



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes City Council

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Tuesday, March 11, 2025

9:00 AM

Council Chambers

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Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

Present: 9 - Councilmember Yolanda Avila, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Mike O'Malley, Councilmember Brian Risley, and Councilmember Michelle Talarico
Councilmember Leinweber attended the meeting virtually.

2. Invocation and Pledge of Allegiance

The Invocation was made by Carrie West from First United Methodist Church.

President Helms led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

President Helms requested items 4B.B. and 4B.G. to be removed from the Consent Calendar.

Consensus of Council agreed to these changes on the agenda.

4. Consent Calendar

These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)

4A. Second Presentation:

4B. First Presentation:

4B.A. [25-147](#) City Council Regular Meeting Minutes February 25, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [2-25-2025 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

4B.C. [25-098](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Chocolate

Presenter:
Jessie Kimber, Economic Development Officer
Shawna Lippert, Economic Development Manager

Attachments: [RES ProjectChocolate 2025](#)
[EDA Agreement Project Chocolate draft](#)
[Project Chocolate EDA Presentation Work Session](#)
[Signed Resolution No. 30-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.D. [25-103](#) Ordinance No. 25-33 Repealing Ordinance No. 24-17 (An Ordinance Setting the Salary of the City Council Administrator), and Amending Section 3 of Ordinance No. 18-120 (An Ordinance Appointing the City Council Administrator and Setting the Salary of the City Council Administrator), and Prescribing the Salary of the City Council Administrator.

Presenter:
Randy Helms, City Council Administrator

Attachments: [Council Administrator Salary Ordinance 2.2025 4+15.docx](#)

This Ordinance was approved on first reading on the Consent Calendar.

- 4B.E.** [25-104](#) Ordinance No. 25-34 Repealing Ordinance No. 24-93 And Amending Section 3 Of Ordinance No. 14-20 (An Ordinance Confirming The Mayor's Appointment Of The City Attorney And Setting The Salary Of The City Attorney), And Prescribing The Salary Of The City Attorney.

Presenter:

Myra Romero, Chief Human Resources and Risk Officer

Attachments: [City Attorney 2025 Salary Ordinance 249062.docx](#)

This Ordinance was approved on first reading on the Consent Calendar.

- 4B.F.** [25-144](#) A Resolution Authorizing the Acquisition of Real Property and Easements from PHA Stores, Inc using PPRTA funds for the PSFB North Gate Access and Safety Improvements Project

Presenter:

Ryan Phipps, P.E., Engineering Program Manager/Capital Projects
Kellie Billingsley, Real Estate Services Manager

Attachments: [02_P04_PHA Stores Vicinity Map](#)

[03_P04_PHA Stores Resolution P&U.docx](#)

[04_P04_PHA Stores Legal Exhibits](#)

[05_P04_PHA Stores Presentation](#)

[Signed Resolution No. 31-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Talarico, seconded by Councilmember O'Malley, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

5. Recognitions

- 5.A.** [25-109](#) City Council Appointments to Boards, Commissions, and Committees

Presenter:

Randy Helms, Council President and Councilmember District 2

Attachments: [03112025 Boards Commissions and Committee Appointments](#)
[03112025 El Paso-Teller County 911 Authority Board Appointment Packet](#)
[03112025 PPRBD Appointment Packet](#)
[03112025 Stormwater Advisory Committee Appointment Packet](#)

President Helms presented the City Council Appointments to Boards, Commissions, and Committees.

Motion by Councilmember Henjum, seconded by Councilmember Risley, that the City Council Appointments to Boards, Commissions, and Committees be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

6. Mayor's Business

Jamie Fabos, Chief of Staff, stated Mayor Yemi just returned from Washington D.C. where he was communicating some of the impacts the \$481 million received from the Federal government in grant funding has on the City and the next graduating class of the Colorado Springs Police Academy will bring the City's police force to over 800 Officers.

7. Citizen Discussion For Items Not On Today's Agenda

Citizens Karla Powers, Brooke Graves, and Katherine Czukas, Save Rockrimmon Library, spoke about the appointment process of the members of the Pikes Peak Library District Board of Trustees.

Citizen Joseph Morris, owner, MoJoe's Café, spoke about the importance of community.

Citizen Michael Lowry spoke about the \$15,000 development fee to Colorado Springs Utilities.

Citizen Kristy spoke about the euthanasia of her pet goat, Jamison, by the Colorado Springs Police Department Animal Law Enforcement.

Citizen Lawrence Clark spoke against the company, Venue.

8. Items Called Off Consent Calendar

- 4B.B.** [25-092](#) Ordinance No. 25-32 Amending Budget Ordinance No. 24-104 (2025 Budget Appropriation Ordinance) for a Supplemental Appropriation to the Park Land Dedication Ordinance Fund in the Amount of \$166,955 to

allow the Spectrum Loop PLDO fee requirement to be used for construction costs associated with the Grey Hawk Neighborhood Park construction.

Presenter:
Britt Haley, Director, Parks Recreation and Cultural Services
Department
Lonna Thelen, Parks, Recreation and Cultural Services Design and
Development Manager

Attachments: [Ordinance - PLDO Supplemental Appropriation - Grey Hawk Park](#)
[PLDO supplemental for Grey Hawk - CC work session](#)

Lonna Thelen, Parks, Recreation and Cultural Services (PRCS) Design, and Development Manager, presented the Ordinance for a supplemental appropriation to the Park Land Dedication Ordinance (PLDO) Fund in the amount of \$166,955 to allow the Spectrum Loop PLDO fee requirement to be used for construction costs associated with the Grey Hawk Neighborhood Park construction and provided an overview of the project funding.

Citizens Carol Beckman and Steve Lenzo spoke in opposition of the use of PLDO funding for construction and recommended implementing Park Impact Fees for developers.

Councilmember Henjum read a letter from the Parks Advisory Board sent to City Council regarding the future funding of parks. Jamie Fabos, Chief of Staff, stated they welcome a continued conversation regarding this item.

Motion by Councilmember O'Malley, seconded by President Pro Tem Crow-Iverson, that the Ordinance to approve a supplemental appropriation from the Park Land Dedication Ordinance (PLDO) neighborhood park fund balance in the amount of \$166,955 for Grey Hawk Neighborhood Park construction be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

4B.G. [25-080](#)

A Resolution authorizing the acquisition of real property, permanent easements and temporary easements using PPRTA funds for the Marksheffel Road - North Carefree to Dublin Project

Presenter:
Ryan Phipps, PE, Engineering Program Manager/Capital Projects
Kellie Billingsley, Real Estate Services Manager

- Attachments:** [4 Resolution - Exhibit A](#)
[1 SSS - Location Map](#)
[2 SSS - Resolution](#)
[5 Marksheffel -Stetson SSS Presentation](#)

President Helms stated staff has requested to postpone the Resolution authorizing the acquisition of real property, permanent easements and temporary easements using Pikes Peak Rural Transportation Authority (PPRTA) funds for the Marksheffel Road - North Carefree to Dublin Project to the March 25, 2025 City Council meeting in order for it to go before the Colorado Springs Utilities Board.

Motion by Councilmember O'Malley, seconded by President Pro Tem Crow-Iverson, to postpone the Resolution authorizing purchase of the Property needed for the Marksheffel Road - North Carefree to Dublin Project to the March 25, 2025 City Council meeting. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

9. Utilities Business

There was no Utilities Business.

10. Unfinished Business

There was no Unfinished Business.

11. New Business

- 11.A. [25-121](#) An Ordinance Appointing Natalie Lovell As City Auditor And Prescribing Her Duties, Compensation, and Teunure In Office, And Superseding And Repealing All Prior Ordinances Inconsistent With The Provisions Of This Ordinance

Presenter:

Randy Helms, City Council President

- Attachments:** [City Auditor Ordinance \(Lovell\) Final.docx](#)
[Signed Ordinance No. 25-31.pdf](#)

President Helms presented the Ordinance appointing Natalie Lovell as City Auditor and prescribing her duties, compensation, and tenure in office.

HayDen Kane, Chief Municipal Judge, performed the swearing in ceremony.

Ms. Lovell expressed appreciation for the opportunity to serve as City

Auditor.

**Motion by Councilmember Talarico, seconded by Councilmember O'Malley, that this Ordinance be finally passed Proposed Motion:
Approve an Ordinance Appointing Natalie Lovell As City Auditor And Prescribing Her Duties, Compensation, and Teunure In Office, And Superseding And Repealing All Prior Ordinances Inconsistent With The Provisions Of This Ordinance. The motion passed by a vote of**

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 11.B.** [PDZZ-24-000](#) Ordinance No. 25-35 amending the zoning map of the City of Colorado Springs pertaining to 16.71 acres located northeast of the South Union Boulevard and South Circle Drive intersection from PDZ (Planned Development Zone; Single-Family Residential; maximum density of 5.37 dwelling units per acre; maximum building height of thirty (30) feet) District to PDZ (Planned Development Zone; Residential; maximum density of twelve (12) units per acre; maximum building height of thirty (30) feet) District.
(Quasi-judicial)

Presenter:

Allison Stocker, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [ZC Ordinance Cottages at Spring Creek](#)

[Exhibit A LegalDescripton](#)

[Exhibit B Zone Change](#)

[Cottages Spring Creek CPC Staff Report Revised 20250213](#)

[Exhibit 2 Land Use Plan](#)

[Exhibit 3 Public Comments](#)

[Exhibit 4 Traffic Impact Study](#)

[Exhibit 5 Ordinance 06-09](#)

[Exhibit 6 Project Statement](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Staff Cottages Spring Creek CC 1st Presenttation 20250214](#)

[Cottages Spring Creek CPC Staff Report 20250212](#)

[MeetingMinutes Cottages at Spring Creek 2025.02.12](#)

Allison Stocker, Planner II, City Planning Department, presented the first reading of the Ordinance amending the zoning map of the City pertaining to 16.71 acres located northeast of the South Union Boulevard and South Circle Drive intersection from PDZ (Planned Development Zone; Single-Family Residential; maximum density of 5.37 dwelling units per acre; maximum building height of thirty feet) District to PDZ (Planned

Development Zone; Residential; maximum density of twelve units per acre; maximum building height of thirty feet) District to set the public hearing date for March 25, 2025.

There were no comments on this item.

**Motion by Councilmember Avila, seconded by Councilmember Henjum, that this Ordinance be approved on first reading Proposed Motion:
PDZZ-24-0004 - Cottages at Spring Creek Zone Change
Move to approve an ordinance amending 16.75 acres from PDZ (Planned Development Zone; single-family residential; with a maximum density of 5.37 units per acre; maximum building height of thirty (30) feet) District to PDZ (Planned Development Zone; residential; with a maximum density of twelve (12) units per acre; with a maximum building height of thirty (30) feet) District for the purpose of providing notice and setting a public hearing date for March 25, 2025 to consider the Cottages at Spring Creek zone change ordinance. The motion passed by a vote of**

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

12. Public Hearing

Southern Colorado Rail Park Addition No. 1 Annexation Estimated Time: 90 minutes

- 12.A.** [ANEX-24-0013RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Southern Colorado Rail Park Addition No. 1 Annexation.
(Legislative)

Related Files: ANEX-24-0013, PDZZ-24-0005, PDZL-24-0006

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Attachments: [ResFindofFact_Southern Colorado Rail Park Addition No. 1](#)
[Exhibit A - Signed and Stamped Legal Description](#)
[Exhibit B - SCRP - Annexation Agreement - Final - ready to execute](#)
[EXHIBIT 12A - Planner Affidavit](#)
[BoCC Res No. 24-229.pdf](#)
[Exhibit 12B - Signed Clerk Affidavit](#)
[Exhibit 12C - Surveyor's Affidavit](#)
[Staff Presentation SCRP Annexation](#)
[022825 CSU Southern Colorado Rail Park City Council \(FINAL\)](#)
[Applicant Presentation City Council.pdf](#)
[Signed Resolution No. 32-25.pdf](#)

Gabe Sevigny, Planning Supervisor, Planning Department, presented the Resolutions and Ordinances adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation, annexing the area known as Southern Colorado Rail Park Addition No. 1 Annexation located south and west of Highway 25 and South Santa Fe intersection, adjacent to Fort Carson consisting of 3,107.11 acres, establishing the PDZ (Planned Development Zone; Non-Residential; maximum square footage of 7,000,000 square feet; maximum building height of 120 feet) District, and establishment of the Southern Colorado Rail Park Land Use Plan for proposed Civic, Public, Institutional, Commercial, Light and Heavy Industrial, Existing Mining Operations, Ballistic, Military, Aerospace, Rail Spur, and Streets/Utility Rights-of-Way. He provided an overview of the vicinity map, applications, project summary, site plan, timeline of review, flagpole annexation, and three-mile buffer. He identified compliance with the City Annexation Plan/PlanCOS, fiscal impact analysis (FIA), agency review, application review criteria, and optional motions.

Councilmember Donelson asked how this annexation meets the contiguity requirement. Mr. Sevigny stated because Fort Carson is considered public land, the property meets the one-sixth contiguity requirement with the City's Southwest boundary.

Bryan English, Development Projects Manager, Colorado Springs Utilities (CSU), went over CSU's application of City Code 12.4.305.B./12.4.305, current water resources, full-buildout water requirements, balanced portfolio-planned water supplies, City Code 7.5.701.A.4.-requirements of annexation, City Code 7.5.701.A.3.b.-conditions for annexation, water/wastewater/natural gas/electric service, annexation cost considerations, CSU's financial risk, and electric generation.

Councilmember Henjum asked what process will determine the water usage for this area. Mr. English stated they will work with the applicant to get a better understanding as to what types of users will be in the business park and what that impact will be on the projected water demand. Travas Deal, Chief Executive Officer, CSU, stated those companies will also go through CSU's economic development contract process.

Councilmember O'Malley commented that 400 megawatts would take out all of CSU's reserve capacity. Mr. English stated they will collect user data and reserve capacity limits to evaluate the supplemental generation of energy needed to successfully serve the customer.

Carson Bise, president, TischlerBise, representing the applicant, provided a brief overview of TischlerBise, fiscal impact versus economic impact analysis, the process, development program, methodology, major assumptions, cumulative fiscal results: combined funds, average annual fiscal results, and summary of findings.

Councilmember Henjum asked what capital expenditures would be to the City. Mr. Bise stated police vehicles, a temporary fire station, a full fire station, staffing, fire vehicles/equipment, and road maintenance.

Councilmember Avila asked where the projected 7,700 employees will live. Mr. Bise provided an overview of the anticipated salaries for those employees.

Councilmember Henjum requested additional information regarding the marginal cost approach. Mr. Bise stated for the Fire operating and capital cost, it is dividing the budget by population based on location intensity of development and capacity in the infrastructure system.

Andrea Barlow, NES, representing the applicant, identified the project team, site location, site context, history of the public/private partnership, project status, Planned Development Zone (PDZ) zoning, Land Use Plan, and Phasing Plan.

Councilmember Henjum asked when the environmental impact studies be addressed. Ms. Barlow stated the primary environmental considerations relate to the creek, floodplain, and they will address those when they come forward with specific plans for those areas.

Steve Mulliken, NES, representing the applicant, went over the creation of jobs/careers, mega-site for manufacturing, specialized training, opportunity to support Fort Carson, and the support of Senator Michael F. Bennet and

Senator John Hickenlooper.

Tatiana Bailey, Executive Director, Data-Driven Economic Strategies, representing the applicant, provided an overview of the Gross Domestic Product (GDP) attributable to manufacturing, percent change in number of business establishments-2013 to 2023, percent of total employment in manufacturing-2023, percentage change in the number of employees in manufacturing from 2001 to 2023, number of employees in manufacturing, Colorado Springs (MSA), 1990 to 2023, El Paso County average annual wages by Sector, 2023, average annual pay, all industries versus manufacturing, 2023, 2019 manufacturing multiplier: number of indirect/induced jobs for every direct manufacturing job, and manufacturing investment concentrated in mountain west.

Mr. Mulliken identified the City annexation requirements and guidelines.

Citizens Wayne Williams, Johnna Reeder Kleymeyer, President and Chief Executive Officer, Colorado Springs Chamber and EDC, former Mayor John Suthers, Nate Springer, former Garrison Commander at Fort Carson, Hannah Parsons, Commissioner District 9, Colorado Department of Transportation (CDOT), Donna Nelson, Foundation for Pikes Peak State College, and Longinos Gonzalez, former El Paso County Commissioner, spoke in support of the annexation.

Citizen Lawrence Clark spoke in opposition of the annexation due to the possibility of a black-footed ferret habitat being located there.

Ms. Kleymeyer stated they evaluated this site through their Site Readiness Program last year and it was identified that it is appropriate for industrial manufacturing, and it does not impede on any endangered species. Mr. Mulliken stated they conducted a feasibility study and a detailed environmental and historical evaluation which did not identify any issues.

Councilmember Henjum asked how the need to build a fire station is calculated in regard to manufacturing and response times. Chris Cooper, Deputy Fire Marshal, Colorado Springs Fire Department (CSFD) stated they generally calculate the need for a fire station based on 365 calls for service per year in the area, but manufacturing/industrial poses a unique risk which they will have to evaluate what their run load will be due to the potential need for a hazardous materials unit.

Councilmember Henjum asked if the building of a fire station is included in the annexation agreement. Deputy Fire Marshal Cooper stated the annexation agreement includes a five-acre parcel of land for a fire station and the development impact fees would supplement the cost of

construction.

Councilmember Henjum stated she supports this annexation, there will be another environmental study when the Development Plan comes forward, housing will be an ongoing challenge.

Councilmember Donelson stated he will be supporting this project because he has not received any comments from citizens who believe this annexation will negatively impact their quality of life, the potential for 7,700 industrial/light industrial jobs is a benefit to the City, and a second rail exit for Fort Carson is a great asset.

Councilmember Leinweber stated he supports this annexation but acknowledges the biggest challenge is the City's housing shortage.

Motion by President Pro Tem Crow-Iverson, seconded by Councilmember Talarico, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Southern Colorado Rail Park Addition No. 1 and approving and Annexation Agreement be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 12.B.** [ANEX-24-0013](#) Ordinance No. 25-36 annexing the area known as Southern Colorado Rail Park Addition No. 1 located south and west of Highway 25 and South Santa Fe intersection, adjacent to Fort Carson consisting of 3,107.11 acres.
(Legislative)

Related Files: ANEX-24-0013RF, PDZZ-24-0005, PDZL-24-0006

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Attachments: [Ordinance - Annexation Southern Colorado Rail Park Addition No. 1](#)
[Exhibit A - Legal Description and Plat - Final](#)
[DRAFT Annexation Agreement V1 PostCAO 1-15-2024.docx](#)
[Staff Report SCRCP](#)
[Attachment 1 - SCRCP - Project Statement](#)
[Attachment 2 - SCRCP - City Annexations by Decade](#)
[Attachment 3 - SCRCP - Enterprise Zone Map](#)
[Attachment 4 - SCRCP - Contiguous Boundary Exhibit](#)
[Attachment 5 - SCRCP - Annexation Plat - Draft](#)
[Attachment 6 - SCRCP - Legal Description - Draft](#)
[Attachment 7 - SCRCP - Exhibit A&B - Zone Establishment - Draft](#)
[Attachment 8 - SCRCP - Land Use Plan - Draft](#)
[Attachment 9 - SCRCP - Vicinity Map](#)
[Southern CO Rail Park EZ Location Letter & Map.pdf](#)
[SCRCP - Petition for Annexation.pdf](#)
[COS SCRCP Fiscal Impact Analysis](#)
[COS SCRCP Appendix LOS](#)
[7.5.701 ANNEXATION OF LAND](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Talarico, seconded by Councilmember O'Malley, that the Ordinance annexing into the City of Colorado Springs the area known as Southern Colorado Rail Park Addition No. 1 consisting of 3,107.11 acres, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701 be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 12.C.** [PDZZ-24-0005](#) Ordinance No. 25-37 amending the zoning map of the City of Colorado Springs relating to 3,107.11 acres located south and west of the Highway 25 and South Santa Fe intersection, adjacent to Fort Carson, establishing the PDZ (Planned Development Zone; Non-Residential; maximum square footage of 7,000,000 square feet; maximum building height of 120 feet) District (Legislative)

Related Files: ANEX-24-0013, PDZL-24-0006, ANEX-24-0013RF

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Attachments: [Zoning Ordinance-SCRP](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Map Depiction](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Talarico, seconded by Councilmember Donelson, that the Ordinance establishing 3,107.11 acres as PDZ (Planned Development Zone; Non-Residential; maximum square footage of 7,000,000 square feet; maximum building height of 120 feet) District, based upon the findings that the request complies with the criteria for zone establishment as set forth in City Code Section 7.5.704 be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 12.D.** [PDZL-24-000](#) Establishment of the Southern Colorado Rail Park Land Use Plan for proposed Civic, Public, Institutional, Commercial, Light and Heavy Industrial, Existing Mining Operations, Ballistic, Military, Aerospace, Rail Spur, and Streets/Utility Rights-of-Way consisting of 3,107.11 acres located south and west of Highway 25 and South Santa Fe intersection, adjacent to Fort Carson.
[6](#)
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Related Files: ANEX-24-0013, PDZZ-24-0005, ANEX-24-0013RF

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Attachments: [SCRP - Land Use Plan](#)

[7.5.514 LAND USE PLAN](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Henjum, seconded by Councilmember Talarico, that the establishment of the Southern Colorado Rail Park Land Use Plan for proposed Civic, Public, Institutional, Commercial, Light and Heavy Industrial, Existing Mining Operations, Ballistic, Military, Aerospace, Rail Spur, and Streets/Utility Rights-of-Way consisting of 3,107.11 acres located south and west of Highway 25 and South Santa Fe intersection, adjacent to Fort Carson be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

Summit View Addition No. 1 Annexation Estimated Time: 90 minutes

- 12.E. [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based
[21RF](#) thereon and determining the eligibility for the annexation of property
known as Summit View Addition No. 1 Annexation.
(Legislative)

Related Files: ANEX-23-0021, ZONE-23-0035, LUPL-23-0011

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Resolution Finding of Fact](#)
[Exhibit A Legal Plat Combined](#)
[Exhibit B Annexation Agreement](#)
[Planner Affidavit 12.26.2024](#)
[Surveyor Affidavit 092624 Summit View](#)
[City Clerk Affidavit .pdf](#)
[MeetingMinutes 2024.10.09](#)
[Summit View Addition No. 1 031125 \(Final\)](#)
[Signed Resolution No. 33-25.pdf](#)

Chris Sullivan, Senior Planner, City Planning Department, presented the Resolutions and Ordinances adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation, annexing the area known as Summit View Addition No. 1 Annexation located consisting of 32 acres located northeast of Stetson Hills Boulevard and Templeton Gap Road., establishing a R-Flex Medium/AP-O (Residential Flex Zone Medium with Airport Overlay) zone district and establishment of the Summit View Land Use Plan for proposed Single-Family and Multi-Family Use. He provided an overview of the vicinity map, applications, title, project summary, site plan, timeline of review, stakeholder notice, agency review, compliance with the City PlanCOS, application review criteria, and optional motions.

President Helms asked if the concerns the Planning Commission had regarding the Land Use Plan had been resolved. Mr. Sullivan confirmed they had.

Bryan English, Development Projects Manager, Colorado Springs Utilities (CSU), went over CSU's application of City Code 12.4.305.B./12.4.305, current water resources, full-buildout water requirements, balanced portfolio-planned water supplies, City Code 7.5.701.A.4.-requirements of annexation, City Code 7.5.701.A.3.b.-conditions for annexation, electric service area overlap, water/wastewater/natural gas/electric/fiber infrastructure, CSU capital cost estimate, developer capital cost estimate, CSU operations and management (O&M) costs at full buildout, and Summit View annexation cost summary.

Nina Ruiz, Senior Executive Consultant, Vertex Consulting, representing the applicant, identified the location, proposed development, concurrent applications, neighborhood outreach, Planning Commission hearing, and revised Land Use Plan.

Mike Rocha, Principal, SM Rocha, LLC, representing the applicant, went over the traffic concerns expressed at the Planning Commission meeting, Traffic Impact Study, approval criteria, study area, traffic count data, future traffic projections, solutions, benefits, estimated development site trips, recommendations, and compliance with the City's approval criteria.

Ms. Ruiz provided an overview of annexation requirements, utilities /PUC service territory requirements, drainage facilities, reasonable utility cost recovery, return on investment (ROI) projections, desirable parkland/open space, compliance with PlanCOS, compatibility with adjacent zoning, and appropriateness for the purpose of the proposed zone.

Councilmember Henjum asked if the Homestead Trail will be extended. Ms. Ruiz confirmed it will.

Citizens Lisa Sheldon, Jane Juris, John Martin, Debbie Martin, Corrina Medina, Julie Michaud, Peter Michaud, and Mark Rivera spoke in opposition to the proposed zone change and Land Use Plan.

Ms. Ruiz stated the request is for 7.7 dwelling units per acre, all of the developments immediately adjacent to the parcel are significantly higher than that density with ten dwelling units per acre, there has never been a three hundred foot no-build setback requirement for a development by the county or the City, A-5 Zoning District only has a twenty-five foot setback requirement, they are proposing a no-build of sixty-foot and there is a two

hundred foot additional transition that is being proposed.

Councilmember O'Malley stated he is concerned that there is limited fire service access for the people that are already living in the community, and this development will restrict that access even further. Ms. Ruiz stated the Colorado Springs Fire Department (CSFD) reviewed this application and identified they would like there to be more access points onto Templeton Gap Road so the plan was revised to include three different access points onto Templeton Gap Road which gives current residents more options for access.

Councilmember O'Malley asked if there would be a rotary/roundabout constructed. Mr. Rocha stated they did not analyze effects of a roundabout on Templeton Gap Road, but if there were one added, it would be located at the Templeton Gap Road and Corinth Drive intersection.

Councilmember Donelson asked how many units are anticipated to be built. Ms. Ruiz stated the Land Use Plan is limited to 253 units.

Councilmember Donelson stated he does not see the advantage of three access points onto Templeton Gap Road with the increased number of vehicles which will be utilizing those access points. Craig Dossey, President, Vertex Consulting, representing the applicant, stated if something were to happen to the existing condition of a single point of access on Appaloosa Drive, there would be no way for emergency services to get in or for any of the residents to get out, but with three points of access, that issue is alleviated.

Councilmember Talarico asked if the traffic study took into account the nearby apartments which have not opened yet. Mr. Rocha confirmed all adjacent development is accounted for in the traffic study with an incorporated growth factor.

Ms. Ruiz stated they have revised their plans many times to accommodate the adjacent landowners' concerns/opinions, they are sympathetic that the neighbors' original rural area is being shrunk by surrounding development, however the City must be responsible for growth and developing enclaves.

Mr. Sullivan read a statement from the City Traffic Engineer that the required improvements would be documented in the traffic

study/annexation agreement, Templeton Gap is built to its ultimate width, and there is already anticipated to be an interchange added at Dublin Boulevard and Powers Boulevard.

Councilmember Donelson asked if Land Use Plan binds the applicant to what would be permitted in the Development Plan. Mr. Sullivan confirmed the Development Plan would be subject to comply with anything on the Land Use Plan as well as the requirements of Zoning Code.

Councilmember Donelson asked how many units per acre are authorized in R-1 6 Zoning. Mr. Sullivan stated five units per acre.

Councilmember Donelson asked if there are any 300-foot setbacks in the County. Mr. Sullivan stated he cannot speak for the County, but in his career as a Planner, he has never applied a 300-foot setback.

Councilmember Donelson asked if there was discussion at the Planning Commission meeting regarding stormwater issues in regard to the dirt road and the hill. Mr. Sullivan stated there was public comment, but not much in the way of discussion. Councilmember Donelson asked if the concerns have been addressed. Mr. Sullivan stated the drainage report was submitted, then reviewed, and approved by Stormwater Enterprise.

Councilmember Talarico asked if the church which will need to be moved has been involved with this project. Mr. Sullivan confirmed they are one of the petitioners.

Councilmember Henjum asked how the neighboring residents have adapted to the surrounding density which has been built up around them. Ms. Michaud stated they did not have an option, but they have been an area which has been secluded and the more people who find their road, the more issues they have experienced, especially since the County does not maintain their road.

Councilmember O'Malley asked who provides emergency services to the neighborhood. Ms. Michaud stated the County.

Councilmember Avila asked what kind of engagement was held with the neighbors. Ms. Ruiz stated they held an open-house style neighborhood meeting with booths set up with subject matter experts to answer specific

questions and made adjustments to the plans based on the comments received. Nathan Steele, ROI Property Group, representing the applicant, stated they have made many changes based on public input and want to build a nice community.

Councilmember Donelson asked if the annexation and zone change could be approved, but the Land Use Plan referred back to the Planning Commission. Ben Bolinger, Legislative Counsel, City Attorney's Office, recommended that if the Land Use Plan is not going to be voted on at this time, the zone change should not be approved because City Council has ninety days to approve the zone change following an annexation.

Councilmember Donelson stated he is concerned about the problems with traffic in the area and the risks associated with the fire evacuation route.

Motion by Councilmember O'Malley, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Summit View Addition No. 1 be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 12.F. [ANEX-23-0021](#) Ordinance No. 25-38 annexing to the City of Colorado Springs that area known as Summit View Addition No. 1 Annexation consisting of 32 acres located northeast of Stetson Hills Boulevard and Templeton Gap Road.
(Legislative)

Related files: ANEX-23-0021RF, ZONE-23-0035, LUPL-23-0011

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Annexation Post Petition Project Statement](#)
[Vicinity Map Summit View Addition No. 1](#)
[Exhibit A1 Petition for Annexation Summit View](#)
[Exhibit A2 Petition for Annexation Summit View](#)
[ANEX ORD Summit View Addition No. 1](#)
[Exhibit A Legal Plat Combined](#)
[FIA Updated 011325](#)
[Project Statement](#)
[Land Use Plan UPDATED](#)
[TIA](#)
[EXHIBIT A - Summit View.pdf](#)
[EXHIBIT B - Summit View.pdf](#)
[Staff Report Summit View Addition No. 1_091724](#)
[7.5.701 ANNEXATION OF LAND](#)

Please see comments in Agenda item 12.E.

Motion by Councilmember O'Malley, seconded by Councilmember Risley, that the Ordinance annexing into the City of Colorado Springs that area known as Summit View Addition No. 1 Annexation consisting of 32 acres located northeast of Stetson Hills Boulevard and Templeton Gap Road based upon the findings that the annexation complies with the conditions for annexation as set forth in City Code Section 7.5.701 be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 12.G.** [ZONE-23-00](#) Ordinance No. 25-39 amending the zoning map of the City of Colorado Springs pertaining to 32 acres establishing a R-Flex Medium/AP-O (Residential Flex Zone Medium with Airport Overlay) zone district located northeast of Stetson Hills Boulevard and Templeton Gap Road. (Legislative)

Attachments: [ORD_ZONE ESTABLISHMENT \(002\).docx](#)
[EXHIBIT A - Summit View.pdf](#)
[EXHIBIT B - Summit View.pdf](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Please see comments in Agenda item 12.E.

Motion by Councilmember O'Malley, seconded by Councilmember Risley, that the Ordinance establishing 32 acres as a R-Flex Medium/AP-O (Residential Flex Medium Scale with Airport Overlay) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in City Code Section 7.5.704 be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 1 - Donelson

- 12.H.** [LUPL-23-001](#) Establishment of the Summit View Land Use Plan for proposed Single-Family and Multi-Family Use consisting of 32.76 acres located northeast of Stetson Hills Boulevard and Templeton Gap Road. (Legislative)

[1](#)

Related Files: ANEX-23-0021RF, ANEX-23-0021, ZONE-23-0035

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Land Use Plan](#)

[7.5.514 LAND USE PLAN](#)

Please see comments in Agenda item 12.E.

Motion by Councilmember O'Malley, seconded by Councilmember Risley, that the Summit View Land Use Plan related to 32.76 acres based upon the findings that the request complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514 be approved. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 1 - Donelson

13. New Business Continued

- 13.A.** [CODE-24-00](#) An Ordinance amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, as related to accessory dwelling units. (Legislative)

[06](#)

Related Files: CODE-24-0006
Located in All Council Districts

Presenter:

Daniel Sexton, DRE Planning Manager, Planning Department
Kevin Walker, Director, Planning Department

Attachments: [UDC-Accessory Dwelling Units Ord_2025.02.19 - Final](#)
[Staff Report ADU Ordinance vf](#)
[1 - ADU Ordinance](#)
[2 - Ordinance No. 20-39](#)
[3 - Ordinance No. 20-37](#)
[4 - House Bill 24-1007](#)
[5 - House Bill 24-1152](#)
[6 - Senate Bill 24-174](#)
[7 - Public Comments](#)
[8 - ADU Ordinance - Table of Proposed Changes](#)
[7.5.702 AMENDMENT TO UDC TEXT](#)
[PublicComments_Combined_1262024](#)
[PublicComment_Combined_12102024](#)
[ADU Ordinance Preliminary Survey Results 1292024](#)
[ADU Ordinance_CC Work Session_Staff Presentation_Final](#)
[Public Comments_1102025](#)
[HNP Topic Papers-Matrix_1122025](#)
[ADU Ordinance_CC Public Hearing_Staff Presentation_Final](#)
[ADU Ordinance - Table of Proposed Changes - 02-18-2025_rev](#)
[Fire Code Appendix K](#)
[RodStambaugh_212025](#)
[ADU Ordinance_CC Public Hearing_Staff Presentation_Final](#)

Daniel Sexton, Development Review Enterprise (DRE) Planning Manager, Planning Department, presented the Ordinance amending the Unified Development Code (UDC) pertaining to accessory dwelling units (ADU). He provided an overview of ADUs, project summary, permitted ADUs, engagement facts, analysis of survey questions, highlighted proposed changes, Wildland Urban Interface Overlay (WUI-O), application review criteria, and optional motions.

Councilmember Avila asked if ADUs are permitted to be used as short-term rentals. Mr. Sexton stated the proposed Ordinance includes a prohibition to use ADUs as short-term rentals.

Councilmember Risley asked how many ADUs are permitted on any lot. Mr. Sexton stated it is proposed that there is no more than one ADU permitted per lot.

Councilmember Donelson asked if the owner of a rental home can build an

ADU on the property and rent that ADU unit out as well. Mr. Sexton confirmed they could.

Councilmember Donelson asked if off-street parking will be required for ADUs. Mr. Sexton stated it is not required, but it is also not prohibited.

Councilmember Donelson asked if there will be any differences regarding ADUs for lots located in the Wildland Urban Interface (WUI). Mr. Sexton stated there is no differentiation between lots within the WUI and outside the WUI.

President Pro Tem Crow-Iverson asked if the authorization to allow the owner of a rental home to also rent out an ADU is due to state regulations. Mr. Sexton stated it is not, because the land use of the property remains the same as a single-family, detached, so they would be allowed to build an ADU and lease it out. Kevin Walker, Director, Planning Department, stated the state statute is silent as it relates to property ownership. Trevor Gloss, Attorney, City Attorney's Office, stated the state prohibits imposing an owner-occupancy requirement because if the main, principal property is leased out, then the owner would have to reside in the ADU.

Councilmember Donelson asked if ADUs are currently permitted in R1 residential areas. Mr. Sexton stated it depends on the zone district, but in R1 6, and R1-9

Citizens Jill Gaebler, Devin Camacho, Randi Davis, Amir Safayan, and Mark Tremmel spoke in support of the proposed Ordinance.

Citizens Dianne Bridges, Mike Anderson, Dutch Schulz, Kerry Waite, Theresa Gazara, Tim Hoiles, Lisa Bigelow, Mary Talbott, Dana Duggan, and Kat Gayle spoke in opposition of the proposed Ordinance.

Councilmember Risley requested additional information regarding requirements for lots located in the WUI. Chris Cooper, Deputy Fire Marshal Colorado Springs Fire Department (CSFD) stated any structures 120 square feet or greater must meet the hardened structure and vegetation management requirements and there are other Code provisions in place which take into account the increased density of structures as well as the use of non-combustible materials.

Councilmember Risley asked if ADU's would create evacuation issues. Deputy Fire Marshal Cooper stated there are standards for road widths which would need to be evaluated.

Councilmember Donelson asked if ADUs are approved as a use-by-right for properties in the WUI, if the CSFD would be involved in the review of the construction of ADUs. Deputy Fire Marshal Cooper confirmed they would for any homes located in the WUI.

Councilmember Donelson stated he is concerned with the State's one-size-fits-all approach to ADUs and the impact on the cost of insurance on the westside. Deputy Fire Marshal Cooper stated they need to continue to have buy in from residents to mitigate their homes. Ms. Waite stated there are insurers which have left areas due to risk factors.

Councilmember Henjum asked if there was work being done on evacuation planning and modeling. Deputy Fire Marshal Cooper stated the Office of Emergency Management (OEM) is working on that.

Mr. Walker stated they are comfortable with City Council's request to require an additional parking space for ADU, and there are compromises, modifications they can make for ADUs located in the WUI, they are proposing a two-story building height limit of twenty-five feet, they do have an appeal process in place in case an administrative waiver is required to build, and the ultimate goal is to deal with the affordable housing crisis.

Mr. Gloss stated that the State has identified that ADUs are a matter of both State and City concern and if there were a conflict, state statute would rule.

Councilmember Risley stated this is absolutely a matter of local concern, they need to flex their muscle for their designation as a Home Rule municipality, they are trying to balance the need for housing affordability, and housing availability, while maintaining the character of existing neighborhoods. He stated the existing underlying zoning will have a tremendous impact on what can be built due to those limitations and requiring one off-street parking space per ADU and to prohibit ADUs from being built in the WUI, since the additional fire standard requirements would increase the cost of construction, would balance the competing interests. Mr. Gloss commented that state statute requires that an ADU be

available anywhere a single-family home is available, and parking can only be required where space is already available, or three conditions are met.

President Helms asked if there is an appeal process available. Mr. Gloss explained that state statute dictates that ADUs are an entirely Administrative process which cannot be appealed to an appointed or elected body, but the City has built in a general managerial appeal process and Administrative adjustments are also appealable.

Councilmember Donelson stated detached ADUs have previously not been permitted in single-family residential areas which is a huge change to the City, he is concerned with ADUs not being appealable to City Council, would like the building height limit to be lowered, and requested this item be tabled so they have additional time to work on it.

President Helms state he supports the City's Home Rule authority but would like to see an Ordinance approved which regulates the ADU process.

Councilmember Henjum stated she will only support postponing this item if it is to a date certain. Mr. Gloss stated the state statute becomes effective June 30, 2025 and the City needs to provide the Department of Local Affairs (DOLA) with a plan for dates as to when it will be enacted, and that progress is being made on an Ordinance.

Councilmember Talarico stated she would like to see this item be postponed to the March 24, 2025 Work Session.

Councilmember Avila stated she would like to vote today so the currently seated City Council, who have worked very hard with the Planning Department will get to vote on this issue because it will help address affordable housing as well as permit generational housing for ADUs located in the WUI

Councilmember O'Malley stated he would also like to vote tonight but would also support postponing it to the March 24, Work Session with the understanding that the amended Ordinance will be more restrictive and that the public hearing is closed.

Councilmember Henjum stated she would like the one off-street parking

space per ADU to be required, that ADUs not be permitted in the WUI, allow appeal, review by the Historic Preservation Board (HPB) for properties located in a historic overlay, and the applicant for the ADU be the owner of the property at the time of application. Mr. Sexton stated the oversight of the HPB for ADUs located in a historic overlay is already included in the Ordinance, but it does not extend to properties which would be listed in a historic district and the proposed Ordinance has an Ownership Consent Form is included.

Motion by Councilmember Donelson, seconded by Councilmember Talarico, that the Ordinance amending Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, as related to accessory dwelling units be postponed to the March 24, 2025 Work Session The motion passed by a vote of 6-3-0-0

Aye: 6 - Crow-Iverson, Donelson, Helms, Henjum, Leinweber, and Talarico

No: 3 - Avila, O'Malley, and Risley

14. Added Item Agenda

There were no items added to the Agenda.

15. Executive Session

There was no Executive Session.

16. Adjourn

There being no further business to come before City Council, President Helms adjourned the meeting at 6:17 PM.

Sarah B. Johnson, City Clerk