



# City of Colorado Springs

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

## Meeting Minutes City Council

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Tuesday, January 14, 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

President Helms called the meeting to order at 9:03 AM.

**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 Donelson attended the meeting virtually.

### 2. Invocation and Pledge of Allegiance

The Invocation was made by Pastor Dr. Steve Holt from The Road Church.

President Helms led the Pledge of Allegiance.

### 3. Changes to Agenda/Postponements

Councilmember Avila requested item 4B.D. to be removed from the Consent Calendar.

Councilmember Donelson requested item 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:**

- 4A.A.** [25-041](#) Ordinance No. 24-109 to amend the zoning map of the City of Colorado Springs pertaining to 2.1 acres located at 1860 Office Club Point from MX-M/BP/AF-O (Mixed-Use Medium Scale and Business Park with United States Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with United States Air Force Academy Overlay). (Quasi-Judicial) (Second Reading and Public Hearing)

Related Files: ZONE-24-0016  
Located in Council District 2

Presenter:

Logan Hubble, Planner II, Planning Department  
Kevin Walker, Director, Planning Department

**Attachments:** [CC Ordinance\\_1860 Office Club Point](#)  
[Exhibit A Office Club Point](#)  
[Exhibit B Office Club Point](#)  
[Staff Report\\_1860 Office Club Point Zone Change\\_final](#)  
[Attachment 1-Project Statement](#)  
[Attachment 2-Zoning Exhibit](#)  
[Attachment 3-Land Use Statement](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[Staff Office Club Pt Second Reading](#)  
[Signed Ordinance No. 24-109.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

#### **4B. First Presentation:**

**4B.A. [25-003](#)** City Council Regular Meeting Minutes December 10, 2024

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [12-10-2024 City Council Meeting Minutes Final](#)

**The Minutes were approved on the Consent Calendar.**

**4B.B. [25-032](#)** Annual Designation of the City Clerk's Office as the public place for posting of public notices for public meetings.

Presenter:

Sarah B. Johnson, City Clerk

**This Item was approved on the Consent Calendar.**

**4B.C. [25-017](#)** Quarterly Recognition for City Employee Retirees.

Presenter:

Greg Phillips, Aviation Director, Airport.

Britt Haley, Parks, Rec, & Cultural Services Director, Parks, Rec & Cultural Services.

**Attachments:** [Retiree Resolution Q4 2024](#)  
[Signed Resolution No. 01-25.pdf](#)

**This Item was approved on the Consent Calendar.**

**4B.E. [24-706](#)** An Ordinance creating a new Section 108 (Carrying of a Firearm In Government Buildings) of Part 1 (Dangerous and Deadly Weapons) of Article 7 (Dangerous Weapons and Substances) of Chapter 9 (Public Offenses) of the Code Of The City Of Colorado Springs 2001, as amended, Pertaining To Carrying Firearms

Presenter:

Benjamin Bolinger, Legislative Counsel, Office of the City Attorney

**Attachments:** [24-706 Sensitive Spaces-ORD-2024-12-03](#)  
[24-706 2024a 131 signed](#)  
[Signed Ordinance No. 25-02.pdf](#)

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

**4B.F. [SUBD-24-01](#)  
[11](#)** An ordinance vacating a portion of the public alley consisting of 0.166 acres located at the northeast corner of Columbine Place and Windsor Avenue.  
(Legislative - 1st Reading only to set the public hearing date for January

28, 2024)

Related Files: SUBD-24-0111  
Located in Council District 5

Presenter:  
Logan Hubble, Planner II, Planning Department  
Kevin Walker, Planning Director, Planning Department

**Attachments:** [Ordinance Tara Custom Homes ROW Vacation final](#)  
[Exhibit A Vacation Plat](#)  
[Attachment 1 Project Statement](#)  
[Attachment 2 Neighbor Comments](#)  
[Attachment 3 Neighbor Comment Response](#)  
[Staff Presentation Tara Custom Homes ROW Vacation](#)  
[Signed Ordinance No. 25-03.pdf](#)

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

- 4B.H. [25-022](#)** An Ordinance amending Section 104 (Appeals) of Article 13 (Relocation Policy and Program) of Chapter 6 (Neighborhood Vitality/Community Health) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Relocation Application Appeals.

Presenter:  
Jessica Davis, Manager, Colorado Springs Utilities  
Gayle Sturdivant, City Engineer/Deputy Public Works Director  
Kellie Billingsley, Real Estate Services Manager  
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [11-4-24 rev- Ordinance - Code Chapter 6 re relocation appeals panel](#)  
[Signed Ordinance No. 25-05.pdf](#)

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

- 4B.I. [25-023](#)** An Ordinance amending Section 201 (Permits Required) of Part 2 (Use and Occupancy of Public Property) of Article 2 (City Properties) of Chapter 3 (Public Property and Public Works) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the Real Estate Manual.

Presenter:  
Jessica Davis, Manager, Colorado Springs Utilities  
Gayle Sturdivant, City Engineer/Deputy Public Works Director  
Kellie Billingsley, Real Estate Services Manager  
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [Ordinance - Code Chapter 3 re permits and licenses](#)  
[Signed Ordinance No. 25-06.pdf](#)

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

- 4B.J. [25-024](#)** An Ordinance amending Article 1 (General Provisions) of Chapter 12 (Utilities) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the Real Estate Manual.

Presenter:

Jessica Davis, Manager, Colorado Springs Utilities  
Gayle Sturdivant, City Engineer/Deputy Public Works Director  
Kellie Billingsley, Real Estate Services Manager  
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [Ordinance - Code Chapter 12 re permits and licenses](#)  
[Signed Ordinance No. 25-07.pdf](#)

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

### **Approval of the Consent Agenda**

**Motion by Councilmember Talarico, seconded by President Pro Tem Crow-Iverson, 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 9-0-0-0**

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

## **5. Recognitions**

- 5.A. [25-038](#)** A Joint Proclamation in Recognition of Martin Luther King Jr. Day

Presenter:

Randy Helms, Council President and Councilmember District 2  
Mayor Yemi Mobolade

**Attachments:** [Martin Luther King Jr Day Proclamation 2025](#)

Mayor Yemi and President Helms read a joint Proclamation recognizing January 20, 2025 as Martin Luther King Jr. Day.

Mayor Yemi recognized the work, labor and sacrifice of civic leader Dr. King and encouraged everyone to continue his spirit of nonviolence.

Danielle Summerville, Mayor's Office of Community Affairs, introduced Shirley Martinez, Ana Lynn, Treasurer, and Pastor Bobby Jackson,

Reverend Dr. Martin Luther King, Jr. Legacy Preservation Society, who provided a brief overview of the Preservation Society and requested everyone recognize this day by attending the All People's Breakfast being held on Monday, January 20, 2025 at the Antlers Hotel.

President Helms and Councilmember Avila spoke about the importance of remembering and honoring what Dr. Luther King, Jr. stood for.

**5.B. [24-698](#) City Council Appointments to Boards, Commissions, and Committees**

Presenter:

Randy Helms, Council President and Councilmember District 2

**Attachments:** [01142025 LETAC Appointment Packet](#)  
[01142025 Board Appointment Request Fountain Creek Watershed District](#)  
[01142025 Civil Service Commission Appointment Packet](#)

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

Councilmember Talarico, Councilmember Liaison to the Civil Service Commission, expressed gratitude for the nominees who wish to serve on the Civil Service Commission.

Councilmember Avila provided a brief history of the formation of the Law Enforcement Transparency Commission (LETAC) and spoke regarding the value of the work they do.

Councilmember Leinweber, Councilmember Liaison to the Fountain Creek Watershed, spoke about the \$700,000 grant received to restore Fountain Creek and Monument Creek.

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

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

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

There was no Mayor's Business.

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

Citizen Tina Brookins spoke about her son being stabbed in the back by a person experiencing homelessness, lost a kidney, nearly died, and that two other stabbings had occurred by the same person in the previous two weeks.

Citizens Richard Skorman and Wayne Williams, spoke against electric bikes (e-bikes) being permitted on the City's open space trails.

Citizen Jill Gaebler spoke about the need for affordable housing.

Citizen Kerri Waite spoke about the wildfire hazard risk for the homes located in the Wildland Urban Interface (WUI) and the insurance rates associated with it.

Citizen Peter Reaves spoke in support of accessory dwelling units (ADU).

Citizens Murray Relf, Karen Myers, Lyn Myers, Mariana Bailey, Matthew Grubiscek, Catherine Zukas, spoke in opposition to the noise from the Ford Amphitheater.

Citizens Katherine Czukas and Gavin Rainey spoke in opposition of the closing of the Rocking Rockrimmon branch of the Pikes Peak Library District.

Citizens Andrew Dalby and Dana Duggan spoke about the City's risk of wildfire and requested information regarding why the Colorado Springs Fire Department training academy was canceled.

Citizen Carl Ripple spoke in opposition of the ongoing construction on South Academy Boulevard.

Citizen Karen Field spoke against the destruction of vegetation for fire mitigation which will cause a flash flood hazard.

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

### **4B.D. [24-704](#)**

An Ordinance amending section 112 (Sitting or Lying Down in Commercial Districts) of Article 2 (Offenses Affecting Public Safety) of Chapter 9 Public Offenses) of the Code of the City of Colorado Springs 2001, as amended, pertaining to sitting or lying in commercial districts

Presenter:

Jessie Kimber, Director, Economic Development  
Shannon Snuggs, Commander - Gold Hill Division, CSPD

**Attachments:** [24-704-SitLieCommercialDistrictORD-2024-11-19](#)  
[22-07](#)

Jessie Kimber, Director, Economic Development, introduced the Ordinance pertaining to sitting or lying in commercial districts zone expansion.

Brian Steckler, Lieutenant, Gold Hill Division, Colorado Springs Police Department (CSPD), provided an overview of the current boundaries, South Nevada Avenue boundaries, area comparison, calls for service (CFS)/citations from January 2022 through September 2024, another opportunity for contacts, and proposed area.

Councilmember Avila requested the presentation focus on the sit/lie Ordinance.

Councilmember Donelson requested a report regarding whether this Ordinance drives people to the surrounding neighborhoods. Lt. Steckler agreed to Councilmember Donelson's request.

Councilmember Leinweber stated the City needs to find solutions to the homelessness issues rather than just sending them to jail.

Citizen Jenna Dolecek spoke against the proposed Ordinance.

Councilmember Avila stated she vehemently opposes this Ordinance because sending people to jail for being homeless and criminalizing poverty is not the answer.

**Motion by President Pro Tem Crow-Iverson, seconded by Councilmember Risley, that the Ordinance amending City Code ? 9.2.112 to revise the boundaries of the Central Commercial District be approved on first reading. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Crow-Iverson, Donelson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Avila, and Henjum

- 4B.G.** [CODE-24-00](#) An Ordinance amending Section 307 (Park Land Dedications) of Article  
[03](#) 4 (Development Standards and Incentives) of Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Park Land Dedications. (Legislative) - (1st Reading only to set the public hearing for January 28, 2025)

Presenter:

Caroline Miller, Park Land Dedication Ordinance Program  
Administrator, Planning Department

Lonna Thelen, Parks Design and Development Manager/TOPS  
Manager, Parks Recreation and Cultural Services

**Attachments:** [Staff Report CC Work Session PLDO 2025 Acreage and Fee Update](#)

[Attachment 1 - 2024 PLDO Appraisal](#)

[Attachment 2 - Existing Fee Schedule](#)

[Attachment 3 - ACS Household Data](#)

[ORD-Park Land Dedication Acreage](#)

[7.4.307 PARK LAND DEDICATIONS](#)

[7.5.702 AMENDMENT TO UDC TEXT](#)

[PLDO - Acreage & Fee Update - City Council Presentation](#)

[HBA - 2025 PLDO Fee Letter](#)

[Signed Ordinance No. 25-04.pdf](#)

Caroline Miller, Park Land Dedication Ordinance Program Administrator, Planning Department, presented the Ordinance pertaining to Park Land Dedications and the Resolutions amending the Fee Schedule for fees in lieu of park land dedication as provided for in the Park Land Dedication Ordinance (PLDO) and the City's Park Land Dedication Ordinance Criteria Manual

Councilmember Donelson asked how the Census data will impact the Parkland Dedication Ordinance. Ms. Miller stated the proposed Ordinance will update the land dedication obligation by unit type which is a reflection of the Parkland standards, and the Census data is being applied to that which creates the land dedication acreage requirement.

Councilmember Donelson asked if all the requirements will increase since the population has increased. Ms. Miller stated they are looking at the average household size per unit type, so some are increasing, and some are decreasing depending on the structure.

**Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Ordinance amending Section 7.4.307 of the Unified Development Code of the City of Colorado Springs based upon the findings that the proposal complies with the criteria as set forth in City Code Section 7.5.702 (1st Reading only to set the public hearing for January 28, 2025) be approved on first reading. The motion passed by a vote of 9-0-0-0**

## **9. Utilities Business**

**9.A. [25-033](#)** Public Hearing for the Consideration of a Resolution Regarding Certain Changes to The Colorado Springs Utilities' Open Access Transmission Tariff

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities  
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

David Beckett, Senior Attorney, City Attorney's Office

**Attachments:** [Hearing Agenda-2025 OATT Hearing 01-14-25](#)  
[City Attorney Instructions-2025 OATT Hearing 01-14-25](#)  
[Issues For Decision-2025 OATT Hearing 01-14-25](#)

David Beckett, Senior Attorney, Colorado Springs Utilities (CSU) Division, introduced the Resolution regarding certain changes to the CSU Open Access Transmission Tariff (OATT) and read the Colorado Springs Utilities rate setting standards and the quasi-judicial role of City Council. Mr. Beckett polled Council concerning if any members had received any ex parte communications. There were no ex parte communications disclosed.

Tristan Gearhart, Chief Planning and Finance Officer, CSU, provided a brief background of the OATT and summary of the OATT revisions.

Mr. Beckett polled Council regarding the proposed changes to the Open Access Transmission Tariff: 1. Should Utilities update the Open Access Transmission Tariff sections setting forth the Large Generator Interconnection Procedures and the (pro forma) Large Generator Interconnection Agreement in their entirety, as proposed, for the purposes of improving the processes and procedures for interconnection and of enhancing Utilities' ability to carry out its Sustainable Energy Plan, 2. Should Utilities update the Open Access Transmission Tariff sections setting forth the Small Generator Interconnection Procedures and the (pro forma) Small Generator Interconnection Agreement, as proposed, to add requirements related to dynamic and primary frequency response and to remove Utilities' reactive power compensation requirement, and 3. Should Utilities make the proposed clerical corrections to these sections of the Open Access Transmission Tariff. Consensus of Council agreed to these proposed changes.

## **10. Unfinished Business**

There was no Unfinished Business.

## **11. New Business**

- 11.A. [25-034](#) An Ordinance amending Article 2 (Marijuana) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the code of the City of Colorado Springs 2001, as amended, pertaining to marijuana licensing  
Presenter:  
Sarah B. Johnson, City Clerk  
Lee McRae, Senior License Enforcement Officer, Office of the City Clerk

**Attachments:** [ORD\\_RMJ\\_Final.docx](#)

Lee McRae, Senior License Enforcement Officer, Office of the City Clerk, presented the Ordinance amending City Code pertaining to marijuana licensing to include the initiated Ordinance language allowing retail marijuana without increasing the existing location cap and renames the part to Marijuana License Code.

There were no comments on this item.

**Motion by Councilmember Henjum, seconded by Councilmember Avila, that the Ordinance amending multiple sections within Part 1 (Medical Marijuana License Code) of Article 2 (Marijuana) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the code of the City of Colorado Springs 2001, as amended, pertaining to medical and retail marijuana related services be approved on first reading. The motion passed by a vote of 8-1-0-0**

**Aye:** 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, Risley, and Talarico

**No:** 1 - O'Malley

- 11.B. [25-035](#) A Resolution rescinding Resolution No. 87-17 and Resolution No. 78-17 and establishing marijuana business application and license fees and charges

Presenter:  
Mona Hirjoi, Budget Manager, Budget Office, Finance

**Attachments:** [Resolution - Marijuana Fees \(25-035\)](#)  
[Resolution - Marijuana Fees EXHIBIT A](#)  
[Marijuana Fees to City Council](#)  
[Signed Resolution No. 02-25.pdf](#)

Mona Hirjoi, Budget Manager, Budget Office, Finance, presented the Resolution establishing marijuana business application and license fees and charges. She provided an overview of the City User Fee Policy, fee considerations, proposed marijuana fees, and 2025 projected marijuana revenue.

There were no comments on this item.

**Motion by Councilmember Henjum, seconded by Councilmember Avila, that the**

**Resolution rescinding Resolution No. 87-17 and establishing marijuana business application and license fees and charges be adopted. The motion passed by a vote of 8-1-0-0**

**Aye:** 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, Risley, and Talarico

**No:** 1 - O'Malley

**11.C. [25-036](#)**

An Ordinance creating a new Article 13 (Retail Marijuana Sales Tax) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as amended, Pertaining to Retail Marijuana Sales Tax Code

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [SalesTax-Article13RetailMarijuana-ORD-2025-01-08.docx](#)

[Statement of Sufficiency - Retail Marijuana Sales Tax](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinance amending City Code pertaining to Retail Marijuana Sales Tax Code to codify the additional five percent sales tax on retail marijuana that was approved by voters in 2022 which provided that the tax revenue from the additional five percent retail marijuana sales tax could only be used for public safety programs, mental health services, and post-traumatic stress disorder treatment programs for veterans.

Councilmember Henjum asked if there will be a working group to decide how the sales tax revenue is allocated between the programs and services. Ms. McDaniel stated they will go through the prioritization process similar to how the budget prioritization process is conducted.

**Motion by Councilmember Avila, seconded by Councilmember Henjum, that the Ordinance creating a new Article 13 (Retail Marijuana Sales Tax) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Retail Marijuana Sales Tax Code be approved on first reading. The motion passed by a vote of 8-1-0-0**

**Aye:** 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, Risley, and Talarico

**No:** 1 - O'Malley

**11.D. [25-029](#)**

An Ordinance amending Chapter 7 (Unified Development Code) of the code of The City of Colorado Springs 2001, as amended, pertaining to Medical and Retail Marijuana.  
(Quasi-Judicial).

Presenter:

Kevin Walker, Planning Director, Planning Department

**Attachments:** [UDC-RegulatedMarijuana-ORD 2025-01-16](#)

[Ballot Question 300](#)

[Signed Ordinance No. 24-90](#)

Kevin Walker, Planning Director, Planning Department, presented the Ordinance amending the Unified Development Code (UDC) pertaining to Medical and Retail Marijuana. He provided a brief overview of the history, Ordinance, permitted districts, use-specific standards, Planning Commission recommendations, requested actions, and proposed motions.

Councilmember Henjum requested the Ordinance be amended to reflect the Planning Commission's recommendation to change the distance buffer to 1,000 feet and remove a portion of Section 6 that ensures these Ordinances related to retail marijuana would be completely invalid if a ballot initiative for the repeal of ballot issue 300 was passed at the April 1, 2025 election.

Councilmember Donelson proposed changing the distance buffer to 1,000 feet, leaving Section 6 intact, and there be a ballot initiative for the April 1 2025 election which will give the voters a final opportunity to make clear their intention due to the two conflicting ballot initiatives on the November 2024 ballot which caused voter confusion.

Citizens Peter Babeu, Burke Babeu, Kent Jarnig, Shalina Millan, Tom Scudder, Kelly Archer, Aaron Bluse, Adam Gillard, Levi Hays, Dustin Taylor, Andrea Geist, Jay VanDeursan, Stan Zislis, William Clarke, Luther Bonow, Renz Waddington, Peter Green, George Wagner, Adam Foster, Darcy Hansen, Kevin Gallagher, Dale Hecht, Brian Adinoff, Tanya Garduno, Mariah Lauer, Mark Frueling, and Michelle Moore spoke in support of the proposed Ordinance with the 1,000 foot distance buffer and against a repeal ballot initiative for the April 1, 2025 election.

Councilmember Avila asked what the differences are between the ballot question 300 and what is being proposed. Wynetta Massey, City Attorney, clarified that ballot question 300 had a 1-mile distance buffer and the proposed Ordinance reduces the distance to 1,000 feet.

**Motion by Councilmember Henjum, seconded by Councilmember Avila, that the Ordinance be amended to reflect the Planning Commission's recommendation to change the distance buffer from one mile to 1,000 feet and remove a portion of Section 6 that ensures these Ordinances related to retail marijuana would be completely invalid if a ballot initiative for the repeal of ballot issue 300 was passed at the April 1, 2025 election, be approved on first reading. The motion failed by a vote of 3-6-0-0**

**Aye:** 3 - Avila, Helms, and Henjum

**No:** 6 - Crow-Iverson, Donelson, Leinweber, O'Malley, Risley, and Talarico

Councilmember Leinweber stated he believes marijuana has positive attributes to it which can be fulfilled by medical marijuana and that he is concerned the use of marijuana by the youth in the community.

Councilmember Henjum asked what the deadline is to refer an item to the ballot. Sarah B. Johnson, City Clerk, stated January 28, 2025.

Councilmember Henjum stated she will not support this proposed Ordinance which will overturn the vote of the people.

Councilmember Avila stated retail marijuana facilities will not be selling to children.

**Motion by Councilmember Donelson, seconded by President Pro Tem Crow-Iverson, that the Ordinance be amended to reflect the Planning Commission's recommendation to change the distance buffer from one mile to 1,000 feet be approved on first reading. The motion passed by a vote of 6-3-0-0**

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

**No:** 3 - Avila, Henjum, and O'Malley

## **12. Public Hearing**

### **Crest at Woodmen Estimated Time: 15 minutes**

- 12.A.** [PUDZ-24-0001](#) Ordinance No. 24-110 to amend the zoning map of the City of Colorado Springs pertaining to 10.181 acres located at 6855 Campus Drive from PDZ/SS-O (Planned Development Zone: Commercial, Industrial, and Residential Uses; maximum building height of 45-feet, 25-30 dwelling units per acre (Lot 6 only), and maximum building square footage of 677,257 square feet (Lots 1-6) with Streamside Overlay) to PDZ/AF-O (Planned Development Zone: Commercial Use; maximum building height of 65-feet, and maximum building square footage of 150,000 square feet (Lot 2) with United States Air Force Academy Overlay). (Quasi-Judicial) (Second Reading and Public Hearing)

Related Files: PUDZ-24-0001, LUPL-24-0008  
Located in Council District 1

Presenter:  
Logan Hubble, Planner II, Planning Department  
Kevin Walker, Director, Planning Department

**Attachments:** [Ordinance Crest at Woodmen](#)  
[Exhibit A Crest at Woodmen](#)  
[Exhibit B Crest at Woodmen](#)  
[Crest at Woodmen Staff Report final](#)  
[Attachment 1-Project Statement](#)  
[Attachment 2-Zoning Exhibit](#)  
[Attachment 3-Legal Description](#)  
[Attachment 4-Land Use Plan](#)  
[Attachment 5-Citizen Comments](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[CPC Minutes 11.13.24 Final](#)  
[Signed Ordinance No. 24-110.pdf](#)

Logan Hubble, Planner II, Planning Department, presented the Ordinance to amend the zoning map of the City pertaining to 10.181 acres located at 6855 Campus Drive from PDZ/SS-O (Planned Development Zone: Commercial, Industrial, and Residential Uses; maximum building height of 45-feet, 25-30 dwelling units per acre (Lot 6 only), and maximum building square footage of 677,257 square feet (Lots 1-6) with Streamside Overlay) to PDZ/AF-O (Planned Development Zone: Commercial Use; maximum building height of 65-feet, and maximum building square footage of 150,000 square feet (Lot 2) with United States Air Force Academy Overlay). He provided an overview of the vicinity map, applications, project summary, site plan, height exhibit, view from Woodmen Road, signage, timeline of review, stakeholder involvement, PlanCOS compliance, application review criteria, and optional motions.

Councilmember Leinweber asked if there is any regulation on signage which addresses the difference in elevation from the street elevation. Mr. Hubble stated not to his knowledge.

Chris Lieber, NES, representing the applicant, identified the application requests, site location, proposed land use plan modification, proposed zone change, other commercial development, compliance with PlanCOS, neighborhood comments, and Planning Commission recommendation.

Councilmember Risley asked if the center parapet would appear to be a twenty feet wall above a forty-five-foot roof if looking at it from the south. Mr. Lieber confirmed it would, and it would look similar to other buildings and retail centers.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Ordinance No. 24-110 amending the zoning map of the City of Colorado Springs relating to 10.181 acres located at 6855 Campus Drive from PDZ/SS-O (Planned Development Zone: Commercial, Industrial, and Residential Uses; maximum building height of 45-feet, 25-30 dwelling units per acre (Lot 6 only), and maximum building square footage of 677,257 square feet (Lots 1-6) with Streamside Overlay) to PDZ/AF-O (Planned Development Zone: Commercial Use; maximum building height of 65-feet, and maximum building square footage of 150,000 square feet (Lot 2) with United States Air Force Academy Overlay) zone district based upon the findings that the request complies with the criteria for a Zoning Map amendment as set forth in City Code Section 7.5.704 be finally passed. The motion passed by a vote of 9-0-0-0

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

- 12.B.** [LUPL-24-0008](#) A Major Modification of the Crest at Woodmen Land Use Plan for proposed commercial uses consisting of 10.181 acres located at 6855 Campus Drive.  
(Quasi-Judicial)

Related Files: PUDZ-24-0001, LUPL-24-0008  
Located in Council District 1

Presenter:

Logan Hubble, Planner II, Planning Department  
Kevin Walker, Director, Planning Department

**Attachments:** [Attachment 4-Land Use Plan](#)  
[7.5.514 LAND USE PLAN](#)  
[Staff Crest at Woodmen Second Reading](#)

Please see comments in Agenda item 12.A.

Motion by President Pro Tem Crow-Iverson, seconded by Councilmember Leinweber, that the Crest at Woodmen Land Use Plan related to 10.181 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 9-0-0-0

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

## **Karman Line Addition Annexation Estimated Time: 2.5 Hours**

**This item will be heard no earlier than 1:00 PM**

- 12.C.** [ANEX-23-0009RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known

as Karman Line Addition No. 1 Annexation.  
(Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

**Attachments:** [ResFindofFact\\_Karman Line Addition No. 1 - ANEX-23-0009RF](#)

[Exhibit A - Karman Line Addition 1 - Legal Description - ANEX-23-0009RF](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Surveyor Affidavit](#)

[Annexation Impact Report\\_Karman Line\\_11-22-2024](#)

[Staff Presentation\\_Karman Line Annexation](#)

[011025 CSU Karman Line City Council 1-14-25 \(Final\) V3.pptx](#)

[Signed Resolution No. 03-25.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 and annexing the area known as Karman Line Addition Nos. 1 - 6 Annexation located along existing Bradley Road. He provided an overview of the vicinity map, applications, project summary, site plan, timeline of review, flagpole annexation, serial annexation, three-mile buffer, stakeholder involvement, City Annexation Plan/PlanCOS compliance, agency review, application review criteria, and optional motions.

Councilmember Henjum stated she believes the items should be postponed until AnnexCOS is finalized and in order to allow City Council and the public to have more time to review the details of the proposed Karman Line annexation.

Councilmember Donelson stated he would support a postponement.

Councilmember Risley stated there should not be a stoppage of projects due to review of the AnnexCOS and there are many constituents who are here to speak on the item so he would not support a postponement.

Bryan English, Development Projects Manager, Colorado Springs Utilities (CSU), went over CSU's application of City Code 12.4.305.B., 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/fiber/ infrastructure/facilities, and utility service territories.

Councilmember Henjum asked how many acre feet of water CSU acquires per year. Mr. English stated they acquired 3,000 acre-feet over the last two years.

Councilmember Donelson asked if it is becoming increasing difficult to acquire water rights. Lisa Barbato, Chief Systems Planning and Projects Officer, CSU, confirmed it is.

Councilmember Leinweber asked when the Montgomery Reservoir expansion will be completed and how much water is projected to be added. Ms. Barbato stated it is projected to be complete by 2030 to 2032 and will add approximately 4,000 acre-feet in capacity for customers.

Councilmember Donelson asked how the lower Arkansas Valley feels about giving CSU water rights when the City is considering flagpole annexations. Ms. Barbato stated they have been working very closely with the farmers in the lower Arkansas River Basin to make sure CSU is a good partner and that it is a win/win for both parties, they have an intergovernmental agreement with Bent County to make sure there is no injury to them. She stated part of CSU's strategy is to look for efficiencies in operations in order to bring water back to the City's community.

Councilmember Donelson asked if the farmers feel CSU is being a good partner when the City keeps adding flagpole annexations. Ms. Barbato stated there has been conversations where they want CSU to commit to how much water they need to service its territory.

President Helms asked when CSU will complete the future reservoir in the southwest. Mr. English stated that is considered a generational project so it will not be finished until decades from now.

Councilmember Henjum asked who will pay for the fiber infrastructure and facilities. Mr. English stated CSU.

Councilmember Leinweber commented that this property sits right next to the future reservoir which the City owns.

Tristan Gearhart, Chief Planning and Finance Officer, CSU, identified the CSU capital cost estimate, developer cost estimate, operating and maintenance (O&M) costs at full-buildout, Karman Line annexation cost summary, and new utility service center fee.

Councilmember Donelson asked if the development of Karman Line will pay for the cost of fiber. Mr. Gearhart stated he will provide that information.

Councilmember Henjum asked what other areas the new utility service center would serve. Mr. Gearhart stated eastern territories such as Banning Lewis Ranch.

Councilmember Henjum asked what other locations have been considered for a utilities service center. Mr. Gearhart stated they have planned it to be close to the Horizon Substation because CSU owns property close to the Colorado Springs Airport.

Tatiana Bailey, Executive Director, Data-Driven Economic Strategies, provided an overview of the Zillow Home Value Index-Ten Most Expensive States, El Paso County (EPC) projected population growth, population projections by age group, and rate of EPC population increase. She identified the Pikes Peak Region annual average and median of existing single-family home prices, home building, Housing Opportunity Index, summary of development Karman Line-twenty-year plan, and revenue key assumptions. Ms. Bailey went over the additional revenue/expenditures generated, net financial impact-ten-year analysis, and economic impact average per year.

Councilmember O'Malley asked when this location will be suitable for housing based on the absorption of the already urbanized areas. Ms.

Bailey stated the Development Plan identifies there will be 6,500 dwelling units over twenty years.

Councilmember Donelson asked how much the population grew from 2019 to 2024. Ms. Bailey stated the population grew approximately 9,000 to 11,000 residents per year with the exception of COVID years.

Councilmember Henjum asked if the analysis takes into consideration the levels of service required in the City, the general fund budget, the declining revenue, and the cost associated with building this far out from the City. Ms. Bailey stated that would be a sensitivity analysis which they do not provide.

President Pro Tem Crow-Iverson asked how there could be revenue expenditures generated for 2025 to 2044, when they are not starting development until 2030. Ms. Bailey stated when they started the analysis, the original plan was to start in 2025.

President Pro Tem Crow-Iverson requested the corrected data. Ms. Bailey agreed to provide that information and stated they would also have to calculate in the revenue from initiative 2C passing.

Councilmember O'Malley asked what the average home price will be. Ms. Bailey stated calculating the average, they would be approximately \$530,000.

Kevin O'Neil, The O'Neill Group, representing the applicant, introduced Craig Dossey, Vertex Consulting Services, representing the applicant, who went over their requests, ownership background, agency meetings, location/regional context, City/County interface, advantages of a master planned community, City/County jointly planned annexation area, and County - new development, suburban residential, residential, and Schriever Space Force Base (SFB) area. He identified the housing diversity, residential very low, low, medium, and high density, mixed use, Colorado Springs housing supply, projected growth needs, job growth, and housing needs.

Councilmember O'Malley asked why this would be considered a high priority area for development. Mr. Dossey explained that Banning Lewis Ranch did not develop at the anticipated rate but is a barrier to extending services and offering housing stock and this is the next tranche of land to

be developed.

Councilmember Henjum asked when full buildout of 193,500 homes will be complete. Mr. Dossey stated it is anticipated to be twenty to twenty-five years but could be sixty to eighty years.

Councilmember Henjum asked if there will be enough water to serve a full buildout in sixty years. Mr. Dossey stated there are many plans in the works for reuse.

Mr. Dossey provided an overview of the park's facilities regional context, planned parks, Karman Line Parks land dedication calculations, neighborhood parks, and community park. He went over the wildlife habitat analysis, federal listed special assessment, wildlife corridors/floodplain preserved, public safety, utilities overview, and evaluation of City Code water standard.

Councilmember Henjum asked if the development could be reconfigured to preserve more of the riparian habitat on the west side of the parcel. Mr. Dossey stated it is very costly to channelize drainageways, some of the land may not even be developable, and they are not planning to develop any of the Federal Emergency Management Agency (FEMA) floodplains.

Councilmember Henjum asked if the swift fox den located near the north bump out will be protected. Mr. Dossey stated they will identify more of these habitats during the development process, so they do not upset these areas.

Councilmember Henjum asked if the wildlife underpass under Curtis Road will affect development. Mr. Dossey stated preserving wildlife corridors will hopefully not push wildlife off the property.

Mr. Dossey identified the existing/planned roadway infrastructure, connectivity/proximity to transportation options, benefits to the City/military/school district, diversity of development, commercial, office, light industrial, proximity to employment centers, opportunity to serve employment centers, immediately adjacent to City-owned land/future reservoir, and fiscal benefit to the City.

Councilmember O'Malley asked if there will be a police and fire station built

in this area. Mr. Dossey stated there will be a temporary fire station located there as well as a permanent one for long term plans, but they have not received a request from the Colorado Springs Police Department (CSPD) that there be a police station located there and if it is requested, they will accommodate it.

Councilmember Henjum asked where the CSPD station off from Marksheffel Road originated from. Mr. Dossey stated it came from the Banning Lewis Ranch Master Plan.

Citizens Ben Garland, Dave Hollenback, and Andrew Plesha spoke in support of the annexation.

Citizens Michael Freeman, Ann Rush, Todd Brickell, Don Shelstad, E. P. Henderson, E.P. Henderson, Tyler Godlevsky, Dawn Shelstad, Brenna Godlevsky, Sarah Shipley, Kevin Storms, Christina Stevens, John Stevens, Leslie Magazu, Abbey Brown, Briella Godlevsky, Kimber Godlevsky, Richard Moore, Doug Weathman, Lisa Eastep, Rebekka Zettlemoyer, Steve Zettlemoyer Jr., Monica Zettlemoyer, Steve Zettlemoyer, Sr., Chuck Holliday, Gezelle Lowe, Pattie Shonts, Harvey Shonts, Donna Goodrich, and Allen Stass spoke in opposition of the annexation.

Mr. Dossey stated per the City's guidelines, he personally witnessed the posted notice that they posted on the property were still up as of Friday, January 10, 2025, Meridian Road is not part of this development, Schriever Space Force Base (SFB) generally does not provide an opinion on land use matters but when Flying Horse East developed immediately adjacent to Schriever SFB) they simply asked for a buffer along their northern boundary and since there are properties and a flood plain between Karman Line and Schriever SFB, there should not be any issues. He stated people will not be forced to be annexed into the City, or will be subject to City zoning, there are only five homes which are near the property with the closest one being located five hundred feet from the boundary of the property, they are not proposing to move Bradley Road, the developer is not legally able to take anyone's property, they have full clearance from the Preble's meadow jumping mouse habitat, hazardous material spill are not associated with their proposed light industrial use, there is an electrical substation in the northwest corner of the property and the fire station will be located centrally. Mr. Dossey explained the development would be subject to the City's stormwater requirements so there would not be water

contamination as a result of runoff, the City and County have mutual aid agreements for police and fire service for residents outside the development, and there will not be 6,500 homes built on day one, it may take twenty to twenty-five years to reach that number.

President Helms asked if there will be a water tower built on someone's property. Mr. English stated it is the developer's responsibly to acquire or dedicate land that is needed for utility facilities.

Councilmember Donelson asked how many miles of roads the City will have to provide maintenance for. Mr. Dossey stated it will add Bradley Road and a portion of Curtis Road which touches the property, and it is approximately 29,500 linear feet, the internal collector roads are 19,000 linear feet, and the local neighborhood roads are 150,000 linear feet.

Councilmember Henjum asked about CSPD response times. Deputy Chief Mary Rosenoff, CSPD, stated they do have some concerns regarding response times for these types of areas which are long distances from the City's four patrol divisions, but they do have a new authorized strength of 839 officers, their priority of a new training academy, and a fifth patrol division which will assist in recruiting new officers.

President Helms asked if the development would include a new fire station and police substation. Mr. Dossey stated they have committed to providing a new fire station location which will be internal to the development and are open to providing a police training facility.

Councilmember O'Malley stated he does not see this property as a logical extension of Colorado Springs and for Agenda item 12.M. he will be proposing an amendment to motion which includes a condition of approving the Resolution for the annexation agreement to require construction of permanent police and fire stations suitable to protect the people residing in the 6,500 dwelling units before Certificates of Occupancy are issued. Jamie Fabos, Chief of Staff, stated they look to CSPD and CSFD to advise the City on how they would like to serve that area and when they believe the need is great enough.

Councilmember Henjum stated she agrees that this is not a logical extension of the City, and she does not feel the City is ready to develop this amount of density when there are questions concerning the City's water

supply, public safety, and homelessness so she will not be supporting this project.

Councilmember Donelson stated CSPD response times are already worsening, taking on a flagpole annexation will exacerbate it, this would impact the water supply for farmers in the Arkansas Valley, and the population in the County is not growing as fast as they think it is so he will not be supporting this annexation.

Councilmember Risley stated he is concerned that if Police and Fire stations are built before any houses are, they could be sitting vacant until the units are occupied and recommended the condition be applied once there is growth and a need for them.

President Helms recommended there be a temporary presence from the CSFD while the homes are being built. Chris Cooper, Deputy Fire Marshal, CSFD, stated CSFD's typical threshold from when they see new growth/development to where they would require a fire station is generally 365 calls a year in order to be financially affordable. He stated the Police and Fire Impact Fees have to be developed in order to gain the finances in order to create and build stations but they have discussed temporary stations where they could put in a temporary building and a smaller type of firefighting force to be able to handle more of the medical calls and shorter duration calls for initial response to those areas while they wait for the other companies to arrive.

Councilmember O'Malley stated he wants to ensure public safety for the residents. Deputy Fire Marshal Cooper stated they may be able to contract with the Fire District which is currently providing service to that area until they feel it is necessary to build and staff a station. Ben Bolinger, Legislative Counsel, City Attorney's Office, stated there is already language in the annexation agreement regarding fire/police protection which requires the developer to donate the land for at least one fire/police station (two if CSFD/CSPD requests it) and until the permanent fire station is completed, they would provide a temporary one.

Councilmember O'Malley stated he would like permanent stations established to provide protection to the residents from day one. Ms. Fabos there are three parties which would need to agree to it, City Council, the developer, and the CSPD. Deputy Chief Rosenoff stated due to

development not occurring until five years and they have two weeks to discuss the need for a fifth police substation out east.

Councilmember Risley stated the reason developers pay impact fees is to enable the building of fire/police stations when the time is right.

Mike Ruebenson, Chief Operating Officer, La Plata Communities, representing the applicant, stated the annexation agreement language already addresses this issue because it is at the City's timeline for when they would require the land donation and when they asked CSPD if they wanted the land donated right now, they said they did not. He stated he does not think the City wants to invest the money into building a police station out there before the first home is built, but the developer will donate the land whenever the City requests it.

**Motion by Councilmember Leinweber, 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 Karman Line Addition No. 1 be adopted. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 12.D.** [ANEX-23-0009](#) An Ordinance annexing the area known as Karman Line Addition No. 1 located along existing Bradley Road consisting of 0.73 acres. (Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

**Attachments:** [Staff Report Karman Line\\_RGS](#)[Attachment 1 - Project Statement - Annexation](#)[Attachment 2 - Project Statement - Zone Establishment](#)[Attachment 3 - Project Statement - Land Use Plan](#)[Attachment 4 - City Annexations by Decade](#)[Attachment 5 - County Zoning](#)[Attachment 6 - Public Comments](#)[Attachment 7 - School District Letter of Support](#)[Attachment 8 - 3 Mile Buffer](#)[Attachment 9 - Karman Line Additions - Annexation Plats](#)[Attachment 10 - Fiscal Impact Analysis](#)[Attachment 11 - Exhibit A and B - Zone Establishment](#)[Attachment 12 - Draft Annexation Agreement](#)[Attachment 13 - Karman Line Land Use Plan](#)[Attachment 14 - Vicinity Map](#)[Attachment 15 - CSPD Communication Letter](#)[7.5.701 ANNEXATION OF LAND](#)[Ordinance - Annexation Karman Line Addition 1 - ANEX-23-0009](#)[Exhibit A - Karman Line Addition 1 - ANEX-23-0009](#)[Signed Ordinance No. 25-11.pdf](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that Ordinance annexing into the City of Colorado Springs the area known as Karman Line Addition No. 1 consisting of 0.73 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 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 12.E.** [ANEX-23-0010RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Karman Line Addition No. 2 Annexation.  
(Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department

**Attachments:** [ResFindofFact\\_Karman Line Addition No. 2 - ANEX-23-0010RF](#)

[Exhibit A - Karman Line Addition 2 - Legal Description - ANEX-23-0010RF](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Surveyor Affidavit](#)

[Karman Line - Applicant Presentation.pdf](#)

[Signed Resolution No. 04-25.pdf](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Leinweber, 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 Karman Line Addition No. 2 be adopted. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 12.F.** [ANEX-23-0010](#) An Ordinance annexing the area known as Karman Line Addition No. 2 located along existing Bradley Road consisting of 1.57 acres. (Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

**Attachments:** [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Karman Line Addition 2 - ANEX-23-0010](#)

[Exhibit A - Karman Line Addition 2 - ANEX-23-0010](#)

[Signed Ordinance No. 25-12.pdf](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance annexing into the City of Colorado Springs the area known as Karman Line Addition No. 2 consisting of 1.57 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 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 12.G**    [ANEX-23-0011RF](#)    A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Karman Line Addition No. 3 Annexation.  
(Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

**Attachments:**    [ResFindofFact\\_Karman Line Addition No. 3 - ANEX-23-0011RF](#)

[Exhibit A - Karman Line Addition 3 - Legal Description - ANEX-23-0011RF](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Surveyor Affidavit](#)

[Signed Resolution No. 05-25.pdf](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Leinweber, 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 Karman Line Addition No. 3 be adopted. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 12.H.**    [ANEX-23-0011](#)    Ordinance No. 25-13 annexing the area known as Karman Line Addition No. 3 located along existing Bradley Road consisting of 4.65 acres.

(Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

**Attachments:** [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Karman Line Addition 3 - ANEX-23-0011](#)

[Exhibit A - Karman Line Addition 3 - ANEX-23-0011](#)

[Signed Ordinance No. 25-13.pdf](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance annexing into the City of Colorado Springs the area known as Karman Line Addition No. 3 consisting of 4.65 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 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 12.I.** [ANEX-23-0012RF](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Karman Line Addition No. 4 Annexation.  
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

**Attachments:** [ResFindofFact\\_Karman Line Addition No. 4 - ANEX-23-0012RF](#)

[Exhibit A - Karman Line Addition 4 - Legal Description - ANEX-23-0012RF](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Surveyor Affidavit](#)

[Signed Resolution No. 06-25.pdf](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Leinweber, 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 Karman Line Addition No. 4 be adopted. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 12.J.** [ANEX-23-0012](#) An ordinance annexing the area known as Karman Line Addition No. 4 located along existing Bradley Road consisting of 11.60 acres.  
(Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

**Attachments:** [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Karman Line Addition 4 - ANEX-23-0012](#)

[Exhibit A - Karman Line Addition 4 - ANEX-23-0012](#)

[Signed Ordinance No. 25-14.pdf](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance annexing into the City of Colorado Springs the area known as Karman Line Addition No. 4 consisting of 11.60 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 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 12.K.** [ANEX-23-0013RF](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Karman Line Addition No. 5 Annexation.  
(Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

**Attachments:** [ResFindofFact\\_Karman Line Addition No. 5 - ANEX-23-0013RF](#)

[Exhibit A - Karman Line Addition 5 - Legal Description - ANEX-23-0013RF](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Surveyor Affidavit](#)

[Signed Resolution No. 07-25.pdf](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Leinweber, 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 Karman Line Addition No. 5 be adopted. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 12.L.** [ANEX-23-0013](#) An ordinance annexing the area known as Karman Line Addition No. 5 located along existing Bradley Road consisting of 17.83 acres. (Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department

Kevin Walker, Planning Director

**Attachments:** [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Karman Line Addition 5 - ANEX-23-0013](#)

[Exhibit A - Karman Line Addition 5 - ANEX-23-0013](#)

[Signed Ordinance No. 25-15.pdf](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance annexing into the City of Colorado Springs the area known as Karman Line Addition No. 5 consisting of 17.83 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 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 12.M.** [ANEX-23-0014RF](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Karman Line Addition No. 6 Annexation.  
(Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department

Kevin Walker, Planning Director

**Attachments:** [ResFindofFact\\_Karman Line Addition No. 6 - ANEX-23-0014RF](#)

[Exhibit A - Karman Line Addition 6 - Legal Description - ANEX-23-0014RF](#)

[Exhibit B - Karman Line - Annexation Agreement Draft - ANEX-23-0014RF](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Surveyor Affidavit](#)

[Signed Resolution No. 08-25.pdf](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Risley, seconded by Councilmember Leinweber, that**

the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Karman Line Addition No. 6 and approving an Annexation Agreement be adopted. The motion passed by a vote of 6-3-0-0

**Aye:** 6 - Avila, Crow-Iverson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Donelson, Henjum, and O'Malley

- 12.N.** [ANEX-23-0014](#) An ordinance annexing the area known as Karman Line Addition No. 6 located northwest of the Bradley Road and Curtis Road intersection consisting of 1,760.74 acres.  
(Legislative)  
Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002  
Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4..

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

**Attachments:** [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Karman Line Addition 6 - ANEX-23-0014](#)

[Exhibit A - Karman Line Addition 6 - ANEX-23-0014](#)

[Signed Ordinance No. 25-16.pdf](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Ordinance annexing into the City of Colorado Springs the area known as Karman Line Addition No. 6 consisting of 1,760.74 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 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 12.O.** [ZONE-23-0009](#) An ordinance establishing a A/SS-O (Agriculture with Streamside Overlay) zone district for 1,760.74 acres located northwest of the Bradley Road and Curtis Road intersection.  
(Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011,

ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF,  
ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009,  
MAPN-23-0002

Not currently located within a Council District, however, if approved it  
would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

**Attachments:** [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Zoning Ordinance-Karman Line.docx](#)

[Exhibit A and B - Zone Establishment](#)

[Signed Ordinance No. 25-17.pdf](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance establishing 1,760.74 acres as A/SS-O (Agriculture with Streamside 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 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 12.P.** [MAPN-23-0002](#) Establishment of the Karman Line Land Use Plan for proposed Residential Very Low Density, Residential Low Density, Residential Medium Density, Residential High Density, Mixed-Use, Commercial, Light Industrial, Civic, Open Space, Parks, Public Safety, and Streets/Utility Rights-of-Way consisting of 1,912.62 acres located northwest of the Bradley Road and Curtis Road intersection. (Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it  
would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

**Attachments:** [7.5.514 LAND USE PLAN](#)  
[Fiscal Impact Analysis](#)  
[Karman Line Land Use Plan](#)

Please see comments in Agenda item 12.C.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Karman Line Land Use Plan based upon the findings that the proposal 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 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

### **13. Added Item Agenda**

There were no items added to the Agenda.

### **14. Executive Session**

There was no Executive Session.

### **15. Adjourn**

There being no further business to come before City Council, President Helms adjourned the meeting at 10:25 PM.

Sarah B. Johnson, City Clerk