



CITY OF LEADVILLE
Tuesday, October 1st, 2019 – 6:00 P.M.
REGULAR COUNCIL MEETING MINUTES
800 HARRISON AVE, LEADVILLE, CO.

1. Call to Order of regular meeting
2. Pledge of Allegiance.
3. Roll Call.
4. Approval of Agenda. CM Gowing moved, CM Greene seconded.
5. Housekeeping Matters
6. Public Comments about items not on the agenda.

Kristi Galarza – new housing coordinator.

7. a. Wintermission check in with 880

Monica Lopez Magee and CJ Goulding presented about Wintermission initiative. They discussed several pilot projects and implementation. ASM Dallas mentioned that Council would be taking a deeper dive tomorrow with a joint work session with the county commissioners.

- b. Public Hearing, CUP 400 E 6th Street

MPT Beck opened the public hearing. MPT Beck explained she had Bethany Maher reach out with questions and she advised her to ask questions at the meeting.

Mike Tracy – Opening a custom motorcycle and painting shop.

ASM Dallas explained the staff report and summary from Planning & Zoning and included ten conditions. She also explained what the zoning is in that area.

Public Comments in favor:

Jason Nepp – Believes we should be pro-business and fits light industrial and the neighborhood.

Bethany Maher – Expressed concern about snow removal, safety issues due to proximity of business, noise and potential hazardous fumes.

ASM Dallas read in letters to the record from the Planning & Zoning hearing.

Mike Tracy – They will fence between property, beep as exiting, add mirror, noise level will be contained well, car storage will not be an issue and he will not be taking on those type of repairs, spray booth is contained with a vacuum and will be ventilated.

Jim Schneiter – Had an agreement with the street department to have snow piled on the Hazel side and the street department would clean it.

CM Gowing moved to close public input, CM Lauchner seconded.

Greg Labbe (as Planning & Zoning Commission) - Discussed the perspective of the Planning & Zoning Commission.

CM Gowing – Questioned whether Mike reached out to APEN.

MPT Beck – doesn't want to create precedence of clearing snow for the applicant. CM Gowing explained that the city needs to really address that overall.

CM Greene – Mentioned issues with short term rentals and parking issues – it is on the business owner to deal with snow.

CM Lauchner – careful with city allowing businesses to store snow on city streets.

CM Gowing - insert roof in condition 2, following building inn line 2. CM Gowing clarified that condition 8 as city, county and state permits and all required permits. CM Gowing questioned the asbestos issues and grouping that into all required permits or licenses or building modification. Remove condition 10.



CM Linebarger – questioned why condition 8 is even a condition. The rationale was to address the neighbors concerns to add additional safety level.

MPT Beck – suggested condition 8 and 10 were added to honor responses from neighbors.

Greg Labbe – spoke to the asbestos issue and it was more of a reminder and it is not inappropriate.

CMM Gowing – remove condition 7.

CM Hagen moved to **conditionally approve** the Conditional Use Permit for Mike Tracy and Ryan McNamee joint venture to operate an auto-body fabrication/custom manufacturing at 400 East 6th street in Leadville CO 80461 based on the criteria set forth in the staff report dated September 25th, 2019, the City of Leadville's municipal code, Sections 17.52.040, and the 2015 Leadville Comprehensive Plan with the following conditions:

1. Limited to paint and auto body repair. No engine or mechanical repair.
 2. The owner/operator shall relocate the vent(s) for the shop away from the alley and/or adjacent residential lots and as far south on the building roof as possible. The relocated fan shall be insulated to the extent possible to mitigate noise.
 3. Hours of operation: Office hours 8am-6pm. quiet hours 8pm-8am.
 4. No outdoor storage of vehicles, scrap materials, supplies, or other similar items related to the business for more than 24 hours.
 5. The owner will stripe 3 parking spaces for employees and customers on the south end of the building.
 6. The owner will plow the 3 parking spots on the south end to be free and clear of snow.
 7. The owner/operator shall be responsible for any necessary permits or licenses that may be required for the operation of this business.
 8. This CUP shall be specific to the owner and/or applicant as part of this application.
- CM Gowing seconded.

Mike Tracy questioned parking on the Hazel side during the summer -it is on street parking.

8. Public Meetings Planner

4PM Wintermission meeting tomorrow, ASM Dallas pointed out the parking meeting. Mayor Labbe mentioned the homecoming parade and career fair.

9. Mayor's Report – Mayor explained that the fire engine has a lot of issues and we want to get it returned due to any issues and will pursue it legally.

10. Council Reports – CM Lauchner shared that all towns in Summit County raised age to 21 for all tobacco, license for selling, ballot initiative for a \$4 tax on cigarettes and a 40% tax on all others.

11. Public Comments about items not on the agenda

ASM Dallas explained an email she sent to council about an issue that came up.

12. Adjournment. 7:16 PM



| Councilmember | Roll Call | Agenda | CUP 400 E 6th |
|---------------|-----------|--------|---------------|
| CM Linebarger | YES | YES | Y ES |
| CM Hagen | YES | YES | YES |
| Mayor Labbe | NO | ABSENT | ABSENT |
| CM Gowing | YES | YES | YES |
| MPT Beck | YES | YES | YES |
| CM Lauchner | YES | ABSENT | YES |
| CM Greene | YES | YES | YES |