

**WOODLAND PARK CITY COUNCIL
REGULAR MEETING MINUTES
COUNCIL CHAMBERS, CITY HALL
AUGUST 2, 2007 – 7:00 P.M.**

1. CALL TO ORDER:

Crane called the meeting to order at 7:02 P.M.

2. ROLL CALL:

The following members of Council were present; Mayor Gary Crane, Jon DeVaux, Terry Harrison, Ken Matthews, Phil Mella, George Parkhurst, and Steve Randolph.

The following Staff Members were also in attendance:

City Manager David Buttery
City Attorney Carolyn Steffl
Utilities Director Jim Schultz
City Planner Sally Riley

Deputy City Clerk Janell Sciacca
Deputy Police Chief John Gomes
Public Works Director Bill Alspach
Public Works Assistant Pat Mancini

3. PLEDGE OF ALLEGIANCE:

Mayor Crane led the Pledge of Allegiance.

4. CEREMONIES, PRESENTATIONS & APPOINTMENTS:

A. Presentation of 2007 Schedule of Events by Colorado Festival of World Theatre. Carol Sturman presented representing the Colorado Festival of World Theatre. Sturman distributed an event brochure and assured the Council and viewing public that rumors of the Festival's demise were not true. She further stated that the Festival had been able to save money this year by scheduling fewer events. Sturman then reviewed the schedule noting that two-thirds of the 2007 events were being held in Teller County. She thanked the Council for their support and Crane thanked her for representing Teller County.

B. Presentation of Annual Report by Rampart Regional Library District Board of Directors.

Buttery noted that the Library Board was unable to make their presentation due to a scheduling conflict.

C. Presentation regarding Your Hub by Community Journalist Danny Summers. Summers introduced himself and distributed a copy of Your Hub to the Council. He stated that the publication was a form of citizen journalism which was distributed in Thursday editions of the Gazette and could also be picked up throughout the community. Crane encouraged citizens to utilize the service and thanked Summers for the presentation.

5. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA: None.

6. CONSENT CALENDAR:

- A. Approve minutes of July 19, 2007 Regular Meeting. **(A)**
- B. Approve application from T&M Lam, Inc. for annual renewal of Hotel & Restaurant Liquor License for May Flower Chinese Restaurant located at 1212 E. US Highway 24 to be effective September 11, 2007. **(QJ)**

Crane read the Consent Calendar items into the record.

MOTION: To approve the Consent Calendar as presented. Harrison/Mella. Motion carried 7-0.

7. UNFINISHED BUSINESS: None.

8. ORDINANCES ON INITIAL POSTING:

- A. Approve Ordinance 1083 raising Water Usage Rates on initial posting and set the public hearing for August 16, 2007. **(A). (QJ)**

Schultz invited Council to review the report and contact him with any questions. He also noted a table containing additional information regarding Projected Water Fund Balance that had been prepared and distributed following an inquiry by Buttery.

MOTION: To approve Ordinance 1083 on initial posting and set the public hearing for August 16, 2007. Mella/Randolph. Motion carried 7-0.

9. PUBLIC HEARINGS:

- A. Consider Resolution 682 approving a Service Plan for Shining Mountain Metropolitan District. **(QJ)**

Crane read the Staff Report into the record and then introduced the applicant representative Marcus McAskin. McAskin recognized owners Bob Reifsnider and Greg Brown who were also in attendance. McAskin then reviewed the purpose and benefits of the Metropolitan District while Matthews emphasized that the service plan only affects property owners within the actual District. Crane opened the Public Hearing. Parkhurst questioned how prospective property owners would be notified. McAskin replied that a separate notice would be recorded, a good faith effort would be made at closing and property tax bills would also contain the information. Steffl added that MLS listings would also show the total Mill Levy. Crane asked if the applicant saw this as a marketing tool. Reifsnider replied yes and that owners would appreciate an organized entity with covenants throughout instead of splintered groups with differing opinions. Following a short discussion regarding warranty and inspection of improvements, Randolph asked if the next step was a Subdivision Development Agreement. Riley replied yes, at Final Plat. There being no further discussion, the Public Hearing was closed.

MOTION: To approve Resolution 682 approving a Service Plan for Shining Mountain Metropolitan District as presented. Mella/Crane. Motion carried 7-0.

- B.** Consider application from Prospect Home Care & Hospice, Inc. for Special Events Liquor Permit for Protecting the American Dream Motorcycle Rally to be held on August 18, 2007 at 111 S. Center Street. **(QJ)**

Sciacca presented the Staff Report and recommended approval following the Public Hearing. The Public Hearing was held without comment.

MOTION: To approve the application from Prospect Home Care & Hospice, Inc. for a Special Events Liquor Permit for Protecting the American Dream Motorcycle Rally. Crane/Matthews. Motion carried 7-0.

- C.** Consider Ordinance 1082 granting a Conditional Use Permit for Dirt Cheap Offroad, LLC to expand the existing business to include repair and sales of motorcycles, ATV's and snowmobiles in the Central Business District on Lot 2, Coleman's Subdivision (more specifically 813 W. Lorraine Avenue), as requested by owner H. Scott Sears. **(QJ)**

Riley recognized the applicant in attendance and then reviewed the Staff Report and a PowerPoint presentation detailing the specifics of the request. She noted that the Planning Commission supported the application. Crane opened the Public Hearing. Mella questioned the methods and standards for disposal of oil. Alspach replied that the applicant was working with local agencies. Schultz added that the City works to make sure the applicant is contracting with a commercial disposal company. Mella also stated a concern about noise. Scott Sears, 808 Lucky Lady, stated that the doors would be closed in the winter and ventilation approved by the Northeast Teller County Fire Protection District would be utilized while the doors would remain open during summer months. Sears also noted that he owned the building that faced the garage. Mella questioned if adjacent property owners had been notified. Both Sears and Riley replied they were and no complaints had been received. DeVaux raised concerns about weeds and the condition of the building at 815 W. Lorraine. The applicant did not disagree with these concerns but stated his intent to remove the 815 building and build a parking area. There being no further discussion, the Public Hearing was closed.

MOTION: To approve the Conditional Use Permit for Dirt Cheap Offroad, LLC at 813 W. Lorraine subject to the following conditions:

1. The applicant shall provide the City with a comprehensive motor oil collection, storage, and disposal plan describing how waste oil will be disposed of with a specific name of the service to be used or a list of services to be selected from and a method for dealing with oil spills and clean-up.
2. No outside storage or repair of vehicles shall be allowed outside the building.
3. The applicant must receive approval from the Northeast Teller County Fire Protection District and the Teller County Building Department for Motorcycle/ATV retail and service.

Harrison/Crane. Motion carried 7-0.

- D.** Consider request for extension of Preliminary Plat for Top of Paradise, Filing #1 for 58 single family residential lots on property being a subdivision of a portion of the W½ of Section 19, T12S, R68W of the 6th P.M. (more specifically 56 acres located

northeast of Thunder Ridge Drive and Majestic Parkway), as requested by William F. Brown, Jr., President of Paradise Estates, Inc. **(QJ)**
Riley recognized the applicant representative Dennis Hughes and then presented the Staff Report and a PowerPoint Presentation detailing the specifics of the request. The Public Hearing was held without comment. Parkhurst gave a brief report on the Colorado Orchid that exists in this particular area and Crane asked that the applicant's representative to convey the importance of saving these orchids to Brown.

MOTION: To approve the extension of the Preliminary Plat for Top of Paradise, Filing #1 to August 4, 2008. DeVaux/Randolph. Carried 7 to 0.

10. NEW BUSINESS: None.

11. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: None.

12. REPORTS:

A. Mayor's Report: None.

B. Council Reports: Mella thanked Alspach for following up on the signalization at Highway 24 and Aspen Garden Way noting there had been another accident there earlier in the day..

C. City Attorney's Report: None.

D. City Manager's and Department Managers' Reports:

1. Buttery noted that the packet contained the 2008 Budget Calendar.

13. COMMENTS ON WRITTEN CORRESPONDENCE: None.

14. ADJOURNMENT:

There being no further business, the meeting was adjourned at 08:30 P.M.

Recorded by:

Janell L. Sciacca, CMC
Deputy City Clerk

APPROVED THIS 16TH DAY OF AUGUST, 2007.

Gary Crane
Mayor