CITY OF CENTRAL, COLORADO
NOTICE OF A REGULAR MEETING of the CITY COUNCIL to be held on
Tuesday, March 19, 2019 @ 7:00 p.m.
141 Nevada Street, Central City, Colorado
AGENDA

The City Council meeting packets are prepared several days prior to the meeting and available for public inspection at City Hall during normal business hours the Monday prior to the meeting. This information is reviewed and studied by the City Council members, eliminating lengthy discussions to gain basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis. Agendas are posted on the City’s website, the City Hall bulletin board and at the Post Office the Friday prior to the Council meeting.

7:00pm Council Meeting

1. Call to Order.

2. Roll Call.
   Mayor Jeremy Fey
   Mayor Pro-Tem Judy Laratta
   Council members Jeff Aiken
                   Jackie Mitchell
                   Jack Hidahl

3. Pledge of Allegiance

4. Additions and/or Amendments to the Agenda.

5. Conflict of Interest.

6. Consent Agenda: The Consent Agenda contains items that can be decided without discussion. Any Council member may request removal of any item they do not want to consider without discussion or wish to vote no on, without jeopardizing the approval of other items on the consent agenda. Items removed will be placed under Action Items in the order they appear on the agenda (this should be done prior to the motion to approve the consent agenda).

   Regular Bill lists through March 7; and
   City Council minutes: March 19, 2019

PUBLIC FORUM/AUDIENCE PARTICIPATION — (public comment on items on the agenda not including Public Hearing items): the City Council welcomes you here and thanks you for your time and concerns. If you wish to address the City Council, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address then address the City Council. Your comments should be limited to three (3) minutes per speaker. The City Council may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and your questions may be directed to the City Manager for follow-up. Thank you.

BOARD OF ADJUSTMENT –

7. Resolution No. BOA 19-01: A resolution of the Board of Adjustment of City of Central, Colorado approving a variance request submitted for property known as the Shores Residence and setting forth Findings of Fact. (Rears)

ACTION ITEMS: NEW BUSINESS –

8. Planning Commission Appointment – Dena Hunter

REPORTS –

9. Staff updates – 2019 Central City Opera Gala (April 26)
   -- Opera Picnic location

COUNCIL COMMENTS - limited to 5 minutes each member.
PUBLIC FORUM/AUDIENCE PARTICIPATION – for non-action items not Action or Public Hearing items on this agenda (same rules apply as outlined in the earlier Public Forum section).

EXECUTIVE SESSION – Pursuant to C.R.S. 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations and to instruct negotiators regarding proposed amendments to 1999 Growth IGA (Intergovernmental Agreement dated September 29, 1999)

ADJOURN. Next Council meeting April 2, 2019.

Posted 3/14/2019

Please call Reba Bechtel, City Clerk at 303-582-5251 at least 48 hours prior to the Council meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting.
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Grand Totals: 65,099.06
CITY OF CENTRAL
CITY COUNCIL MEETING
March 5, 2019

CALL TO ORDER
A regular meeting of the City Council for the City of Central was called to order by Mayor pro tem Laratta at 7:00 p.m., in City Hall on March 5, 2019.

ROLL CALL
Present: Mayor pro tem Laratta
Alderman Aiken
Alderman Mitchell
Alderman Hidahl

Absent: Mayor Fey

Staff Present: City Manager Miera
Attorney McAskin
City Clerk Bechtel
Community Development Director Rears
Public Works Director Hoover
GCSO Captain Ihme
Fire Chief Allen

Pledge of Allegiance was recited by all present.

ADDITIONS AND/OR AMENDMENTS TO THE AGENDA
Alderman Aiken moved to approve the agenda with the addition of the March 1st meeting minutes on the consent agenda. Alderman Mitchell seconded, and without discussion, the motion carried unanimously.

CONFLICTS OF INTEREST
No Council Member disclosed a conflict regarding any item on the agenda.

CONSENT AGENDA
Alderman Mitchell moved to approve the consent agenda containing the regular bill lists through February 25 and the City Council minutes for the meeting on February 19 and March 1, 2019. Alderman Aiken seconded, and without discussion, the motion carried unanimously.

PUBLIC FORUM/AUDIENCE PARTICIPATION
No one requested time to address the Council.

PUBLIC HEARING
Ordinance No. 19-02: An ordinance of the City Council of the City of Central, Colorado, amending the City of Central Municipal Code to establish an administrative citation procedure for addressing specified violations of the Municipal Code, specified violation of the Municipal
Code, specifically adding a new Article X to Chapter 2 titled Administrative Penalty Citations for Code Violations.

Attorney McAskin explained that Ordinance No. 19-02 establishes an administrative citation procedure for addressing specific violations of the Municipal Code. Specifically, the Ordinance adds a new Article X to Chapter 2 of the Code, titled “Administrative Penalty Citations for Code Violations.” This Ordinance was approved on first reading on February 5th, at which time City Council set February 19th as the date for second reading and public hearing on the Ordinance. Due to a publication error, the notice required by Sec.5.10(4) of the Home Rule Charter was not published until February 21st. For that reason, City Council did not act on the Ordinance at its February 19th regular meeting, but instead continued the public hearing on the Ordinance to the March 5th regular meeting. The notice published on February 21st correctly identifies March 5th as the date of the public hearing on the Ordinance.

City Staff has determined that ongoing compliance of the requirements of the City of Central Municipal Code regarding property maintenance and other Code requirements, including but not limited to keeping sidewalks within the City free from snow and ice and other obstructions, and complying with applicable building codes, is vital to maintaining a positive community atmosphere and preserving and enhancing property values. A failure of property owners to adhere to the Code requirements may result in the impairment of taxable values upon which taxable values upon which the continued fiscal health of the City depends.

Developing a procedure for issuing administrative citations will assist community development staff and enforcement officers in gaining timely compliance by residents. This Ordinance authorizes administrative enforcement of Code violations as an alternative to prosecution in municipal court, and will assist with promoting and protecting the public’s health, safety and welfare.

At 7:15 p.m., Mayor pro tem Laratta opened the Public Hearing. Hearing no comments, at 7:15 p.m., Mayor pro tem Laratta closed the Public Hearing.

Alderman Mitchell moved to adopt Ordinance No. 19-02: An ordinance of the City Council of the City of Central, Colorado, amending the City of Central Municipal Code to establish an administrative citation procedure for addressing specified violations of the Municipal Code, specified violation of the Municipal Code, specifically adding a new Article X to Chapter 2 titled Administrative Penalty Citations for Code Violations on second reading. Alderman Hidal seconded. and without discussion, the motion carried unanimously.

Ordinance No. 19-03: An ordinance of the City Council of the City of Central, Colorado, amending Section 2-4-10 and 2-4-60 of the Municipal Code.

Attorney McAskin explained that this ordinance amends the Municipal Code to make explicit that the City is not subject to the jurisdiction of the Independent Ethics Commission or the ethics provisions of Article XXIX of the Colorado Constitution pursuant to an exemption for home rule municipalities set forth in Article XXIX.

Central’s Home Rule Charter, at Section 5.12, requires that the City Council set rules for the governance of its meetings and the conduct of its members by ordinance and that the City
Council adopt an ordinance which defines misconduct in office and which sets penalties for violation of the ordinance. To fulfill the directive of Section 5.12, the City adopted Article IV of Chapter 2 of the Municipal Code ("Code of Ethics").

Following the City's adoption of its Code of Ethics, Colorado voters passed Amendment 41, which was a constitutional citizen initiative on the ballot of the November 2006 election. Amendment 41 was codified into Article XXIX. It establishes the Independent Ethics Commission ("IEC"), which is an entity that provides ethics oversight for government officials in Colorado. The IEC hears complaints, issues findings, and assesses penalties in connection with ethics issues arising under Article XXIX and other standards of conduct as provided by law.

However, Article XXIX allows home rule municipalities with their own ethics codes that address the matters in Article XXIX to be exempt from the IEC’s jurisdiction and the ethics provisions in Article XXIX.

A recent Denver District Court order in Dunafon v. Jones et al., in which Glendale (home rule) was challenging the IEC’s jurisdiction over it, interpreted Article XXIX to mean that the IEC has no jurisdiction over home rule municipalities that have adopted their own ethics codes and procedures, which do not have to be exactly the same as the standards in the Colorado Constitution.

Because Central is such a home rule municipality, the City Attorney’s office recommends making it explicit in the City’s Code of Ethics that the City falls under this exemption and clarifying that Article XXIX does not apply to the City.

Ordinance 19-03 includes the following amendments to Sections 2-4-10(b) and 2-4-60(5), with additions shown in bold and deletions shown in strikethrough:

Sec. 2-4-10. Authority, purposes and general policies.
(b) Purposes. The purposes of this Article are to:
(1) State principles of conduct and ethics which are to be applied in public service;

(2) Help motivate City officers and employees to pursue productive conduct and ethical ideals which exceed minimum standards;

(3) Provide a process by which City officers and employees may identify and resolve conduct and ethical issues;

(4) Identify minimum standards of ethical conduct for City officers and employees;

(5) Inform the public of the minimum standards to which their City officers are expected to adhere;

(6) Promote public confidence in the integrity of City officers;

(7) Establish penalties, when appropriate, for City officers who violate the public trust; and
(8) Protect to the fullest extent possible the rights of all individuals who are subject in any way to the provisions of this Article; and

(9) Address the matters covered by Article XXIX of the Colorado Constitution. As a home rule municipality, the City of Central intends that this Article supersede Article XXIX of the Colorado Constitution.

Sec. 2-4-60. Prohibited conduct; City officer.
(5) Engage in any conduct which would constitute a conflict of interest as defined by this Article or under the laws of the State of Colorado.

At 7:15 p.m., Mayor pro tem Laratta opened the Public Hearing. Hearing no comments, at 7:15 p.m., Mayor pro tem Laratta closed the Public Hearing.

Alderman Aiken moved to adopt Ordinance No. 19-03: An ordinance of the City Council of the City of Central, Colorado, amending Section 2-4-10 and 2-4-60 of the Municipal Code. and further moved that second reading and public hearing be scheduled for Tuesday, March 5, 2019 at 7:00 p.m. to be held in these Council Chambers. Alderman Mitchell seconded. and without discussion, the motion carried unanimously.

ACTION ITEMS: NEW BUSINESS
Historic Preservation Commission Appointments
Alderman Aiken moved to appoint Chuck Webster to the Historic Preservation Commission. Alderman Mitchell seconded, and without discussion, the motion carried unanimously.

Planning Commission Appointment
Alderman Mitchell moved to appoint Allyson Shellhorn to serve on the Planning Commission. Alderman Aiken seconded, and without discussion, the motion carried unanimously.

Main Street Commission Appointment
Alderman Aiken moved to appoint Jeff Hentschel as Alternate to Main Street Commission. Alderman Mitchell seconded, and without discussion, the motion carried unanimously.

Mayor pro tem Laratta welcomed the new commission members.

REPORTS
City Manager Miera responded to a couple of Council questions regarding the weekend snow event and the water main shut off.

COUNCIL COMMENTS
Alderman Aiken stated that the Public Works crew did a good job on the recent snow event.

Alderman Hidahl questioned the ongoing use of the wood look stamped finish on sidewalks as they are slippery when wet.

Mayor pro tem Laratta thanked the EMT’s and Central City Fire for their recent medical
assistance.

PUBLIC FORUM/AUDIENCE PARTICIPATION
Dave Josselyn, 344 E. 1st High, thanked Alderman Hidahl for proposing a change to the finish on any new sidewalks so they are less icy or slick when there is weather.

At 7:56 p.m., Mayor pro tem Laratta adjourned the meeting.
The next Council meeting is scheduled for March 5, 2019 at 7:00 p.m.

________________________________________  __________________________
Judy Laratta, Mayor pro tem                Reba Bechtel, City Clerk
AGENDA ITEM # 7
BOARD OF ADJUSTMENT COMMUNICATION FORM

FROM: Ray Rears, Community Development Director

CC: Daniel Miera, City Manager

DATE: March 19, 2019

ITEM: BOA 19-01 – PUBLIC HEARING – Request a variance to permit a dwelling be constructed 6 ft. from the south (front) property line. The City requires a 10-ft. setback from the front property line for a town lot related to single-family detached construction.

NEXT STEP: Review the request and render a decision.

___ ORDNANCE  
___ MOTION  
X RESOLUTION  
___ INFORMATION

I. REQUEST OR ISSUE:

The applicant is proposing to build a new home on the north side of Eureka Street. Central City Block 28, Lots 19 & 20 (the "Subject Property") six-feet from the front property line.

II. BACKGROUND INFORMATION:

The Subject Property is located in the Medium Density Residential (MDR) zone district.

The size of the home proposed to be constructed on the Subject Property is approximately 20'-8" x 50'-0" with a small courtyard on each end and a covered 6' deep porch across the full length of the front. The Historic Preservation Commission (HPC) reviewed the plans three-times previously and most recently on August 8, 2018, in which a Certificate of Appropriateness was granted each time. City Council ratified the most recent approval on August 21, 2018.
Central City Land Development Code (LDC) under section 16-4-100.b, the front setback for a town lot is 10 ft.

Under section 16-8-500.1 – Minor Modifications, the Administrator may grant minor modifications to this LDC up to 20 percent building setback. The request for the setback reduction to 6 ft. from 10 ft. is a 40 percent reduction, which requires BOA review and approval.

The applicant applied for and received a similar variance approval on July 30, 2015. That variance approval and the two earliest Certificates of Appropriateness approvals received for the property expired one-year from the date of approval.

The property was connected to the City water and BHCCSD sewer lines in 2017.

The Board of Adjustment ("Board") is vested with the authority to hear and decide, grant or deny applications for variances per LDC Section 16-8-501.b

Pursuant to Resolution 11-04 dated August 3, 2004, the Mayor and members of City Council sit as the Board.

As required per Section 16-8-310B, the property was posted and notices were mailed first class U.S. Mail on March 8, 2019 to all property owners within 300-feet of the property. No comment has been received to date.

III. **RECOMMENDED ACTION / NEXT STEP:**

1. Convene as the Board of Adjustment.

2. Elect a Chairperson and acting Chair (if the chair is absent) of the Board in accordance with Section 16-8-106.g of the Code.

3. Conduct a hearing on the proposed variance request (modified front yard setback) which includes testimony from the applicant and public input.

4. **Standards.** The decision-maker may grant a variance only if it makes findings that all of the following requirements, insofar as applicable, have been satisfied:

   Staff analysis is indicated below each criteria below “[ ]”

   (1) That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property;

   
   [The Subject Property slopes steeply from the north to the south.]

   (2) That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located;
The Subject Property has site development constraints that do not exist throughout the MDR zone district.

That, because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this Chapter;

Conformity to the setback provisions will cause greater impact on the archaeological resources and hillside topography of the property.

That such unnecessary hardship has not been created by the applicant;

The steep slope of the Subject Property and existing rock walls were not created by the applicant.

That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, or substantially or permanently impair the appropriate use or development of adjacent property; and

The variance, if granted, will not substantially or permanently impair the appropriate use or development of adjacent property.

That the variance, if granted, is a minimum variance that will afford relief and is the least modification possible of the provisions of this LDC.

The requested variance is the minimum variance that will afford relief.

5. In addition, the concurring vote of four (4) members of the Board is required to approve a variance (reference Section 16-8-106.1 of the LDC).

Staff is recommending approval of the variance, due to these site conditions and that a more impactful variance was approved by the board previously in 2015 for the same site given the front setback at that time was 25 feet.

Subject Property and Site Observations

- The topography of the site slopes steeply from the north to the south towards the street.
- The site contains several existing rock walls and the proposed structure integrates one of the existing rock walls into the back wall of the structure.
- The proposed design minimizes the impact to the existing site walls and topography.
- The proposed front porch canopy, encroaches into the front yard setback which was generally the case historically.
IV. **FISCAL IMPACTS:**

None.

V. **LEGAL ISSUES:**

None.

VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:**

None.

VII. **SUMMARY AND ALTERNATIVES:**

1. Move to approve the setback variance request.
2. Move to continue the hearing to a time and date certain.
3. Move to deny the proposed setback variance request.

VIII. **SUGGESTED MOTIONS:**

**SUGGESTED MOTION FOR APPROVAL OF RESOLUTION:**

I MOVE TO APPROVE RESOLUTION NO. BOA 19-01, A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF CENTRAL, COLORADO, APPROVING A VARIANCE FROM SETBACK REQUIREMENTS UNDER THE CITY’S ZONING ORDINANCE BASED ON A FINDING OF FACT:


**SUGGESTED MOTION FOR DENIAL OF RESOLUTION:**

I MOVE TO DENY RESOLUTION NO. BOA 19-01, A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF CENTRAL, COLORADO, APPROVING A VARIANCE FROM SETBACK REQUIREMENTS UNDER THE CITY’S ZONING ORDINANCE, BASED ON THE FOLLOWING FINDINGS OF FACT:

THE REQUEST DOES NOT MEET ALL OF THE CRITERIA OF APPROVAL SET FORTH IN SECTION 16-8-501.D OF THE ZONING ORDINANCE INCLUDING BUT NOT LIMITED TO:

[Board member making motion to specifically reference which approval criteria have not been satisfied by the application]**

**In the event the Board desires to deny this variance application, Staff recommends that the Board consult with the City Attorney prior to making a motion.
CITY OF CENTRAL, COLORADO

BOARD OF ADJUSTMENT
RESOLUTION NO. BOA 19-01

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF CENTRAL, COLORADO APPROVING A VARIANCE REQUEST SUBMITTED FOR PROPERTY KNOWN AS THE SHORES RESIDENCE, AND SETTING FORTH FINDINGS OF FACT

WHEREAS, pursuant to the Home Rule Charter of the City of Central ("City") and Article 23, Title 31 of the Colorado Revised Statutes, the City has authority to regulate the development of land, streets and utilities within the City for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, through Chapter 16 of the Municipal Code (the "Zoning Ordinance"), the Board of Adjustment of the City of Central is authorized to grant variances to allow variations from the strict application of the requirements of the Zoning Ordinance; and

WHEREAS, the Board of Adjustment considered a variance application submitted by the Shores ("Applicant") to allow for a variance to the front yard setback for a new single-family home proposed to be constructed on Central City Block 28, Lots 19 and 20, Eureka Street (the "Subject Property"); and

WHEREAS, the Subject Property is zoned MDR; and

WHEREAS, the Applicant specifically requests the following variance:

(1) to establish a front yard setback of six feet for the Subject Property where ten feet (10’) is required by Section 16-4-100(b) of the Zoning Ordinance; and

WHEREAS, in accordance with Section 16-8-501(b) of the Zoning Ordinance, the Board of Adjustment heard that variance request on March 19, 2019, in City Hall located at 141 Nevada Street, Central City, Colorado; and

WHEREAS, the Board of Adjustment has further determined that based upon the testimony and the analysis set forth in the Communication Form prepared by the City’s Land Development Code Administrator that the Applicant’s request for a reduced front yard setback is merited and has satisfied the applicable approval criteria set forth in Section 16-8-501(d)(1) – (6) of the Zoning Ordinance; and

WHEREAS, the administrative record for this case includes, but is not limited to, the City of Central Zoning Ordinance (Chapter 16 of the Municipal Code), the City of Central Comprehensive Plan, the City’s Design Guidelines, all other applicable ordinances, resolutions and regulations, the Communication Form presented to Board of Adjustment, the application and all other submittals of the Applicant, any and all submittals by members of the public, and the tape
recording and minutes of the Board of Adjustment meeting at which this application was considered.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT FOR THE CITY OF CENTRAL, COLORADO, THAT:**

**Section 1.** The foregoing recitals are incorporated herein as findings of the Board of Adjustment.

**Section 2.** The Board hereby:

- Approves the Shores Residence Variance, based on the Board’s determination that the Variance application meets all of the approval criteria set forth in Section 16-8-501(d)(1) – (6) of the Zoning Ordinance, as more fully discussed in the Communication Form dated March 19, 2019.

**Section 3. Effective Date.** This Resolution shall take effect upon its approval by the Board of Adjustment.

ADOPTED THIS 19th DAY OF MARCH, 2019.

BOARD OF ADJUSTMENT FOR THE CITY OF CENTRAL, COLORADO

By: ______________________________

Jeremy Fey, Chairperson

ATTEST: ______________________________

Reba Bechtel, City Clerk

APPROVED TO FORM:

By: ______________________________

Marcus A. McAskin, City Attorney
CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission

Pursuant to The City of Central Municipal Code, Land Development Code, Article 2. Historic Preservation; Article 8. Administration and Enforcement and the Central City Design Guidelines and following a hearing before this commission to review this proposal this certificate is hereby granted.

Case: HR 18-06
Address: T.B.D. Eureka Street – Legal: Central City; Blk. 28, Lots 19 & 20
Applicant: Stephen Shores
For: Construct a new single-family detached structure which is approximately 25' 8" x 50', with a small courtyard on each end and a covered 6' deep porch along the full front. The structure will have a corrugated metal roof, 6 in. wood lap siding, a fully wooden stairway, board and rails and paneled windows with the following conditions of approval:
1) That the exterior of the structure shall be constructed of 6 in. wood lap siding and/or natural stone. 2) All windows shall include four panes, be constructed of Wood, aluminum clad painted or steel framed and include exterior mullions. 3) The HPO is authorized to review and approve proposed exterior lighting fixtures, based on the requirements of the Design Guidelines. 4) The front rock wall shall be reconstructed based on the specifications of the Design Guidelines. See project file for details.

Reviewed by the commission this 8th day of August, 2018

HPC Chair or HPO

This certificate shall expire one year after issuance, unless a building permit has been issued. A building permit is required for installation.

Per Section 16-8-167, Ratification by City Council occurred on Aug 21, 2018
NOTICE OF PUBLIC HEARING

Notice is hereby given for a public hearing before City Council of the City of Central acting as the Board of Adjustment to receive public input regarding an application for a variance from the Central City Land Development Code (LDC).

The applicant is requesting a variance to permit a dwelling be constructed 6 ft. from the south (front) property line. The city requires a 10-ft. setback from the front property line for a town lot for single-family detached construction.

Any and all documents pertaining to this matter may be viewed between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday at the City of Central City Hall; Community Development Department; Ground Level; 141 Nevada Street; Central City, Colorado — or on the city website under the Public Notices tab.

Applicants: Stephen Shores
Owner: same
Docket #: BOA 19-01
Site Location: Central City Block 28, Lots 19 & 20
AAN: R002521
Address: t.b.d.
Date: Tuesday, March 19, 2019
Time: 7:00 p.m. (or later)
Place: Central City, City Hall; 141 Nevada Street;
Central City, Colorado – 2nd Floor – Council Chambers

This could be of particular interest to you if you own property adjacent to this parcel, or reside in the area. The Board of Adjustment will review the specifics regarding this case, but the board could approve a modification to the proposed plan, which could impact you differently. Please provide any comment before the decision is made. If you would like to comment for the record in this matter, you may do so by:

- Presenting oral, and/or written comment at the Public Hearing; or,
- Submitting written comment before the meeting date of the hearing to:

Community Development Department c/o Ray W. Rears
City of Central
PO Box 249
Central City, CO 80427-0249 or via email at: rrears@cityofcentral.co

City Website: https://www.colorado.gov/centralcity

Please contact Ray W. Rears, Community Development Director at: (303) 582-5251 x207 if you have any questions.
Board of Adjustment
Application for a Variance (BOA)

☐ Name – EXACTLY as the name(s) appear on the deeds

STEPHEN SHORES

(If anyone other than the owner is applying, please attach a letter of authorization)

☐ Mailing Address

6573 S. KEARNEY CIR.

CENTENNIAL CO 80111

☐ Phone:

720-276-3770

☐ LEGAL DESCRIPTION:

351 EUREKA STREET CENTRAL CITY CO

☐ STATE THE NATURE OF THE VARIANCE REQUEST ON ANOTHER SHEET OF PAPER. INCLUDE ALL RELEVANT DIMENSIONS, DISTANCES, AND DIRECTIONS
  ☐ (example: I am requesting a variance to build a 24'x24' detached garage within 10' of my south property line)
  ☐ List All pertinent reasons why compliance with City regulations is either not feasible or cause of undue hardship:

☐ SITE PLAN or Improvement Location Certificate showing the following:
  ☐ Adjacent properties including lot number (if in subdivision) and owners last name
  ☐ Lot lines and lot dimensions, (to scale and legible)
  ☐ Existing and proposed structures and the distance from those structures to all lot lines. (If a through street crosses you property, include distances from all existing and proposed structures).
  ☐ Driveway, rail beds or any other public or private roads.
  ☐ Any other information specific to your variance request and site conditions.

☐ List All the names and mailing addresses of adjacent property owners within 300 feet of the boundaries of the subject property [Sec. 16-8-310A]. (Names and mailing addresses can be obtained from the County Assessor's Office.)

The property owner or duly appointed representative herein referred to as the applicant understands that this application must be complete and that the required non-refundable fee shall be paid upon filing. Any misleading and/or false information provided in this application would be grounds for revocation of the permit (if granted) and legal action by the City for the removal of subject improvement(s) approved for construction based on fictitious information provided by the applicant, and/or the assessment of fines on the property. The applicant also understands a public hearing is required and that the time needed to process this application includes a mandatory public notice period of 7 days [Sec. 16-8-3108]. Total processing time could take a minimum of 30 days. The applicant also understands that if the variance is approved, that approval is only valid for a period of time not to exceed one-year from the time such variance is granted, after which time, if the variance permit has not been utilized, it becomes null and void. The applicant or applicants representative is required to attend the hearing and is aware per SEC. 16-8-106h.1 that approval requires four members of the Board of Adjustment to approve the request. The owner understands and agrees to pay all noticing costs and waives any objection to a lien placed on the subject property for any outstanding noticing costs associated with this application. All decisions are final.

☐ Signature

2-11-19

☐ Signature

Date

Community Development Department

PO. Box 249; Central City, CO 80427
Standards. The decision-maker may grant a variance only if it makes findings that **all of the following requirements**, insofar as applicable, have been satisfied:

1. That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property;
2. That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located;
3. That, because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this Chapter;
4. That such unnecessary hardship has not been created by the applicant;
5. That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, or substantially or permanently impair the appropriate use or development of adjacent property; and
6. That the variance, if granted, is a minimum variance that will afford relief and is the least modification possible of the provisions of this LDC.
Attachment to Board of Adjustment Application

I request a variance from the standard property setback guidelines to build a 26' x 50' single family house within 6½ feet of my south property line. The lot I plan to build on has unique physical circumstances in that approximately halfway up the lot a natural rock wall exists. This rock extends all the way to the top of the property. There is a flat area on the lot where it appears a structure existed in the past. My plan is to construct a small house in the same footprint. To move the house further back would require blasting out of the rock. This would result in destroying the property’s natural topography and characteristics. The construction of this dwelling somewhat closer to the road will not alter the essential character of the neighborhood, nor negatively affect or impair adjacent properties. My plan all along has been to build a small cabin reminiscent of bygone years that enhances and improves the overall neighborhood. Thank you for your consideration of the requested variance due to the unique characteristics of the lot as it currently exists.

Stephen F Shores

[Signature]
Hello, my name is Dena Hunter and I am interested in the position with the Planning Commission. I have lived in The City of Central for 11+ years and feel that the city is up and coming. In order to "compete" with Black Hawk, I think that the city needs to bring in more diverse businesses so that we aren’t just a casino town, that we have more to offer especially for families. After living here for the time that I have, I see more and more people coming here to ride their jeeps and then leave, mostly because they are here with their family and there isn’t anything for the kids to do. My husband’s uncle used to own businesses here in Central, so this town is near and dear to our hearts and want to see it thrive again.

My background is in telecommunications for more than 40 years and am now retired. Most of that time has been in the numbering arena. I helped develop guidelines on how telephone numbers are to be used, how a telephone number is to be ported. I also was part of a committee that reported out monthly directly to the FCC. At that time there were only 10 companies that were allowed at the table.

Thank you for considering my application.

Dena Hunter
Refa
# Community Development Department – Department Update – March 19, 2019

## Building

<table>
<thead>
<tr>
<th>Year</th>
<th>Permits</th>
<th>Total</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>39</td>
<td>$655,900</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>33</td>
<td>$1,008,099</td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td>2</td>
<td>$40,100</td>
<td></td>
</tr>
</tbody>
</table>

## Planning

- Various Initial Development/Building Inquires addressed
- Growth IGA – Direction Requested
- Denver Adventures
- Alternative Options will be investigated
- Planning Commission
  - Last meeting – November 2018
  - Topic: Comp Plan / Zone Change Request

## Economic Development

- Northwest Colorado Enterprise Zone
- HEAL Colorado
  - Rapid Food Assessment – Report Completed – Presentation with Council on March 5th.
- CU Denver
  - Grant to support University coursework in Central City - 2019-2021 – Submitted February 15th
- Trails / Recreation
  - April 9, 2019 – 6 p.m.
  - Public Discussion / Input

## Historic Preservation

- Belvidere Theater
  - Owner Representative – New Contract will be pursued for next phase
  - Consultant has started their work. Public Charrette – Monday – March 18, 2019 – 6 p.m. [revised]
- DOLA Mineral Impact Grant – Awarded – up to $179,350
- Form Works Design Group Selected

## Historic Preservation Commission

<table>
<thead>
<tr>
<th>Last Meeting – December 12</th>
<th>Relocation of Rickville-Williams House (yellow house)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 cases</td>
<td>Proposed roof plans for 200 E. 4th High St. - Revised Design Guidelines</td>
</tr>
</tbody>
</table>

## Code Enforcement

- Respond to complaints made –
<table>
<thead>
<tr>
<th>Year</th>
<th>Complaints</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>33</td>
</tr>
<tr>
<td>2018</td>
<td>57</td>
</tr>
<tr>
<td>2019</td>
<td>7</td>
</tr>
</tbody>
</table>

- Sidewalk Snow
  - Warning Posted – Working to secure outside sidewalk shoveling outfit for offending sidewalk sections
### Marketing/Events

<table>
<thead>
<tr>
<th>Billboard</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>2019 Billboard lottery selections made</td>
<td></td>
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</tbody>
</table>

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<thead>
<tr>
<th>Central City App - Mobile Town Guide developed “Mobile Town Guide Central City” — Expires In 2019</th>
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<table>
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<tr>
<th>Editing videos for commercial and digital media content</th>
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<tr>
<th>Main Street Central City –</th>
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</thead>
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<table>
<thead>
<tr>
<th>Direct City Marketing / Promotion</th>
</tr>
</thead>
<tbody>
<tr>
<td>New 2019 Rack Card</td>
</tr>
<tr>
<td>2019 Media Buy</td>
</tr>
<tr>
<td>2019 Events</td>
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<tr>
<td>2019 Events</td>
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<tr>
<td>Marketing Plan</td>
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<tr>
<td>Marketing Plan</td>
</tr>
<tr>
<td>Digital, broadcast and e-blasts</td>
</tr>
<tr>
<td>IHeart Radio – KOA/ Rockies, Broncos Spons.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Audio Visual / Website / Information Technology</th>
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<tbody>
<tr>
<td>Website/Social Media – Currently revising the web page</td>
</tr>
<tr>
<td>Administration, promotion and monitoring continues</td>
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</tbody>
</table>

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<tr>
<th>Livestreaming of City Council Meetings</th>
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| PBX/ Phone Systems | Gathering quotes for new support |

### Staff

<table>
<thead>
<tr>
<th>Managing consultants</th>
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</table>

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<tr>
<th>Training at JC Denver</th>
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<table>
<thead>
<tr>
<th>UC Denver intern</th>
<th>Main Street Advisor</th>
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</thead>
</table>

| Historic Preservation & Code Enforcement Officer – Position re-Posted |
To: Mayor Fey, City Council, and City Manager

From: Sam Hoover, Public Works Director

Date: March 14, 2019

Re: Bi-weekly Report

Since our last council update, public works staff has performed the following activities:

- Snow removal
- Vehicle maintenance on the fleet
- Tree Trimming
- Worked on the standards for sidewalks
- Completed the Community Development remodel.