



# 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, March 28, 2023

10:00 AM

Council Chambers

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- Stratus IQ Channel 76 / 99 (Streaming)

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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

### 2. Invocation and Pledge of Allegiance

### 3. Changes to Agenda/Postponements

- 3.A. [23-191](#) Request for postponement of items 12.A and 12.B, regarding an appeal of the Planning Commission decision to recommend approval of a zone change and concept plan at 2424 Garden of the Gods, to a date certain for good cause shown to and found by the City Council.
- Est. Time:** 15 minutes

Related Files: PUDC-22-0003 and PUDZ-22-0005

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**Attachments:** [March 21, 2023 Request for Rescheduling](#)

#### **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. [22-765](#) Ordinance No. 23-14 repealing and reordaining Part 1 (Fire Prevention Code) of Article 4 (Fire Prevention) of Chapter 8 (Public Safety) of the Code of the City of Colorado Springs 2001, as amended, adopting the 2021 Edition of the International Fire Code with amendments and providing penalties for the violation thereof.

Presenter:

Brett T. Lacey, Fire Marshal

**Attachments:** [Fire-2021\\_IFC\\_Adoption-NOTICE-PublicHearing-2023-02-21.docx](#)  
[2022.11.15 DP CSFD IFC Letter of Support](#)  
[121222 - Proposed 2021 IFC Amendments HBA Support FINAL](#)  
[AIA CO IFC Update Letter of Support to CO Springs FD 11-17-22](#)  
[12-14-22 2022 FBA Support Letter](#)  
[2021 Fire Code Adoption 1-10-23 presentation](#)  
[Fire-2021\\_IFC\\_AdoptionRD-FINAL-3-7-23](#)

- 4A.B. [ZONE-22-002](#)  
[0](#) Ordinance No. 22-15 amending the zoning map of the City of Colorado Springs relating to 1,249 square feet located south of the intersection of North 7th Street and West Espanola Street from PK/HS/SS (Public Park with Hillside and Streamside Overlays) to R-2/HS (Two-Family Residential with Hillside Overlay).

(Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**Attachments:**

[ORD\\_ZC\\_AmesLandExchange](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone Change](#)

[Staff Report Ames Land Exchange](#)

[Project Description](#)

[Public Comments](#)

[Public Comment Response](#)

[Vision Map](#)

[CPC\\_Minutes\\_2.8.23\\_Ames Land Exchange DRAFT](#)

[7.5.603.B Findings - ZC](#)

[Ames Land Exchange APC](#)

- 4A.C.** [23-080](#) Ordinance No. 22-16 amending Part 1 (General Provisions) of Article 10 (Building Code Administration) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the adoption of the Pikes Peak Regional Building Code, 2023 Edition, formerly adopted by Ordinance No. 18-15 and Ordinance No. 18-121, and adopting the penalties for the violation thereof.

Presenter:

Roger N. Lovell, Building Official, Pikes Peak Regional Development Department

Allan Jay Eenhuis, Deputy Building Official - Plans, Pikes Peak Regional Building Department

John Welton, Deputy Building Official - Inspections, Pikes Peak Regional Building Department

Virginia V. Koulchitzka, Regional Building Attorney, Pikes Peak Regional Building Department

**Attachments:** [RBD-2023CodeAdoptedByReferenceORD-2023-02-06FINAL](#)  
[2023 PPRBC Executive Summary V1.1](#)  
[Brief Summary - 2023 PPRBC](#)  
[2023 PPRBC FINAL-protected](#)  
[2023 PPRBC V2.2 Appendix D draft3](#)  
[012323 - HBA Support 2023PPRBC FINAL](#)  
[Significant Changes to 2021\\_all](#)  
[PPRBD 2023 Code Adoption Presentation](#)

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

- 4B.A.** [23-170](#) Quarterly Recognition for City Employee Retirees

Presenter:

Michael Sullivan, Human Resources Director

**Attachments:** [Q1 2023 Retiree Resolution \(Employee\(s\) Will Not Attend\)](#)

- 4B.B.** [23-156](#) An Ordinance incorporating various amendments to the Code of the City of Colorado Springs 2001, as amended, as it relates to Chapter 7 (Unified Development Code) to coincide with the adoption of Unified Development Code.

Presenter:

Ben Bolinger, Legislative Counsel

**Attachments:** [UDC-CodeScrubALLChapters-2023-03-1](#)

- 4B.C.** [ZONE-23-000](#) An Ordinance amending the zoning map of the City of Colorado Springs to implement the Unified Development Code as it defines zone districts  
[6](#)

Presenter:  
Morgan Hester, Planning Supervisor  
Ben Bolinger, City Attorney

**Attachments:** [CPC Staff Report](#)  
[ZC-UDC PCRzoning-2023-03-07](#)  
[Exhibit A - Zone District Conversions](#)

- 4B.D.** [23-120](#) Proposed updates to the City of Colorado Springs Civilian Policies and Procedures Manual and Drug and Alcohol Policies and Procedures Manual

Presenter:  
Danielle Delgado, Human Resources Manager, Human Resources

**Attachments:** [Q1 2023 PPM Updates - Detailed](#)  
[Q1 2023 PPM Updates - summary](#)  
[2023 Drug and Alcohol Policies and Procedures Manual Draft - Council Markup](#)

- 4B.E.** [23-186](#) Request for approval of settlement amount in Case No.22-cv-02399-WJM-MEH

Presenter:  
Wynetta Massey, City Attorney/Chief Legal Officer

**4B.F. [23-107](#)**

A Resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of the Upper Cottonwood Creek Metropolitan District No. 3 Limited Tax General Obligation Bonds, Series 2023 in the amount not to exceed \$4,115,000 and related bond documents, for a district located in the Wolf Ranch area in northern Colorado Springs

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development Department

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Resolution](#)

[Staff PowerPoint UCC MD 3 & 4 Bond Issues](#)

[Applicant 2023-02-23 Upper Cottonwood Creek MD No 3 BC PowerPoint](#)

[2023 Bond Issuance Cover Letter to Colorado Springs](#)

[2023-01-30 Upper Cottonwood Creek MD No. 3 2023 Cash Flows](#)

[Draft Bond Resolution - UCC MD No. 3](#)

[2023-02-01 Upper Cottonwood Creek No. 3 Fairness Letter](#)

[2023 Draft GC Bond Opinion - UCC MD No. 3](#)

[Draft Bond Counsel Opinion - UCC MD No. 3](#)

**4B.G. [23-108](#)**

A Resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of the Upper Cottonwood Creek Metropolitan District No. 4 Limited Tax General Obligation Bonds, Series 2023, and related bond documents in an amount not to exceed \$23,375,000 for a district located in the Wolf Ranch development in northern Colorado Springs.

Presenter

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development

Peter Wysocki, Planning and Community Development Director  
, Planning and Community Development Director

**Attachments:**

[Resolution](#)

[Applicant Upper Cottonwood Creek MD No 4 2023 BC PowerPoint](#)

[2023-02-02 Upper Cottonwood Creek MD No. 4 2023 - Bond Cash Flows](#)

[2023-02-02 Upper Cottonwood Creek MD No. 4 - 2023 LT GO Fairness Letter t](#)

[Draft Bond Resolution - UCC MD No. 4](#)

[2023 Draft GC Bond Opinion - UCC4](#)

[Draft Bond Counsel Opinion - UCC MD No. 4](#)

**5. Recognitions**

- 5.A. [23-176](#) A Resolution recognizing April 3rd to April 9th as National Public Health Week  
**Est. Time:** 10 minutes  
Presenter:  
Dave Donelson, Councilmember District 1  
Susan Wheelan, Director, El Paso County Public Health  
**Attachments:** [National Public Health Week City Council Resolution 2023](#)
- 5.B. [23-177](#) A Resolution recognizing April 2023 as Child Abuse Prevention Month  
**Est. Time:** 10 minutes  
Presenter:  
Nancy Henjum, Councilmember District 5  
Catania Jones the Child, Youth and Family Services Director, El Paso County  
Kristina Iodice the Department of Human Services Public Information Officer Manager, El Paso County  
**Attachments:** [Child Abuse Prevention Month](#)
- 5.C. [23-178](#) A Resolution recognizing April 2023 as the Month of the Military Child  
**Est. Time:** 10 minutes  
Presenter:  
Tom Strand, Council President and Councilmember At Large  
**Attachments:** [Month of the Military Child](#)
- 5.D. [23-091](#) A Resolution of appreciation for James Reid, OEM Director for his retirement from the City of Colorado Springs and the Pikes Peak Regional Office of Emergency Management  
Presenter:  
Randy Helms, Council President Pro Tem and Councilmember District 2  
Ryan Trujillo, Deputy Chief of Staff  
**Attachments:** [Jim Reid Resolution](#)
- 5.E. [23-175](#) City Council Appointments to Boards, Commissions and Committees  
**Est. Time:** 10 minutes  
Presenter:  
Tom Strand, Council President and Councilmember At Large

**6. Mayor's Business**

**7. Citizen Discussion For Items Not On Today's Agenda****8. Items Called Off Consent Calendar****9. Utilities Business**

- 9.A. [23-149](#) A Resolution Authorizing and Directing the Chief Executive Officer of Colorado Springs Utilities to Enter Into an Agreement for Convey, Treat, and Deliver Regional Water Service between Colorado Springs Utilities and Donala Water and Sanitation District

Presenter:

Jenny Bishop, SPP Planning, Colorado Springs Utilities  
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [CSU-DonalaCTD WaterServiceRES Final Revised 3-13-23](#)  
[CTD Donala Draft March 28 2023 Clean](#)

- 9.B. [23-150](#) A Resolution Authorizing and Directing the Chief Executive Officer of Colorado Springs Utilities to Enter Into an Agreement for Standby Regional Water Service between Colorado Springs Utilities and Security Water District

Presenter:

Jenny Bishop, SPP Planning, Colorado Springs Utilities  
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [CSU-SecurityStandbyWaterServiceRES Final Revised 3-13-23](#)  
[Security Standby Service Draft March 28 2023 clean](#)

- 9.C. [23-151](#) A Resolution Authorizing and Directing the Chief Executive Officer of Colorado Springs Utilities to Enter Into an Agreement for Convey, Treat, and Deliver Regional Water Service between Colorado Springs Utilities and Triview Metropolitan District

Presenter:

Jenny Bishop, SPP Planning, Colorado Springs Utilities  
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [CSU-TriviewWaterServiceRES Final Revised 3-13-23](#)  
[CTD Triview Draft March 28 2023](#)

**10. Unfinished Business****11. New Business**

- 11.A. [23-102](#) A Resolution of the City of Colorado Springs approving an Amended and Restated Service Plan for the Gold Hill North Metropolitan District Nos. 1 and 2 Serving an area South and West of Downtown Colorado Springs.

**Est. Time:** 15 minutes

Presenter:

Carl Schueler, Planning Manager- Comprehensive Planning, Planning & Development Department

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Resolution](#)

[Exhibit 1 - Amended and Restated Service Plan - Gold Hill North MD Nos. 1 & 2](#)

[Staff Powerpoint Gold Hill North MD Nos. 1 & 2](#)

[Applicant Budget Committee PowerPoint - Gold Hill North MD Nos. 1 & 2](#)

[Amended and Restated Service Plan Cover Letter - Gold Hill North MD Nos. 1 & 2](#)

[Updated Redline Comparison - Gold Hill North MD Nos. 1 & 2](#)

[Original Service Plan - Gold Hill North MD Nos. 1 & 2](#)

- 11.B. [23-106](#) A Resolution of the City of Colorado Springs approving a Service Plan for the Creekwalk Metropolitan District serving an area in the South Nevada Avenue Corridor

**Est. Time:** 15 minutes

Presenter:

Carl Schueler, Planning Manager- Comprehensive Planning, Planning & Development Department

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Resolution](#)

[Exhibit 1- Revised Service Plan - Creekwalk Metropolitan District - 2023 03 01](#)

[Revised Cover Letter - Creekwalk MD - 2023](#)

[Staff PowerPoint- Creekwalk](#)

[Applicant Budget Committee Hearing Presentation - Creekwalk MD](#)

[Revised Redline Comparison - Creekwalk MD](#)

- 11.C. [23-187](#) An Ordinance Amending Section 1001 (Office Of The City Council Administrator) and Section 1002 (Powers And Duties Of City Council Administrator) of Article 2 (Officers Of The City) of Chapter 1 (Administration, Personnel And Finance) of The Code of The City Of Colorado Springs 2001, As Amended, Pertaining To The Powers And Duties Of The City Council Administrator

**Est. Time:** 10  
minutes

Presenter:

Tom Strand, Council President and Councilmember At Large  
Randy Helms, Council President Pro Tem  
Emily Evans, City Council Administrator  
Michael Montgomery, Deputy City Council Administrator

**Attachments:** [OfficeCityCouncilAdministratorORD-2023-03-22](#)

## **12. Public Hearing**

- 12.A.** [PUDZ-22-0005](#) An appeal of the Planning Commission decision to recommend approval of an ordinance amending the zoning map of the City of Colorado Springs relating to 125.34 acres located northwest of the West Garden of the Gods Road and North 30th Street intersection from PIP-1/A/PUD/HS (Planned Industrial Park, Agricultural, and Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Civic, Commercial, Office, Open Space and Residential uses; Maximum Building Height 45-feet; 9-14.5 du/ac residential and 950,000 maximum non-residential square footage; with Hillside Overlay).

[5](#)

**Est. Time:** 1  
hour

(Quasi-Judicial)

Related Files: PUDC-22-0003

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**Attachments:**

[Postponement Request MSCA](#)

[7.5.603.B Findings - ZC](#)

[MSCA Presentation 3.28.23](#)

[MSCA Attachment 1](#)

[MSCA Attachment 2](#)

[MSCA Attachment 3](#)

[MSCA Attachment 4](#)

[MSCA Attachment 5](#)

[CombinedPublicComments 3222023](#)

- 12.B.** [PUDC-22-0003](#) An appeal of the Planning Commission decision to recommend approval of a PUD concept plan for the 2424 Garden of the Gods project illustrating an envisioned mixed-use development with commercial, civic, office, open space, and residential uses.

[3](#)

**Est. Time:** 1  
hour

(Quasi-Judicial)

Related Files: PUDZ-22-0005

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**13. Added Item Agenda**

**14. Executive Session**

**15. Adjourn**