



City of Colorado Springs

Regular Meeting Agenda - Final City Council

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

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Tuesday, May 26, 2026

9:00 AM

Council Chambers

The meeting will begin at the conclusion of the Work Session Meeting

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

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. [ZONE-26-0003](#)

Ordinance No. 26-19 amending the zoning map of the City of Colorado Springs pertaining to 9.04 acres located off Marksheffel Road southeast of the intersection of Space Village Avenue and Marksheffel Road from MX-M/AP-O/APZ-1 (Mixed-use Medium Scale with Airport and Accident Potential Zone Subzone-1 Overlays) to PK/AP-O/APZ-1 (Public Park with Airport and Accident Potential Subzone-1 Overlays).
(Quasi-Judicial) (Second Reading and Public Hearing)

Located in Council District 4

Presenter:

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

Attachments:

[Staff Report RR Community Park](#)

[Attachment 1 Project Statement ZMA](#)

[Attachment 2 Land Use Statement ZMA](#)

[Attachment 3 Exhibit A and B ZMA](#)

[Attachment 4 Peterson SFB Comments Reagan Ranch Community Park 03.05.26](#)

[Attachment 5 USDA Communication](#)

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

[CPC Presentation Reagan Ranch Staff](#)

[CPC Minutes 4.8.26 Reagan Ranch Park Excerpt](#)

[Zone Ordinance](#)

4A.B. [CODE-26-0002](#)

Ordinance No. 26-20 amending multiple sections of Article 5 (Administration and Enforcement) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, as related to procedural process (Legislative)

Located in Council Districts Citywide

Presenter:

Daniel Sexton, LUR/DRE Planning Manager, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Ordinance Article 5 – Administration and Enforcement Ordinance Update](#)

[CPC Staff Report Administration and Enforcement Ordinance Update](#)

[Administration and Enforcement Ordinance Presentation](#)

[CC Presentation Administration and Enforcement Ordinance Staff](#)

[7.5.702 AMENDMENT TO UDC TEXT](#)

[Excerpt Minutes - Amendment to UDC Administrative Decisions - CPC 03_11_2026](#)

4B. First Presentation:**4B.A. [26-222](#)**

City Council Regular Meeting Minutes May 12, 2026

Presenter:

Sarah B. Johnson, City Clerk

Attachments:

[5-12-2026 City Council Meeting Minutes Final](#)

4B.B. [26-177](#)

A Resolution Authorizing the Acquisition of Approximately Forty (40) Acres (West CMSP Parcel 1) as an Addition to the Cheyenne Mountain State Park through the Trails, Open Space and Parks (TOPS) Program

Presenter:

Kim King, Acting Director, Parks, Recreation and Cultural Services Department

Lonna Thelen, Design and Development Manager, Parks, Recreation and Cultural Services Department

David Deitemeyer, Senior Program Administrator, Parks, Recreation and Cultural Services Department

Attachments:

[Resolution Parcel 1 - MRS 6400_Final](#)

[CC WestCMSP Expansion May2026](#)

[CMSP Letter of support 2026](#)

4B.C. [26-178](#)

An Ordinance Requesting a Supplemental Appropriation to the Trails, Open Space and Parks Fund up to \$162,000 to Complete the Acquisition of Approximately 40 Acres of Property Identified as the Parcel 1 West CMSP Extension for the Purpose of Public Open Space and Trails

Presenter:

Kim King, Acting Director, Parks, Recreation and Cultural Services Department

Lonna Thelen, Design and Development Manager, Parks, Recreation and Cultural Services Department

David Deitemeyer, Senior Program Administrator, Parks, Recreation and Cultural Services Department

Attachments:

[Ordinance - TOPS supplemental approp - West CMSP Extension \(Parcel 1\)](#)

[CC WestCMSP Expansion May2026](#)

4B.D. [26-179](#)

A Resolution Authorizing the Acquisition of Approximately Forty (40) Acres (West CMSP Parcel 2), as an Addition to the Cheyenne Mountain State Park Through the Trails, Open Space and Parks (TOPS) Program

Presenter:

Kim King, Acting Director, Parks, Recreation and Cultural Services Department

Lonna Thelen, Design and Development Manager, Parks, Recreation and Cultural Services Department

David Deitemeyer, Senior Program Administrator, Parks, Recreation and Cultural Services Department

Attachments:

[Resolution Parcel 2 - Lopez Graham Final](#)

[CC WestCMSP Expansion May2026](#)

4B.E. [26-180](#)

An Ordinance Requesting a Supplemental Appropriation to the Trails, Open Space and Parks Fund up to \$162,000 to Complete the Acquisition of Approximately 40 Acres of Property Identified as the Parcel 2 West CSMP Extension for the Purpose of Public Open Space and Trails

Presenter:

Kim King, Acting Director, Parks, Recreation and Cultural Services Department

Lonna Thelen, Design and Development Manager, Parks, Recreation and Cultural Services Department

David Deitemeyer, Senior Program Administrator, Parks, Recreation and Cultural Services Department

Attachments:

[Ordinance - TOPS supplemental approp - West CMSP Extension \(Parcel 2\)](#)

[CC WestCMSP Expansion May2026](#)

4B.F. [26-202](#)

A Resolution Authorizing Colorado Springs Utilities to Enter Into a Special Contract for Augmentation Service between Colorado Springs Utilities and Cheyenne Mountain Space Force Station

Presenter:

Travas Deal, Chief Executive officer, Colorado Springs Utilities

Jenny Bishop, P.E., Resource Planner IV, Water Resources Planning, SPP, Colorado Springs Utilities

Attachments:

[CMSFS resolution](#)

[UB CMSFS Augmentation Agreement](#)

[CMAFS Agreement 2026](#)

4B.G. [26-204](#)

A Resolution Authorizing Colorado Springs Utilities to Take All Actions Necessary to Abandon Certain Water Rights Associated with the Sugar Loaf Reservoir

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Jenny Bishop, P.E., Resource Planner IV, Water Resources Planning, Colorado Springs Utilities

Attachments:

[Resolution SugarloafConditional WR](#)

[Sugarloaf Conditional Water Rights](#)

4B.H. [26-205](#)

A Resolution Approving an Intergovernmental Agreement between the City of Colorado Springs, Colorado, on behalf of its Enterprise Colorado Springs Utilities, Colorado Parks and Wildlife and other Parties Regarding Mitigation of Aquatic Nuisance Species at Twin Lakes and Turquoise Lake

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Lisa Walters, Watershed Planning, Colorado Springs Utilities

Attachments:

[ANS Twin Turquoise Resolution](#)

[ANS-Twin Turquoise Presentation](#)

[2026-31 Coop Agrmt Twin Turquoise ANS](#)

- 4B.I.** [ANEX-25-0002R](#) A Resolution finding a petition for annexation of the area known as Kettle Creek Addition No. 1 Annexation consisting of 19.88 acres to be in substantial compliance with Section 31-12-107(1), C.R.S. and setting a hearing date of July 14, 2026, for the Colorado Springs City Council to consider the annexation of the area. (Legislative)

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

Attachments: [Resolution Setting Hearing Date_Kettle Creek_05.05.2026](#)
[Memo to Clerk to Advertise_Kettle Creek_05.05.2026](#)
[Legal Description](#)
[Vicinity Map](#)
[Petition Waldo](#)
[Petition_MGLG](#)
[Petition_RP](#)
[Public Notice - Newspaper](#)
[EXHIBIT 12B - Draft Clerk Affidavit](#)
[Kettle Creek Annexation Plat](#)

5. Recognitions

- 5.A.** [26-225](#) A Resolution Recognizing May 2026 as Preservation Month
Est. Time: 15 minutes

Presenter:
Nancy Henjum, Councilmember District 5

Attachments: [Preservation Month](#)

- 5.B.** [26-227](#) City Council Appointments to Boards, Commissions, and Committees
Est. Time: 10 minutes

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

Attachments: [05262026 Boards Commissions and Committees Appointment](#)
[05262026 Historic Preservation Board](#)
[05262026 PPRTA-Citizen Advisory Committee](#)
[05262026 PPACG- Community Advisory Committee](#)

6. Mayor's Business

7. Items Called Off Consent Calendar

8. Utilities Business

8.A. [26-203](#)
Est. Time: 10
minutes

A Resolution Approving an Intergovernmental Agreement between the City of Colorado Springs, Colorado, on behalf of its Enterprise Colorado Springs Utilities and the Southeastern Colorado Water Conservancy District

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Jenny Bishop, P.E., Resource Planner IV, Water Resources Planning, Colorado Springs Utilities

Attachments:

[CSU-SECWCDRegionalIGA-RES-Draft-3-26-26](#)

[CC Presentation SECWCD IGA Regional Service](#)

[2026-03-18 Regionalization Agreement](#)

9. Unfinished Business

- 9.A. [SUBD-25-0076](#) Reconsideration of 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) (Reconsideration of 2nd Reading)
- Est. Time:** 1 hour

This application was initially in association with the School District 11 Palmer High School zone change and land use plan which had their first reading setting a hearing date on February 24, 2026 and were approved at a public hearing on March 10, 2026.

Located in Council District 3

Presenter:

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

Attachments:

[Palmer HS Staff Presentation City Council 052626 KW final](#)

[CC Minutes Excerpt - Boulder ROW - 02.24.26](#)

[CC Minutes Excerpt - Boulder ROW - 03.10.26](#)

[CC Minutes Excerpt - Boulder ROW - 03.24.26](#)

[ORD_VacationROW_East Boulder Street](#)

[Palmer HS CPC Staff Report 121025 rbt](#)

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

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

[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 7 - Consolidated Stakeholder Input Palmer HS project 121525](#)

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

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

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

[DRB_Minutes_11.4.25 Draft](#)

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

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

10. New Business

10.A. [26-152](#)
Est. Time: 10
minutes

A Resolution approving an amendment to the HOME-ARP Allocation Plan for submittal to the U.S. Department of Housing and Urban Development.

Presenter:

Aimee Cox, Chief Housing and Homelessness Response Officer,
Housing and Homelessness Response Department

Attachments:

[Housing-HOME-ARP-RES](#)

[HOME-ARP Plan Amendment](#)

[HOME-ARP Amendment Presentation for Council May 11, 2026](#)

10.B. [ANEX-23-0027R](#)
Est. Time: 10
minutes

A Resolution finding a petition for annexation of the area known as PTAA Addition No. 1 Annexation consisting of 14.12 acres to be in substantial compliance with Section 31-12-107(1), C.R.S. and setting a hearing date of July 14, 2026, for the Colorado Springs City Council to consider the annexation of the area.
(Legislative)

Presenter:

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

Attachments:

[Resolution Setting Hearing Date - PTAA](#)

[Overall Legal Description](#)

[Vicinity Map](#)

[Exhibit A - PTAA Petition](#)

[Exhibit A City Petition 05.05.2026](#)

[EXHIBIT 12B - City Clerk Affidavit - PTAA Addition No. 1](#)

[EXHIBIT 12C - Surveyor Affidavit - PTAA Addition No. 1 Annexation](#)

[City Signed Ratification Affidavit](#)

[Public Notice - PTAA](#)

[Signed Resolution No. 80-25.pdf](#)

[Memo to Advertise - PTAA](#)

[Annexation Plat-2026-04-17](#)

10.C. [CODE-26-0003](#)**Est. Time:** 25
minutes

An Ordinance Amending Section 1404 (Code Adopted by Reference) of Part 14 (Building Codes) of Article 4 (Development Standards and Incentives) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the adoption of the Pikes Peak Regional Building Code standards for Single Exits and Stairways. (Legislative)

Located in Council Districts Citywide

Presenter:

Roger Lovell, Building Official, Pikes Peak Regional Building Department

Daniel Sexton, LUR/DRE Planning Manager, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Single Exit and Single Stairway Ordinance](#)

[Staff Report CPC Single Exist and Single Stairway \(RE HB25-1273\)](#)

[Attachment 2 - HB 2025a 1273 signed-act Single Stairwell](#)

[Attachment 3 - Legislative Justification Single Stairwell](#)

[Attachment 4 - States Advance Single-Stairway Reforms - Pew Charitable Trust](#)

[7.5.702 AMENDMENT TO UDC TEXT](#)

[CC Presentation Single Exit and Single Stairway Ordinance Staff](#)

- 10.D.** [CODE-25-0006](#)
Est. Time: 30 minutes
- An Ordinance amending Article 3 Use Regulations, Article 4 Development Standards and Incentives, and Article 6 Definitions and Rules of Constructions of Chapter 7 (the “Unified Development Code”) of the Code of the City Of Colorado Springs 2001, as amended, as related to permitted locations and standards for each Adult or Child Day Care Centers.
(Legislative)

Presenter:

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

Attachments:

[Ordinance](#)
[CC_WS_Childcare_Ord_Presentation_v2](#)
[Childcare_Ord_Staff_Report](#)
[Attachment_A_Allowed_Use_Table_Comparison](#)
[Attachment_B_Childcare_Ord_Factsheet](#)
[Attachment_C_Existing_Childcare_in_Residential_Zones_Map](#)
[Attachment_D_State_Childcare_Building_Requirements](#)
[CC_1st_Childcare_Ord_Presentation](#)
[CPC_Minutes_4.8.26_Day_Care_Amendment_Excerpt](#)

- 10.E.** [NPLN-26-0001](#)
Est. Time: 20 minutes
- Approval of the Elevate Downtown Neighborhood Plan, an update to the 2016 Experience Downtown Land Use Master Plan.
(Legislative)

Located in Council District 3

Presenter:

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

Attachments:

[Elevate Downtown Plan CPC Staff Report 040826](#)
[2026-ElevateDowntownPlan-Digital-Reduced](#)
[DRB_Minutes_3.3.26_Draft](#)
[CPC Excerpt Minutes 4.8.26 Draft](#)
[Elevate Downtown Staff Presentation CityCouncil 052626](#)
[2026-Final Downtown Plan Presentation ADA](#)

- 10.F. [26-213](#)
Est. Time: 25
minutes

A Resolution for approval of The Elevate Downtown Plan of Development, an update to the 2016 Experience Downtown Plan of Development.
(Legislative)

Located in Council District 3

Presenter:
Ryan Tefertiller, Urban Planning Manager, City Planning
Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [DowntownPlanElevate-RES-2026-05-04](#)

11. Public Hearing

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