A request by Richard & Mary Challener (Applicant & Property Owner) to plat 0.83± acres into 2 lots; the subject property is located north of Lake Ave. between N. Baldwin St. and Rampart Range Rd., and is a portion of Lot 1 of Section 19, T12S, R68W of the 6th PM (a.k.a. 405 N. Baldwin Street, Woodland Park, CO) in the Neighborhood Commercial (NC) zone. **(QJ)**

BACKGROUND

This application was submitted on February 17, 2026 prior to the effective date of the Unified Development Code and is being processed under section 17 of the Woodland Park Municipal Code which was in effect at that time.

The subject property is 0.82 acres in size and is located north of Highway 24 at the intersection of Lake Avenue, N. Baldwin Street and Rampart Range Road. The subject property is configured as a narrow trapezoid that borders Rampart Range Road to the east, Lake Avenue to the south and N. Baldwin Street to the west (reference Figure 2).

The subject property was originally shaped like a triangle with the southern tip ending in a point. In the late 1980's improvements were made to Lake Avenue and a portion of the subject property was conveyed to City of Woodland Park for the Right-of-Way. The ROW dedication was not sufficient and a portion of the subject property currently extends into the ROW.

The subject property has never been platted and currently has two dwelling units located on the northern portion of the property each with its own separate water tap. According to the Teller County Assessor information, the dwelling on the west side of the

Figure 1: Vicinity Map

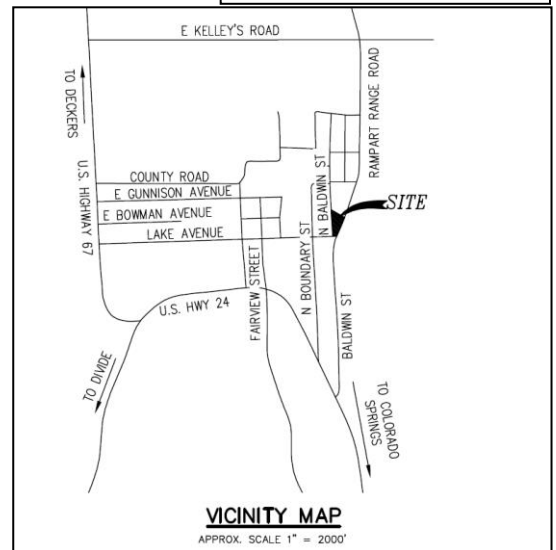
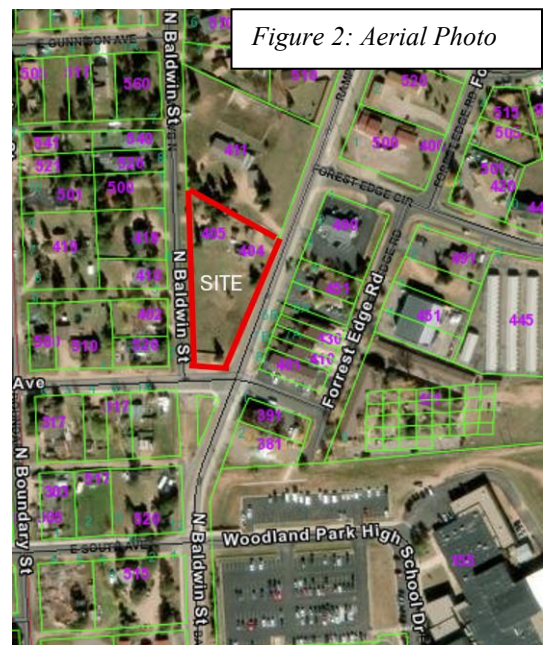


Figure 2: Aerial Photo



property with an address of 405 N. Baldwin St. was built in 1960 and is 761 square-feet in size. The dwelling on the east side of the property with an address of 404 Rampart Range Rd. was also built in 1960 and is a total of 432 square-feet in size. The subject property generally remains in its original condition but minor improvements were added, such as a driveway, fence, and placing a shed, which were all permitted with the City of Woodland Park Planning Department.

ZONING & SURROUNDING USES

Figure 3 is an excerpt from the City Zoning Map which identifies the zoning of the subject property as Neighborhood Commercial.

Figure 3: City Zoning Map



City of Woodland Park - Official Zoning Map

Residential	Commercial	Other Zones
Suburban Residential (SR)	Central Business District (CBD)	Public / Semi-Public Land (P/SPL)
Urban Residential (UR)	Neighborhood Commercial (NC)	Planned Unit Development (PUD)
Multi-Family Residential Suburban (MFS)	Community Commercial (CC)	Agricultural (AG)
Multi-Family Residential Urban (MFU)	Service Commercial (SC)	City Limits
Mobile Home Park (MHP)	Heavy Service Commercial Light Industrial (HSC/LI)	



The zoning and uses of the surrounding properties are:

	USE	ZONE
North	Un-platted single family residential lot	NC
South East	Single family residential lots, Woodland Aquatic Center and Woodland Park High School	UR & P/SPL
East	Peak View Townhomes	NC
West	Single family residential lots	UR

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



Figure 4a: Photo taken from Lake Ave looking north

Figure 4b: Photo taken from Baldwin St looking northeast

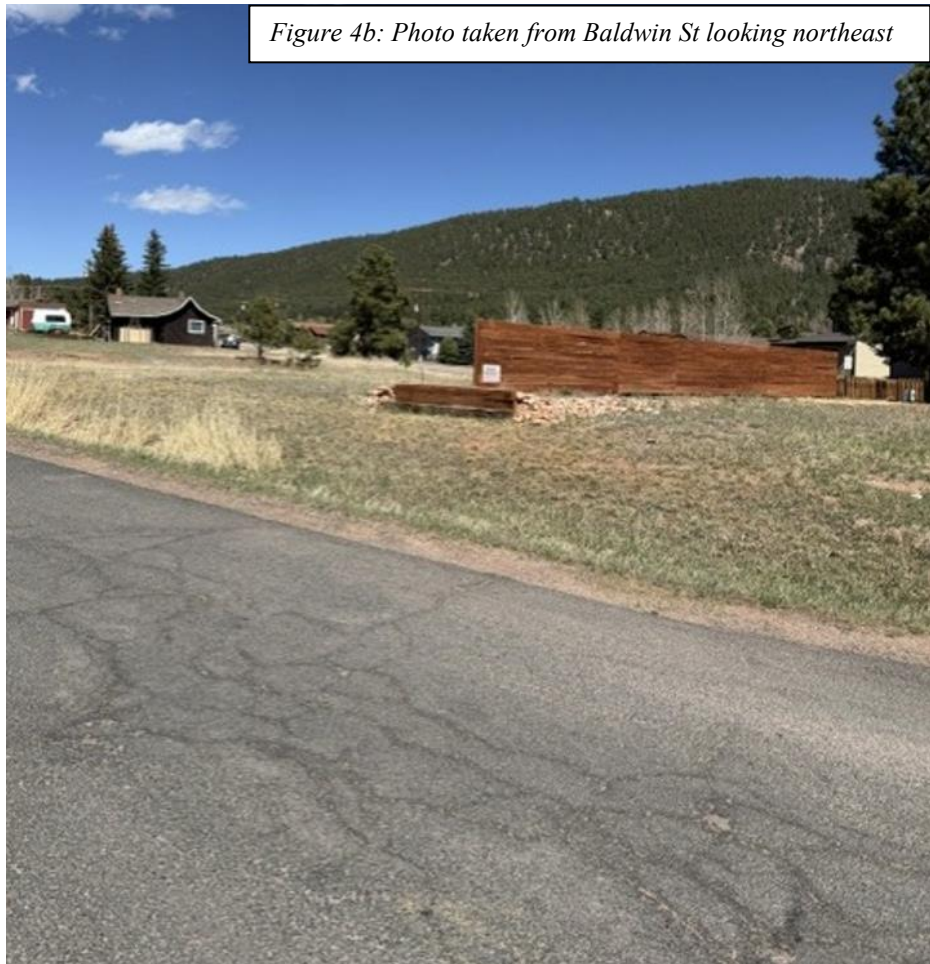


Figure 4c: Photo taken from Baldwin St looking east



Figure 4d: Photo taken from Rampart Range Rd. looking west



CURRENT PROPOSAL

The current owners, Richard & Mary Challenner are requesting to plat the 0.83± acre parcel into 2 lots. The subject property has an established ground cover of native grass and slopes from north to south with an overall grade change of 10ft. The desired end result is to have each existing single-family house on its own legally platted lot. The proposed lot one (405 N. Baldwin St.) is a total of 0.25 acres while the proposed lot 2 (404 Rampart Range Rd.) is a total of 0.57 acres. See Figure 5 below for the proposed lot configuration.

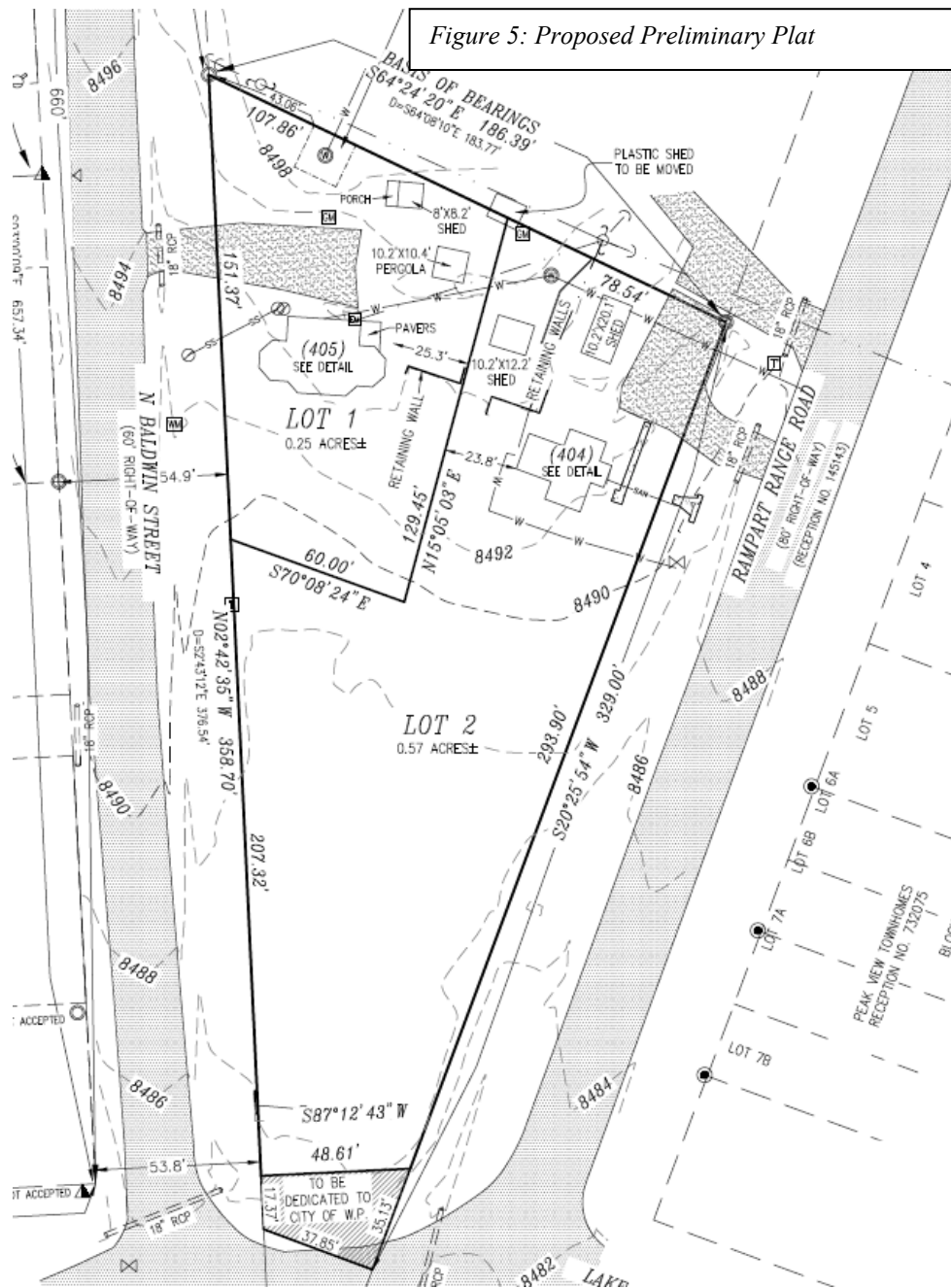


Figure 5: Proposed Preliminary Plat

As a part of this subdivision, there will be a portion of the south end of the subject property will be dedicated to the City of Woodland Park. The total area to be dedicated is 68.37 square-feet (reference Figure 6).

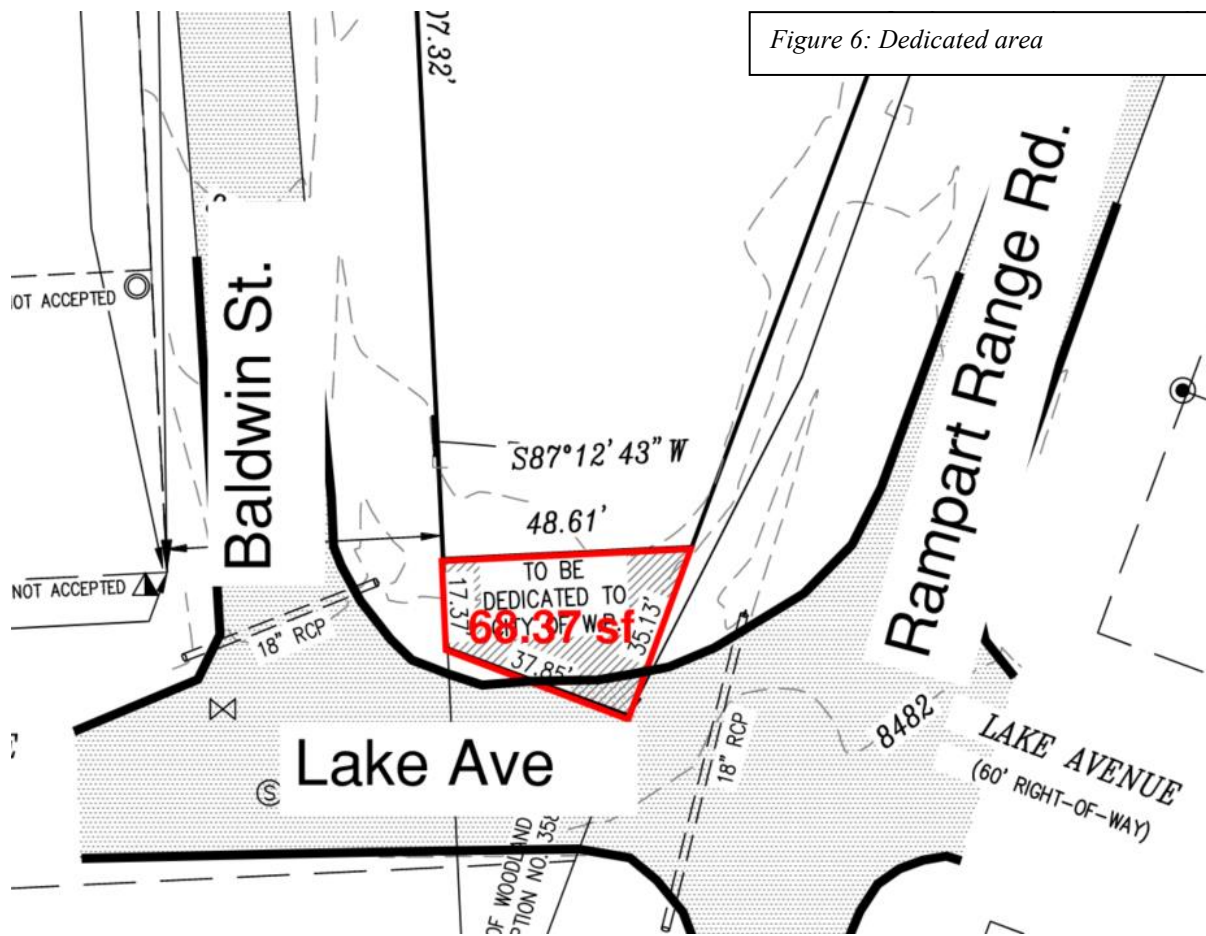


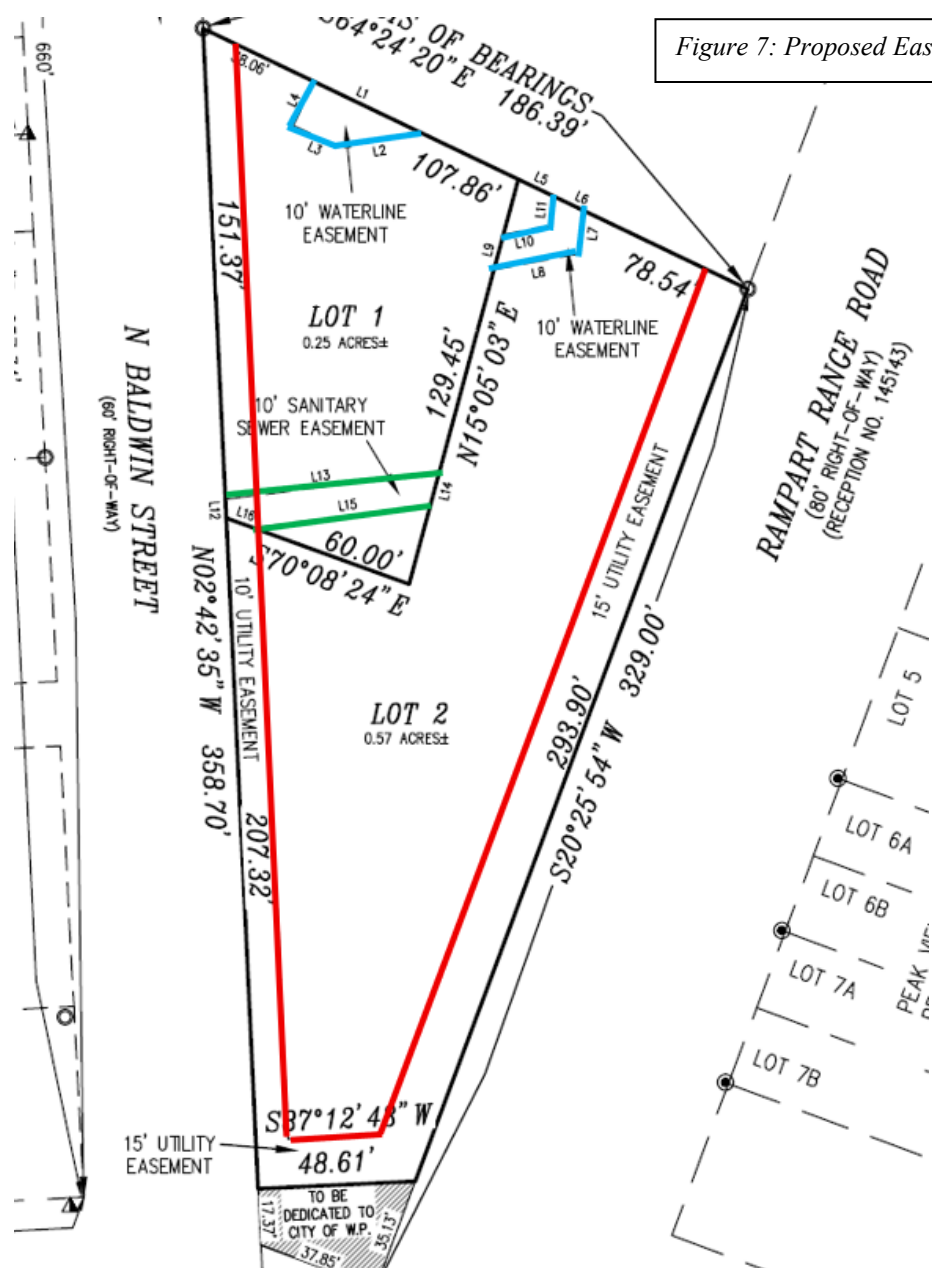
Figure 6: Dedicated area

In preparing this final plat, the applicant hired a private utility locating service that located all of the utility lines on the subject property. The purpose of this was to determine where easements may be necessary. The proposed plat was also routed to the local utility companies for comment.

Figure 7 depicts the proposed final plat with the proposed easements. CORE Electric requested a utility easement on all sides that abut a ROW. A 10ft utility easement is proposed on the west side of the property that borders N. Baldwin Street due to the existing building location. The other two sides of the property contain a 15ft utility easement (outlined in red).

On the north side of the property, there are two separate water line easements (outlined in blue). The 10ft waterline easement on lot 2 is necessary since the water service line for lot 1 is located within that area. The 10ft waterline easement on lot 1 contains a water meter pit that serves the lot directly to the north of the subject property. Lastly, there is a 10ft sanitary sewer easement (outlined in green) located on lot 1 that contains a sanitary sewer line that serves the existing house on the proposed lot 2.

Figure 7: Proposed Easements



REFERRALS

The application was referred to City Utilities, Public Works, City Attorney, City Inspector, City Engineer, City Manager, Woodland Park Parks and Recreation Board (PRAB), Woodland Park Police Department, and North East Teller County Fire Protection District (NETCFPD).

The Woodland Park Utilities Department is in favor of the proposed two lot subdivision since there are already two separate single-family homes each with their own water tap.

The Parks and Recreation Advisory Committee reviewed this application on March 11, 2026 and unanimously recommended the applicant pay Park fees in lieu of land dedication which equates to a total of \$5,448.

CORE submitted a comment stating, “CORE Electric Cooperative has reviewed the materials included in the above-referenced referral response packet. Our review focused on existing CORE facilities, utility easements, electric loading, and service requirements. Based on this review, CORE provides the following comments and concerns: CORE Electric Cooperative has existing overhead electric facilities located on the subject property as well as adjacent parcels. These facilities, along with the associated utility easements, will remain in place unless the applicant requests modifications in accordance with CORE’s current extension policies. In addition, CORE Electric Cooperative will require a 15-foot utility easement along the Road right-of-way.”

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 copy of the Preliminary Plat is attached to this Staff Report as part of the application.

§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 blue-line 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 with the applicant. The application was distributed to appropriate agencies for their review and comment, revised by the applicant to address comments and redlines.

§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.

§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.*
 10. *Detailed, verifiable, and authenticated documentation of the availability to connect to a water source that is sufficient and adequate to service the needs of the proposed lots, uses, and structures.*

Complies. The letter of intent was submitted containing the necessary information required above. The property is already developed and each house is currently served with City water.

- 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. A Master Plan for this parcel is not needed and does not exist.

- 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 study is not needed because the applicant is not requesting any improvements to the subject property at this time.

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.*

Complies. The information within this code provision was included with the Preliminary Plat.

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.*

Not applicable. No variances are proposed by the applicant.

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

Not applicable. A utilities report is not required as all utilities are already installed for the two dwelling units located on the subject property. The proposed Preliminary and Final Plat includes new easements for utilities that cross the proposed property lines.

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 Preliminary Plat indicates lot and tract uses and total areas as well as the portion of the property that will be dedicated to the City of Woodland Park. As previously discussed within the staff report, a portion of Lake Street encroaches into the subject property. In order to clean up this parcel, the owners are dedicating that portion of their land to the City of Woodland Park.

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

Not applicable. Approved by the City.

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. This process is handled administratively through the Planning Department. The applicant will also have to receive building permit from the Pikes Peak Regional Building Department if any new development were to commence on the subject property.

CODE COMPLIANCE – FINAL PLAT

This Final 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 Final

Plat application followed by a staff analysis. A copy of the Final Plat is attached to this Staff Report as part of the application.

§17.24.070 Completed plat preparation. A. *The design should conform to the preliminary plat, if applicable, as conditionally approved, except that the final plat may constitute only that portion of the approved preliminary plat which is proposed for immediate recording.*

Complies. The lots do conform to the preliminary plat.

§17.24.080 Information. Note: This is lengthy list of technical information required to be contained on the Final Plat and prepared by a licensed professional land surveyor.

Complies. The criteria from this section has been reviewed by staff and is determined to be acceptable.

§17.24.090 – Supplemental Material. A. Major Subdivision

Not applicable. This section is not applicable because the subject property has already been development and no new public infrastructure is being requested at this time. If sometime in the future this property were to redevelop, the owners and applicants at that time would have to meet all applicable City code and standards.

§17.24.090 – Supplemental Material. B. Minor Subdivision

Not applicable. The criteria in this section is addressed in the above section 17.24.090 A.

§17.24.090 – Supplemental Material. C. Water. *The final plat application for both a major subdivision and a minor subdivision must include detailed, verifiable, and authenticated documentation of the availability to connect to a water source that is sufficient and adequate to service the needs of the proposed lots, uses, and structures.*

Complies. The number of residential lots and availability of water taps was approved by the Woodland Park City Council and the Woodland Park Utilities Department. The subject property already has two single-family dwellings located on it with two separate water taps that were approved. No new water taps will be issued for the subject property.

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. As determined at Preliminary Plat, this subdivision provides for a well-designed subdivision with each of the already constructed single family dwelling unites on their own lots. Staff finds that the proposed subdivision:

- safe and convenient vehicular and pedestrian movement already exists and will not change;
- Cleans up a “left over” parcel that has never been platted.

§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 proposed Challenger Corner subdivision is suitable for Final Plat. The subject property contains two dwelling units and the owner’s intent is to plat this property into two lots with each home on their own lot. Each house is served with City municipal water and sanitation with connections already in place. The plat also cleans up the issue of ROW encroaches into the subject property. The portion of the property where the ROW encroaches will be dedicated to the City of Woodland Park.

§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.*

Not applicable. No new public roadways are included within this subdivision. City of Woodland Park Rights of way border this parcel on tree sides.

§17.40.040 – Streets, alleys and easements. *Streets shall conform to the street element of the comprehensive plan of the City of Woodland Park.*

Not applicable. No new public roadways are included within this subdivision. City of Woodland Park Rights of ways border this parcel on tree sides.

§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.*

Complies. Both proposed lots have sufficient street frontage.

§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.*

Not applicable. No new street names or address are included within this Plat application.

§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. All easements are shown on the final plat and adequate for all utilities. Public utility easements are provided along each property line.

§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. Both lots are reasonably arranged. No new improvements are planned at this time.

§17.40.250 – Land use intensity ratios. *Each single family lot resulting from a new subdivision or replat of an existing subdivision shall include a lot coverage standard as permitted in the Table LCS below. Lot coverage is that are of the lot that is covered by a principle building or accessory building. Driveways, decks, and patios are not calculated as part of the lot coverage standard.*

Complies. As both lots are proposed, both meet this provision.

§17.36.020 – Park capital fees or dedication of land. *Every major or minor subdivision which is platted for residential use shall pay a park capital fee in the amount established by city council per resolution for public parks, recreation areas and open space. The city council based upon advisement*

from the parks and recreation advisory board and subsequent recommendation by the Planning Commission may, at its option subject to policy established by Section 17.36.050 require land dedication in the amount of 0.027 acres per residential unit. In a cluster development, this land shall not count toward the minimum required open space.

Complies. The Parks and Recreation Advisory Committee reviewed this application on March 11, 2026 and unanimously recommended the applicant pay Park fees in lieu of land which equates to a total of \$5,448. The applicant must pay the total prior to recording of the final plat.

NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of this application as well as all meeting dates including the scheduled Planning Commission public hearing. The site was posted with three public notice posters and notice of the public hearing was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff received one public comments regarding this proposed Plat.

RECOMMENDATION TO PLANNING COMMISSION

APPROVAL, based on the findings in the staff report and as presented at public hearing, of the request by Richard & Mary Challenner (Applicant & Property Owner) to plat 0.83± acres into 2 lots; the subject property is located north of Lake Ave. between N. Baldwin St. and Rampart Range Rd., and is a portion of Lot 1 of Section 19, T12S, R68W of the 6th PM (a.k.a. 405 N. Baldwin Street, Woodland Park, CO)subject to the following conditions:

1. Prior to conveyance of any proposed lot, the Final Plat must be recorded in the Teller County Clerk & Records office.
2. Applicant must resubmit the Preliminary and Final Plat correcting any redline comments from Woodland Park Planning Department.
3. Applicant must pay a total of \$5,448 of Park fees I lieu of land prior to recording the Final Plat.

PLANNING COMMISSION RECOMMENDATION

Planning Commission heard this item at a public hearing on June 11, 2026.

At the conclusion of their public hearing, Commissioner Kennedy moved and Commissioner Fury seconded that the Planning Commission recommend that the City consider waiving the Park Fees. Motion passed unanimously.

In a second motion, Commissioner Hoying moved and Commissioner Newcom seconded that the Planning Commission recommend City Council approve the Challenner Corner Subdivision with the first two conditions presented by Staff. Motion passed unanimously.

RECOMMENDATION TO CITY COUNCIL

Recommendation #1

City Council waive the \$5,448 in Park Fees.

Recommendation #2

APPROVAL of the Challenner Corner Subdivision preliminary and final plats, based on the findings in the staff report and as presented at public hearing, a request by Richard & Mary Challenner (Applicant & Property Owner) to plat 0.83± acres into 2 lots; the subject property is located north of Lake Ave. between N. Baldwin St. and Rampart Range Rd., and is a portion of Lot 1 of Section 19, T12S, R68W of the 6th PM (a.k.a. 405 N. Baldwin Street, Woodland Park, CO)subject to the following conditions:

1. Prior to conveyance of any proposed lot, the Final Plat must be recorded in the Teller County Clerk & Records office.
2. Applicant must resubmit the Preliminary and Final Plat correcting any redline comments from Woodland Park Planning Department.

STAFF REPORT ATTACHMENTS

Application

Proposed Preliminary Plat

Proposed Final Plat

Public Comment from Gayle Cottingham

Public Comment 5/13/26

Richard and Mary Challenner
405 N. Baldwin St
Woodland Park, CO 80863
Phone: 719-213-7066
May 5, 2026

Woodland Park Planning Commission
Woodland Park City Council

Re: Subdivision at this address, known as Challenner Corner

This subdivision process finalizes requirements of the city regarding this property, which has long been delayed. It also meets the needs of these property owners. Please note that I have owned this property, and been a resident of Woodland Park, for 36 years. The properties status as an un-platted lot was brought to my attention only a few years ago. I am happy to have it finally completed in a way that meets all our needs and requirements going forth.

We have recently noted that the usual requirement for a new subdivision involves a donation to the city equivalent to 0.027 acre per residential unit for parks open space, or \$2724 per residential unit. Since we are requesting that 2 residential units be the final result of this subdivision, it is stated that \$5,448 be paid prior to the recording of final plat.

It is vitally important to us that this process move forward to completion without delay. Both owners have health issues requiring that we move to a lower elevation, and this is what will meet our needs in the best possible way. Meeting the above requirement prior to completion presents a debilitating conundrum to us. Therefore, I respectfully propose that this fee be reconsidered as follows. The two residences have housing structures already existing. The larger lot is not designated for construction, nor would the zoning ordinances allow for new construction on that parcel. To that end, this new subdivision has, in place, all residences that are to be. There is no new construction to be considered or proposed once this plat is complete. With these considerations in mind, I am respectfully requesting that the fee set forth in Section 17.36.050, which can be required at its option, be waived in this instance.

I do thank you so much for working with us, in every way, to make our home in Woodland Park these 36 years be a dynamic and vital part of our life.

Sincerely,

Richard Challenner
Mary Challenner



2026 GENERAL APPLICATION

(Revised 1/1/2026)

Project # _____

Case # _____

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

1. Applicant Information

- a. Applicant Name Richard & Mary Challenner
b. Project Coordinator [] Property Owner [x]
c. Mailing Address 405 N. Baldwin Street
d. E-mail Address rchallenner@gmail.com
e. Phone Numbers Home 719-209-1364 Work _____ Mobile 719-213-7066

2. Property Owner Information (if different from above)

- a. Name _____ Project Contact? Yes [] No [x]
b. Mailing Address _____
c. E-mail Address _____
d. Phone Numbers Home _____ Work _____ Mobile _____

3. Site Information

- a. Site Address 405 N. Baldwin Street
b. Lot ____ Block ____ Subdivision _____
c. Property Zoning NC Lot Size 0.83 Acres [x] Square Feet []

4. Is the property subject to covenants? Yes [] No [x] 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 Challenner Corner
b. Brief Description of Project/Request There are two ranch style houses on the unplatted tract of land. The objective of this project is to plat the unplatted tract into two lots, and to correct the protrusion of the deeded portion of property into Lake Avenue.

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

c. Planner

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

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 719-332-3620

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

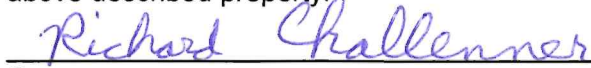
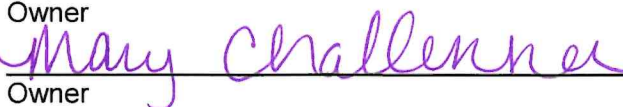
7. Applicable Code Sections

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.


 Owner _____ Date _____

 Owner _____ Date 2.17.2026

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.


 Applicant _____ Date 2.17.26

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

RAMPART
SURVEYS, LLC

P.O. Box 5101
Woodland Park, Colorado, 80866
v. 719.687.0920 f. 719.686.1139
www.RampartLS.com

February 17, 2026

City of Woodland Park
Planning Department
PO Box 9007
Woodland Park CO 80866

RE: Project Narrative
Account No. R0022903
Mary & Richard Challenner
Final Plat

To Whom It May Concern:

The purpose of this Final Plat is to create 2 Legal Parcels from the originally deeded, unplatted property. There are two Ranch Style Houses on the property that will be situated on two separate lots.

The current configuration of this unplatted property extends into the traveled roadway of Lake Avenue. This Final Plat will correct this and Lake Avenue will be 60 feet wide and extend to Rampart Range Road.

In our opinion, the Final Plat proposed above is in compliance with all of the applicable criteria set forth in the Title 17 Subdivisions ordinance of the City of Woodland Park Planning Department Submittal Requirements.

Thank you for your consideration in this matter.

Sincerely,



Eric Simonson, PLS

RAMPART
SURVEYS, LLC

P.O. Box 5101
Woodland Park, Colorado, 80866
v. 719.687.0920 f. 719.686.1139
www.RampartLS.com

February 17, 2026

City of Woodland Park
City Council & Planning Commission
PO Box 9007
Woodland Park CO 80866

RE: Preliminary Plat and Final Plat Challenner Corner
A Plat of a Portion of the W1/2NW1/4 NW1/4 of Section 19, T12S, R68W of the 6th P.M., in the City of
Woodland Park, Teller County, Colorado

To Whom It May Concern:

The subject Tract of land is an unplatted portion of Lot 1 of Section 19, Township 12 South, Range 68 West of the 6th P.M., in the City of Woodland Park. The property is bounded on the North by another unplatted Tract owned by Lavonne Leitner, address being 411 N. Baldwin Street, bounded on the West by N. Baldwin Street, bounded on the South by Lake Avenue and on the East by Rampart Range Road. There are two existing ranch style homes, one being 761 square feet and the other being 432 square feet and were built in 1960. There are several sheds on the property as shown on the attached Preliminary Plat drawing. The area of the land is 35,997.4 square feet, 0.83 acres.

The existing zoning is (NC) Neighborhood Commercial. There is no proposed change to the zoning.

The buildings are existing; Lot 1 will be platted with 1,1057.5 square feet (0.254 acres) and Lot 2 will be platted with 24,939.9 square feet (0.573 acres).

There are no proposed structures.

All utilities are existing.

In our opinion, the "Preliminary Plat" and "Final Plat" proposed above are in compliance with all of the applicable criteria set forth in the Title 17 Subdivisions ordinance of the City of Woodland Park Planning Department Submittal Requirements.

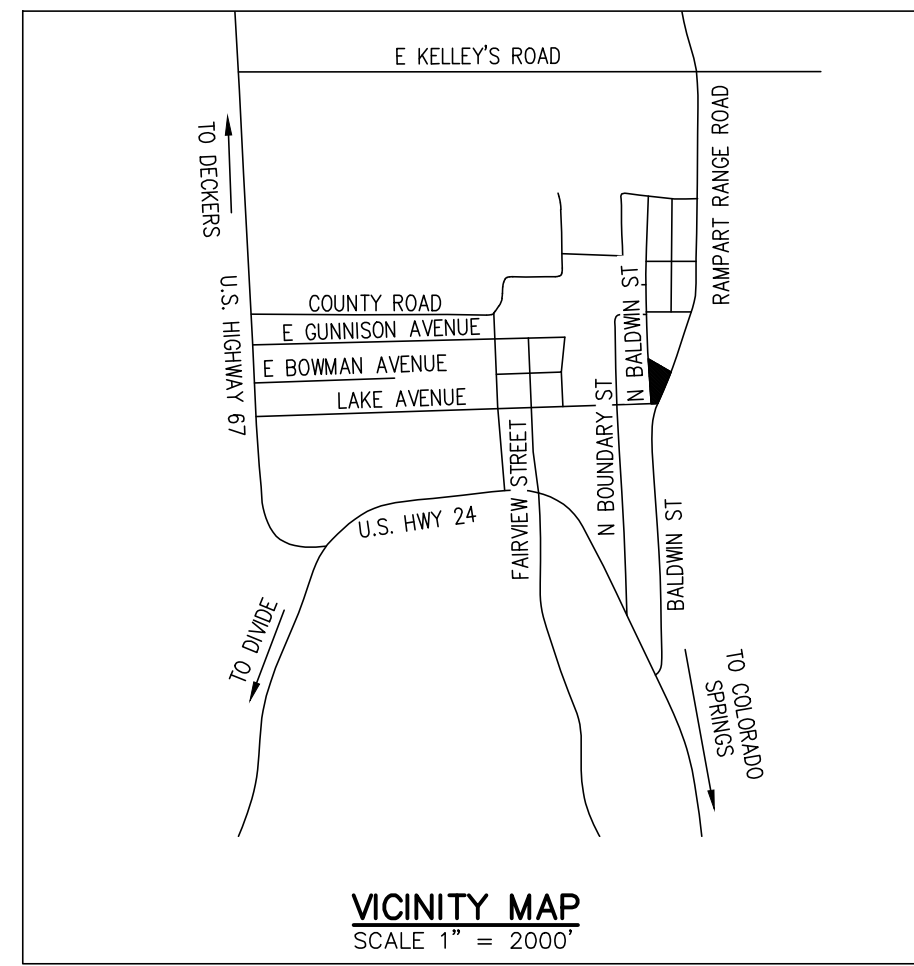
Thank you for your consideration in this matter.

Sincerely,



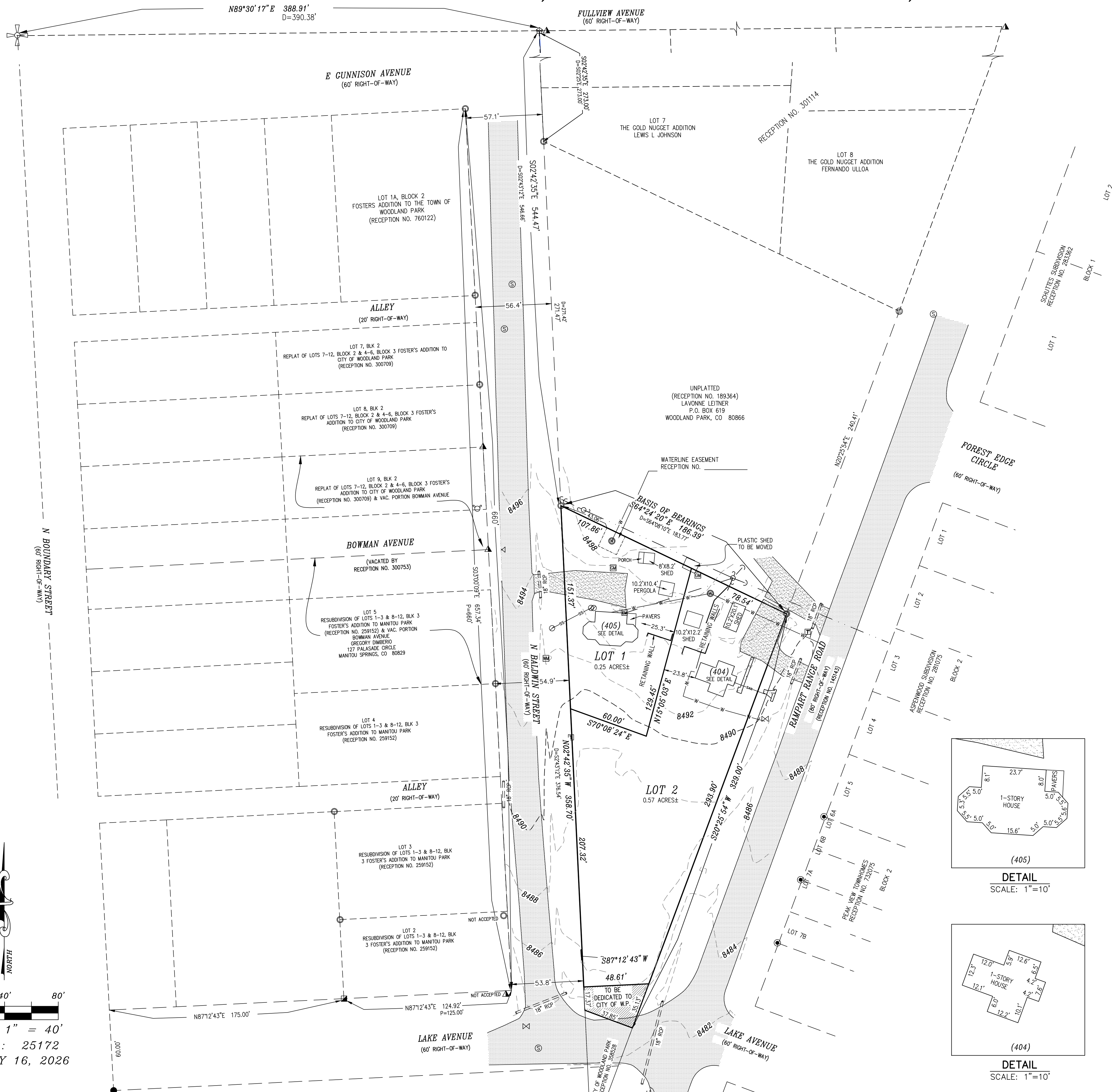
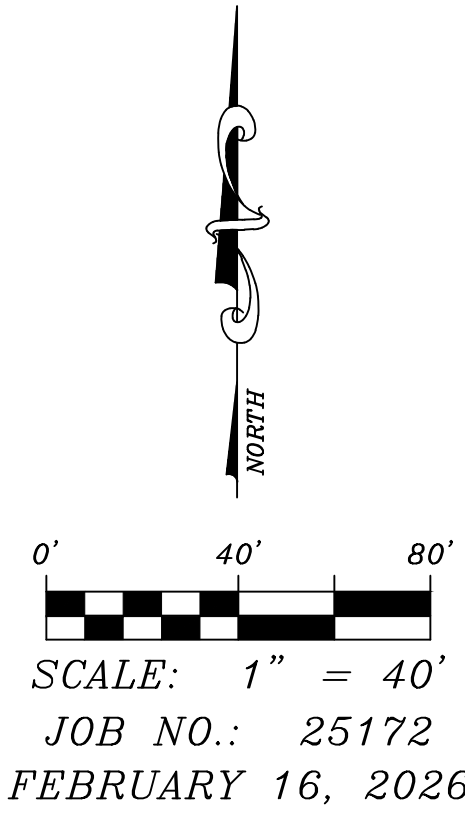
Eric Simonon, PLS

PRELIMINARY PLAT CHALLENGER CORNER CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



- LEGEND:**
- FOUND REBAR AND YELLOW CAP STAMPED "ALESSI PLS 30130"
 - ▲ FOUND 1/2" O.D. IRON PIPE
 - FOUND 1/2" REBAR (NO CAP)
 - FOUND 1" REBAR (NO CAP)
 - ⊕ FOUND REBAR AND YELLOW CAP STAMPED "PLS 18235"
 - FOUND REBAR AND REMAINS OF RED CAP
 - ⊕ FOUND REBAR AND YELLOW CAP (ILLEGIBLE)
 - ⊕ FOUND AS SHOWN (SECTION CORNER)
 - ⊕ POWER/UTILITY POLE
 - GUY WIRE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ CLEANOUT
 - ⊕ GAS METER
 - ⊕ ELECTRIC METER
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ WATER MANHOLE
 - WOOD FENCE
 - OVERHEAD ELECTRIC / O.H. UTILITY LINE
 - WATER LINE
 - SS SANITARY SEWER LINE
 - ▨ CONCRETE
 - ▨ ASPHALT
 - ▨ GRAVEL

CITY COMMENTS



LEGEND - LOTS

LOT	LAND USE	GROSS ACREAGE OF TRACT
1	NEIGHBORHOOD COMMERCIAL	0.254
2	NEIGHBORHOOD COMMERCIAL	0.573

LEGEND - DIMENSIONAL STANDARDS

DIMENSION STANDARD CATEGORY	SINGLE FAMILY RESIDENCE		APPLIES TO EXTERIOR BOUNDARY LINES ONLY
	FRONT	REAR	
BUILDING SETBACK	25'	25'	
	REAR SIDE	8'	
MAXIMUM HEIGHT	MAIN BLDG.	35'	
	ACCESSORY BUILDING	20'	

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE SUBJECT PROPERTY AND THAT THE UNDERSIGNED SHALL ABIDE BY THE PROVISION AS SPECIFIED UPON THIS PRELIMINARY PLAT AS PRESENTED AND ANY CONDITIONS AND REQUIREMENTS THAT ARE SPECIFIED BY THE CITY OF WOODLAND PARK CITY COUNCIL IN RENDERING ITS APPROVAL.

RICHARD CHALLENGER, OWNER _____ DATE _____

MARY CHALLENGER, OWNER _____ DATE _____

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS PRELIMINARY PLAT WAS APPROVED SUBJECT TO CONDITIONS CONTAINED HEREIN BY THE CITY OF WOODLAND PARK CITY COUNCIL ON _____, 2026, AFTER A PROPERLY CONDUCTED PUBLIC HEARING HELD ON _____, 2026.

CITY PLANNER, CITY OF WOODLAND PARK _____ DATE _____

SUBDIVIDER
MARY & RICHARD CHALLENGER
405 N BALDWIN STREET
WOODLAND PARK, CO 80863
(719) 209-1364

OWNER
MARY & RICHARD CHALLENGER
405 N BALDWIN STREET
WOODLAND PARK, CO 80863
(719) 209-1364

PROFESSIONAL LAND SURVEYOR
ERIC R. SIMONSON
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

SLOPE ANALYSIS:
0-30% = 100.0%

AREA SUMMARY:
TOTAL AREA OF PROJECT = 0.83 ACRES
TOTAL AREA OF STREETS = N/A
TOTAL AREA OF SINGLE-FAMILY = 0.83 ACRES

FLOOD PLAIN CERTIFICATION:
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08119C0206D (EFFECTIVE DATE SEPTEMBER 25, 2009), THE PROPERTY IS LOCATED WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DATE OF PREPARATION: FEBRUARY 16, 2026

PRELIMINARY PLAT - CHALLENGER CORNER LOCATED IN THE NW 1/4 OF SECTION 19, T12S, R68W OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, CO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 25172 PLAT.DWG PAGE 1 OF 1

CHALLENGER CORNER

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 12 SOUTH RANGE 68 WEST OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD CHALLENGER AND MARY CHALLENGER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED UNPLATTED PARCEL:

TO WIT:

THAT PORTION OF LOT 1 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF TELLER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, A STANDARD USGLO BRASS CAP FOUND IN PLACE; THENCE N89°49'E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 19 AS MONUMENTED ON THE GROUND (THE ONE-QUARTER CORNER COMMON TO SECTIONS 18 AND 19 BEING A STANDARD USGLO BRASS CAP FOUND IN PLACE) A DISTANCE OF 390.38 FEET TO THE EASTERLY LINE OF BALDWIN STREET AS PLATTED IN "FOSTER'S ADDITION TO MANITOU PARK" AND RECORDED IN PLAT BOOK C AT PAGE 35 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S02°43'12"E ALONG SAID EASTERLY LINE A DISTANCE OF 546.66 FEET TO A POINT 272.22 FEET SOUTHERLY OF THE INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED ON CARD 794 IN DRAWER 43 UNDER RECEPTION NO. 301114 OF THE RECORDS OF TELLER COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S64°08'10"E A DISTANCE OF 183.77 FEET TO THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN THE RIGHT-OF-WAY DEED RECORDED IN BOOK 248 AT PAGE 57 UNDER RECEPTION NO. 145143 OF SAID TELLER COUNTY RECORDS AND MONUMENTED ON THE GROUND BY IRON PIPES;

THENCE S20°51'29"W ALONG SAID WESTERLY LINE AS ESTABLISHED FROM SAID EXISTING MONUMENTATION A DISTANCE OF 329.00 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 425 AT PAGE 289 UNDER RECEPTION NO. 358528 OF SAID TELLER COUNTY RECORDS;

THENCE N69°16'W ALONG SAID EASTERLY EXTENSION AND SAID NORTHERLY LINE A DISTANCE OF 32.45 FEET TO SAID EASTERLY LINE OF BALDWIN STREET;

THENCE N02°43'12"W ALONG SAID EASTERLY LINE A DISTANCE OF 376.54 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.83 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID PARCEL TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UNTO CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "CHALLENGER CORNER" IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

RICHARD CHALLENGER

STATE OF COLORADO }
COUNTY OF TELLER } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY RICHARD CHALLENGER.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

MARY CHALLENGER

STATE OF COLORADO }
COUNTY OF TELLER } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY MARY CHALLENGER.

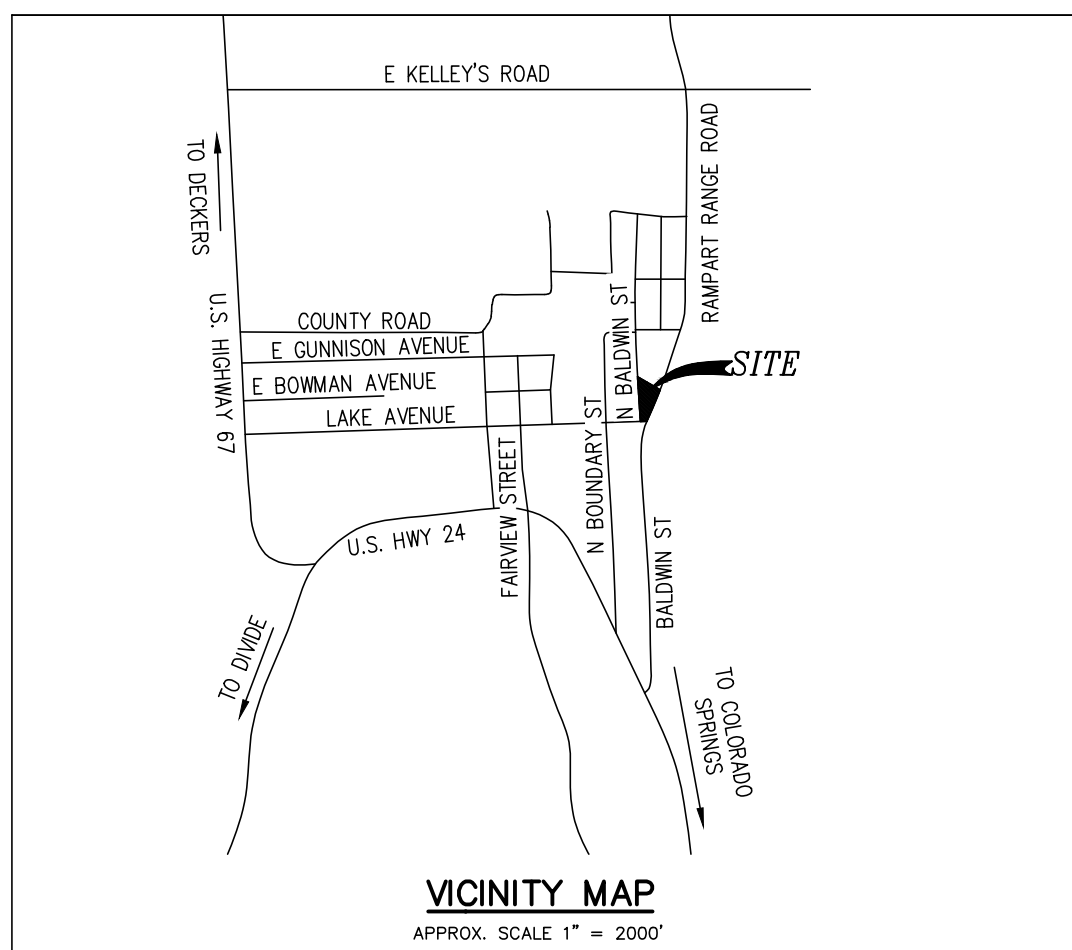
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

WILDFIRE HAZARD:

THE SUBDIVIDER AGREES TO MITIGATE THE WILDFIRE HAZARD AS PROPOSED IN THE WILDFIRE MITIGATION PLAN PRODUCED BY THE WOODLAND PARK FIELD OFFICE OF THE COLORADO STATE FOREST SERVICE DECEMBER 2020. MITIGATION AS PROPOSED INCLUDES, BUT IS NOT LIMITED TO, HOME HARDENING AND A DEFENSIBLE SPACE (E.G. TREE THINKING, LIMBING AND PRUNING, REMOVING DEAD WOOD) A MINIMUM WIDTH OF 50 FEET ON EACH SIDE OF THE DRIVEWAY AND 100 FEET WIDE TO THE NORTH, EAST AND WEST OF THE HOUSE AND 150 FEET SOUTH OF THE HOUSE. ALL WILDFIRE MITIGATION WITHIN THE DEFENSIBLE SPACE SHALL BE COMPLETE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (C/O) FOR THE RESIDENCE. MITIGATION BEYOND THE DEFENSIBLE SPACE ON LOT 1 SHALL BE COMPLETED WITHIN 5 YEARS OF THE C/O.



PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS _____ DAY OF _____, 2026.

CHAIRMAN, PLANNING COMMISSION

ATTEST:

CITY PLANNER

CITY COUNCIL CERTIFICATE:

THIS PLAT, AND THE DEDICATION TO THE PUBLIC OF ANY PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO THIS _____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL, SIGNED THIS _____ DAY OF _____, 2026.

COUNTY TREASURER

CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF WOODLAND PARK, AND THAT I AUTHORIZE THIS PLAN OF LAND DIVISION.

MARY CHALLENGER

STATE OF COLORADO }
COUNTY OF TELLER } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY MARY CHALLENGER.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF WOODLAND PARK, AND THAT I AUTHORIZE THIS PLAN OF LAND DIVISION.

RICHARD CHALLENGER

STATE OF COLORADO }
COUNTY OF TELLER } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY RICHARD CHALLENGER.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

NOTES:

1.) ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF S64°24'20"E A DISTANCE OF 186.39 FEET BETWEEN THE SOUTHWEST CORNER PROPERTY DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NO. 189364 OF THE OFFICIAL RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, TELLER COUNTY, COLORADO, AS MONUMENTED BY A 1/2" REBAR (NO CAP), AND THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 189364, SAID COUNTY RECORDS, AS MONUMENTED BY A 1/2" REBAR (NO CAP), SAID LINE ALSO BEING THE NORTH LINE OF PROPERTY DESCRIBED IN DEED RECORDED AT RECEPTION NO. 746745, SAID COUNTY RECORDS.

2.) ALL DISTANCES SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE DEEDED DIMENSION, THE DEEDED DIMENSION IS DENOTED WITH A "D=".

3.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS RELIED UPON A TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REPORT NO.: 310-F01167-26 DATED: JANUARY 21, 2026 AT 08:00 A.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B, EXCEPTIONS:

- RAMPART SURVEYS DID NOT ADDRESS THIS ITEM.
- THE PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN THE PATENT:

FROM: THE UNITED STATES OF AMERICA
DATED: APRIL 28, 1888
CERT. NO.: 3376

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS.

THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.

- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF EASEMENT FOR A TERM AS SET FORTH BELOW:

RECORDING DATE: OCTOBER 20, 1987
RECORDING NO.: BOOK 425 PAGE 290 AT RECEPTION NO. 358529

- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AS SET FORTH BELOW:

RECORDING DATE: NOVEMBER 30, 1987
RECORDING NO.: BOOK 430 AT PAGE 121 AT RECEPTION NO. 359471

- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE CORRECTION OF EASEMENT AS SET FORTH BELOW:

RECORDING DATE: APRIL 18, 1988
RECORDING NO.: BOOK 442 PAGE 145 AT RECEPTION NO. 362050

- THE PROPERTY IS SUBJECT TO A DEED OF TRUST IN THE AMOUNT SHOWN BELOW:

AMOUNT: \$122,000.00
TRUSTOR/GRANTOR: MARY CHALLENGER & RICHARD CHALLENGER
TRUSTEE: PUBLIC TRUSTEE OF TELLER COUNTY
BENEFICIARY: PIKES PEAK CREDIT UNION
RECORDING DATE: MAY 11, 2022
RECORDING NO.: 750409

- ALL LINEAL UNITS DEPICTED ON THIS FINAL PLAT ARE U.S. SURVEY FEET.
- NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED BY THE SUBDIVIDER, NOT THE CITY. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.

- THE PRIMARY STRUCTURE SHALL NOT EXCEED 35 FEET IN HEIGHT MEASURED FROM MEAN GRADE TO THE PEAK OF THE ROOF AND ANY ACCESSORY STRUCTURE SHALL NOT EXCEED 20' MEASURED FROM MEAN GRADE TO THE PEAK OF THE ROOF. NO BUILDING OR STRUCTURE SHALL PROJECT INTO ANY SETBACK AND SETBACKS (FRONT, REAR, SIDES) ARE HEREBY ESTABLISHED AT 25 FEET FROM ALL PROPERTY LINES.

- ALL OWNERS OF LAND WITHIN THIS SUBDIVISION ARE OBLIGATED TO MAINTAIN THEIR LAND SO AS TO ELIMINATE DAMAGE OR EROSION ON THEIR LAND, ADJACENT LAND, OR TO THE PUBLIC ROADWAY OR ROADWAY ADJACENT TO THEIR LAND. EACH OWNER SHALL CONSULT WITH THE APPROPRIATE CITY OFFICIALS TO DETERMINE WHAT METHOD OF EROSION CONTROL WILL BE ACCEPTABLE. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL ADEQUATE PROVISION HAS BEEN MADE FOR EROSION CONTROL AND FURTHER CONTINUING COMPLIANCE WITH WILL BE REQUIRED AFTER ISSUANCE OF A BUILDING PERMIT.

FLOODPLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08190C0206D (MAP REVISED SEPTEMBER 25, 2009), THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RECORDING:

STATE OF COLORADO }
COUNTY OF TELLER } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __ M., THIS _____ DAY OF _____, 2026, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF TELLER COUNTY, COLORADO.

FEE: _____

BY: _____
TELLER COUNTY CLERK AND RECORDER

WATER AVAILABILITY DISCLAIMER:

AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD-OUT IS COMPATIBLE WITH THE CITY'S MASTER PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES, WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE MASTER PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING ANY LOTS IN THIS PLAT.

MORTGAGEE AND LIENHOLDER SUBORDINATION AGREEMENT

PIKES PEAK CREDIT UNION, BENEFICIARY OF A DEED OF TRUST (RECEPTION NO. 750409) RECORDED ON THE 11TH DAY OF MAY, 2022 IN THE PUBLIC RECORDS OF TELLER COUNTY, COLORADO CONCERNING THE ABOVE DESCRIBED TRACT OF LAND, HEREBY UNDERTAKES AND AGREES THAT THEIR INTEREST THEREUNDER SHALL BE SUBJECT AND SUBORDINATE IN EACH AND EVERY RESPECT TO THIS PLAT AND THAT ANY AND ALL INCREASES, RENEWALS, MODIFICATIONS, EXTENSIONS, SUBSTITUTIONS, REPLACEMENTS AND/OR CONSOLIDATIONS OF SAID DEED OF TRUST, AND ANY FUTURE LIEN, MORTGAGE OR DEED OF TRUST AFFECTING THE PREMISES SUBJECT TO THIS PLAT HELD BY THE UNDERSIGNED, NOW ARE AND SHALL AT ALL TIMES CONTINUE TO BE SUBJECT AND SUBORDINATE IN EACH AND EVERY ASPECT TO THIS PLAT.

EXECUTED THIS _____ DAY OF _____, A.D., 20____

BY: _____

STATE OF _____ SS

COUNTY OF _____

THE FOREGOING MORTGAGE AND LIENHOLDER SUBORDINATION AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 2026, BY _____ AS _____ OF PIKES PEAK CREDIT UNION.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

(SEAL)

SUBDIVIDER/OWNER:

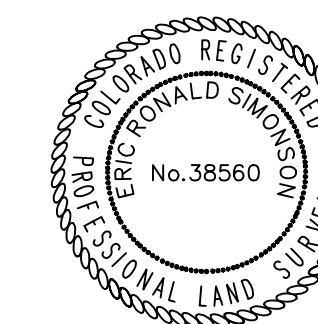
RICHARD AND MARY CHALLENGER
405 N BALDWIN STREET
WOODLAND PARK, COLORADO 80863
719-685-1194

PREPARED BY:

ERIC SIMONSON, PLS
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF.



ERIC SIMONSON DATE
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38560
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FINAL PLAT-CHALLENGER CORNER IN THE NW 1/4 SECTION 19, TOWNSHIP 12 SOUTH RANGE 68 WEST OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

RAMPART SURVEYS, LLC

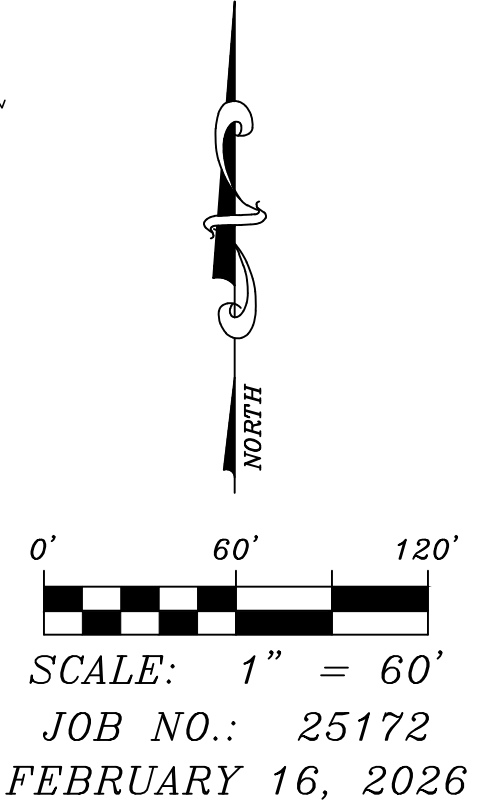
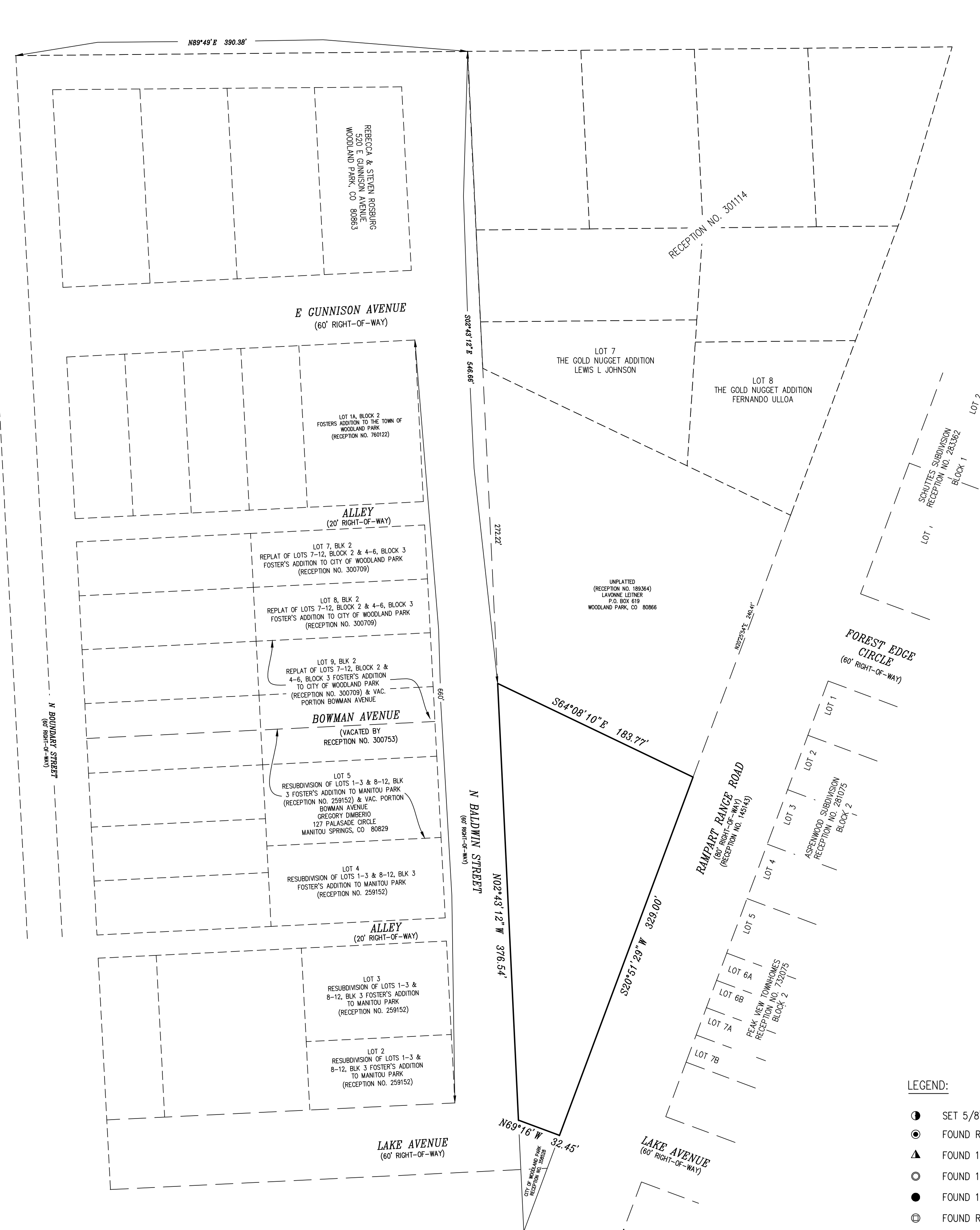
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 25172 PLAT.DWG

PAGE 1 OF 2

CHALLENGER CORNER

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 12 SOUTH RANGE 68 WEST OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



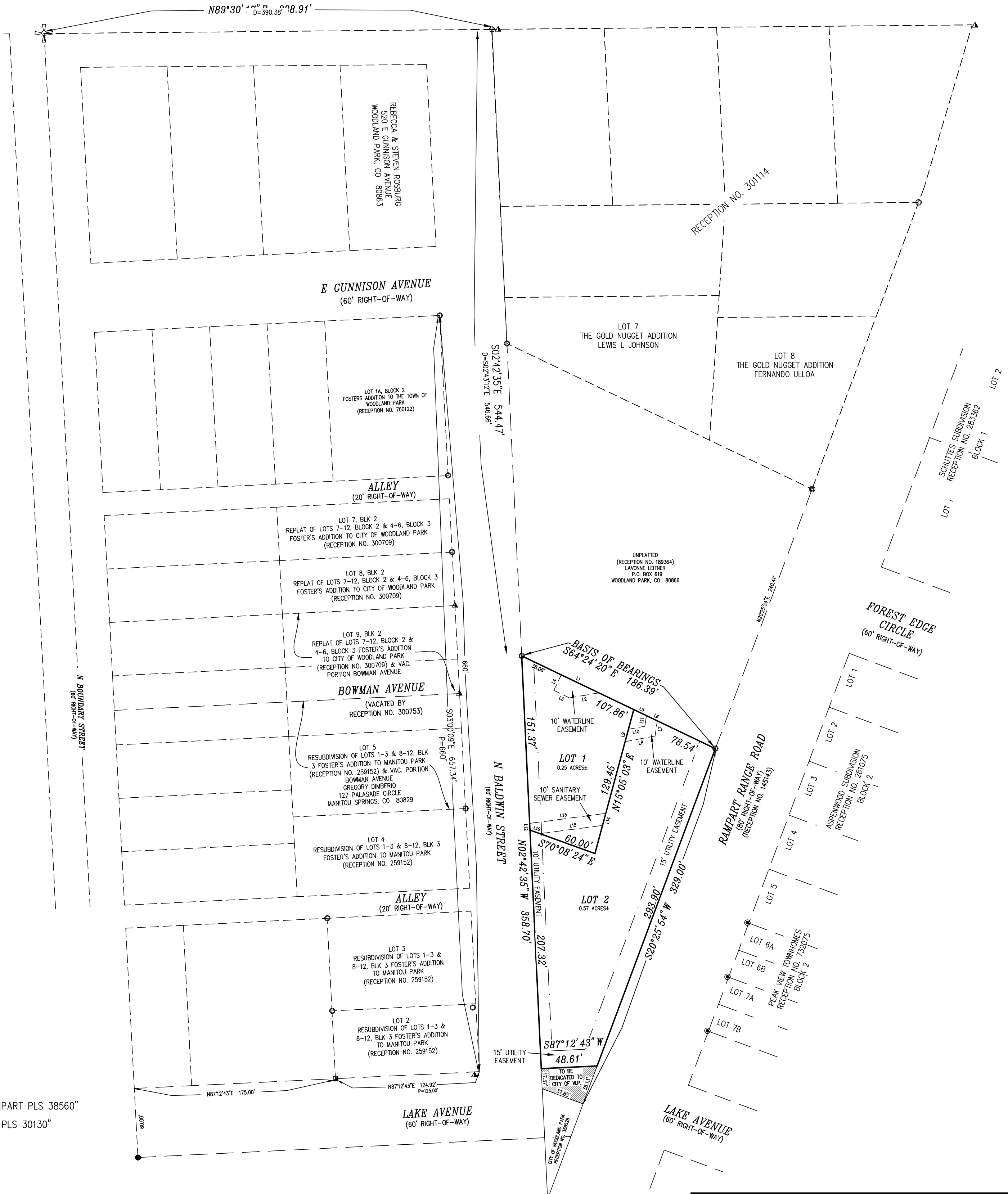
LINE TABLE

LINE #	BEARING	DISTANCE
L1	S64°24'20"E	36.26
L2	S80°23'44"W	26.02
L3	N64°24'20"W	15.00
L4	N25°35'40"E	15.00
L5	S64°24'20"E	12.13
L6	S64°24'20"E	10.48
L7	S08°16'03"W	13.38
L8	S79°31'59"W	26.40
L9	N15°05'03"E	11.08
L10	N79°31'59"E	14.45
L11	N08°16'03"E	9.33
L12	N02°42'35"W	5.81
L13	N82°30'07"E	66.68
L14	S15°05'03"W	10.83
L15	S82°30'07"W	54.87
L16	N70°08'24"W	9.16

- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - FOUND REBAR AND YELLOW CAP STAMPED "ALESSI PLS 30130"
 - ▲ FOUND 1/2" O.D. IRON PIPE
 - FOUND 1/2" REBAR (NO CAP)
 - FOUND 1" REBAR (NO CAP)
 - ⊕ FOUND REBAR AND YELLOW CAP STAMPED "PLS 18235"
 - ⊕ FOUND REBAR AND REMAINS OF RED CAP
 - ⊕ FOUND REBAR AND YELLOW CAP (ILLEGIBLE)
 - ⊕ FOUND AS SHOWN (SECTION CORNER)

AS DEEDED

NOTE: ONLY DEEDED BEARINGS AND DISTANCES SHOWN



AS PLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

FINAL PLAT - CHALLENGER CORNER IN THE NW 1/4 SEC. 19, TOWNSHIP 12 SOUTH RANGE 68 WEST OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 25172 PLAT.DWG

PAGE 2 OF 2

Karen Schminke

From: David Burgess
Sent: Tuesday, April 14, 2026 1:03 PM
To: Karen Schminke; Christopher Gates
Subject: Fw: Challenner Corner Subdivision

Importance: High

From: Gayle and Eric Cottingham <gayleric7@msn.com>
Sent: Tuesday, April 14, 2026 12:41 PM
To: David Burgess <dburgess@woodlandpark.gov>; Monique Spikes <mspikes@woodlandpark.gov>
Cc: Richard Dieter <rdieter@woodlandpark.gov>; Grant Ahtye <gahtye@woodlandpark.gov>; Judy Bundy <jbundy@woodlandpark.gov>; Kip Wiley <kwiley@woodlandpark.gov>; Jason Dukek <jdukek@woodlandpark.gov>; Philip Pyles <ppyles@woodlandpark.gov>; LaVonne Leitner <mslleit75@hotmail.com>
Subject: Challenner Corner Subdivision

EXTERNAL: This message has originated from outside the City of Woodland Park. Do not 'sign-in' to any links or attachments.

Challenner Corner Subdivision

To Whom It May Concern,

I am the daughter and Power of Attorney for LaVonne Leitner, owner of the property located at 411 N. Baldwin. I resided at this property in my youth when my parents purchased it in the 1960s.

By way of background, an alley historically existed between the Challenner property (formerly owned by James Peak) and my parents' property. A water main and manhole are located within this former alleyway, and the water service line for 411 N. Baldwin is situated within that manhole.

Last week, my husband and I met with Grant Ahtye and Rick Dieter, Code Compliance Specialist, after reporting that Richard Challenner entered LaVonne Leitner's property and moved several large logs. These logs had been placed well within the property boundary to prevent vehicles from encroaching. Mr. Challenner indicated that he moved them because he believes they were within a 10-foot easement, the existence and location of which remain unclear. The aerial GIS photo provided by the planning department does indicate that several of the out buildings may currently encroach upon the Leitner Tract. During construction of these out buildings Richard Challenner assured LaVonne Leitner that he had pulled a permit for these and that they were built and placed within current town codes and standards.

During this conversation, Mr. Challenner also stated:

- That he intends to relocate sheds currently situated within the same 10-foot area; and

- That the water line serving 411 N. Baldwin is located on his property, and that he is granting an easement for it, as referenced in documents recently provided to LaVonne Leitner.

However, based on the materials we have received to date, no such 10-foot easement is clearly identified on either side of the property line. Additionally, no existing utility lines are indicated along the property lines in the partial survey provided, despite the presence of water infrastructure within the former alleyway, along with gas and electric.

To better understand the situation and respond appropriately to the Challenger Corner Subdivision request, we respectfully request the following:

- A copy of Reception No. 189364 related to the referenced water line easement
- A complete copy of the survey prepared by Rampart Surveys, LLC (we were only provided page 2, an oversight?)
- Documentation identifying all recorded easements affecting both properties, including utility, drainage, and access easements
- A copy of the survey indicating all structures and out buildings located on the Challenger Corner Subdivision
- Clarification as to whether the former alleyway was formally vacated or abandoned by the Town, and if so, when and under what conditions
- Any historical aerial and or pictures that may be in the possession of Teller County and or the Town of Woodland Park depicting said alleyway between the Leitner Tract and proposed Challenger Corner Subdivision

We also seek clarification regarding the legal basis for any claimed 10-foot easement at the southeast corner of 411 N. Baldwin, as current observations indicate that vehicles have been parked beyond the Challenger property boundary.

This matter directly impacts both property rights and the Town's consideration of the Challenger Corner Subdivision. We appreciate your assistance in providing the requested documentation and clarification so that we may respond appropriately.

*Sincerely,
Gayle Cottingham
Power of Attorney for LaVonne Leitner*

Challenner Corner Subdivision

To Whom It May Concern,

I am the daughter and duly appointed Power of Attorney for LaVonne Leitner, owner of the property located at 411 N. Baldwin.

It has recently come to our attention that Mr. Richard Challenner is utilizing the southeast corner of the property at 411 N. Baldwin for the parking of vehicles. As part of the Challenner Corner Subdivision process, the property corner pin has now been clearly identified and marked.

Accordingly, we respectfully request documentation establishing the legal basis for any claimed right Mr. Richard Challenner may assert regarding the continued use of this portion of LaVonne Leitner's property. Recently, Mr. Challenner removed and rolled away large logs that had been placed by LaVonne Leitner to help protect and define the property boundary at 411 N. Baldwin.

As Power of Attorney for LaVonne Leitner, I formally request that Mr. Challenner provide proof of any recorded easement or other legal authorization permitting such use. Parking vehicles on another person's property is generally not considered a customary or intended use of an easement and may constitute an overextension or misuse of any such right, should one exist.

In the event Mr. Challenner is able to provide documentation demonstrating the existence of a valid easement, we respectfully ask the Town to consider vacation of claimed easement as a condition of approval for the Challenner Corner Subdivision. Continued vehicle parking in this location appears to serve no necessary public or practical purpose and is likely to create ongoing conflict between adjoining property owners.

Additionally, we request that, as part of the subdivision approval process, the Town require Mr. Challenner to bring all existing outbuildings and structures located along the surveyed property line into compliance with current Town setback requirements. It appears as if at least one of these current structures does encroach onto the property owned by LaVonne Leitner. Establishing clear setbacks between property owners is respectfully requested.

Thank you for your attention to this matter.

Sincerely,

Gayle Cottingham

Power of Attorney for LaVonne Leitner