



# 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, September 12, 2023**

**10:00 AM**

**Colorado Springs Utilities, 121 S Tejon St, Blue River Board Room, South Tower, 5th Floor**

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

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

### **How to Comment on Agenda Items**

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

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: 439 324 050#

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**

**Following a recess of the Regular City Council meeting, City Council shall reconvene as the Board of Directors of the Colorado Springs Briargate General Improvement District for second reading action on the following ordinance.**

### **3. General Improvement District**

- 3.A. [23-314](#) Ordinance No. 23-47 of the Board of Directors of the Colorado Springs, Briargate General Improvement District to approve the Dissolution of the District

**Est. Time:** 10  
Minutes

Presenter:  
Charae McDaniel, Chief Financial Officer

**Attachments:** [01\\_GIDBriargateDissolutionORD-2023](#)  
[CITYOFCSBRIARGATEGID-Tax-Map](#)

Following adjournment of the Board of Directors of the Colorado Springs Briargate General Improvement District City Council shall reconvene the City Council meeting.

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

#### **5. 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.)**

#### **5A. Second Presentation:**

#### **5B. First Presentation:**

- 5B.A. [23-449](#) City Council Regular Meeting Minutes August 22, 2023

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [8-22-2023 City Council Meeting Minutes Final](#)

- 5B.B. [23-266](#) A Resolution Rescinding Resolution No. 47-18 and Approving a New Memorandum of Agreement for Transportation Planning of Programming Between the Colorado Department of Transportation, the Pikes Peak Area Council of Governments and the City of Colorado Springs

Presenter:  
Lan Rao, Transit Division Manager

**Attachments:** [Resolution\\_MOA\\_PPACG](#)  
[MOA\\_PPACG\\_CDOT\\_City\\_of\\_Colorado\\_Springs\\_Transit\\_Planning\\_08.02.2023](#)  
[MOA\\_City\\_PPACG\\_CDOT\\_2023.08.21](#)

**5B.C. [23-373](#)**

A Resolution Authorizing the City of Colorado Springs to Enter into Intergovernmental Agreements Between the City of Colorado Springs By and Through Its Stormwater Enterprise and Non-Standard Permittees Concerning the Coordination and Implementation of the COR070000 Non-Standard MS4 Permit

Presenter:

Richard Mulledy, P.E., Stormwater Division Manager, Stormwater Enterprise

**Attachments:**

[IGA\\_RES SWENT-FINAL](#)

[Exhibit A Non-Standard IGA FINAL](#)

**5B.D. [23-413](#)**

A Resolution approving an Economic Agreement between the City of Colorado Springs and Project Star Trek

Presenter:

Shawna Lippert, Senior Economic Development Specialist  
Bob Cope, Economic Development Officer

**Attachments:**

[RES ProjectStarTrek 2023](#)

[Project Star Trek Economic Development Agreement 08-10-2023 SL](#)

[Star Trek EDA Presentation WORK](#)

**5B.E. [23-414](#)**

A Resolution approving an Economic Development Agreement between the City of Colorado Springs and Project Thoroughbred

Presenter:

Bob Cope, Economic Development Officer  
Shawna Lippert, Senior Economic Development Specialist

**Attachments:**

[Project Thoroughbred Resolution](#)

[Project Thoroughbred Economic Development](#)

[Project Thoroughbred Presentation Worksession](#)

**5B.F.** [23-416](#)

A Resolution Authorizing the Acquisition of an 8,243-Square Foot Parcel Land for Right-of-Way and a 10,349- Square Foot Temporary Easement From Victory Chapel Ministries, Inc., using PPRTA Funds for the Academy Boulevard - Fountain to Jet Wing Drive Project

Presenter:

Gayle Sturdivant, PE, PMP, Interim Public Works Director  
Darlene Kennedy, Real Estate Services Manager

**Attachments:**

- [1 Victory Chapel Location Map](#)
- [2 Victory Outreach Church - Resolution](#)
- [3 Resolution - Exhibits A and B](#)
- [4 Resolution - Exhibits C and D](#)
- [5 Academy - Victory Chapel Presentation 20230821](#)

**5B.G.** [23-438](#)

Request to Establish a Public Hearing Date for the Consideration of Resolutions Setting Electric, Natural Gas, and Certain Water Rates within the Service Areas of Colorado Springs Utilities, and Certain Changes to Electric and Natural Gas Rate Schedules, and Utilities Rules and Regulations.

Presenter:

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

**5B.H.** [23-446](#)

A Resolution Authorizing the Use of a Possession and Use and Eminent Domain to Acquire Real Property Interests Owned by JE Martin LLC and Jennifer Rasmussen for the Tutt Boulevard Extension: Dublin Boulevard to Templeton Gap Road Project

Presenter:

Gayle Sturdivant, P.E., City Engineer/Interim Public Works Director  
Darlene Kennedy, Real Estate Services Manager

**Attachments:**

- [1 Project Location Map](#)
- [2 Parcel Exhibit](#)
- [3 Resolution for Tutt Property Acquisition](#)
- [4 Resolution Attachments](#)
- [5 Tutt Property Acquisition Presentation](#)

**5B.I. [ZONE-23-0011](#)**

An ordinance amending the zoning map of the City of Colorado Springs relating to 28.9 acres located in the southeast corner of West Fillmore Street and Centennial Boulevard from PUD (Planned Unit Development) to MX-L/WUI-O (Mixed-Use Large Scale with Wildland Urban Interface Overlay).

**Presenter:**

Tamara Baxter, Senior Planner, Planning and Community Development Department

Peter Wysocki, Planning Director, Planning and Community Development Department

**Attachments:**

[CC Memo First Reading for Mesa Highlands ZC 9.12.23](#)

[ORD ZC Mesa Highlands 9.12.23 updated](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Amendment Map](#)

[Staff Report](#)

[Public Comment](#)

[Public Comment Response](#)

[Context Map](#)

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

- 5B.J.** [ZONE-23-0013](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 8.02 acres located at the intersection of Adventure Way and Quail Brush Drive from BP/APZ-1 SS/AP-O (Business Park, Airport Accident Potential Zone-1 with Streamside and Airport Overlays) to LI/APZ-1 SS/AP-O (Light Industrial, Airport Accident Potential Zone-1 with Streamside and Airport Overlays)

Presenter:

Kyle Fenner, Senior Planner, Planning & Neighborhood Services Department

Peter Wysocki, Director, Planning & Neighborhood Services Department

**Attachments:**

[Cover Memo Stockpile Investments 2023.09.12](#)

[ORD ZC Stockpile Investments 9.12.23](#)

[Exhibit B - Zone Change](#)

[Staff Report 5410 E Pikes Peak Ave Stockpile](#)

[Public Comment ZONE-23-0013 & MAPN-23-0003](#)

[Stockpile Vicinity Map](#)

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

## **6. Recognitions**

- 6.A.** [23-433](#) A Joint Proclamation recognizing September 2023 as Suicide Prevention Month  
**Est. Time:** 10 minutes

Presenter:

David Leinweber, Councilmember At Large  
Mayor Yemi Mobolade

**Attachments:**

[Suicide Prevention Month](#)

- 6.B.** [23-458](#) A Resolution Celebrating September 15th to October 15th as Hispanic Heritage Month  
**Est. Time:** 10 minutes

Presenter:

Yolanda Avila, Councilmember District 4

**Attachments:**

[Hispanic Heritage Month](#)

- 6.C. [23-459](#) Councilmember Appointments to Boards, Commissions, and  
Committees  
**Est. Time:** 10  
minutes

Presenter:  
Randy Helms, Council President and Councilmember District 2

Attachments: [091223 Boards Commissions and Committee Appointments](#)

**7. Mayor's Business**

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

**9. Items Called Off Consent Calendar**

**10. Utilities Business**

**11. Unfinished Business**

**12. New Business**

**13. Public Hearing**

**Villages at Waterview North Addition No. 1 Annexation Estimated time: 1 Hour**

**13.A.** [ANEX-22-0001R](#)

A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Villages at Waterview North Addition No. 1 Annexation.

(Legislative)

Related Files: ANEX-22-0001, MAPN-22-0002, ZONE-22-0013, ZONE-22-0014, ZONE-22-0015, ZONE-22-0016, ZONE-22-0017, COPN-22-0002

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Neighborhood Services Department

Peter Wysocki, Planning Director, Planning & Neighborhood Services Department

**Attachments:**

[RES FindingsOfFact VillagesatWaterviewNorthAdditionNo1](#)

[Clerk Affidavit](#)

[Planner Affidavit - notarized](#)

[Surveyor Affidavit Notarized](#)

[Villages at Waterview North - Annexation Agreement](#)

[Villages at Waterview North Addition No 1 - Assent Approval](#)

[Villages at Waterview North Addition No 1 - FIA Memo](#)



**13.B.** [ANEX-22-0001](#)

An ordinance annexing the area known as Villages at Waterview North Addition No. 1 Annexation consisting of 144.82 acres located northeast of the Powers Boulevard and Bradley Road intersection.

(Legislative)

Related Files: ANEX-22-0001R, MAPN-22-0002, ZONE-22-0013, ZONE-22-0014, ZONE-22-0015, ZONE-22-0016, ZONE-22-0017, COPN-22-0002

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Neighborhood Services Department

Peter Wysocki, Planning Director, Planning & Neighborhood Services Department

**Attachments:**

[ORD\\_AnnexVillagesatWaterviewNorthAdditionNo1](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Annexation Plat](#)

[Staff Report](#)

[Project Statement](#)

[Annexation Agreement](#)

[GeoHazard Study](#)

[Decades Map](#)

[7.6.203 Annexation Conditions](#)

**13.C.** [MAPN-22-0002](#)

A resolution establishing the Villages at Waterview North Master Plan for proposed industrial consisting of 20.45-acres, commercial/retail consisting of 27.65-acres, public facilities consisting of 3.84-acres, high density multi-family residential consisting of 41.28-acres, and medium density multi-family residential consisting of 23.28 acres located northeast of the Powers Boulevard and Bradley Road intersection.

(Legislative)

Related Files: ANEX-22-0001, ANEX-22-0001R,  
ZONE-22-0013, ZONE-22-0014, ZONE-22-0015,  
ZONE-22-0016, ZONE-22-0017, COPN-22-0002

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Neighborhood  
Services Department

Peter Wysocki, Planning Director, Planning & Neighborhood  
Services Department

**Attachments:**

[Resolution\\_Villages at Waterview North Master Plan](#)

[Villages at Waterview North - Exhibit A - Master Plan](#)

[Staff Report](#)

[Master Plan](#)

[Project Statement](#)

[GeoHazard Study](#)

[Decades Map](#)

[7.5.408 Master Plan](#)

**13.D. [ZONE-22-0013](#)**

An ordinance amending the zoning map of the City of Colorado Springs pertaining 20.45 acres establishing a LI/APZ1-AP-O (Light Industrial / Accident Potential Subzone-1 with Airport Overlay) zone district located northeast of the Powers Boulevard and Bradley Road intersection.

(Legislative)

Related Files: ANEX-22-0001, ANEX-22-0001R, MAPN-22-0002, ZONE-22-0014, ZONE-22-0015, ZONE-22-0016, ZONE-22-0017, COPN-22-0002

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Neighborhood Services Department

Peter Wysocki, Planning Director, Planning & Neighborhood Services Department

**Attachments:**

[ORD\\_ZC\\_VillagesatWaterviewNorthAdditionNo1 - LI](#)

[Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Project Statement](#)

[Over-All Zone Change Exhibit](#)

[GeoHazard Study](#)

[Decades Map](#)

[7.5.603.B Findings - ZC](#)

**13.E. [ZONE-22-0014](#)**

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 27.65 acres establishing MX-L/APZ1-AP-O (Mixed-Use Large Scale / Accident Potential Subzone-1 with Airport Overlay) zone district located northeast of the Powers Boulevard and Bradley Road intersection.

(Legislative)

Related Files: ANEX-22-0001, ANEX-22-0001R, MAPN-22-0002, ZONE-22-0013, ZONE-22-0015, ZONE-22-0016, ZONE-22-0017, COPN-22-0002

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Neighborhood Services Department

Peter Wysocki, Planning Director, Planning & Neighborhood Services Department

**Attachments:**

[ORD\\_ZC\\_VillagesatWaterviewNorthAdditionNo1 - MX-L](#)

[Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Project Statement](#)

[Over-All Zone Change Exhibit](#)

[GeoHazard Study](#)

[Decades Map](#)

[7.5.603.B Findings - ZC](#)

**13.F. [ZONE-22-0015](#)**

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 3.84 acres establishing PF-AP-O (Public Facilities with Airport Overlay) zone district located northeast of the Powers Boulevard and Bradley Road intersection.

(Legislative)

Related Files: ANEX-22-0001, ANEX-22-0001R, MAPN-22-0002, ZONE-22-0013, ZONE-22-0014, ZONE-22-0016, ZONE-22-0017, COPN-22-0002

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Neighborhood Services Department

Peter Wysocki, Planning Director, Planning & Neighborhood Services Department

**Attachments:**

[ORD\\_ZC\\_VillagesatWaterviewNorthAdditionNo1 - PF](#)

[Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Project Statement](#)

[Over-All Zone Change Exhibit](#)

[GeoHazard Study](#)

[Decades Map](#)

[7.5.603.B Findings - ZC](#)

**13.G. [ZONE-22-0016](#)**

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 41.28 acres establishing R-5-AP-O (Multi-Family High with Airport Overlay) zone district located northeast of the Powers Boulevard and Bradley Road intersection.

(Legislative)

Related Files: ANEX-22-0001, ANEX-22-0001R, MAPN-22-0002, ZONE-22-0013, ZONE-22-0014, ZONE-22-0015, ZONE-22-0017, COPN-22-0002

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Neighborhood Services Department

Peter Wysocki, Planning Director, Planning & Neighborhood Services Department

**Attachments:**

[ORD\\_ZC\\_VillagesatWaterviewNorthAdditionNo1 - R-5](#)

[Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Project Statement](#)

[Over-All Zone Change Exhibit](#)

[GeoHazard Study](#)

[Decades Map](#)

[7.5.603.B Findings - ZC](#)

**13.H. [ZONE-22-0017](#)**

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 23.28 acres establishing R-FLEX-MED-AP-O (R-Flex Medium with Airport Overlay) zone district located northeast of the Powers Boulevard and Bradley Road intersection.

(Legislative)

Related Files: ANEX-22-0001, ANEX-22-0001R, MAPN-22-0002, ZONE-22-0013, ZONE-22-0014, ZONE-22-0015, ZONE-22-0016, COPN-22-0002

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Neighborhood Services Department

Peter Wysocki, Planning Director, Planning & Neighborhood Services Department

**Attachments:**

[ORD\\_ZC\\_VillagesatWaterviewNorthAdditionNo1 - R-Flex Medium](#)

[Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Project Statement](#)

[Over-All Zone Change Exhibit](#)

[GeoHazard Study](#)

[Decades Map](#)

[7.5.603.B Findings - ZC](#)

**13.I. [COPN-22-0002](#)**

Villages at Waterview North Concept Plan illustrating a mixture of industrial, commercial, multi-family residential, single-family detached and attached residential, public facilities, and public parkland uses, located northeast of the South Powers Boulevard and Bradley Road intersection consisting of 116.52 acres.

(Quasi-Judicial)

Related Files: ANEX-22-0001, ANEX-22-0001R,  
MAPN-22-0002, ZONE-22-0013, ZONE-22-0014,  
ZONE-22-0015, ZONE-22-0016, ZONE-22-0017

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Neighborhood  
Services Department

Peter Wysocki, Planning Director, Planning & Neighborhood  
Services Department

**Attachments:**

[Staff Report](#)

[Concept Plan](#)

[Project Statement](#)

[7.5.501.E Concept Plans](#)

**14. Added Item Agenda****15. Executive Session****16. Adjourn**