



# City of Colorado Springs

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

## Regular Meeting Agenda - Final City Council

*City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event. Documents created by third parties may not meet all accessibility criteria.*

---

Tuesday, March 10, 2026

9:00 AM

Council Chambers

---

### How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council  
Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- Stratus IQ Channel 76 / 99 (Streaming)

### How to Comment on Agenda Items

Before the meeting, you may email general comments for items not on the agenda or comments regarding agenda items to: [allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov)

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

### 2. Invocation and Pledge of Allegiance

### 3. Changes to Agenda/Postponements

### 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:

**4A.A. [26-064](#)**

Ordinance No. 26-05 Amending Section 108 (Regulation of Electric, Streetlight, Natural Gas, Water and Wastewater Rates, Charges and Regulations) of Article 1 (General Provisions) of Chapter 12 (Utilities) of the Code of the City of Colorado Springs 2001, as Amended, Regarding Utility Rates

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities  
Renee Congdon, Utilities Division Chief, City Attorney's Office

**Attachments:**

[CC presentation-Code Changes 12-1-108 regarding process for changing rate](#)

[CSU-UtilityRates-ORD-2026-01-28](#)

[Redline and explanation of changes to Rate Process for U Board](#)

[Rules and Procedures of City Council REDLINE 1-27-26 Rule 4-1, Rate Process Changes](#)

**4B. First Presentation:****4B.A. [26-107](#)**

City Council Regular Meeting Minutes February 24, 2026

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**

[2-24-2026 City Council Meeting Minutes Final](#)

**4B.B. [26-053](#)**

A Resolution Approving the Amended Intergovernmental Agreement between the City of Colorado Springs and El Paso County, Colorado establishing the Pikes Peak Regional Office of Emergency Management

Presenter:

Ryan Trujillo, Deputy Chief of Staff  
Andrew Notbohm, Regional Director, Office of Emergency Management

**Attachments:**

[Amended City-County OEM IGA 2026](#)

[Resolution-Amended-OEM IGA Final](#)

[Slides City Council PPROEM Merger IGA Final PR](#)

**4B.C. [26-071](#)**

A Resolution authorizing the acquisition of real property, using PPRTA funds for the Alternative Treatment Site – Austin Bluffs and Woodmen Project

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director

Kellie Billingsley, Real Estate Services Manager

**Attachments:**

[1 Project Location](#)

[2 Draft Resolution Alternative Treatment Site.docx](#)

[3 Alternative Treatment Site Austin Bluffs-Woodmen - Presentation](#)

**4B.D. [26-082](#)**

A Resolution Setting a Public Hearing Date for Consideration of Colorado Springs Utilities' March 2026 Rate Case Proposed Changes

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Chris Bidlack, Senior Attorney, City Attorney's Office - Utilities Division

**Attachments:**

[March 2026 Rate Case - Resolution Requesting Hearing Date](#)

[March 2026 Rate Case 03-10-26](#)

**4B.E. [26-083](#)**

A Resolution Regarding Certain Changes to the Natural Gas Service Boundary

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:**

[SterlingRanchArea CC RES-2026 DAB 022026](#)

[City Council - Sterling Ranch Gas Service Boundary Adjustment 01232026](#)

**4B.F. [26-084](#)**

A Resolution Regarding Certain Changes to the Natural Gas Service Boundary

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:**

[SunHillsSubdivision CC RES-2026 DAB 022026](#)

[City Council - Sun Hills Gas Service Boundary Adjustment 01232026](#)

**4B.G. [ZONE-25-0010](#)**

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 2.93 acres located southwest of Dublin Boulevard and Vincent Drive from A/PDZ/R-1 6/HS-O/AF-O (Agriculture, Planned Development Zone, and Single-Family Medium, with Hillside and United States Air Force Academy Overlays) to MX-N/AF-O (Mixed-Use Neighborhood Scale with United States Air Force Academy Overlay). (Quasi-Judicial) (1st Reading only to set the public hearing date for March 24, 2026)

Related Files: ZONE-25-0010  
Located in Council District 1

Presenter:

Austin Cooper, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[Ordinance](#)

[6473 Vincent Dr Rezone Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Public Comments](#)

[Attachment 4 - Public Comment Response Letter](#)

[Attachment 5 - Legal Description](#)

[Attachment 6 - Legal Depiction](#)

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

[Presentation CPC 01.14](#)

[Presentation CC 03.24](#)

[Excerpt Minutes - Vincent Drive - CPC 02\\_11\\_2026](#)

- 4B.H.** [ZONE-25-0032](#) An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 5.75 acres located at 7915 Hunter Peak Trail from R1-6/DF/AP-O (Single-Family Residential Medium with Design Flexibility Overlay and Airport Overlay) to PK/AP-O (Public Park with Airport Overlay). (Quasi-judicial - first reading and setting the public hearing date for March 24, 2026)

Council District: 2

Presenter:

Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[ZONE-25-0032 Ordinance](#)  
[ZONE-25-0032 Staff Report](#)  
[Attachment 1 Cumbre Vista Land Use Statement](#)  
[Attachment 2 Cumbre Vista Project Statement](#)  
[Attachment 3 Public Comments](#)  
[Exhibit A Zone Legal Description](#)  
[Exhibit B Zone Map Exhibit](#)  
[ZONE-25-0032 CPC Presentation](#)

- 4B.I.** [ZONE-25-0033](#) An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 4.48 acres located at 950 Spectrum Loop from PDZ (Planned Development Zone) to PK/AF-O (Public Park with United States Air Force Academy Overlay). (Quasi-Judicial - first reading and setting the public hearing date for March 24, 2026)

Council District 2

Presenter:

Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[ZONE-25-0033 Ordinance](#)  
[ZONE-25-0033 Staff Report](#)  
[Attachment 1 Land Use Statement v2](#)  
[Attachment 2 Project Statement](#)  
[Exhibit A Zone Legal Description](#)  
[Exhibit B Zone Map Exhibit v2](#)  
[ZONE-25-0033 CPC Presentation v2](#)

**4B.J. [ZONE-25-0024](#)**

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 319.94 acres located west of Marksheffel Road, north of Drennan Road, and southeast of Peterson Airforce Base from MX-M/cr/GI/cr/BP/cr/APD/AP-O/APZ-1 (Mixed-Use Medium Scale with Conditions of Record, General Industrial with Conditions of Record, Business Park with Conditions of Record, and Airport Planned Development with Airport Overlay and Accident Potential Zone) to PDZ/AP-O/APZ-1 (Planned Development Zone with Airport Overlay and Accident Potential Zone). (Quasi-Judicial - First reading and setting the public hearing for March 24, 2026, in accord with City Code Section 7.5.407)

Located in Council District 4

Presenter:

Drew Foxx, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[ORD Landings Business Park](#)

[Staff Report Landings Business Park](#)

[Attachment 1 Land Use Plan](#)

[Attachment 2 PSFB Review Comments](#)

[Attachment 3 Project Statement](#)

[Attachment 4 Traffic Impact Study](#)

[Attachment 5 Banning Lewis Ranch Master Plan](#)

[Attachment 6 Contrarian MD 1-6 Resolution No. 106-25](#)

[Attachment 7 Peak Innovation Park Master Plan](#)

[Banning Lewis Ranch No. 1 \(Ord. 88-114\)](#)

[Banning Lewis Ranch R-5 Zone Establishment \(Ord. 88-134\)](#)

[Exhibit A Legal Description](#)

[Exhibit B Zoning Map Amendment](#)

[M-2 GI Zone Establishment \(Ord. 88-126\)](#)

[PBC\(2\) MX-M Zone Establishment \(Ord. 88-131\)](#)

[PIP-2 BP Zone Establishment \(Ord. 88-122\)](#)

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

[Staff Presentation Landings Business Park](#)

**5. Recognitions**

- 5.A. [26-110](#)  
**Est. Time:** 5  
minutes

City Council Appointments to Boards, Commissions, and Committees

Presenter:  
Lynette Crow-Iverson, Council President and Councilmember At Large

**Attachments:** [03102026 Boards Commissions and Committees Appointment](#)  
[PPRBD Licensing Committee](#)

## **6. Mayor's Business**

## **7. Items Called Off Consent Calendar**

## **8. Utilities Business**

## **9. Unfinished Business**

- 9.A. [25-590](#)  
**Est. Time:** 30  
minutes

Ordinance No.26-08 Amending Section 110 (Camping on Public Property Prohibited) and Repealing Section 111 (Camping and Waste Deposit Within Public Stream/Public Stream Riparian Zone Prohibited) of Part 1 (General Offenses) of Article 6 (Offenses Affecting Property) and Repealing Section 404 (Camping Restrictions) of Part 4 (Offenses Relating to Persons) of Article 9 (Park Offenses) of Chapter 9 (Public Offenses) of the Code of the City of Colorado Springs 2001, As Amended, Pertaining to Camping Regulation, and Providing Penalties for the Violation Thereof.

Presenter:  
Dave Donelson, Councilmember District 1  
Lieutenant Ryan Tepley, Homeless Outreach Team, Colorado Springs Police Department  
Sergeant Olav Chaney, Homeless Outreach Team, Colorado Springs Police Department  
Emily Vandenberg, Prosecuting Attorney, City Attorney's Office

**Attachments:** [2025 Camping Ordinance - Council Presentation](#)  
[Ch9-OffensesCampingProhibited-ORD-2026-02-04](#)  
[Appendix to 9.6.110 Camping Prohibited Amendments](#)  
[2026 Camping Ordinance - Council Presentation Final](#)  
[Municipal Court Process Outline](#)

## **10. New Business**

**10.A.** [26-077](#)  
**Est. Time:** 10  
minutes

An Ordinance Repealing Ordinance Nos. 02-10 And 21-92  
Thereby Dissolving The Citizens' Transportation Advisory Board

Presenter:

David Leinweber, Councilmember At Large  
Nancy Henjum, Councilmember District 5  
Michael Montgomery, Deputy City Council Administrator

**Attachments:**

[CitizensTransAdvisoryBoard-Repeal-ORD-2026-02-18](#)

## **11. Public Hearing**

*These items will be heard at 1:00 PM*

- 11.A. [ZONE-25-0026](#)  
**Est. Time:** 1 hour
- Ordinance No. 26-07 to amend the zoning map of the City of Colorado Springs pertaining to 8.27 acres located within the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave. from R-1 6/R-5/OR (Single-Family - Medium, Multi-family High, and Office Residential) to FBZ-T2A (Form-Based Zone - Transition Sector 2A). (Quasi-Judicial) (2nd Reading and Public Hearing)

Related Files: ZONE-25-0026, SUBD-25-0076, LUPL-25-0012

Located in Council District 3

Presenter:

Ryan Tefertiller, Planning Manager, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[Zone Ord ZONE 25-0026](#)

[Palmer HS CPC Staff Report 121025](#)

[Attachment 1 - Palmer HS Project Statement](#)

[Attachment 2 - Palmer HS Zone Change Legal Description](#)

[Attachment 3 - Palmer HS Zone Change Exhibit](#)

[Attachment 4a - Boulder ROW Vacation Legal](#)

[Attachment 4b - Boulder ROW Vacation Plat](#)

[Attachment 5 - Palmer HS Land Use Plan](#)

[Attachment 6 - Zoning Map](#)

[Attachment 7 - Consolidated Stakeholder Input Palmer HS project 022526](#)

[Attachment 8 - Palmer HS Stakeholder Responses](#)

[Attachment 9 - Palmer HS Steering Committee](#)

[Attachment 10 - Palmer HS April 2025 Traffic Study](#)

[Attachment 11 – Palmer HS Traffic Study Update](#)

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

[DRB Minutes 11.4.25 Draft](#)

[CPC Minutes Excerpt - Palmer High School - 12.10.2025](#)

[Palmer HS Staff Presentation City Council 031026](#)

[Applicant Presentation - Palmer High School Transformation](#)

- 11.B. [SUBD-25-0076](#)  
Est. Time: 1 hour
- Ordinance No.26-06 vacating the public right-of-way known as East Boulder Street consisting of approximately 0.92 acres located between N. Nevada Ave. and N. Weber St. (Legislative) (2nd Reading and Public Hearing)

Related Files: ZONE-25-0026, SUBD-25-0076, LUPL-25-0012

Located in Council District 3

Presenter:

Ryan Tefertiller, Planning Manager, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[ORD\\_VacationROW\\_East Boulder Street](#)

[7.5.522 VACATION PLAT](#)

[Exhibit A - Boulder ROW Vacation Legal](#)

[Exhibit B - Boulder ROW Vacation Plat](#)

- 11.C. [LUPL-25-0012](#)  
Est. Time: 1 hour
- Establishment of the District 11 Palmer High School Land Use Plan for proposed civic uses consisting of approximately 8.27 acres located on the two blocks bound by N. Nevada Ave., E. St. Vrain St., N. Weber St., and E. Platte Ave. (Quasi-Judicial)

This application is in association with the School District 11 Palmer High School zone change and right-of-way vacation, which had their first reading setting a hearing date on February 24, 2026.

Related Files: ZONE-25-0026, SUBD-25-0076, LUPL-25-0012

Located in Council District 3

Presenter:

Ryan Tefertiller, Planning Manager, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[7.5.514 LAND USE PLAN](#)

## **12. Added Item Agenda**

## **13. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules**

## **14. Executive Session**

**15. Adjourn**