CITY OF CENTRAL, COLORADO
NOTICE OF A REGULAR MEETING of the CITY COUNCIL to be held on
Tuesday, July 18, 2017 @ 7:00 p.m.
141 Nevada Street, Central City, Colorado

AGENDA

The City Council meeting packets are prepared several days prior to the meetings 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 Kathryn Heider
   Mayor Pro-Tem Shirley Voorhies
   Council members Judy Laratta
   Jeff Aiken
   Mary Bell

3. Pledge of Allegiance

4. Additions and/or Amendments to the Agenda.

5. Conflict of Interest.

6. Consent Agenda: All matters listed under Item 6, Consent Agenda, are considered to be routine business matters by the Council and will be enacted with a single motion and a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately.

   Regular Bill lists through July 11; and
   City Council minutes: June 29, 2017

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.

PUBLIC HEARING —

7. Ordinance No. 17-06: An ordinance of the City Council of the City of Central, Colorado, repealing Chapter 16 and Chapter 17 of the City of Central Municipal Code and adopting and enacting, by reference, the City of Central Land Development Code, providing penalties for the violation thereof, and providing when such Code and this Ordinance shall become effective. (Rears)

ACTION ITEMS: NEW BUSINESS —

8. Central City Promise Program Request— Rachel Schmalz (Adame)

9. Resolution No. 17-19: A resolution of the City Council of the City of Central, Colorado approving the Central City Design Guidelines. (Rears)
REPORTS –

10. Staff updates –

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).

ADJOURN. Next Council meeting August 1, 2017.

Posted 7/13/2017

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: 107,602.76
CALL TO ORDER
A special meeting of the City Council for the City of Central was called to order by Mayor Heider at 7:00 p.m., in City Hall on June 29, 2017.

ROLL CALL
Present: Mayor Heider
Mayor pro tem Voorhies
Alderman Laratta
Alderman Aiken
Alderman Bell

Absent: None

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

The Pledge of Allegiance was recited by all present.

ADDITIONS AND/OR AMENDMENTS TO THE AGENDA
The agenda was approved as presented.

CONFLICTS OF INTEREST
Alderman Aiken stated a conflict with the BID appointment due to his employment with G.F. Gaming.

CONSENT AGENDA
Mayor pro tem Voorhies moved to approve the consent agenda containing the regular bill lists through June 13 with the exception of two items and the City Council minutes for the meeting on June 6, 2017. Alderman Laratta seconded, and without discussion, the motion carried unanimously.

Mayor pro tem Voorhies questioned the payment to Michael Baker International and RPI Consulting LLC. Manager Miera explained that the payment to Michael Baker International is a pass through and the City will receive reimbursement from a grant. RPI Consulting is a partial payment for the work covered by a grant with a 50/50 match.

Mayor pro tem Voorhies moved to approve the two items from the bill list in question. Alderman Laratta seconded, and without discussion, the motion carried unanimously.

PUBLIC FORUM/AUDIENCE PARTICIPATION
No one requested time to address the Council.
LIQUOR LICENSE AUTHORITY
Alderman Aiken move to recess as City Council and convene as the Liquor License Authority. Alderman Bell seconded, and without discussion, the motion carried unanimously.

Reserve Casino Hotel Liquor – Modification of Premise for Gregory Gaming LLC dba Reserve Casino Hotel to increase liquor premise and Jan’s Tavern dba Lava Room to decrease liquor premise.

City Clerk Bechtel explained that this request is for a Permanent Modification of Premise for Gregory Gaming LLC dba Reserve Casino Hotel and Jan’s Tavern dba Lava Room to change the floor plan to add the Lava Room to the Reserve floor plan and move the 2nd license for Jan’s Tavern dba Lava Room to the 1st floor.

Joe Behm, representative for Reserve Casino and Jan’s Tavern, explained that this change will help their staff to manage the separate licenses and not restrict alcohol from the casino into and out of the Lava Room.

Alderman Aiken moved to approve the Permanent Modification of Premise for Gregory Gaming LLC dba Reserve Casino Hotel to increase liquor premise and Jan’s Tavern dba Lava Room to decrease liquor premise. Mayor pro tem Voorhies seconded, and without discussion, the motion carried unanimously.

Mayor pro tem Voorhies moved to adjourn as the Local License Authority and reconvene City Council. Alderman Bell seconded, and without discussion, the motion carried unanimously.

PUBLIC HEARING
Ordinance No. 17-05: An ordinance of the City Council of the City of Central, Colorado extending the temporary 180-Day suspension imposed by Ordinance 16-07 on the submission, acceptance, processing, and approval of any application for a City of Central permit or license related to the Operation of a marijuana-related business.

Attorney Guckenberger reviewed the background as follows: Ordinance No. 17-05 extends the temporary 180-day suspension on the issuance of medical and/or retail marijuana licenses under applicable provisions of the City of Central Municipal Code that was imposed by Ordinance No. 16-07 until November 30, 2017. The current moratorium imposed by Ordinance No. 16-07 expires on June 30, 2017. However, the Community Development Director requested an extension of the temporary suspension of acceptance and approval of marijuana business license applications in order to allow the City more time to investigate, develop, and, if appropriate, adopt and implement regulations designed to limit the concentration and/or number of marijuana businesses within the City.

As you may remember from the prior communication forms for Ordinance 16-07, many municipalities in the Denver and Boulder metropolitan areas have instituted restrictions on the number or concentration of marijuana establishments within their jurisdictions, and, not being a jurisdiction with such restrictions currently, Central City has started receiving increased interest from individuals and business entities desiring to set up marijuana establishments within the City.

The greater interest has the potential to generate an increase in marijuana establishment license applications and therefore a greater number of marijuana establishments within Central Cit. As discussed at prior meetings, higher numbers of such businesses within the City may have multiple advantages and disadvantages for the City.
At 7:18 p.m., Mayor Heider opened the Public Hearing. Jeremy Fey, 202 W 6th High, asked Council to consider a location for consumption. At 7:19 p.m., Mayor Heider closed the Public Hearing.

Mayor pro tem Voorhies moved to adopt Ordinance No. 17-05: An ordinance of the City Council of the City of Central, Colorado extending the temporary 180-Day suspension imposed by Ordinance 16-07 on the submission, acceptance, processing, and approval of any application for a City of Central permit or license related to the Operation of a marijuana-related business. Alderman Aiken seconded. In discussion, Alderman Aiken asked if the City might allow smoking clubs. Manager Miera explained that Council can consider this option with the discussion of regulations to lift the moratorium and noted that smoking clubs are currently not approved by State Law. When Mayor Heider called the question, the motion carried unanimously.

ACTION ITEMS: NEW BUSINESS
3 Appointments to Main Street Commission – Deborah Wrightman/Cherise Rainbolt/Chuck Webster
Alderman Aiken moved to appoint Deborah Wrightman, Cherise Rainbolt, and Chuck Webster as Alternate to Main Street Commission. Alderman Bell seconded, and without discussion, the motion carried unanimously.

Ratify BID Appointment – Jeff Hentschel
Manager Miera explained that the BID is a 5 member board and this vacancy due to the resignation of Barry Phillips from Reserve Casino.

Mayor pro tem Voorhies moved to appoint Jeff Hentschel to the BID Board. Alderman Laratta seconded, and without discussion, the motion carried unanimously.

Resolution No. 17-18: A resolution of the City Council of the City of Central, Colorado ratifying the Planning and Zoning Commission’s approval of the City’s 2017 Comprehensive Plan.
CDC Rears gave the background as follows:
The previous Comprehensive Development Plan was adopted in November 2003. The Central City Planning Commission adopted the 2017 Central City Comprehensive Plan on May 31, 2017 following a number of public meetings, which included public participation to discuss the proposed Comprehensive Plan revision. The City Council is now being asked to ratify this new plan. The Planning Commission’s primary role includes the review and adoption of Comprehensive Plans which serve as the overall policy document detailing the city’s goals, strategies and provides guidance for key policy decisions including economic development, land use, development, infrastructure planning, recreation assets, public facilities and emergency services. Funding for this effort originated from a grant through the Colorado Department of Local Affairs, with a 50/50 match.

After City Council has ratified the Comprehensive Plan it will enable decision makers to include the Comprehensive Plan as a factor in reviewing new requests. In addition, this plan will serve that the “plan in place” commonly referred to as the “Three-Mile Plan”, which is required prior to the annexation of new territory into the City.

Mayor pro tem Voorhies moved to approve Resolution No. 17-18: A resolution of the City Council of the City of Central, Colorado ratifying the Planning and Zoning Commission’s approval of the City’s 2017 Comprehensive Plan. Alderman Bell seconded, and without discussion, the motion carried unanimously.

Mayor Heider thanked the Planning Commission for their work on this project.
Resolution No. 17-19: A resolution of the City Council of the City of Central, Colorado approving the Central City Design Guidelines.
Community Director Rears explained the process to reach this point. The overriding principle that has guided the formation of the City is the appreciation and respect each of us possesses for the natural beauty and rich history of our city. The City acknowledges the debt owed to those who came before us in acting as caretakers for the natural resources that is our city, and is a commitment to undertake its stewardship as a trust in the interest of those who will come after us.

The Historic Preservation Commission’s primary role is to review changes to the historic district to ensure they are done in a thoughtful and respectful manner to the historical styles established within the City during our period of significance. The method in which they perform that duty is by utilizing the Design Guidelines as the basis of their decisions. The currently in place Central City Design Guidelines were adopted in 1993. Funding for this effort originated from a grant through the Colorado Department of Local Affairs, with a 50/50 match.

CDD Rears reviewed the summary of changes.

Mayor Heider asked Council to delay this approval to allow more time for Council to review the document and hold a work session to discuss the changes before the next meeting.

Mayor pro tem Voorhies moved to table Resolution No. 17-19: A resolution of the City Council of the City of Central, Colorado approving the Central City Design Guidelines to July 18, 2017 at 7:00p.m. Alderman Laratta seconded, and without discussion, the motion carried 3 votes to 2 with Alderman Aiken and Alderman Bell voting no.

Ordinance No. 17-06: An ordinance of the City Council of the City of Central, Colorado, repealing Chapter 16 and Chapter 17 of the City of Central Municipal Code and adopting and enacting, by reference, the City of Central Land Development Code, providing penalties for the violation thereof, and providing when such Code and this Ordinance shall become effective.

CDD Rears gave the background as follows:
Along with the Comprehensive Plan and Design Guidelines Update, the update to the zoning and subdivision codes, referred to here as the proposed Land Development Code (LDC) were funded in part through a grant from the Colorado Department of Local Affairs. The Planning Commission recommended for adoption of the revised LDC on June 7, 2017 during a noticed public hearing. The Historic Preservation Commission also provided comment relevant to the protection of the historic district.

The changes incorporated in the proposed LDC include the requested direction our team of consultants has received over past few months and numerous meetings with the public, commissions and business interests.

Following the City Council work session on June 15, 2017, the following additional changes were made which are reflected in the proposal before you:

- Moved the specific purposes, authority, and severability to the back (Article 9)
- Restricted the call-up so it wouldn’t pick up minor administrative approvals (16-8-503).
- Added City Council to the “punt” for site plans and final plats (16-8-308).
- We checked all the section references and updated a bunch of them (passim).
- Added a section on abandonment of easement and rights-of-way (16-8-319)
Though the LDC revision greatly increased the sheer size of our zoning and subdivision regulations, it also created a framework in which it is much easier to understand, more flexible to various needs and vastly more defensible in cases of disagreements between permitted uses, limited uses, conditionally permitted and prohibited use evaluation in a district. By removing possible variables in the review process, it is expected to facilitate business development and economic growth.

Todd Messenger of Fairfield & Woods, P.C. reviewed a summary of those changes.

Mayor pro tem Voorhies moved to set and notice a Public Hearing before the City Council of the City of Central, Colorado for Tuesday, July 18, 2017 at 7 p.m. for the second reading of Ordinance 17-06: An ordinance of the City Council of the City of Central, Colorado, repealing Chapter 16 and Chapter 17 of the City of Central Municipal Code and adopting and enacting, by reference, the City of Central Land Development Code, providing penalties for the violation thereof, and providing when such Code and this Ordinance shall become effective. Alderman Laratta seconded, and without discussion, the motion carried unanimously.

REPORTS
Manager Miera reported that he attended the Gaming Commission hearing for the Free Play Proposal on June 15 and the Commission did not approve the request due to comments from Central City and Cripple Creek.

COUNCIL COMMENTS
Alderman Laratta commented on the beautiful flowers.

Mayor pro tem Voorhies thanked staff for the successful events. Mayor Heider thanked Mayor pro tem Voorhies for the organization of the Lou Bunch event.

Mayor Heider thanked Manager Miera for the detailed presentation on the Free Play proposal and listed the 8 state funds that receive revenue from gaming.

PUBLICFORUM/AUDIENCEPARTICIPATION
Barbara Thielemann, 101 H Street, thanked the volunteers from Peak to Peak Rotary and City staff for the successful Opera Welcome event.

Larry Bartlett, 896 Vernon, voiced his support for Alderman Bell.

Bob Butterfield, 909 Vernon, restated Mr. Bartlett’s support for Alderman Bell and her vision for the direction of Central City.

Harry Nimrod, 808 Mack Drive, expressed concern for drainage and erosion for a new access road across from Prospectors Run.

At 8:10 p.m., Mayor Heider adjourned the meeting.
The next Council meeting is scheduled for July 18, 2017 at 7:00 p.m.
AGENDA ITEM # 7
CITY COUNCIL COMMUNICATION FORM

FROM: Ray W. Rears, Community Development Director

CC: Daniel Miera, City Manager

DATE: July 18, 2017

ITEM: An ordinance of the City Council of the City of Central, Colorado, repealing Chapter 16 and Chapter 17 of the City of Central Municipal Code and adopting and enacting, by reference, the City of Central Land Development Code, providing penalties for the violation thereof, and providing when such Code and this Ordinance shall become effective.

NEXT STEP: Council Action on Ordinance 17-06 – Second Reading - Adoption

X ORDINANCE
MOTION
INFORMATION

I. REQUEST OR ISSUE:

Adopt Ordinance 17-06, following the first reading held on June 29, 2017.

II. BACKGROUND INFORMATION:

Along with the Comprehensive Plan and Design Guidelines Update, the update to the zoning and subdivision codes, referred to here as the proposed Land Development Code (LDC) were funded in part through a grant from the Colorado Department of Local Affairs.

The changes incorporated in the proposed LDC include the requested direction our team of consultants have received over past few months and numerous meetings with the public, commissions and business interests. A summary of those changes from Todd Messenger of Fairfield & Woods, P.C. is included.

Following the City Council work session on June 15, 2017, the following additional changes were made which are reflected in the proposal before you:

- Moved the specific purposes, authority, and severability to the back (Article 9)
• Restricted the call-up so it wouldn’t pick up minor administrative approvals (16-8-503).
• Added City Council to the “punt” for site plans and final plats (16-8-308).
• We checked all the section references and updated a bunch of them (passim).
• Added a section on abandonment of easement and rights-of-way (16-8-319)

The Planning Commission recommended for adoption of the revised LDC on June 7, 2017 during a noticed public hearing. The Historic Preservation Commission also provided comment relevant to the protection of the historic district.

Benefits:

Though the LDC revision greatly increased the sheer size of our zoning and subdivision regulations, it also created a framework in which it is much easier to understand, more flexible to various needs and vastly more defensible in cases of disagreements between permitted uses, limited uses, conditionally permitted and prohibited use evaluation in a district. By removing possible variables in the review process, it is expected to facilitate business development and economic growth.

III. RECOMMENDED ACTION / NEXT STEP:

The Planning Commission and staff support Ordinance 17-06 adopting the new Land Development Code.

IV. LEGAL ISSUES:

Staff and the City Attorney have reviewed this request and believe all legal issues have been addressed by the Resolution.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

None

VII. SUMMARY AND ALTERNATIVES:

1. Move to adopt Ordinance 17-06, An ordinance of the City Council of the City of Central, Colorado, repealing Chapter 16 and Chapter 17 of the City of Central Municipal Code and adopting and enacting, by reference, the City of Central Land Development Code, providing penalties for the violation thereof, and providing when such Code and this Ordinance shall become effective. [Recommended]

2. Move to continue the request so that a specific question/issue can be addressed

3. Move to deny the request (with cause).
LAND DEVELOPMENT CODE SUMMARY

Highlights

- Created a purposeful Land Development Code ("LDC") that implements Central City's comprehensive plan and focuses on historic preservation and growth management with historic preservation in mind, as the Charter requires.
  - Code recognizes the importance of mass, scale, and historic design guidelines
  - Code also recognizes the importance of facilitating private investment in buildings and site improvements
- Structured the Code to improve accessibility, and separated preliminaries, regulations, procedures, and definitions
- Allocated standards between land development code and design standards
- Recognized land constraints and destination quality of downtown and gregory gulch with respect to parking strategy and requirements
- Reworked land use table to facilitate a diverse economy
- Accepted existing lot and building patterns in neighborhoods; provided opportunities to diversify housing stock
- Simplified ridge line regulations and created two protected vistas into the City
- Balanced historic preservation and community character protection with timeliness and certainty; created more administrative approvals and reduced early technical information requirements
- Incorporated recent FCC rules on timing of application processing for wireless telecommunications facilities

Organization

PRELIMINARIES. Title, jurisdiction

HISTORIC PRESERVATION. Much like existing historic preservation regulations, except:
- Victorian and mining landmarks are deleted; and
- Certificate of appropriateness for demolition is added.

ZONES.

- Retained existing zones and added a new industrial zone for use outside of the historic district;
- Reworked purposes of zones;
- Included Quartz Hill Overlay ordinance;
- Updated land use table to facilitate investment and economic use of existing buildings;
- Created administrative standards for many uses where there may be questions about compatibility;
- Created standards to allow for uses that are not listed to be approved;
- Added standards for temporary uses and special events;
- Added standards for short-term rentals, home occupations, cottage industries, and accessory dwelling units

LOT AND BUILDING STANDARDS.

- Created a "housing palette" to promote housing diversity;
- Retained dimensional standards for nonresidential zones;
- Added form and massing standards
SITE DESIGN.

- Added standards for site design, for subdivisions and site plans;
- Created new approach to parking, using three “parking districts” with different requirements based on context;
- Added a fee-in-lieu approach for parking in downtown and Gregory Gulch;
- Allowed for remote parking;
- Added basic landscaping and lighting requirements;
- Simplified ridgeline standards and protected scenic overlooks;
- Added wildfire mitigation standards

NONCONFORMITIES. Recognized diversity of nonconforming situations, need to “phase in” compliance, and added a way to make nonconforming uses conforming

PROCESS. Simplified and standardized process, updated with respect to wireless facilities to reflect FCC rules on timing of application processing.

PURPOSE AND POLICIES, AUTHORITY, AND SEVERABILITY. Articulation of the underlying purposes and policies in the Code, as well as the sources of authority and the severability clause (in case any part of the Code is ever struck by a court).

DEFINITIONS. Listed all acronyms and land uses.
CITY OF CENTRAL,
COLORADO

ORDINANCE 17-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTRAL, COLORADO REPEALING CHAPTER 16 AND CHAPTER 17 OF THE CITY OF CENTRAL MUNICIPAL CODE IN THEIR ENTIRETY AND ADOPTING AND ENACTING, BY REFERENCE, THE CITY OF CENTRAL LAND DEVELOPMENT CODE, PROVIDING A PENALTY FOR THE VIOLATION THEREOF, AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE

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

WHEREAS, Section 31-16-202, C.R.S., as amended, permits the contemplated adoption by reference of such code upon notice and hearing as provided in Section 31-16-203, C.R.S.; and

WHEREAS, Section 5.14 of the City’s Home Rule Charter contemplates the adoption of codes by reference; and

WHEREAS, following the conclusion of a duly noticed public hearing conducted on May 3, 2017, and continued to May 31, 2017, the Planning and Zoning Commission ("Planning Commission") approved the 2017 Comprehensive Plan; and

WHEREAS, the Planning Commission’s approval of the 2017 Comprehensive Plan has been ratified by City Council pursuant to Resolution No. 17-18 dated June 29, 2017; and

WHEREAS, through the adoption of the 2017 Comprehensive Plan and the 2017 Design Guidelines (collectively, the "Planning Documents"), the City has created a vision of its future development and redevelopment; and

WHEREAS, the Planning Documents were funded, in part, by grant funds available through the State of Colorado acting by and through the Department of Local Affairs for the benefit of the Division of Local Government; and

WHEREAS, the City is desirous of implementing its future vision, as reflected in the Planning Documents, through the development and implementation of a new Land Development Code ("Land Development Code" or "LDC"); and
WHEREAS Planning Documents were prepared by RPI Consulting and DHM Design; and

WHEREAS, the Land Development Code rewrite effort has been led by Todd Messenger of Fairfield & Woods, P.C.; and

WHEREAS, the LDC project has spanned approximately eight months during which the City conducted numerous public meetings to elicit input from the City’s residents, business owners, and other stakeholders on technical and policy issues concerning the LDC; and

WHEREAS, the Planning Commission held numerous public meetings regarding certain elements of the LDC; and

WHEREAS, the Planning and Zoning Commission conducted three public hearings on the final draft of the LDC (initial public hearing conducted on May 3, 2017, and continued to May 31, 2017 and June 7, 2017) at which the public and members of City Council were invited to participate; and

WHEREAS, City Council set a public hearing, with proper notice provided, to consider adoption of the LDC as required by law; and

WHEREAS, copies of the Land Development Code are available at the City Clerk’s offices and on the City’s website at https://www.colorado.gov/pacific/centralcity/ for review and inspection by members of the public; and

WHEREAS, the City Council conducted a public hearing on the date, time and place noticed; and

WHEREAS, City Council has determined, based on the evidence and testimony presented at the public hearing, that adoption of the LDC will further the public health, safety and welfare of the residents of the City; and

WHEREAS, upon adoption, the LDC will not be effective until August 1, 2017.

WHEREAS, City Council conducted a public hearing, with proper notice provided, to consider adoption of this Ordinance as required by law.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CENTRAL, COLORADO THAT:

Section 1. Findings. The above recitals are incorporated herein by reference and adopted as findings of the City Council of the City of Central.

Section 2. Repeal of Chapter 16 and Chapter 17 of the Municipal Code. Chapter 16 (“Zoning”) and Chapter 17 (“Subdivisions”) are hereby repealed in their entirety. The
codifier is instructed to make necessary changes to the Municipal Code, including the Table of Contents and Index to reflect the repeal of Chapters 16 and 17 of the Municipal Code:

CHAPTER 16

Land Development Code*

*[copies of the Land Development Code may be reviewed at the City Clerk’s office and are available at the City’s website]

CHAPTER 17

[Reserved]

Section 2. Adoption of Land Development Code by Reference. The Code entitled the City of Central Land Development Code published by the City of Central, consisting of Articles 1-9, with any appendices, tables, table of contents, or index, is hereby adopted in full.

Section 3. Penalty Provisions. The penalties provided by the City of Central Land Development Code are hereby adopted as follows:

As set forth in Division I-2. Transition, Interpretation, and Severability.

Sec. 16-1-203. Effect on Existing Violations

(a) Generally. Any violations of Central City ordinances that existed before the effective date, but that were repealed and replaced upon adoption of this LDC shall be treated as follows:

(1) If a violation occurred prior to the effective date and continued past the effective date, then the City may pursue remedies for each day of violation, based on the code sections that were in effect on each day that the violation occurred.

(2) If a violation occurred prior to the effective date, but the same activity is no longer a violation after the effective date, then the City may pursue remedies for each day of the violation, based on the code sections that were in effect on each day prior to the effective date during which the violation occurred.

(b) No Waiver of Fines or Penalties. Payment of fines shall be required for any civil penalty that was imposed for a violation of code provisions prior to the effective date, even if the original violation is no longer considered a violation under this LDC.
As set forth in Division 3-2, Quartz Hill Overlay District:

Sec. 16-3-211. Violations and Penalties

It is unlawful for any person, firm, or corporation to violate any provisions of this Division. Any person failing to comply with the provisions of this Division shall be subject to the penalty provisions set forth in Section 1-4-20 of the Central City Municipal Code. The City may seek restitution for any and all expenses related to the enforcement of this Division or of any damage to public property. The City reserves the right to refer any violation of this Division to CDPHE or EPA for additional enforcement action(s).

As set forth in Division 8-6, Enforcement and Remedies:

Sec. 16-8-600. Violations

(a) **Generally.** If the Administrator finds or if any person files a complaint in writing alleging that any of the provisions of this LDC are being violated, the Administrator shall immediately investigate and, when necessary, give written notice to the person responsible to cease such violations forthwith.

(b) **Method of Notice.** Written notice may be delivered in person or by certified mail to the violator or to any person in charge of property where the violation is occurring.

(c) **Legal Action.** If the violation which is the subject of the notice delivered by the Administrator is not remedied within a reasonable time or a time set by said Administrator, action may be brought against the party in violation pursuant to this LDC and any other appropriate legal process may be undertaken by the City to remedy the violation.

Sec. 16-8-601. Penalty for Violation

The owner of any land, building, premises or part thereof where anything in violation of this LDC exists or is placed or maintained; any architect, builder or contractor who assists in the commission of any such violation, and all persons who violate or maintain any violation of any of the provisions of this LDC or who fail to comply therewith or with any requirements thereof or who build in violation of any statement or plan submitted and approved thereunder, for each and every violation or noncompliance, shall be punished as set forth in Section 1-4-20, Central City Municipal Code. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provisions of this Chapter is committed, continued or permitted by such person, and he or she shall be punished accordingly.

**Section 4. Minor Edits and Corrections.** Following adoption, the City’s Community Development Director shall be authorized to make minor typographical or formatting corrections to the Land Development Code as designated on errata sheets added to the Land Development Code without City Council approval, provided that such corrections shall be
incorporated, at the earliest practicable date, with future substantive amendments to the Land Development Code as approved by ordinance adopted by the City Council.

Section 5. Severability. Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

Section 6. Delayed Effective Date. The Land Development Code shall not be effective until Tuesday, August 1, 2017 at 12:01 a.m.

Section 7. Repeal. Upon the effective date of this Ordinance, as defined in Section 6 above, any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 8. Effective Date. Except as specifically set forth in Section 6, above, this Ordinance shall become effective immediately following publication, public hearing and the approval of City Council following second reading in accordance with Sections 5.9 and 5.10 of the City Charter.

INTRODUCED AND READ by title only on first reading at the regular meeting of the City Council of the City of Central on the 29th day of June, 2017, at Central City, Colorado.

CITY OF CENTRAL, COLORADO

Kathryn A. Heider, Mayor

Approved as to form:

Marcus McAskin, City Attorney
ATTEST:

__________________________________________
Reba Bechtel, City Clerk

PASSED AND ADOPTED on second reading, at the regular meeting of the City Council of the City of Central on the 18th day of July, 2017.

CITY OF CENTRAL, COLORADO

__________________________________________
Kathryn A. Heider, Mayor

ATTEST:

__________________________________________
Reba Bechtel, City Clerk

POSTED IN FULL AND PUBLISHED BY TITLE AND SUMMARY in the Weekly Register Call newspaper on July 6, 2017.

AGENDA ITEM #8

CITY COUNCIL COMMUNICATION FORM

FROM: Abigail Adame, Finance Director

DATE: July 18, 2017

ITEM: Central City Promise Program Request: Rachel Schmalz

NEXT STEP: Review and take action on a Promise Program request for scholarship for Rachel Schmalz in the amount of $5,000.00 for continuing post-secondary educational tuition assistance in 2017.

I. REQUEST OR ISSUE: The Central City Promise Program was initiated by City Council to encourage high school graduates and G.E.D. recipients of Central City to make post-secondary education a priority. The Promise Program helps make it possible for Central City residents to attend a university, community college or trade school by providing assistance with the costs associated with attending one of these educational institutions.

Ms. Schmalz is a first time applicant of the Promise Program. She has submitted all of the required information and paperwork (please see attached) and is requesting Promise Program funds in the amount of $5,000.00 in 2017. Ms. Schmalz is continuing her post-secondary education at Hastings College in Hastings, Nebraska. The Promise Program Guidelines limit the amount that an individual can receive to a total of $20,000 or four (4) years of funding.

II. RECOMMENDED ACTION / NEXT STEP: Review Promise Program request for scholarship and determine whether to grant funding. Move to award Rachel Schmalz with continuing post-secondary educational tuition assistance in the amount of $5,000.00.
III. **FISCAL IMPACTS:** The 2017 Budget has $15,000.00 allocated for the Promise Program. This is the first formal request received-to-date for FY 2017. Granting the above request will leave a remaining balance of $10,000.00.

IV. **BACKGROUND INFORMATION:** Please see the attached Guidelines, Application, Affidavit, Letter of Request, and Transcripts provided by the applicant.

V. **LEGAL ISSUES:** None.

VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:** None

VII. **SUMMARY AND ALTERNATIVES:**

1. Make a motion to award Rachel Schmalz with continuing post-secondary educational tuition assistance in the amounts of $5,000.00.

2. Make a motion to award a lesser amount to the applicant.

3. Deny the tuition assistance request.
The Central City Council would like to encourage high school graduates and G.E.D. recipients of Central City to make post-secondary education a priority. The Council feels that post-secondary education is an important and would like to help make it possible for Central City residents to attend a university, community college or trade school. This program is designed to assist with the costs associated with attending one of these educational institutions.

**Qualification**

- Applicant must have been a resident or currently be a resident of Central City. The award will be graduated on the basis of length of attendance in a school system and resident of Central City as follows:

<table>
<thead>
<tr>
<th>Length of Attendance</th>
<th>Benefit</th>
</tr>
</thead>
<tbody>
<tr>
<td>K-12</td>
<td>100%</td>
</tr>
<tr>
<td>7, 8 &amp; 9</td>
<td>75%</td>
</tr>
<tr>
<td>10-12</td>
<td>25%</td>
</tr>
</tbody>
</table>

- Applicant must have graduated from a local high school with a diploma or received a G.E.D.
- Applicant must be accepted into a form of post-secondary education or trade school at the time that the application is made.
- *Initial* application for funds must be made within five (5) years of receiving diploma or G.E.D. unless interrupted by military service.
- Continuing applicants MUST maintain a GPA of 2.5 or higher.

**1st Time Application Guidelines**

- ✓✓ Complete the attached application in its ENTIRETY
- ✓✓ Provide a copy of your high school diploma or G.E.D. certificate
- ✓✓ Provide proof of residency within City to establish award percentage. Proof can be transcripts from schools attended and/or an affidavit from the property owner. (Affidavit attached)
- ✓✓ Provide one (1) letter of recommendation from a teacher or school administrator
- ✓✓ Provide one (1) letter of recommendation from a community member or someone not affiliated with the school
- ✓✓ Provide a letter introducing yourself to City Council. Describe your participation in school and in the community, any special honors or awards received, what you hope to do in the future and any other information that you think the City Council may want to know about you.
- ✓✓ Include a copy of your acceptance letter to you post-secondary educational institution.
A copy of your class schedule-ONLY required if you have already registered for classes
All of the above information should be submitted in one complete package to the City Manager.

Continuing Application Guidelines

☐ Complete the attached Application in its ENTIRETY
☐ Provide a copy of post-secondary education transcript that shows a GPA of 2.5 or higher
☐ Provide a letter to City Council requesting to continue your scholarship and briefly describe how your post-secondary education is progressing.

Program Guidelines

Once all of the required information has been submitted to the City Manager, it will be put on the Agenda for Council’s review at the next regularly scheduled Council Meeting. The applicant will be informed of this date. It is recommended that the applicant be present at the meeting if possible. City Council meetings are held on the 1st and 3rd Tuesday of every month beginning at 7 p.m. In order for your application to be included on the Agenda all required information must be received by the City Manager NO LATER THAN noon on the Wednesday prior to a Council Meeting. For example, if Council’s next meeting is on July 6th, all application materials must be received no later than noon on June 30th. If your application is approved then a check will be cut and mailed directly to your educational institution following the meeting. Please plan your application submission and tuition due dates accordingly.

- An applicant can receive no more than $5,000 per calendar year
- An applicant’s funding will be capped at four (4) years or $20,000.
- Awards can be used for tuition, associated fees, books and other supplies specifically required for a class only. Room and board are not qualified expenses. Council has the discretion to determine whether or not they feel that an expense is allowable.
- Awards will be made out directly to the post secondary institution unless the applicant and/or another party have already made payment.
  - In the case that payment has already been made and the applicant and/or another party need reimbursement, the applicant must provide proof of payment and note in their application that reimbursement is requested.
- Reimbursement for books and other supplies requires a receipt
- All scholarship funding is based on Council’s discretion and the amount of funding budgeted for the fiscal year.

If you have any questions or need additional information please feel free to contact the City Manager at (303) 582-5251.
CENTRAL CITY PROMISE PROGRAM SCHOLARSHIP
APPLICATION

First Application     X  Continuing Application

Name                  Rachel Schmutz

Physical Address      221 W. 1st High St.

Mailing Address       90 Box 92 Central City, CO 80427

Phone                  (303) 549-2788

Birth Date             8/18/98

High School Graduation Date/G.E.D. 5/20/17

Grades during which you were a resident of Central City K-12

Name of Post Secondary Institution Hastings College

Address of Institution 710 N. Turner Ave.
                       Hastings, NE 68901

Total Funds Requested  $ 5,000

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

1. Provide a copy of your high school diploma or G.E.D. certificate
2. Provide proof of residency within City to establish award percentage. Proof can be transcripts from schools attended and/or an affidavit from the property owner. (Affidavit attached
3. Provide one (1) letter of recommendation from a teacher or school administrator
4. Provide one (1) letter of recommendation from a community member or someone not affiliated with the school
5. Provide a letter introducing yourself to City Council. Describe your participation in school and in the community, any special honors or awards received, what you hope to
do in the future and any other information that you think the City Council may want to know about you.
6. Include a copy of your acceptance letter to your post-secondary educational institution.

For Continuing Applicants
7. A copy of your class schedule-ONLY required if you have already registered for classes
8. Provide a copy of post-secondary education transcript that shows a GPA of 2.5 or higher
9. Provide a letter to City Council requesting to continue your scholarship and briefly describe how your post-secondary education is progressing.

I hereby certify that the information provided in this application and all accompanying documents is true and correct to the best of my knowledge.

Signature: [Signature]
Date: 6/22/17

I hereby authorize the faculty and staff of Gilpin County HS to release information regarding my academic performance to the City Manager, City of Central.

Student’s Signature: [Signature]
Date: 6/22/17

Guardian’s Signature: [Signature]
Date: 6/22/17
Diploma of Graduation
Gilpin County High School
Black Hawk, Colorado

This Certifies That
Rachel Christine Schmalz

Has satisfactorily completed a Course of Study prescribed for Graduation
from this School and is therefore awarded this

Diploma

Given this twentieth day of May, Two thousand seventeen

[Signatures]
President of Board
Superintendent
Principal
### Student Information

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<tr>
<th>Student Number: 925772319</th>
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### GPA Summary

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### #1634 Gilpin County Secondary School

#### Course Mark Weight Credit

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<tr>
<td>MA301 Algebra II</td>
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<td>HPE201 H.S. Health</td>
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<tr>
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<tr>
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<tr>
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<td>SS101 World History</td>
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<td>LA211 10th Seminar</td>
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### #1634 Gilpin County Secondary School

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<tr>
<th>Course</th>
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<tr>
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### # Red Rocks Community College

#### Course Mark Weight Credit

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### ACT Composite

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### ACT English

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### ACT Reading

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### Credit Summary

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### High School

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### Official's Signature

[Signature]

[Handwritten]: [Signature]
AFFIDAVIT OF RESIDENCY

I, [Name], either currently own/rent a residence in the City of Central or have in the past owned/rented a residence in the City of Central.

The property address is/was [Address]. and, I hereby attest to the fact that [Name] resided at this property while attending the following years of kindergarten through twelfth (12th) grade: K - 12.

(list grades attended as a resident)

I hereby certify that the information provided in this application and all accompanying documents is true and correct to the best of my knowledge.

Signature: [Signature] Date: [Date]

Printed Name: [Printed Name]

Applicant Signature: [Applicant Signature] Date: [Date]
January 2, 2017

Dear Scholarship Committee -

I was Rachel Schmalz's social sciences teacher from 7th grade to 11th grade. I am pleased to be able to write a letter of recommendation for Rachel. As an upperclassman, she took Honors Geography and Civics as well as Advanced Placement United States History. Rachel was a conscientious and collaborative member of each class. Rachel consistently demonstrated her ability to analyze written work, notice nuanced details and synthesize them to create meaning. She was able to take on difficult topics, such as those in Jared Diamond’s *Guns, Germs and Steel* with insight and clarity. She shared her insights in daily collaborative work. Rachel’s written work was well-written, well-supported, organized and completed in a timely manner. To improve her understanding, she would ask for feedback as she consistently challenged herself to excel academically. Rachel has been recognized for her efforts by maintaining a place on the honor roll as well as her membership in the National Honor Society throughout her secondary educational career.

Rachel also has interests outside of academics. She has been an important member of the varsity softball team as evidenced by lettering each of her four years in participating. She earned a place on the Second Team All Conference in 2016. Rachel has been an essential member of our Student Council serving as representative and later, she was elected vice-president and president. She has organized everything from Homecoming parades and dances to pep rallies, guest speakers and elections. Rachel displays a friendly yet visionary leadership style. She inspires others to follow her lead through her obvious and sincere concern for others as well as her inner drive to improve herself and her community.

Rachel’s academic and leadership skills in addition to her drive to excel makes me confident that she will be successful in all of her future endeavors.

Sincerely,

[Signature]

Jennifer Gillette
Secondary Social Sciences Teacher
303-582-3444 x3124
jgillette@gilpin.k12.co.us
To Whom It May Concern:

The few words that describe Rachel Schmalz are heartfelt, dedicated, and personable. I had the opportunity to coach Rachel on the softball team at Golden High School. She worked hard to learn. She has discovered within herself the ability to understand and comprehend the various mechanics of the sport.

Rachel comprehends the pressures she has placed upon herself with college coursework, classes, and variety of activities in and outside of school. Her softball endeavors are activities that separate Rachel from the crowd. She was set apart from her peers by being able to play multiple positions on the diamond and being selected as a member of the Jefferson County All Conference Team. Rachel also recognizes her place as a role model to others. Her love for the sport is very apparent. Recognizing the impact that one’s decisions has on oneself and others, demonstrates her level of maturity.

Rachel knows herself. She does not seek self-definition from outside sources but perceives herself with the utmost clarity. She recognizes that in a classroom situation she is quiet and reserved but on the field, her voice is heard encouraging the entire team for excellence; a very different Rachel. Rachel’s desire to complete tasks is a trait that has served her well. She quickly perceives similarities and anomalies in situations. This quick in-depth analysis allows Rachel to spend her physical and mental energy on a variety of tasks. Rachel is a young woman that has the personal resources to recognize or create projects that need to be accomplished for herself or others; she will never be bored.

It is my belief that Rachel Schmalz has the love of learning, motivation to try new things, and ability to succeed in her pursuit of excellence. Her exploration will be heightened with the emotional and intellectual stimulation that a university can provide. I see Rachel expanding her horizons and experiences throughout her post-secondary educational experience. Her growth and experiences have produced a student who is well prepared academically, emotionally, and mentally to pursue a post-secondary education while enriching the lives of those around her.

Sincerely,

Chad Herbers
Head Softball Coach
Mathematics Instructor – Golden High School
Hello! My names Rachel Schmalz, I’m eighteen years old and I plan to attend Hastings College this fall. Throughout my high school years I have been heavily involved in sports and different clubs; all of which have helped me prepare for college. Without my experience in high school, I would not be the person I am today.

Playing sports has helped me heavily prepare for college. With softball, I have been put in many diverse and new situations, and it taught me how to overcome many obstacles. Starting my freshman year, I played softball at Golden High School, I knew some of the girls and I knew the coach, but I was thrown into a group of people that I didn’t know. Even though it would have been easier to quit, by the end of my senior year softball season, I was the only athlete to receive four year letter. I also stayed focus and worked as hard as I could, which was shown by the reward I received my senior year: “2nd Team All Conference”. Softball has had such a impact on my life, I plan to continue my softball career at Hastings College. Basketball has also prepared me for college. Anyone who knows me, knows I don’t like basketball that much, but I played to stay in shape for softball. There were times when I wanted to give up, but I persevered and finished the seasons I played.

Different types of clubs have also helped prepare me for college. The biggest influence is the four years I spent in Student Council. In student council, I have taken on leadership positions of vice-president and president. I have also learned how to speak publically and lead a diverse group of people. Accompanied with StuCo, I have also been apart of National Honor Society in
high school. In NHS, I have been apart of volunteering and other community activities. The clubs have apart of have helped me become the person I am today.

Along with sports and clubs, my academics has also prepared me for college. I’ve tried to challenge myself as much as possible academically. Since freshman year I have taken honors classes, advancement placement classes, and college classes. I have received two Superintendents Honor Rolls, two Principal's Honor Rolls, and Mason’s Outstanding Junior Award. These honors help show how much I focused on academics throughout my entire high school career.

In college, I plan to study psychology. I have taken a few psychology classes already, and they have all fascinated me. By understanding how the human mind works and human behavior, I will better understand why people do what they do. Along with psychology, I hope to take political science and criminology classes. I have always had a interest in criminal justice, and I hope to use those classes in my future career. When it comes to political science, I think it’s also important for my future. With the classes I plan to take in college, I hope to be prepared for my next step: Law School.

After college, I hope to go into criminal justice field as a lawyer. Starting with working for the state, I want to become a prosecutor. As a prosecutor, I aim to be able to use my public speaking skills, my leadership, and my drive to put the bad guys in jail. Then after a few years of practicing law, I aspire to to go into politics. My dream is to be the first female governor of Colorado. I plan to spend my life devoted to helping people, and what better way to do that then through the criminal justice field and through politics.
September 15, 2016

Rachel Schmalz
PO Box 92
Central City, CO 80427

Dear Rachel,

Let me congratulate you on your admission to Hastings College and to say WELCOME! Enclosed is something for you to celebrate your acceptance into our opportunity-rich community.

Know that down the road, Rachel, you’ll get far more important things from Hastings College. For example: a personalized education that gets you where you want to go in a future that we help you plan for; support and guidance to help you with the hard work ahead; and new friends for the rest of your life. Along the way, you’ll also get to have fun and discover remarkable new things about yourself.

From my own experience here as both a student and now president, I have learned the value of a community such as ours. Ultimately, developing strong relationships with faculty and staff who are invested in your success is the heart of Hastings. It’s our culture—our mission—and what we do so well with you and for you.

Looking ahead, know that the personal plan Hastings College will build with you takes these one-on-one relationships to a level no other college or university can.

For now, Rachel, please simply enjoy this t-shirt, wear it with pride and feel great about getting admitted to our exciting college. We’re so happy to have you in our next class, which is shaping up to be one of our most amazing ever. Congratulations!

Sincerely,

Don Jackson ’70
President
# Student Schedule

## Traditional 2017/Fall/Regular

### Registered Courses

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<tr>
<th>Course Code</th>
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<th>Instructor(s)</th>
<th>Duration</th>
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<tr>
<td>HIS228/Lecture/02</td>
<td>Piracy in World Hist.</td>
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<td>MWF 11:00 AM - 11:50 AM; Hastings College, Jackson Dinsdale Art Center, Room 101</td>
<td>Avent, Glenn</td>
<td>8/28/2017 - 12/14/2017</td>
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<td>HON271/Lecture/01</td>
<td>HS I: Ideologies in Social Discourse</td>
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<td>Perlich, John R.</td>
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<td>INT101/Lecture/11</td>
<td>First Year Seminar I</td>
<td>2.00</td>
<td>Type Letter</td>
<td>MWF 10:00 AM - 10:50 AM; Hastings College, , Room 10</td>
<td>Kettiltz, Robert E.</td>
<td>8/28/2017 - 12/14/2017</td>
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<tr>
<td>PLS160/Lecture/01</td>
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<td>3.00</td>
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<td>Amyot, Robert P.</td>
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<td>Introduction to Psychology</td>
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<td>Furmer, Stephanie D.</td>
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<td>Type Letter</td>
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<td>Rempp, Barry J.</td>
<td>8/28/2017 - 12/14/2017</td>
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**Total Registered Courses:** 6  
**Total Registered Credits:** 17.00  
**Total Registered CEUs:** 0.00

---

Academic Information for 2017/FALL

Program/Degree: Curriculum Undergrad/BBA/Undecided  
Advisor: Deffenbaugh, Daniel Grant  
Class Level: Freshman  
Full/Part Time: Full Time
AGENDA ITEM # 9

CITY COUNCIL COMMUNICATION FORM

FROM: Ray W. Rears, Community Development Director
CC: Daniel Miera, City Manager
DATE: July 18, 2017
ITEM: A resolution of the City Council of the City of Central, Colorado Approving the Central City Design Guidelines

NEXT STEP: Council Action on Resolution No. 17-19

______ORDINANCE
X ______ MOTION
______ INFORMATION

I. REQUEST OR ISSUE:

Approve the newly revised Central City Design Guidelines.

II. BACKGROUND INFORMATION:

The overriding principle that has guided the formation of the [City] is the appreciation and respect each of us possesses for the natural beauty and rich history of our city. [The City] acknowledges the debt owed to those who came before us in acting as caretakers for the natural resources that is our city, and is a commitment to undertake its stewardship as a trust in the interest of those who will come after us.

The Historic Preservation Commission’s primary role is to review changes to the historic district to ensure they are done in a thoughtful and respectful manner to the historical styles established within the City during our period of significance. The method in which they perform that duty is by utilizing the Design Guidelines as the basis of their decisions.

The currently in place Central City Design Guidelines were adopted in 1993.

Funding for this effort originated from a grant through the Colorado Department of Local Affairs, with a 50/50 match.
The Historic Preservation Commission recommended for adoption of the revised Central City Design Guidelines on May 10, 2017 during a noticed public hearing. This request to City Council was continued from the June 29, 2017 meeting to provide additional time to consider the request.

**Benefits:**

A memo summarizing the changes from the 1993 guidelines and the ones proposed is included from DHM Design. While still continuing to protect the significance and integrity of the City, the guidelines will streamline the review process by the public, staff and the City, while at the same time addressing construction trends, materials and methods not predicted in 1993.

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

The Historic Preservation Commission and staff support the approval of Resolution 17-19 approving the Central City Design Guidelines.

**IV. LEGAL ISSUES:**

Staff and the City Attorney have reviewed this request and believe all legal issues have been addressed by the Resolution.

**VI. CONFLICTS OR ENVIRONMENTAL ISSUES:**

None

**VII. SUMMARY AND ALTERNATIVES:**

1. Move to approve as presented. [Recommended]

"I move to approve resolution number 17-19, a resolution of the City Council of the City of Central, Colorado, approving the Central City Design Guidelines.

2. Move to continue the request so that a specific question/issue can be addressed

3. Move to deny the request (with cause).
CITY OF CENTRAL, COLORADO
RESOLUTION NO. 17-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CENTRAL,
COLORADO, APPROVING THE CENTRAL CITY DESIGN GUIDELINES

WHEREAS, the City of Central and its residents have a strong interest in historic
preservation, recognizing the broad positive impacts of preservation, including significant
contributions to our local economy; and

WHEREAS, the Preamble to the City’s Home Rule Charter recognizes that historic
preservation is integral to the City:

“The overriding principle that has guided the formation of the Charter is
the appreciation and respect each of us possesses for the natural beauty
and rich history of our city. Surrounded by the Rocky Mountains, the city's
people live in limited space and in the infinity of nature. This Charter
acknowledges the debt owed to those who came before us in acting as
caretakers for the natural resource that is our city, and is a commitment to
undertake its stewardship as a trust in the interest of those who will come
after us”; and

WHEREAS, the City of Central was placed on the National Register of Historic Places as
a National Historic Landmark by the Secretary of the Interior on September 5, 1966; and

WHEREAS, on July 17, 1991, the National Park Service clarified the boundaries of the
historic district, to include Black Hawk and Nevadaville; and

WHEREAS, design guidelines governing development within the historic district were
adopted by City Council in 1981 and subsequently updated in 1993; and

WHEREAS, Section 9.1 of the Home Rule Charter requires City Council to establish a
Historic Preservation Commission (“HPC”); and

WHEREAS, Article VI of Chapter 2 of the Municipal Code establishes the HPC; and

WHEREAS, Section 2-6-90(4) of the Municipal Code sets forth that the HPC has the
power and duty “[t]o recommend to the City Council amendments to the standards and design
guidelines of the City”; and

WHEREAS, the HPC has reviewed the 2017 City of Central Design Guidelines, a copy
of which is attached to this Resolution as Exhibit 1 (the “2017 Design Guidelines”); and

WHEREAS, the 2017 Design Guidelines were drafted by RPI Consulting and DHM
Design; and
WHEREAS, the HPC considered the 2017 Design Guidelines at a public hearing held on May 10, 2017 and is recommending that City Council adopt the 2017 Design Guidelines; and

WHEREAS, the adoption of the 2017 Design Guidelines is in the best interests of the Central City community.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTRAL, COLORADO, THAT:

Section 1. The City Council hereby adopts and approves the 2017 Design Guidelines in the form attached to this Resolution as Exhibit 1. The 2017 Design Guidelines shall supersede the 1993 design guidelines in their entirety. City Staff shall be authorized to make minor corrections or edits to the 2017 Design Guidelines to correct nonmaterial errors or language in the Plan. No less than two (2) copies of the 2017 Design Guidelines shall be available at the City Clerk’s office for public inspection.

Section 2. Effective Date. This Resolution shall be effective immediately upon adoption.

ADOPTED THIS 18th DAY OF JULY, 2017.

CITY OF CENTRAL, COLORADO

By:________________________________________
Kathryn A. Heider, Mayor

ATTEST: 

By:________________________________________
Reba Bechtel City Clerk

APPROVED TO FORM:

By:________________________________________
Marcus A. McAskin, City Attorney
Exhibit 1
2017 Design Guidelines
City of Central, Colorado

Design Guidelines
Summary of changes to guidelines, 1993 version

1. Corrected National Historic District Landmark Map to match legal description of district.
2. Revised Design Character Neighborhoods map in conjunction with reducing the number of districts overall. See item 10.
3. Removed all items more appropriately located in the Land Use Code in consultation with Todd Messenger.
4. Eliminated historical descriptive text that spoke to the City's past and not architectural related.
5. Added more photographs and a mining character description to the Architectural Styles of Central City section.
6. Streetscape Guidelines and Landscape Guidelines were moved to the Land Use Code.
7. Gregory Gulch Drainage Corridor Guidelines were eliminated as they were not applicable to singular design projects.
8. Guidelines were edited for readability, eliminating repeating statements and simplifying language. In some cases, like guidelines were combined.
9. Chapters were re-organized into four distinct chapters:
   a. Principles for New Construction and Infill
   c. Principles for Rehabilitation of Existing Buildings
   d. Principles for Maintenance – new chapter
10. Design Character Neighborhoods
    a. All text was simplified to remove duplication. Historical descriptions were removed. Important points for each neighborhood are presented as a list.
    b. All residential neighborhoods were combined.
    c. Neighborhood boundaries were reviewed and modified to reflect the current day as well as more closely aligned with the Comprehensive Plan.
    d. Two small neighborhoods, Commercial Transitional and Packard/Havilah were absorbed into other neighborhoods with like character.
    e. The Parking Lot/Tailings Neighborhood was re-named the Quartz Hill Neighborhood.
11. Updates to acceptable materials and related changes
    a. The acceptable building materials list was updated, including windows and doors.
    b. Additional details were included for acceptable fence materials.
12. Formatting changes
    a. Used numerical sequential page numbers.
    b. Used numerical sequential guideline numbering to avoid repetition of numbering throughout the whole document.
    c. Removed repetition of text and guidelines. References are used to refer back to other applicable text instead of repeating it.
    d. Replaced all photographs with new ones where they were applicable.
    e. Any diagrams used were re-drawn. Some diagrams were eliminated for simplification.
    f. All photographs and diagrams are labeled with sequential numbers or letters.
    g. An Appendix was added for items of reference.
    h. Amendments made to the 1993 guidelines were incorporated.

Design Review Process and Role of the HPO
The Design Review Process has been moved to the Land Use Code, however HPC approved of a revised process via increasing the role of the HPO. The role of the HPO is also described in the Land Use Code.

Prepared by DHM Design, 06.08.2017
To: Central City Council
From: Ray W. Rears, Community Development Director
Date: July 18, 2017
Re: Department Update

Development
1) Design Guidelines –
   a. HPC - Final Recommendation for Adoption – Continued from June 29th by City Council
2) Comprehensive Plan Update
   a. Completed – Grant and project closeout work is starting
3) Land Development Code –
   a. PC – Final Recommendation for Adoption – Public Hearing set for July 18th.
4) CDBG – Resilience Project.
   a. Grant Closeout has started – Met with DOLA (first of three prior to formal review)
5) Wayfinding Signage –
   a. Work Session with Council planned for August
6) Marijuana Suspension – Options/data being pursued
7) UNC Survey – Event impact for businesses and citizens will be sent in the August Water Bill (pushed back from July).
8) Various initial development/building inquires addressed.

Historic Preservation
1) Belvidere Theater
   a. RFP – Expected to be released July 21, 2017 for Phase 2
   b. Contractor to pursue other funding opportunities contacted
2) Washington Hall RFP – Work continues
   a. Paint analysis contractor contacted
3) 2017 HPC Cases
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<td>234 East</td>
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<td>Foundation/flatwork</td>
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<td>110</td>
<td>Academy Gilpin Historical Society</td>
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<td>5/17/2017 Install Solar Panel</td>
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<td>17-06</td>
<td>126</td>
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<td>Gregory FV Investors</td>
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<td>6/30/2017 Color/Font Review</td>
<td>Approved</td>
<td>7/12/2017</td>
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Code Enforcement
1) Work continues on reported violations
   a. Cases Reported in 2016 – 35
   b. Cases Reported in 2017 - 17
IT/Web/Audio Visual
1) Website, Facebook and Twitter internal administration continues.
2) Channel 20 – Taken down temporarily due to City Hall repair
3) Livestreaming meetings being investigated

Events / Marketing
1) Billboard
2) Central City App – Mobile Town Guide developed and can be download – “Mobile Town Guide Central City”
   a. Working on an interactive walking tour of the City
3) Short Promotional Videos are planned with two firms as well as the Opera
4) Main Street Central City – Beat the Heat – Date Saturday, July 22nd - work continues
5) Visitor Center
   a. Refresh of the area nearly complete. New items to sell are being pursued.
6) Main Street Central City
   a. 2016 MS Central City Photo Contest Winners – Post Cards – Available For Purchase
7) 2017 Additional Marketing Items
   a. 118 Radio Spots purchased to promote Central City
   b. Jeffco Living print and digital ads Runs for 6 month/ change messages monthly, Attractions, Shop, Dine,
     local business promotion, etc.)
   c. MMAC ¼ page running new monthly messages from May through the end of August (Focus on seasonal
     attractions, local business, etc.)
   d. Will also be ½ page ads ran in MMAC, The Gambler, The Mountain Ear, etc.
   e. Blasts, Radio Banner Ads and on-air mentions

Staffing
1) Contractor(s) retained to assist with Belvidere/ Special Projects and Electronic Message Board (EMB) sign code
   update/discussion.
2) Management of consultant contracts.
3) Ongoing employee wellness program.
4) Visitor Center / All-hand meetings held
To: Mayor Heider, City Council, and City Manager

From: Sam Hoover, Public Works Director

Date: July 11, 2017

Re: Bi-weekly Report

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

- American Striping Company completed the long line striping and staff painted crosswalks, stop bars, parking spaces and curbs around town

- Performed soils testing on Spring Street for the Utility Undergrounding Project. Reports should be received on July 12th.

- Performed work on the stairs at Washington Hall

- Patched tripping hazards located on sidewalks near Washington Hall

- Completed work on the flagpole and lighting for the entryway sign on Nevada Street

- Performed the first inspection of Quartz Hill after taking over maintenance from CDPHE

- Swept the downtown area, residential streets and Parkway on several occasions

- Started the replacing guardrail on the Parkway as needed

- Began repairing snow removal equipment in preparation for the upcoming season

- Provided support for: Lou Bunch, Stills in the Hills, Opera Picnic, Yellow Rose Ball, the Gilpin County Fishing Derby and delivered the stage to Idaho Springs for the July 4th Celebration.
The Chase Gulch Toe Drain Repair Project has been completed. Department staff completed a final walk through with Deere & Ault Principal Engineer Glenn Church and State Dam Safety Engineer Ryan Schoolmeesters. The Final Construction Report is currently being completed.

The Department had Arvada Pump Company come on site to do maintenance and in depth inspection of all motors, pumps, and drives. The Department is awaiting a final inspection report for all of the facilities. All systems were operating efficiently and could use only a few minor repairs in the future.

The Department is beginning to see the end of spring runoff 2017. Water Quality was very good throughout peak runoff flows. Staff exercised a few new operating procedures that improved raw water quality throughout the last 45 days.

Toe Drain Repair Photos
Central City Stats
Dates and time: 6/29/17 00:00:00 to 7/5/17 23:59:59
Month of July

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Other Calls of Interest
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Business checks | 78
Camping       | 0
Parking citations | 3

Central City Stats
Dates and time: 7/6/17 00:00:00 to 7/12/17 23:59:59
Month of July

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Other Calls of Interest
Animal 2
Business checks 90
Camping 1
Parking citations 1

Central City Stats
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Month of June

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Sex Assault
Theft
Traffic 19 8 2 2

totals 19 40 16 20 0

Other Calls of Interest
Animal 3
Business checks 375
Camping 3
Parking citations 5