



Colorado Springs Utilities
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Park Vista Enclaves: Proposed Ordinance Authorizing Springs Utilities to Approve Agreements to Annex

February 13, 2024, Regular City Council Meeting
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Customer Utilities Connections

Park Vista Enclaves

Park Vista Addition and Park Vista Estates Addition are two (2) centrally located unincorporated El Paso County enclaves

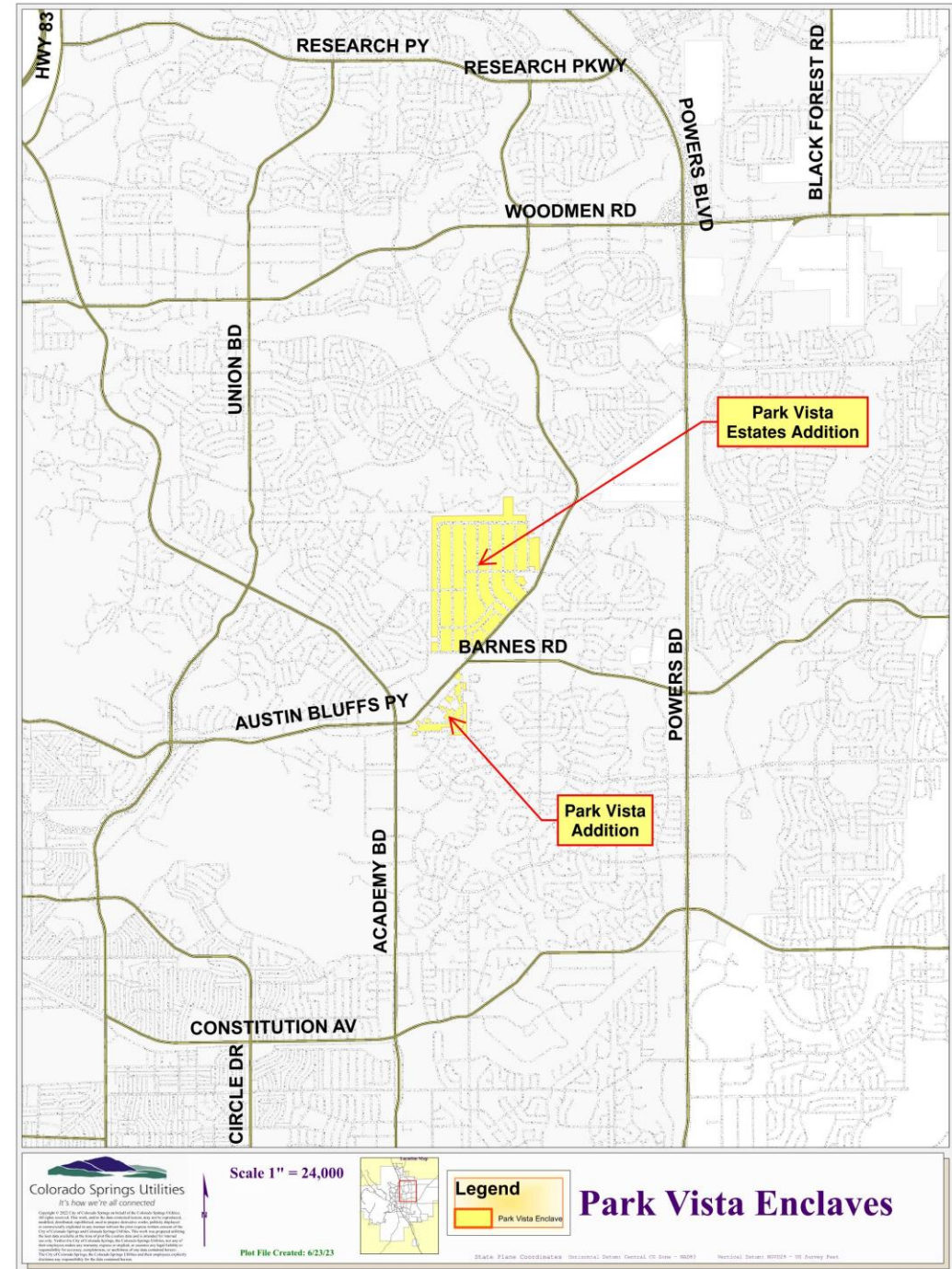
Located east of Academy Blvd on the north and south sides of Austin Bluffs Pkwy and Barnes Rd

Predominantly single-family residences with some multi-family and commercial uses

Springs Utilities provides natural gas and electric services to enclaves

Many properties served by well and septic

Some properties have connected to Springs Utilities water and wastewater through Agreements to Annex



Provision of Water/Wastewater Services

- Many properties not contiguous with City limits
 - Ineligible for annexation under Colorado Revised Statutes
- City Code 7.5.701.J: Service Without Annexation
 - Springs Utilities may provide water and wastewater services upon approval of City Council through an Agreement to Annex
 - City Planning supports
- Resolution No. 106-16
 - Authorized Springs Utilities to execute Agreements to Annex providing water/wastewater service for properties in Park Vista Addition

Water Service Extension Ordinance



Ordinance No. 23-02 passed
February 14, 2023

Codified as City Code section 12.4.305
Superseded resolution No. 106-16



12.4.305 requires Utilities Board to recommend and City Council approval to provide water service outside City limits

Issues, Concerns and Risks

- Number of service requests has noticeably increased
 - Three (3) requests (June – Oct 2023)
 - Existing wells are underperforming or failing
- Current review and approval process is inefficient
 - 2-3 months from time of application to approval
 - Expends considerable staff time and effort
 - Delays property owner's ability to connect
 - Prolongs potential health and safety risks

Recommendation

To improve the process, Springs Utilities staff, at the request of Utilities Board, is bringing forward a proposed Ordinance:

- Council exercises its legislative discretion to authorize the extension of water/wastewater services to residential properties in Park Vista
- Grant Springs Utilities' CEO authority to approve Agreements to Annex in Park Vista
- Specific to single-family residential (SFR) use
- Projected water demands qualify as de minimis per City Code 12.4.305 and current de minimis policy
 - De minimis water demand < 39 AFY
 - SFR Water Demand = 0.3 AFY
- Establish Agreement to Annex template

ORDINANCE NO. 24 - _____

AN ORDINANCE EXERCISING CITY COUNCIL'S LEGISLATIVE AUTHORITY REGARDING THE EXTENSION OF WATER SERVICE AND OUTSIDE CITY WATER AND/OR WASTEWATER SERVICE TO THE PARK VISTA SUBDIVISIONS

WHEREAS, Park Vista Estates, Park Vista Estates Addition, Park Vista Estates Filing 2, Gordon Subdivision, RNC Subdivision, A Subdivision of Block 24 Park Vista Estates Addition, and A Subdivision of Tracts F, N, O & part of M in the ReSubdivision of Block 24 Park Vista Estates Subdivision (the "Park Vista Subdivisions") are unincorporated areas of land entirely outside the City of Colorado Springs city limits; and

WHEREAS, owners of property within the Park Vista Subdivisions regularly request water service and/or wastewater service from Colorado Springs Utilities for their properties for single-family residential use; and

WHEREAS, City Code § 7.5.701(J) provides that in its legislative discretion City Council may authorize water or wastewater service outside the City without annexation; and

WHEREAS, in exercising its discretion to authorize service outside the City without annexation, City Council shall consider a number of factors contained in City Code § 7.5.701(J); and

WHEREAS, Colorado Springs Utilities' Tariff requires City Council approval prior to end-use water and/or wastewater service being provided outside the corporate limits of the City; and

WHEREAS, City Code § 12.4.305 provides that City Council may approve the extension of the water service boundary based on a recommendation of Utilities Board and substantiated and written record demonstrating one of several factors, including

Benefits of Resolution

- Increase overall process efficiency
 - Expedite application and approval processes
 - Reduce timeline to 1-2 months
 - Significantly reduce staff's level of effort
 - Eliminate Utilities Board and City Council presentations
- Improve customer focus/experience
 - Accelerate timeframe from application to service connection
 - Mitigate safety and health risks

City Council Action



On January 17, 2024, Utilities Board made a recommendation of approval to include the proposed Ordinance for first reading on the Consent Calendar agenda at the Regular City Council Meeting on February 24, 2024



Utilities' staff requests City Council approval of the proposed Ordinance



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