



# City of Colorado Springs

## Regular Meeting Agenda - Final-revised City Council

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

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**Tuesday, December 14, 2021**

**10:00 AM**

**Council Chambers**

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### **How to Watch the Meeting**

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council  
Facebook Page @cospacity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- CenturyLink Channel 18

### **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)

During the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment via [allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov) in addition to calling +1 720-617-3426 United States, Denver (Toll) and entering this Conference ID: 773 914 721#

### **1. Call to Order and Roll Call**

### **2. Invocation and Pledge of Allegiance**

### **3. Changes to Agenda/Postponements**

- 3.A. [CPC AP 21-00157](#) Request to postpone an appeal of the Planning Commission's decision to uphold the administrative denial of the Short Term Rental permit for 116 South Fourteenth Street for an ownership change to the January 11, 2022 City Council Meeting. The intent of the postponement is to refine the internal STR policy regarding ownership based on Planning Commission discussion.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [Postponement Confirmation\\_116 S 14th St](#)  
[Staff Report - 116 S 14th St STR](#)  
[Ueland Appeal Statement](#)  
[116 S 14th Street - 500' Buffer](#)  
[PlanCOS Vision Map](#)  
[116 S 14th St STR Appeal Public Comments](#)  
[7.5.1702.B ShortTermRentalPermitRequired](#)  
[7.5.1704.C ShortTermRentalPermitReviewCriteria](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

#### **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. [CPC PUZ 21-00008](#) Ordinance No. 21-107 amending the zoning map of the City of Colorado Springs relating to 12.89 acres located at the northeast corner of Hills Circle and West Fillmore Street, from R (Estate Single-Family Residential) to PUD (Planned Unit Development: Single-Family Residential, 30-foot Maximum Building Height, and 3.87 Dwelling Units per Acre).

(Quasi-Judicial)

Related Files: CPC PUP 21-00104

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**Attachments:** [ORD\\_ZC\\_KissingCamelsRedRockPoint4](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone Change](#)

[Vicinity Map](#)

- 4A.B. [21-455](#) Ordinance No. 21-108 by the City of Colorado Springs, Colorado authorizing the issuance and delivery of its Multifamily Housing Tax-Exempt Mortgage-Backed Bonds (M-Tems) (Draper Commons), Series 2022A, in an amount not to exceed \$26,000,000 and its Multifamily Housing Taxable Mortgage-Backed Bonds (M-Tmbs) (Draper Commons Project), Series 2022B, in an amount not to exceed \$5,000,000; authorizing the execution and delivery by the City of any and all necessary documents to effectuate the issuance of such bonds; authorizing officials of the City to take all action necessary to carry out the transactions contemplated hereby, and providing for related matters

Presenter:

Steve Posey, Community Development Division Manager

John Bales, Fred Marienthal, Kutak Rock LLP

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [Draper Commons - 2021 Ordinance](#)

[Draper Commons - Financing Agreement](#)

- 4A.C.** [21-390](#) Ordinance No. 21-111 Repealing Ordinance No. 20-88 and Adopting the City of Colorado Springs - 2022 Salary Structure for Civilian and Sworn Municipal Employees

Presenter:  
Mike Sullivan, Human Resources Director  
Charae McDaniel, Chief Financial Officer

**Attachments:** [HR-Salary2022ORD-2021-11-16](#)  
[2022 Salary Schedule](#)

- 4A.D.** [21-388](#) Ordinance No. 21-112 Annual Appropriation Ordinance Adopting the Annual Budget and Appropriating Funds for the Several Purposes Named in Said Budget for the Year Ending December 31, 2022

Presenter:  
Charae McDaniel, Chief Financial Officer

**Attachments:** [2022 Budget Ordinance](#)

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

- 4B.A.** [21-752](#) City Council Regular Meeting Minutes November 23, 2021

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [11-23-2021 City Council Meeting Minutes Final](#)

- 4B.B.** [21-757](#) Appointments to Boards, Commissions and Committees

Presenter:  
Michael Montgomery, Deputy City Council Administrator

**Attachments:** [121421 Boards Commissions and Committee Appointments](#)

**4B.C. [21-414](#)** A Resolution Approving the 2022 Budget for Pikes Peak Regional Building Department

Presenter:

Charae McDaniel, Chief Financial Officer  
Roger Lovell, Building Official, Pikes Peak Regional Building Department  
Erin Garcia, Finance Director, Pikes Peak Regional Building Department

**Attachments:** [2022 Budget Final](#)  
[2022 Budget Presentation - City Budget Committee](#)  
[2022 PPRBD Budget Resolution-11.22.21](#)

**4B.D. [21-666](#)** A resolution approving the First Amendment to the Service Plan for Powers Metropolitan District to include properties outside the previously established Inclusion Area for a district located west of Powers Boulevard and south of Barnes Road

(Legislative)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development  
Peter Wysocki, Director, Planning and Community Development

**Attachments:** [Resolution](#)  
[Exhibit 1 - First Amendment to Powers Metro District Service Plan](#)  
[PowerPoint](#)  
[1 - Original Powers Metro Service Plan](#)  
[2 - Signed Consent Letter for Inclusion](#)  
[3 - Financial Projection & Future Issurance](#)

- 4B.E.** [21-691](#) A Resolution Establishing 2022 Drainage Basin Fees, Bridge Fees, Detention Pond Facility and Land Fees

Presenter:

Richard Mulledy, P.E., Stormwater Enterprise Manager  
Erin Powers, P.E., Stormwater Compliance Program Manager

**Attachments:** [Resolution for 2022 Drainage Fees](#)  
[Exhibit A - Proposed 2022 Fee Schedule](#)  
[Exhibit B - Memo to Drainage Board for 2022 Fees](#)  
[Exhibit C - Resolution 131-20](#)  
[Exhibit D - 2022 Proposed Drainage Fee Increases\\_FINAL](#)  
[Drainage Fee Adjustment 2022 Presentation](#)

- 4B.F.** [21-667](#) A Resolution Authorizing the City of Colorado Springs to Enter into an Intergovernmental Agreement Between El Paso County, Colorado, Sterling Ranch Metropolitan District No. 1 and the City of Colorado Springs, Colorado Regarding Marksheffel Road Through Sterling Ranch

Presenter:

Gayle Sturdivant, P.E., City Engineer/Deputy Public Works Director  
Jeff Bailey, P.E., Engineering Review Program Manager

**Attachments:** [IGA RES-Marksheffel-2021-10-18](#)  
[IGA - Sterling Ranch Marksheffel rev1](#)  
[IGA Exhibit A - Sterling Ranch-Marksheffel](#)  
[IGA Exhibit B - Sterling Ranch Storm](#)  
[Vicinity Map](#)

- 4B.G.** [21-714](#) A Resolution Authorizing the City of Colorado Springs to Enter into an Intergovernmental Agreement with the Pikes Peak Area Council of Governments Regarding Design Planning of the East US Highway 24 and Peterson Road/Boulevard Interchange Improvements

Presenter:

Gayle Sturdivant, P.E., City Engineer/Deputy Public Works Director

**Attachments:** [IGA RES-PPACG-2021-10-18](#)  
[INTERGOVERNMENTAL AGREEMENT PETERSON NORTH ENTRANCE DR.](#)  
[IGA Exhibit A](#)  
[Concept of PSFB Hwy24 Interchange Design](#)  
[Vicinity Map](#)

- 4B.H.** [21-651](#) A Resolution Authorizing the Disposal of Surplus City-Owned Property to Paula J. LeBaron, as the Successful Bidder

Presenter:

Kimberly King, Recreation and Administration Manager  
Karen Palus, Parks, Recreation and Cultural Services Director

**Attachments:** [112221 - Cemetery - Resolution\\_Disposal of City Property](#)  
[112221 - Cemetery Surplus Parcel - PowerPoint Final](#)

- 4B.I.** [21-686](#) A Resolution Declaring a Portion of 9 Beckers Lane Surplus Property and Authorizing the Disposal of Such Property to John and Nicole Bauer as the Logical Purchasers

Presenter:

Jessica K. Davis, Land Resource Manager, Colorado Springs Utilities  
Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [9 Beckers Lane Resolution Final Clean](#)  
[9 Beckers Lane Presentation - CC](#)

- 4B.J.** [CPC A  
20-00102R](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Park Vista Addition No. 9 Annexation (Legislative)

Related Files: CPC A 20-00102, CPC ZC 21-00016

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development Director

**Attachments:** [RES\\_FindingofFactsandConclusionsofLaw](#)  
[Exhibit B - Park Vista Addition No.9 Annexation Agreement](#)  
[Exhibit A - Legal annexation](#)  
[Planner Affidavit Park Vista Add. No. 9](#)  
[Surveyor Affidavit Park Vista Add. No. 9](#)  
[Clerk Affidavit Park Vista Add. No. 9](#)

**4B.K.** [CPC A  
20-00102](#)

An ordinance annexing to the City of Colorado Springs that area known as Park Vista Addition No. 9 Annexation consisting of 1.29-acres located southeast of Hopeful Drive and Siferd Boulevard (Legislative)

Related Files: CPC A 20-00102R, CPC A 20-00102, CPC ZC 21-00016

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development Director

**Attachments:**

[ORD\\_ParkVistaAdditionNo.9Annexation](#)

[Exhibit A - Legal annexation](#)

[PARK VISTA ADD. NO. 9 ANNEXATION PLAT](#)

[STAFF PP\\_Park Vista Add. No. 9 Annexation\\_CC 12-14-2021](#)

[LIGHTHOUSE BAPTIST PROJECT STATEMENT](#)

[PARK VISTA\\_Enclave Analysis](#)

[FISCAL IMPACT ANALYSIS\\_PARK VISTA NO. 9](#)

[PARK VISTA ADD. NO. 9 ANNEXATION AGREEMENT](#)

[LIGHTHOUSE BAPTIST CONCEPT STATEMENT](#)

[PARK VISTA\\_Surrounding Uses \(LBC\)](#)

[7.6.203-Annexation Conditions](#)

**4B.L.** [CPC ZC  
21-00011](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 1.16 acres located southeast of Hopeful Drive and Siferd Boulevard establishing the R1-6000 (Residential) zone. (Legislative)

Related Files: CPC A 20-00102R, CPC A 20-00102

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development Director

**Attachments:**

[ORD\\_ParkVistaAddNo9\\_ZoneChange](#)

[Exhibit A - Legal zone change](#)

[Exhibit B - Zone Change](#)

[LIGHTHOUSE BAPTIST CONCEPT STATEMENT](#)

[7.5.603.B Findings - ZC](#)



**4B.M.** [CPC V  
21-00082](#)

An ordinance vacating portions of a public right-of-way known as Crestone Lane consisting of 0.984 acres located south of downtown near Motor City and Brookside Drive

(LEGISLATIVE)

Presenter:

Tasha Brackin, Senior Planner, Planning and Community Development Department

Peter Wysocki, Planning Director, Planning and Community Development Department

**Attachments:**

[ORD\\_VROW\\_CrestoneLane](#)

[EXHIBIT A - CRESTONE LEGAL DESC](#)

[EXHIBIT B - Crestone Lane\\_ROW Vacation Plat\\_ltr](#)

[CC\\_Crestone ROW Vacation Presentation\\_TKB](#)

[Context Map](#)

[Breaks\\_The\\_Plat-1](#)

[Breaks\\_The\\_Revised\\_Plat-3](#)

[Public Comment - Mehlon](#)

[Public Comment - Hicks](#)

[7.7.402.C Vacation Procedures](#)

**4B.N.** [21-746](#)

An Ordinance Repealing Ordinance Nos. 21-50 (An Ordinance Repealing Ordinance No. 19-95 and Amending Ordinance No. 14-20, Section 3, Prescribing the Salary of the City Attorney), Ordinance No. 21-51 (An Ordinance Amending Section 3 of Ordinance No. 21-06 and Prescribing the Salary of the City Auditor), and Ordinance No. 21-52 (An Ordinance Repealing Ordinance No. 21-07, and Amending Ordinance No. 18-120, Section 3, Prescribing the Salary of the City Council Administrator) and Prescribing the Salaries of the City Attorney, City Auditor, and City Council Administrator

Presenter:

Mike Sullivan, Human Resources Director

Mayor John Suthers

**Attachments:**

[2022AppointeeSalaryOrd-2021-11-18](#)

**5. Recognitions**

- 5.A. [21-759](#) A Resolution recognizing December 15, 2021 as Bill of Rights Day

Presenter:  
Tom Strand, City Council President

Attachments: [Bill of Rights](#)

- 5.B. [21-755](#) A Resolution of appreciation of Kandi Anthony, City Attorney's Office Administrator, for her 30 years of service to the City of Colorado Springs

Presenter:  
Wynetta Massey, City Attorney

Attachments: [KandiAnthonyRetirementRes.docx](#)

- 5.C. [22-004](#) A Resolution Declaring December 15, 2021 as Dirk Draper Day

Presenter:  
Tom Strand, City Council President

Attachments: [Dirk Draper Day](#)

- 5.D. [22-003](#) A Joint Proclamation in Honor of Dirk Draper

Presenter:  
Tom Strand, Council President and At-Large Councilmember  
John Suthers, Mayor of Colorado Springs

Attachments: [120721 Dirk Draper Proclamation](#)

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

- 6.A. [22-007](#) Spirit of the Springs Award for Dirk Draper

Presenter:  
Mayor John Suthers

- 6.B. [21-740](#) Nomination to appoint Curtis Brown for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on January 1, 2022, and expiring on December 31, 2024.

Presenter:  
Mayor John Suthers

Attachments: [Curtis Brown, redacted application](#)

- 6.C. [21-743](#) Nomination to appoint Kent Fortune for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on January 1, 2022, and expiring on December 31, 2024.

Presenter:  
Mayor John Suthers

**Attachments:** [Kent Fortune, redacted application](#)

- 6.D. [21-744](#) Nomination to appoint Annette Fryman for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on January 1, 2022, and expiring on December 31, 2024.

Presenter:  
Mayor John Suthers

**Attachments:** [Annette Fryman, redacted application](#)

- 6.E. [21-753](#) Nomination to appoint Jim Mason to complete the remaining one year and three months of a five-year term on the Colorado Springs Urban Renewal Authority Board, beginning on January 1, 2022 and expiring on April 1, 2023.

Presenter:  
Mayor John Suthers

**Attachments:** [EJ Mason Resume\(Jan 21\)Standard v1](#)  
[E. James \(Jim\) Mason's Bio\\_Jun 2021.Knox](#)

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

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

## **9. Utilities Business**

## **10. Unfinished Business**

- 10.A.** [21-712](#) Ordinance No. 21-109 Amending Ordinance No. 20-92 (2021 Appropriation Ordinance) for a Supplemental Appropriation in the Amount of \$2,305,000 to the Public Space and Development Fund to Acquire Approximately 8.48 acres of Property Located at 1819 West Cheyenne Road for the Purpose of a Public Park

Presenter:

Karen Palus, Parks, Recreation and Cultural Services Department  
Director

Matt Mayberry, Cultural Services Manager

Britt Haley, Parks Design and Development Manager

**Attachments:** [Appropriation Ordinance.StrattonPark](#)

- 10.B.** [CPC CA  
21-00130](#) Ordinance No. 21-110 amending Section 201 (Definitions Enumerated) of Part 2 (Definitions) of Article 2 (Basic Provisions, Definitions and Land Use Types and Classifications), Section 105 (Additional Standards for Specific Uses Allowed in Residential Zones) of Part 1 (Residential Districts) of Article 3 (Land Use Zoning Districts), Section 105 (Threshold of Review) of Part 1 (Purpose; Review Authorities) of Article 5 (Administration and Procedures), and creating a new Part 18 (Front Yard Carports) of Article 5 (Administration and Procedures) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to front yard carports

Presenter:

Mitch Hammes, Manager, Neighborhood Services

Peter Wysocki, Director of Planning and Community Development

Mike Tassi, Assistant Director of Planning and Community Development

**Attachments:** [CarportCh7 Option A 2021-12-06](#)

[CarportCh7 Option B-2021-12-07](#)

[Ordinance with Changes Underlined](#)

[CC 11-23-2021 carports powerpoint](#)

[carport cost comparison](#)

[HNP Recommendations & Question on Carport Ordinance Language](#)

## **11. New Business**

- 11.A. [21-758](#) A Resolution acknowledging Richard Skorman's service to the City of Colorado Springs

Presenter:  
Tom Strand, City Council President

Attachments: [Richard Skorman Farewell Resolution](#)

**12. Public Hearing**

**13. Added Item Agenda**

**14. Executive Session**

**15. Adjourn**