



City of Woodland Park

City Council

October 6, 2022 at 7:00 PM

AGENDA

5:30 PM - Worksession City Council Short Term Rental policy discussion.

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CEREMONIES, PRESENTATIONS AND APPOINTMENTS**
4. **ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**
5. **CONSENT CALENDAR**
 - A. Approval of minutes from the September 16, 2022 regular City Council Meeting.
(A)
(Presenter Deputy City Manager/City Clerk Suzanne Leclercq)
 - B. Council endorsement of DOLA Planning Grant Program for Housing Needs Assessment. (A)
(Presenter Assistant to the City Manager Grace Johnson)
6. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)**
7. **UNFINISHED BUSINESS**
(Public Comment may be heard)
 - A. Recommendation regarding proposed Phase 3 of the E911 Consolidation Study.
(A)
(Presenter Police Chief Chris Deisler)
8. **ORDINANCES ON INITIAL POSTING**
(Public comment may be heard)
9. **PUBLIC HEARINGS**
(Public comment may be heard)
 - A. Approve Ordinance No. 1429, series 2022 an Ordinance Accepting Conveyance of Tract A of The Highlands In Paradise, Woodland Park, Colorado, to The City of Woodland Park (A)
(Presenter, Planning Director Karen Schminke, AICP)
 - B. Approve Ordinance No.1430, Series 2022, an Ordinance of the City Council for the City of Woodland Park, Colorado, extending a Temporary Moratorium on the Submission, Acceptance, Processing and Approval of Application for All Short-Term Rental Licenses.(A)
(Presenter, City Attorney Geoff Wilson)

10. NEW BUSINESS

(Public comment may be heard)

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

B. Council Reports

C. City Attorney's Report

D. City Manager's Report

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



City of Woodland Park

September 15, 2022 at 7:00 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Following a work session on the 2023 Budget Projections and Priorities for the Council, Mayor LaBarre called the regular City Council Meeting to order at 7 pm.

The following Councilmembers were in attendance: Mayor LaBarre, Mayor Pro-tem Case, Councilmember Connors, Councilmember Nakai, Councilmember Neal, Councilmember Ott and Councilmember Zuluaga.

The following Staff members were in attendance: City Manager Lawson, Deputy City Manager/City Clerk Leclercq, Finance Director Vassalotti, Planning Director Schminke, Assistant to the City Manager Johnson and Deputy City Clerk Minton. City Attorney Wilson appeared via zoom.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

A. Appointment to the Utility Advisory Committee. (A) (Presenter Deputy City Manager/City Clerk, Suzanne Leclercq)

City Clerk Leclercq reviewed with the Council that there is currently one open position on the Utility Advisory Committee and that the Clerk's office had received an application from Cindy Rumsey. Leclercq shared that Ms. Rumsey meets all of the requirements to apply to this Committee. Leclercq shared that Ms. Rumsey was in the audience this evening and available for any questions the Council may have.

Mayor LaBarre invited Ms. Rumsey to the podium. Ms. Rumsey shared with the Council her reasons for applying for this position. There being no discussion or questions from the Council, the following motion was made.

Motion: To appoint Cindy Rumsey to the Utility Advisory Committee. Ott/Nakai. Motion carried 7-0.

City Clerk Leclercq administered the Oath of Office to Ms. Rumsey.

B. Police Department Awards. (Presenter Chief of Police Chris Deisler)

Mayor LaBarre invited Police Chief Deisler to the podium. Chief Deisler shared that he was there before the Council this evening to present some Police Department Awards.

The first award that Chief Deisler presented was to citizen Christopher Hoffman. Mr. Hoffman helped Corporal Ledvina change a blown out tire on her patrol car. Chief Deisler presented Mr. Hoffman with the Chiefs Award of Excellence.

Deisler presented Dispatcher Lisa Ivy, Officer Patrick Vigil and Corporal Courtney Ledvina all with the Chief's Award of Excellence for a case that they all worked on together to help apprehend an escaped mental patient.

Following the presentation of the awards, Mayor LaBarre presented Citizen Hoffman, Dispatcher Ivy and Officers Vigil and Ledvina with a Mayor's pin.

- C.** Historic Preservation Committee - Historical Posters
(Presenter, Planning Director Karen Schminke, AICP)

Planning Director Schminke shared with the Council the Historical Preservation Committee's posters over the past years and presented the Council with the 2022 poster.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

5. CONSENT CALENDAR

- A.** Approval of minutes from the August 4, August 18 and September 1, 2022 Regular City Council Meetings. (A)
(Presenter, Deputy City Manager/City Clerk Suzanne Leclercq)

City Clerk Leclercq reviewed the Consent Calendar with the Council. All items were approved in the same motion.

Motion: To approve the August 4th, August 18th and September 1st minutes and the approval of the July and August Statement of Expenditures. Case/Nakai. Motion carried 7-0.

- B.** Approval of the July 2022 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.
- C.** Approval of the August 2022 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.

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

Resident Jerry Penland shared his displeasure with three very large slash piles on Highway 67. Penland shared that not only are they an eye sore but also a major fire hazard. Penland shared that he was looking to the City and the City Council to solve this problem.

7. UNFINISHED BUSINESS

(Public Comment may be heard)

8. ORDINANCES ON INITIAL POSTING

(Public comment may be heard)

- A.** Approve ORDINANCE NO. 1429, SERIES 2022, on initial posting, an ordinance ACCEPTING CONVEYANCE OF TRACT A OF THE HIGHLANDS IN PARADISE, WOODLAND PARK, COLORADO, TO THE CITY OF WOODLAND PARK, and set the Public Hearing for October 6, 2022. (A)
(Presentor, Planning Director, Karen Schminke, AICP)

Planning Director Schminke introduced Ordinance No. 1429, Series 2022 on initial posting.

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

Motion: To approve Ordinance No. 1429, Series 2022 on initial posting, an ordinance accepting conveyance of Tract A of the Highlands in Paradise, Woodland Park, CO, to the City of Woodland Park and set the Public Hearing for October 6, 2022. Ott/Connors. Motion carried 7-0.

9. PUBLIC HEARINGS

(Public comment may be heard)

- A.** Approve ORDINANCE No. 1428, SERIES 2022, An ordinance vacating that portion of right of way overlapping Lot 1A, The Homes At Brecken Heights, Woodland Park, Teller County, Colorado. (A)
(Presenter, Planning Director Karen Schminke, AICP)

Planning Director Schminke reviewed the staff report with the Council regarding this Ordinance. Schminke shared the following:

The Applicant is requesting a vacation of approximately 1,000 sq.ft. of Alpine Meadows Drive. Alpine Meadows Drive is a small portion of right-of-way that extends 85 feet out of Morning Sun Drive. The portion of right of way that the applicant is wanting to vacate would be the northeastern most portions of this right of way. The remaining portions of the Alpine Meadows Drive would be used in conjunction with Brecken Court Drive public right-of-way to service the future residences at The Homes at Brecken Heights and existing businesses.

The final plat for The Homes at Brecken Heights was approved by City Council at their April 1st, 2021 Meeting. As shown in the attached application, this small portion of right-of-way overlaps with lot 1A on the final plat. In order for the applicant to maintain the layout of homes proposed in their final plat, this portion of right-of-way would need to be vacated.

Schminke shared the following vacation criteria:

This request is subject to Municipal Code (MC) chapter 12.08 Vacation of Public Rights-of-Way and the City's right to vacate public rights of way is specified as follows:

§12.08.030 City right to vacate

The City Council, by ordinance, may vacate any street, alley, easement or public right-of-way or part thereof located within the corporate limits of the city, subject to the provisions of the City Charter and the Constitution and statutes of the state.

This vacation request was reviewed and assessed to ensure compliance with the applicable sections of MC Chapter 12.08 as follows:

§12.08.010 Policy declaration

The City declares the following to be its general policy regarding vacation of streets, alleys, easements and public rights-of-way:

The vacation of streets, alleys, easements and public rights-of-way shall be considered based on its effect on utilities located in said rights-of-way, emergency services access, feasibility of road construction, access to lots abutting the vacation, area traffic patterns and adjacent landowners input.

Staff Analysis: The vacation complies with this policy. No adverse affects are expected from the granting of this vacation. This vacation overlaps a residential lot, and currently is unimproved land. The portions of the right-of-way that are improved, will still remain, and service the neighboring businesses.

§12.08.020 Vesting of title upon vacation

Whenever any roadway has been conveyed to, or acquired by, the city for use as a street, alley, easement or public right-of-way, and thereafter is vacated, title to the lands included within such street, alley, easement or public right-of-way or so much thereof as may be vacated shall vest, subject to the same encumbrances, liens, limitations, restrictions, and estates as the land to which it accrues as follows:

- 1. In the event that a street, alley, easement or public right-of-way, which constitutes the exterior boundary of a subdivision or other tract of land, is vacated, title to the street, alley, easement or public right-of-way shall vest in the owners of the land abutting the vacated street, alley, easement or public right-of-way, at the time the street, alley, easement or public right-of-way was acquired for public use, was a part of the subdivided land, or was a part of the adjacent land.*
- 2. In the event that less than the entire width of a street, alley, easement or public right-of-way is vacated, title to the vacated portion shall vest in the owners of the land abutting such vacated portion.*
- 3. In the event that a street, alley, easement or public right-of-way bounded by straight lines is vacated, title to the vacated street, alley, easement or public right-of-way shall vest in the owners of the abutting land, each abutting owner taking to the center of the street, alley, easement or public right-of-way, except as provided in subsections A and B of this section. In the event that the boundary lines of abutting lands do not intersect the roadway at a right angle, the land included within such roadway shall vest as provided in subsection D.*
- 4. In all instances not specifically proved for, title to the vacated roadway shall vest in the owners of the abutting land, each abutting owner taking that portion of the vacated roadway to which his land or any part thereof is nearest in proximity.*
- 5. No portion of a roadway upon vacation, shall accrue to an abutting roadway.*

Staff Analysis: This type of vacation falls under §12.08.020(B). The right of way would be vested to lot 1A of the Homes at Brecken Heights, which is the closest property.

§12.08.040 Vacation of roadway on boundary lines.

If a roadway constitutes the boundary lines of the city, it may be vacated only by joint action of the board of county commissioners and the city council.

Staff Analysis: This vacation is completely contained within the City, so this section does not apply.

§12.08.050 Connecting public road required

No roadway or part thereof shall be vacated so as to leave any land adjoining the street, alley, easement or public right-of-way without an established public road connecting the land with

another established public road.

Staff Analysis: If the vacation is approved, all portions of land will still be connected to public right-of-way. Additionally, all portions of rights-of-ways connected to these properties would have a connection to other established public roads.

§12.08.060 Reservation of land for utility uses

In the event of vacation of rights-of-way or easements may be reserved for the continued use of existing sewer, gas, water or similar pipelines and appurtenances, for ditches, canals, or drainage and appurtenances, and for electric, telephone and similar lines and appurtenances.

Staff Analysis: The approved final plat from 2021 lists utility and drainage easements around the west, south, and east portions of Lot 1A. These easements would remain in place if the vacation of ROW is approved. Additionally, the proposed right-of-way vacation was referred to staff departments, and outside agencies that service these utilities. No comments were received to indicate that the maintenance or continued use of these types of utilities would be impacted by the right-of-way vacation.

§12.08.070 Procedure for requesting a vacation

Any person desiring the vacation of any street, alley, easement or other public rights-of-way, located within the city, shall file with the city clerk the following at least thirty(30) days prior to the next regular scheduled planning commission meeting:

- 1. A completed application form;*
- 2. Plat and legal description of proposed vacation; plat shall be drawn by a registered land surveyor and shall be on eight and one-half inches by eleven-inch paper whenever possible;*
- 3. A processing fee as established by city council;*
- 4. The names and addresses of all adjacent property owners.*

Staff Analysis: A complete application meeting the above criteria has been submitted to staff, and is attached to this staff report.

§12.08.080 Hearing – Planning Commission and City Council action.

- 1. The planning commission shall hold a public hearing on the vacation request. Notice of the public hearing shall be published in the official city newspaper at least seven days prior to the public hearing. The property proposed to be vacated shall be posted at least ten days prior to the public hearing and notices shall be sent to adjacent property owners at least ten days prior to the public hearing. The planning commission shall recommend approval or disapproval to the council, or table the request until the next regularly scheduled meeting.*
- 2. The planning commission shall make its written recommendations to the city council.*
- 3. The city council shall conduct a public hearing concerning the proposed recommendations by the planning commission, which recommendation shall be part of the council records for such hearing. Notice of public hearing shall be published at least seven days prior to the public hearing, the notice for the city council public hearing may be done at the same time as the notice for the planning commission hearings.*

Staff Analysis: The Planning Commission public hearing is scheduled for August 11, 2022 and the City Council public hearing is scheduled for September 15, 2022. All public hearing notices have been published, mailed, and posted per Municipal Code requirements.

§12.08.090 Vacation to be accomplished by ordinance

After the public hearing, if the council elects to proceed with the vacation, the actual vacation of any property within the street, alley, easement or other public right-of-way within the city shall be accomplished by ordinance.

Staff Analysis: A draft ordinance has been created and is attached to this staff report.

§12.08.100 Recording of vacation ordinance

An ordinance for vacation of any street, alley, easement or public right-of-way, once duly passed and effective, shall be filed with the office of the county clerk and recorder for Teller County.

Staff Analysis: If passed, the ordinance will be recorded with Teller County.

§12.08.110 Reimbursement to City

In addition to the processing fee, the applicant shall reimburse the city for all publishing, posting, ordinance drafting and filing costs.

Staff Analysis: These are typical costs that all applicants are subject to, and are billed upon closing the file.

At this time Mayor LaBarre opened the Public Comment portion of the Public Hearing. There being no Public Comment Mayor LaBarre closed the Public Comment portion of the Public hearing and the following motion was made.

Motion: To approve Ordinance No. 1428, Series 2022 an Ordinance vacating that portion of right of way overlapping Lot 1A, the Homes at Brecken Heights, Woodland Park, Teller County, Colorado. Zuluaga/Case. Motion carried 7-0.

10. NEW BUSINESS

(Public comment may be heard)

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

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

B. Council Reports

Councilmember Connors shared that they finished the Flags for Schools program this week and that every elementary school in the district was visited and presented with new flags.

Councilmember Neal shared an update of the DDA. Neal also shared that the DDA Attorney would be teaching a class on Conflict of Interest on October 4.

Councilmember Ott shared an update of the Historical Preservation Committee.

C. City Attorney's Report

No report.

D. City Manager's Report

City Manager Lawson shared that Grace Johnson had been promoted to Assistant to the City Manager.

12. ADJOURNMENT

There being no further City business Mayor Labarre adjourned the City Council Meeting at 7:54 PM.

Respectfully submitted:

Suzanne Leclercq MMC, City Clerk

APPROVED THIS ____ DAY OF _____, 2022

Hilary LaBarre, Mayor



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Michael Lawson, City Manager

DATE: October 6, 2022

SUBJECT: Council endorsement of DOLA Planning Grant Program for Housing Needs Assessment. (A)
(Presenter Assistant to the City Manager Grace Johnson)

BACKGROUND: The City of Woodland Park is interested in applying for the Planning Grant Program through the Colorado Department of Local Affairs to access funding for a Housing Needs Assessment. A Housing Needs Assessment will help the City to better understand housing needs, barriers, and opportunities in Woodland Park. The Planning Grant Program will allow the City to access funds needed to procure a consultant to perform a Housing Needs Assessment. Individual Planning Grant Program awards are expected to be approximately \$50,000-\$200,000. A minimum of 25% local match of the total project cost is required. The City of Woodland Park will be requesting funding from DOLA in the amount of \$85,000 with a \$21,250 match proposed from the remaining American Rescue Plan Act dollars.

RECOMMENDATION: Council approve endorsement of the DOLA Planning Grant Program application.

ATTACHMENTS: None



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Chris Deisler, Chief of Police

DATE: October 6, 2022

SUBJECT: Recommendation regarding proposed Phase 3 of the E911 Consolidation Study. (A)
(Presenter Police Chief Chris Deisler)

BACKGROUND: Teller County Regional Efficiency Study Briefing Overview for the City of Woodland Park

In May of 2020, Mission Critical was asked by the El Paso Teller County 911 Authority Board (the Authority), on behalf of then Board President, Miles De Young who was representing Teller County, to conduct an efficiency study on consolidating all three Public Safety Answering Points (PSAPs) in the county. The cost of the study would come out of the budget for the Authority, which is funded by tax payer dollars.

The City of Woodland Park (the City) sees many benefits keeping its PSAP intact as it is today for many reasons after reviewing the document. Those benefits include:

- Safety and security of our citizens and customers
 1. Anyone can call directly into the Police Department by calling 719-687-9262 and a person will answer the phone. The Woodland Park Police Department are one of the last departments in the state that has not utilized a phone tree, providing customers with an answer to questions immediately.
 2. Many people in the community call the ten digit number to report emergencies.
 3. The lobby of the Police Department is open 24/7. If there is trouble in the middle of the night, people can seek the warmth and safety in the lobby, with a friendly face to help them.
- Cost to the City of Woodland Park
 1. The funding of a consolidated center has to come from all stakeholders, which consists of four law enforcement agencies, two full-time EMS agencies, two full-time fire agencies, and six volunteer fire agencies. The City would be responsible for about 1/3 of the cost if determined by call volume.
 2. The City would have to enter into an agreement to keep funding this new entity without any expectations of future cost.
 3. The City is reimbursed a portion of a dispatcher's salary, \$25,000 per dispatcher every year.

4. There are many tasks that dispatch does for the City that would have to be handled another way. Such as, records, street maintenance call outs, and many other administrative duties.

- City Employees

1. The employees in this department express they enjoy working for the City and the citizens.
2. Employees would lose City benefits such as seniority, PTO bank, insurance, and retirement.
3. The City of Woodland Park and the City of Cripple Creek have the most tenured employees out of all the potentially impacted agencies.

The Authority has taken numerous steps towards moving all centers towards a virtually consolidated center. This is very beneficial to all PSAPs in the two county region, and allows us to work together very efficiently. For example, as this report is written, Teller County PSAP received three 911s reporting the same incident. Teller County had one dispatcher, Woodland Park had three dispatchers. Woodland Park was able to answer the two remaining 911s in its dispatch center and know that all calls were about the same incident. The three dispatch centers all work together to help our communities and our fellow dispatchers.

The cost of the next step in the feasibility study would cost the Authority around \$125,000. Instead of paying for a study, the City would prefer to use that money to expand our technology even further or to help retain our employees. The average dispatcher works in the field less than three years due to the stress and demands of the job.

In summary, the City would not gain much in discernable value in a consolidation and would likely have to hire additional staff and/or outsource many tasks. The citizens would not have the same level of service they have grown accustomed to, and the safety of Woodland Park citizens and employees would be diminished.

RECOMMENDATION:

ATTACHMENTS: None



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Karen Schminke, Director of Planning & Building Services

DATE: October 6, 2022

SUBJECT: Approve Ordinance No. 1429, series 2022 an Ordinance Accepting Conveyance of Tract A of The Highlands In Paradise, Woodland Park, Colorado, to The City of Woodland Park (A)
(Presenter, Planning Director Karen Schminke, AICP)

BACKGROUND: See attached report.

RECOMMENDATION:

ATTACHMENTS:

1. Highland Ct ROW Accept CC SR 2022-09-28
2. The Highland in Paradise - ROW Dedicated - Application
3. Ordinance 1429 Highlands Court_ROW Acceptance

STAFF REPORT

APPLICANT: Mark 2 LLC, Mark McNab
OWNER: North Peak Properties LLC, Park State Bank Manager
REQUEST: City acceptance the right-of-way known as Highlands Court including transfer ownership of Tract A to the City
LOCATION: Tract A, The Highlands in Paradise
ZONE: Suburban Residential (SR) District
STAFF: Karen Schminke, AICP, Planning Director



I. REQUEST

The final plat for Highlands in Paradise subdivision was approved in early 2019. The original proposal was the street that services this nine lot subdivision (Highlands Court) would be developed as and remain a private right-of-way. The developer has since changed his mind and is now asking the City to accept Highlands Court as a public right-of-way.

Highlands Court is approximately 490 feet long and is located within a land area described as Tract A on the recorded subdivision plat. City Operations Director, Kip Wiley, and the City Engineer, Ben Schmidt, have confirmed that the street has been completed and constructed to City standards.

II. RECOMMENDATION

Approve Ordinance 1429, Series 2022, An Ordinance Accepting Conveyance Of Tract A Of The Highlands In Paradise, Woodland Park, Colorado, To The City Of Woodland Park.

Attachments

- A. Application
- B. Final Plat
- C. Ordinance 1429, Series 2022



MULTI USE APPLICATION
2021 Zoning Development Permit (ZDP)
(Revised 1/1/2021)

RECEIVED
10/6/21

Project # 202110308
Commercial \$144.00
Residential (\$53.00 or \$144.00 as listed)
+ PPRBD Plan Check (as applicable) +
PPRBD Building Permit (as applicable) +
Woodland Park Use Tax

COMMERCIAL

- ☐ Change In Use
☐ Commercial Development
☐ Accessory Structure
☐ Parking Lot
☐ Public Infrastructure
☐ Alteration/Tenant/Interior Finish

RESIDENTIAL

- ☐ Addition (Fee \$144.00)
☐ Alteration/remodel (Fee \$53.00)
☐ Garage-Attached (Fee \$144.00)
☐ Garage-Detached (Fee \$144.00)
☐ Deck (Fee \$53)
☐ Shed (Fee \$53)

OTHER

- ☐ Commercial
☒ Residential
☐ Residential Use In a
Commercial Zone
☐ Zoning Verification
Letter (Fee \$144)

*Dedicate private
ROW to City*

1. Applicant Information

- a. Applicant Name Mark 2 LLC, DEVELOPER of The Highlands in Paradise subdivision
b. Contractor ☐ Property Owner ☐

2. Property Owner Information

- a. Name North Peak Properties LLC, Park State Bank - Manager Project Contact Yes ☐ No ☒
b. Mailing Address 710 Highway 24, Woodland Park, CO 80863
c. E-mail Address tony.perry@psbtrust.com
d. Phone Numbers Home _____ Work 719-686-5223 Mobile _____

3. Contractor Information

- a. Name Mark McNab Project Contact Yes ☒ No ☐
b. Company Name Mark 2 LLC, DEVELOPER
c. Mailing Address PO Box 7662, Woodland Park, CO 80863
d. Field Phone # 719-627-1924 E-Mail Address markmcnab@gmail.com
e. Contractor License # _____ WP Business License # _____

4. Site Information

- a. Site Address Tract A, The Highlands in Paradise aka Brecken Court, Woodland Park, CO
b. Lot _____ Block _____ Subdivision The Highlands in Paradise
c. Property Zoning SR Lot Size 27,660 Acres ☐ Square Feet ☒

5. Project Information

- a. Description of Project Transfer ownership of the Private Right of Way (Brecken Court) to City of
b. Dimensions for Proposed Structure(s) 50' roadway
c. Project Valuation (cost of materials) _____
d. If you will be receiving materials at the site, please describe a loading area that avoids interference with public streets or alley N/A

6. Site Plan Requirements

Please attach site plan of the proposed project. The plan must include all of the following information for the permit to be processed.

- a. The location, dimensions and height of all existing and proposed structures and/or uses with property line setbacks clearly shown (i.e., distance from structure to all property lines).
- b. Property lines, dimensions, and known monuments.
- c. Location, dimensions and names of on-site or adjacent streets, trails and sidewalks.
- d. Location, dimensions and type of easements (i.e., utility, access, etc.).
- e. Location and dimensions of all parking and driveway areas and parking formula used, if applicable.
- f. Locations of existing and proposed utilities, including water, sewer, fire hydrant, electric, gas, phone and cable TV infrastructure.
- g. General direction of off-site and on-site topography and proposed storm water management measures.
- h. Location and extent of floodplain or other hazards, if applicable.
- i. Proposed method of erosion control and soil stabilization.
- j. For interior remodels/tenant finishes, show the details of changes (i.e., existing and proposed).
- k. Architectural elevations may be required by City Planning.

Note: If you have an "Improvement Location Certificate" (ILC) that shows the above information than you may draw your proposed improvements on your ILC. An example of a complete Site Plan is provided on page 4.

7. Certification

This permit is valid for one year from the date of approval. If use or construction is not commenced during that period, the permit must be renewed. The undersigned applicant certifies that they understand that a Certificate of Occupancy (CO) may be required prior to occupancy of any structure or dwelling and is required to follow all procedures necessary to obtain a CO, if required. The undersigned applicant certifies under oath and under penalties of perjury that the information found in this application and sketch plan is true and accurate to the best of their knowledge and understands that the proposed development shall be in accordance with this application, all provisions of the City of Woodland Park's Zoning Regulations, other applicable City regulations, and conditions imposed upon the issuance of this permit.

The undersigned applicant also certifies acknowledgment that refund requests for any Use Tax collected that is eligible for refund must be requested within three (3) years of the collection date of that Use Tax.

 Builder/Applicant Signature _____ Date _____

 Property Owners Signature _____ Date _____

ZDP Approved by _____ Date _____

Conditions of Approval _____

THE HIGHLANDS IN PARADISE

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 19, T 12 S, R 68 W
OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT NORTH PEAK PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, FOLLOWING DESCRIBED TRACT OF LAND:

Katherine F Spahn

MANAGER, BEING THE OWNER OF THE

TO WIT:

A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 12, SOUTH, RANGE 68 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF PARADISE IN COLORADO FILING NO. 2 AS RECORDED UNDER RECEPTION NUMBER 616756 OF THE RECORDS OF THE TELLER COUNTY, COLORADO CLERK AND RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING FIVE COURSES:
(1) THENCE NORTHEASTERLY ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 91° 37' 36" (THE LONG CHORD OF WHICH BEARS N 26° 14' 57" E, A LONG CHORD DISTANCE OF 100.39 FEET), AN ARC LENGTH OF 111.94 FEET; (2) THENCE N 12° 57' 43" W, A DISTANCE OF 51.14 FEET; (3) THENCE NORTHWESTERLY ALONG THE ARC OF A 78.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88° 04' 30" (THE LONG CHORD OF WHICH BEARS N 58° 55' 28" W, A LONG CHORD DISTANCE OF 108.44 FEET), AN ARC LENGTH OF 119.90 FEET; (4) THENCE N 14° 53' 13" W, A DISTANCE OF 22.47 FEET; (5) THENCE NORTHWESTERLY ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20° 41' 37" (THE LONG CHORD OF WHICH BEARS N 25° 14' 02" W, A LONG CHORD DISTANCE OF 62.86 FEET), AN ARC LENGTH OF 63.21 FEET TO A POINT ON THE BOUNDARY OF PARADISE IN COLORADO FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 703316 OF SAID TELLER COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING TWO COURSES: (1) THENCE N 61° 00' 48" E, A DISTANCE OF 121.21 FEET; (2) THENCE N 10° 30' 50" E, A DISTANCE OF 287.63 FEET TO A POINT ON THE BOUNDARY OF PARADISE IN COLORADO FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 711754 OF SAID TELLER COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING FOUR COURSES: (1) THENCE S 87° 35' 49" E, A DISTANCE OF 123.72 FEET; (2) THENCE N 17° 21' 36" E, A DISTANCE OF 109.81 FEET; (3) THENCE S 83° 29' 45" E, A DISTANCE 340.87 FEET; (4) THENCE S 38° 29' 45" E, A DISTANCE OF 74.92 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT 28.26 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER OF SAID TELLER COUNTY RECORDS; THENCE ALONG THE BOUNDARIES OF SAID TRACT, THE FOLLOWING SEVEN COURSES: (1) THENCE S 16° 19' 28" W, A DISTANCE OF 178.08 FEET; (2) THENCE S 33° 49' 18" W, A DISTANCE OF 270.70 FEET; (3) THENCE N 50° 03' 29" W, A DISTANCE OF 30.83 FEET; (4) THENCE S 37° 32' 45" W, A DISTANCE OF 299.53 FEET; (5) THENCE S 48° 34' 34" W, A DISTANCE OF 185.59 FEET TO A POINT ON THE PROPOSED EXTENSION OF SPACIOUS SKIES DRIVE; THENCE ALONG SAID EXTENSION, THE FOLLOWING TWO COURSES: (6) THENCE NORTHWESTERLY ALONG SAID EXTENSION AND ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 10' 10" (THE LONG CHORD OF WHICH BEARS N 30° 08' 56" W, A LONG CHORD DISTANCE OF 101.03 FEET), AN ARC LENGTH OF 101.61 FEET; (7) THENCE N 19° 33' 51" W ALONG SAID EXTENSION, A DISTANCE OF 32.42 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 7.07 ACRES, MORE OR LESS.

DEDICATION:

THE ABOVE PARTY IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, A TRACT AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS AND AREAS FOR PUBLIC USE AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE, CONVEY OR QUIT CLAIM ALL OR ANY SUCH EASEMENTS AND AREAS FOR PUBLIC USE 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 THEREIN. NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE HIGHLANDS IN PARADISE".

IN WITNESS WHEREOF:

THE AFOREMENTIONED, Katherine F Spahn, MANAGER OF NORTH PEAK PROPERTIES, LLC. HAS EXECUTED THIS INSTRUMENT THIS 3 DAY OF January, 2019, A.D.

VP Park State Bank & Trust, Trustee
Marcie Zurek, MANAGER

STATE OF COLORADO)
COUNTY OF TELLER)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF January, 2019, A.D.,
BY Marcie Zurek, MANAGER OF NORTH PEAK PROPERTIES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: Sept 12, 2021

Diana Hartnett
NOTARY PUBLIC



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 KNOWLEDGE AND BELIEF.

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.

Christopher Thompson
PROFESSIONAL LAND SURVEYOR NO. 19625
FOR AND ON BEHALF OF ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

January 2, 2019
DATE

APPROVAL BY THE PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS 13th DAY OF DECEMBER, 2019, A.D.

John J. DeVore
CHAIRMAN OF THE PLANNING COMMISSION

ATTEST: For Planning
PLANNING TECHNICIAN

APPROVAL BY THE CITY COUNCIL:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THIS 3rd DAY OF January, 2019, A.D.

BY: Neil Levy
NEIL LEVY, MAYOR

ATTEST: Suzanne Pickering
CITY CLERK

RECORDING:

STATE OF COLORADO)
COUNTY OF TELLER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 12:15 O'CLOCK P.M., THIS 23rd DAY OF January, 2019, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 713224 OF THE RECORDS OF TELLER COUNTY, COLORADO.

BY: Frances Ashton, Deputy Clerk & Recorder
TELLER COUNTY CLERK AND RECORDER

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL. SIGNED THIS 23rd DAY OF January, 2019, A.D.

Nancye Nolan, Deputy
TELLER COUNTY TREASURER

NOTES:

(1.) 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 FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK, COLORADO. 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 AND PAID FOR BY THE SUBDIVIDER, NOT THE CITY OF WOODLAND PARK. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.

(2.) ALL OWNERS OF LAND WITHIN THIS SUBDIVISION ACQUIRE THEIR LAND SUBJECT TO THE OBLIGATION 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 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. FURTHER CONTINUING COMPLIANCE WILL BE REQUIRED AFTER ISSUANCE OF A BUILDING PERMIT.

(3.) 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 COMPREHENSIVE PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE COMPREHENSIVE 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 THE LOTS IN THIS PLAT.

(4.) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN AN ALUMINUM CAP STAMPED PLS NO. 12043 AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 19 AND AT A POINT ON THE NORTH LINE OF THE SW ¼ NE ¼ OF SAID SECTION AS SHOWN HEREON. THE ASSUMED BEARING BETWEEN THE MONUMENTS IS N 89° 46' 12" W.

(5.) THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD.

(6.) UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL FRONT LOT LINES ON EACH SIDE OF ALL STREETS SHOWN HEREON ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT WIDE EASEMENT FOR PUBLIC DRAINAGE AND UTILITIES.

(7.) LOT COVERAGE: PURSUANT TO SECTION 17.40.250 OF THE MUNICIPAL CODE, EACH LOT SHALL HAVE A MAXIMUM SITE COVERAGE OF 20% OF THE LOT AREA, AS SPECIFIED IN TABLE LCS.

(8.) LANDOWNERS AND HOMEOWNERS ASSOCIATION AGREE TO INDEMNIFY AND HOLD HARMLESS FROM AND AGAINST ANY AND ALL LOSS, COST, DAMAGE, EXPENSE AND LIABILITY, INCLUDING ATTORNEY'S FEES AND EXPENSES THAT MAY BE INCURRED BY OR ASSERTED, CLAIMED OR CHARGED AGAINST THE CITY IN THE EVENT THAT CITY UTILITIES ARE LOCATED OUTSIDE OF EASEMENTS.

(9.) TRACT A IS FOR THE PURPOSES OF PRIVATE INGRESS AND EGRESS AND PUBLIC UTILITIES AND DRAINAGE.

(10.) THE CITY SHALL HAVE THE RIGHT TO USE THE EASEMENTS FOR THE CONSTRUCTION, RECONSTRUCTION, USE, OPERATION, REPAIR, REPLACEMENT AND MAINTENANCE OF THE UTILITY FACILITIES. PROPERTY OWNER (OWNER) SHALL NOT CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO BUILDINGS ON THE PREMISES. OWNER SHALL NOT CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY IMPROVEMENTS THAT RESTRICT ACCESS TO OR VISIBILITY OR OPERATION OF THE UTILITY FACILITIES. OWNER MAY CONSTRUCT SIDEWALKS, TRAILS, FENCES, DRIVEWAYS, LANDSCAPING AND OTHER SURFACE IMPROVEMENTS AT THE OWNER'S EXPENSE AND TO THE CITY'S SPECIFICATIONS. IF CITY DETERMINES IN ITS SOLE DISCRETION, THAT IT IS NECESSARY FOR CITY TO DISTURB OWNER'S SURFACE IMPROVEMENTS IN ORDER TO REPAIR OR MAINTAIN THE UTILITY FACILITIES, CITY'S RESPONSIBILITY SHALL BE LIMITED TO THE RE-COMPACTION OF ANY EXCAVATION, REPLACEMENT OF SURFACE GRAVEL AND GENERAL SURFACE CLEANUP. THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF OWNER'S SURFACE IMPROVEMENTS WITHIN THE EASEMENT.

OWNER:

NORTH PEAK PROPERTIES, LLC
PARK STATE BANK, MANAGER
710 HIGHWAY NO. 24
P.O. BOX 9
WOODLAND PARK, CO 80863

DEVELOPER:

MARK 2, LLC
P.O. BOX 7662
WOODLAND PARK, CO 80863

SURVEYOR/DESIGNER:

ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE SUITE 303
COLORADO SPRINGS, CO 80907
719-630-0559

PAGE 1 OF 2

ROCKY MOUNTAIN LAND SERVICES

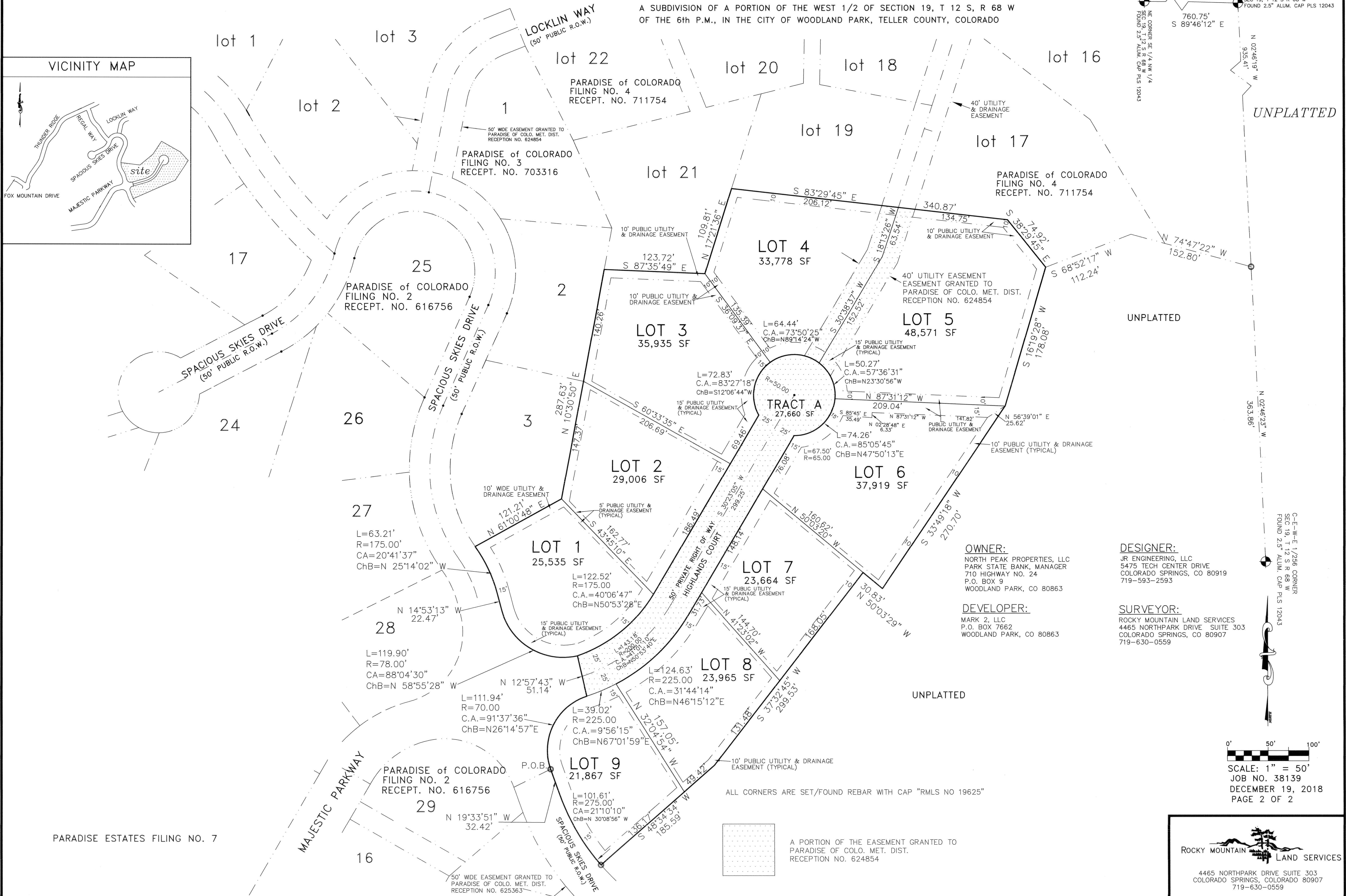
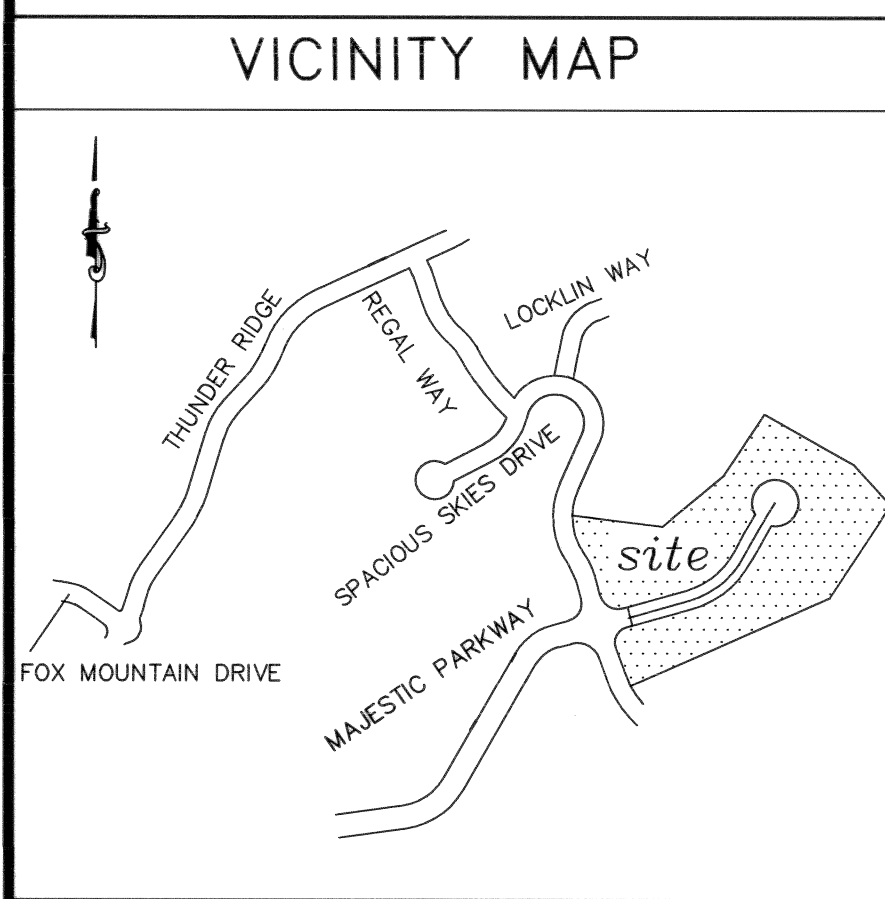
4465 NORTH PARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

JOB NO. 38139
DECEMBER 19, 2018

THE HIGHLANDS IN PARADISE

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 19, T 12 S, R 68 W
OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

ASSUMED BASIS OF BEARINGS
NORTH LINE SW 1/4 NE 1/4 SECTION 19, T 12 S, R 68 W
C-E-W-E 1/256 CORNER
SEC 19, T 12 S R 68 W
FOUND 2.5" ALUM. CAP. PLS 12043



UNPLATTED

UNPLATTED

UNPLATTED

OWNER:
NORTH PEAK PROPERTIES, LLC
PARK STATE BANK, MANAGER
710 HIGHWAY NO. 24
P.O. BOX 9
WOODLAND PARK, CO 80863

DEVELOPER:
MARK 2, LLC
P.O. BOX 7662
WOODLAND PARK, CO 80863

DESIGNER:
JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
719-593-2593

SURVEYOR:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, CO 80907
719-630-0559

0' 50' 100'
SCALE: 1" = 50'
JOB NO. 38139
DECEMBER 19, 2018
PAGE 2 OF 2

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

PARADISE ESTATES FILING NO. 7

A PORTION OF THE EASEMENT GRANTED TO
PARADISE OF COLO. MET. DIST.
RECEPTION NO. 624854



Teller County Government

The Official Site For Teller County, Colorado

Property Records Database



Teller Home	County Offices	Contributing Offices	New Search	Mapping Application	Foreclosures
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Property Record Database

Account Information (provided by Assessor)

Account No R0056852

Parcel Id 6431.191060080

2021 Values [A PDF of the 2021 Notice of Value](#)

Actual \$13,450

Assessed \$3,900

Tax Dist 64

Acct Type Exempt

School Dist RE-2

Acres 0.6400

Map No. 3031-19

Owner Name CITY OF WOODLAND PARK

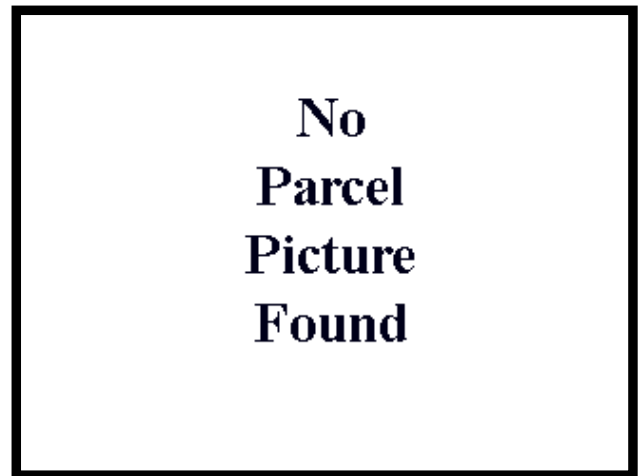
Mailing Address PO BOX 9007
WOODLAND PARK, CO
808669007

**Physical
Address**

Area PARADISE OF COLORADO

Legal Description TR A THE HIGHLANDS IN PARADISE

[Show Map](#)



Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning

Land Information (provided by Assessor)

Land Type Abst Code Acres

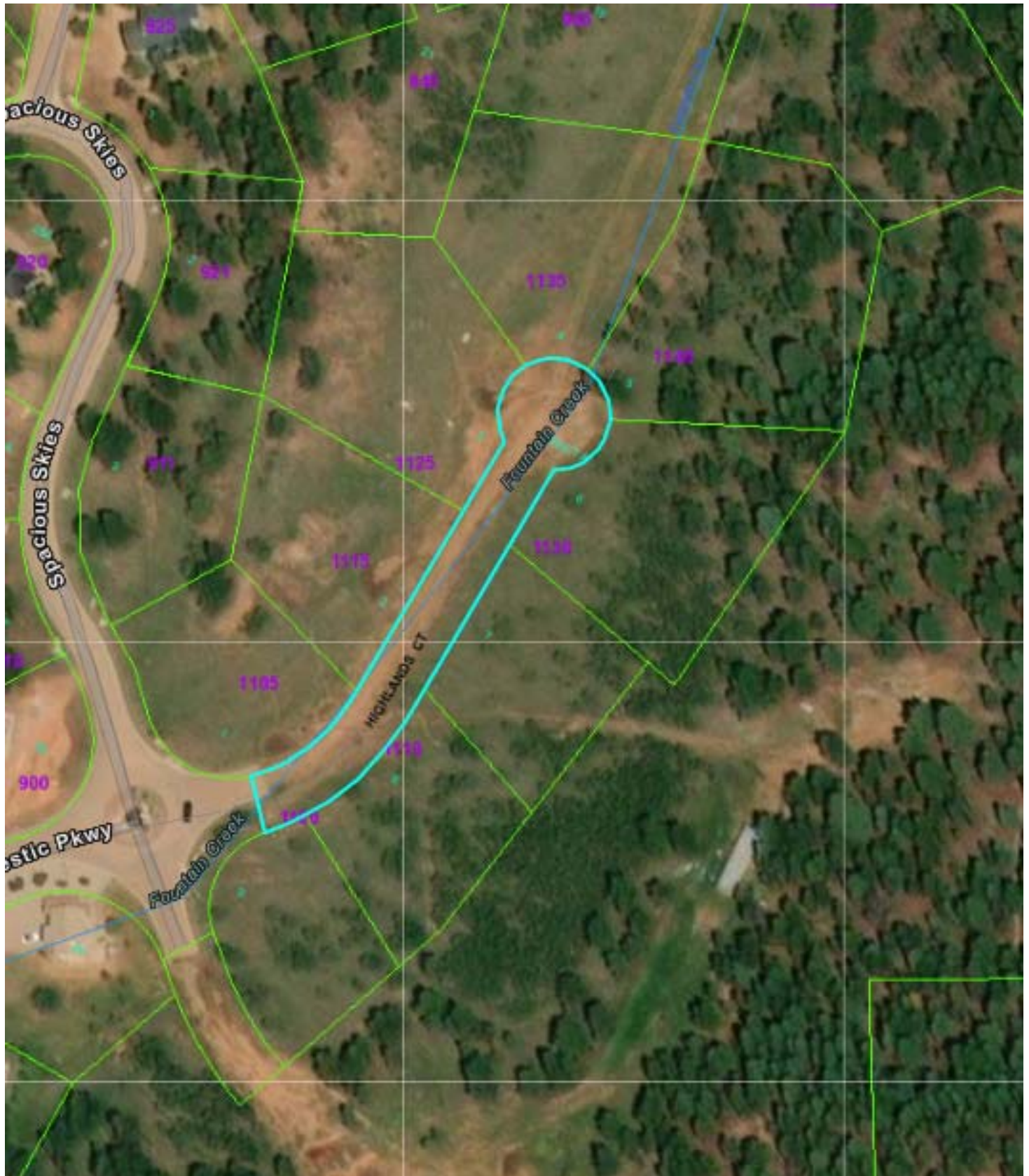
Exempt 9149 0.6400

TOTAL 0.6400

Account number: R0056852 was not found

E-Mail suggestions or comments to [WebDeveloper](#)

10/07/2021 09:03:56 AM



CITY OF WOODLAND PARK, COLORADO

ORDINANCE NO. 1429, SERIES 2022

AN ORDINANCE ACCEPTING CONVEYANCE OF TRACT A OF THE
HIGHLANDS IN PARADISE, WOODLAND PARK, COLORADO, TO THE CITY
OF WOODLAND PARK

WHEREAS, the City Council, after public hearing with notice as required by law, finds that it is in the best interest of the citizens of the City of Woodland Park to accept the conveyance of Tract A of the Highlands In Paradise, Woodland Park, Colorado; and

WHEREAS, Tract A contains a 50' right-of-way that provides access to lots within the subdivision known as "The Highlands In Paradise", with the plat being filed with Teller County, Reception Number 713224 ; and

WHEREAS, a street known as Highlands Court, including curb, gutter, and sidewalks, has been constructed within Tract A; and

WHEREAS, the City of Woodland Park has found the street known as Highlands Court and associated infrastructure to be complete and constructed to City standards; and

WHEREAS, the constructed improvements have been found to be free of defects in the workmanship and materials and is acceptable to the City; and

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS:

That the Ordinance entitled "AN ORDINANCE ACCEPTING CONVEYANCE OF TRACT A OF THE HIGHLANDS IN PARADISE, WOODLAND PARK, COLORADO, TO THE CITY OF WOODLAND PARK," be and is hereby adopted as follows:

Section 1. The infrastructure constructed within Tract A is now the responsibility of the City of Woodland Park.

Section 2. Title to the entirety of Tract A, by agreement of all involved parties, shall transfer to the City of Woodland Park.

Section 3. This Ordinance shall be in full force and effect from and after its publication as required by law.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING
PUBLIC HEARING THIS _____ DAY OF _____, 2022.

Mayor Hilary LaBarre

ATTEST:

City Clerk Suzanne Leclercq

**CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1430, SERIES 2022**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND
PARK, COLORADO EXTENDING A TEMPORARY MORATORIUM ON THE
SUBMISSION, ACCEPTANCE, PROCESSING AND APPROVAL OF
APPLICATIONS FOR ALL SHORT-TERM RENTAL LICENSES**

WHEREAS, the City of Woodland Park, Colorado (“City”) is a statutory City, duly organized and existing under the laws of the state of Colorado; and

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, pursuant to C.R.S. § 31-23-301 the Council also possesses the authority to adopt and enforce zoning regulations; and

WHEREAS, pursuant to C.R.S. § 31-15-501, the City also possesses the authority to regulate the operation and licensing of businesses generally within its jurisdiction; and

WHEREAS, pursuant to such authority, the City has previously adopted certain regulations within Title 5, concerning business licenses and regulations, and Title 18, concerning zoning, of the Woodland Park Municipal Code (“Code”); and

WHEREAS, on July 7, 2022, through Ordinance 1426, the City Council imposed a three (3) month temporary moratorium on receiving applications for review and issuing or approving short-term rental licenses in order to preserve the status quo while the City conducted public engagement, neighborhood meetings, surveys and work sessions, and while City Council, Planning Commission and City staff completed its review and draft of the City’s regulatory framework for short-term rentals and its impact on neighborhood character and availability of housing stock; and

WHEREAS, said temporary moratorium expires on October 15, 2022, and the Planning Commission and City Council are still in the process of holding meetings and public hearings to obtain relevant public comment, and City staff has been diligently researching and drafting these requested final short-term rental regulations appropriate for the needs of the Woodland Park community; and

WHEREAS, the Council finds that two (2) additional months is an appropriate length of time to consider, hold public hearings and finalize draft short-term rental regulations; and

WHEREAS, in order for equitable enforcement and consistent application of the Code and the City’s administrative regulations, it is therefore crucial that the temporary moratorium be extended until December 15, 2022, for two (2) additional months past the current expiration date of October 15, 2022; and

WHEREAS, the Council also finds and determines that the subject regulations concerning short-term rentals, as well as this short extension of the temporarily moratorium on short-term rental license applications, are necessary to the preservation of the public health, safety and welfare, as well as consistent and equitable enforcement and applicability.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF WOODLAND PARK, COLORADO as follows:

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

Section 2. Extension of Temporary Moratorium. Effective upon the effective date of this Ordinance, the three (3) month moratorium imposed on July 7, 2022 and effective on July 15, 2022, upon the submission, acceptance, processing, and approval of all applications for short-term rental licenses within the City of Woodland Park is hereby extended until December 15, 2022. No application for a short-term rental license shall be submitted to or accepted by the City, and no such application shall be reviewed or license issued or approved in response to such an application. City Staff and the City Council are directed to develop and amend and adopt regulations appropriate to short term rentals prior to the expiration of this moratorium period.

Section 3. Effective Date; Expiration. The moratorium imposed on July 7, 2022 and effective on July 15, 2022, and extended by this Ordinance, shall continue, and shall expire two (2) months after the previous October 15, 2022 moratorium expiration, on December 15, 2022, unless repealed prior to that date, or extended to a later date.

Section 4. Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after its publication as required.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS ____ DAY OF _____, 2022.

City of Woodland Park

Hilary LaBarre, Mayor

ATTEST:

City Clerk, Suzanne Leclercq