



# City of Colorado Springs

## Work Session Meeting Agenda

### Council Work Session

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

*City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event.*

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Monday, July 9, 2018

1:00 PM

Council Chambers

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#### 1. Call to Order

#### 2. Changes to Agenda

#### 3. Regular Meeting Comments

#### 4. Review of Previous Meeting Minutes

4.A. [18-0315](#) City Council Work Session Minutes June 25, 2018

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [6-25-18 City Council Work Session Meeting Minutes Final.pdf](#)

#### 5. Executive Session

##### 5A. Open

##### 5B. Closed

5B.A. [18-0298](#) In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves legal advice and consultation with the City Attorney regarding pending ADA litigation.

Presenter:

Wynetta Massey, City Attorney

Attachments: [07092018ClosedNotice](#)

#### 6. Staff and Appointee Reports

- 6.A. [18-0322](#) 2017 Yearend Review, 2018 Monthly Financial Update, and 2019 Budget Outlook

Presenter:  
Charae McDaniel, Chief Financial Officer

Attachments: [2017 yearend-2018 monthly update-2019 budget outlook](#)

- 6.B. [17-1333](#) Agenda Planner Review

Presenter:  
Eileen Krauth, City Council Administrator

Attachments: [070918 Agenda Planner Review MEMO](#)

## **7. Presentations for General Information**

- 7.A. [18-0262](#) Academy Boulevard Great Streets Progress Report 2018

Presenter:  
Conrad Olmedo, Comprehensive Planner II  
Natalie Rodriguez, Comprehensive Planning Work Study

Attachments: [ABC Great Streets Progress Report 2018](#)  
[CC WS Presentation 7.9.18](#)

- 7.B. [18-0287](#) Urban Land Institute 2018 Advisory Services Panel Report on Southeast Colorado Springs

Presenter:  
Aubrey Day, Healthy Environment Planner, El Paso County Health Department

Attachments: [ULI Advisory Services Panel Report - Southeast Colorado Springs 2018](#)

- 7.C. [18-0252](#) City Strategies for Maximizing the Use of Private Activity Bonds

Presenter:  
Steve Posey, HUD Program Administrator, Community Development Division  
Kutak Rock, City Tax-Exempt Bond Counsel

Attachments: [Colorado Springs Private Activity Bonds \(PAB\) Presentation July 2018.pptx](#)

## **8. Items for Introduction**

- 8.A.** [CPC CA 18-00062](#) An Ordinance amending Section 1503 (Grading Plans) of Part 15 (Grading Plans and Erosion and Stormwater Quality Control Plans) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended pertaining to single family and duplex grading plan exemption.

(Legislative)

Presenter:

Peter Wysocki, Director of Planning and Community Development  
Meggan Herington, Assistant Planning Director  
Steve Rossoll, Public Works Department

**Attachments:** [Ordinance HillsideGradingExemption](#)  
[CPC Staff Report Hillside SF Grading-SR edits](#)  
[FIGURE 1 Full Code Language](#)  
[FIGURE 2 Ordinance Final HillsideRES Exemption](#)

- 8.B.** [18-0313](#) An ordinance organizing the Blue and Silver Business Improvement District and appointing the initial Board of Directors. (Legislative Item)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

**Attachments:** [BlueSilverBID PowerPoint](#)  
[ORD Blue&Silver Improvement District](#)  
[Exhibit A - Petition Blue and Silver BID](#)  
[Exhibit B - Notice Hearing on Petition \(Blue and Silver BID\)](#)  
[Exhibit C - 2018 Operating Plan and Budget Blue and Silver BID](#)  
[Exhibit D - SpecialDistrictPolicyJan06](#)  
[Figure 1 - REDLINE Blue and Silver BID Operating Plan to Colo Springs Temple](#)  
[Figure 2 - Cover Ltr to Colo Springs Blue and Silver BID Petition Submittal](#)  
[Figure 3 - Maps and Cost Estimates](#)  
[Figure 4- Blue and Silver BID Director's Resumes](#)

- 8.C.** [18-0269](#) 2019 Audit Plan Approval

Presenter:

Denny L. Nester, City Auditor, Office of the City Auditor

**Attachments:** [2019 Audit Plan](#)

## **9. Items Under Study**

- 9.A. [18-0278](#) A Resolution approving the Intergovernmental Agreement between the City of Colorado Springs, Colorado, and The Sands Metropolitan District related to the service plan for The Sands Metropolitan District Nos. 1, 2 and 3.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:**

[Sands IGA Resolution 6-4-18](#)

[IGA Sands - City of Colorado Springs](#)

**9.B.** [CPC A  
17-00004](#)

Ordinance No. 18-58 annexing to the City of Colorado Springs an area known as The Sands Addition No.1 Annexation consisting of 38.67 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:  
Peter Wysocki, Director, Planning and Community Development  
Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:**

- [Annex ORD SandsAdditionNo1](#)
- [Exhibit A Legal The Sands Addition No.1](#)
- [Exhibit B -The Sands Annexation Agreement NO 1](#)
- [The Sands District Resolution 6-20-18](#)
- [CMD Special Meeting Board Resolution 7-2-18](#)
- [The Sands Annexation Addition No. 1 Plat](#)
- [Vicinity Map The Sands](#)
- [Street Map](#)
- [EnclaveMap The Sands Annexation](#)
- [CPC Staff Report The Sands Annexation KAC](#)
- [FIGURE 1 Project Statements](#)
- [FIGURE 2 Airport Advisory Committee Review](#)
- [FIGURE 3 District 49 Comments](#)
- [FIGURE 4 The Sands Annexation Addition No. 1](#)
- [FIGURE 5 The Sands Annexation Addition No. 2](#)
- [FIGURE 6 The Sands Annexation Addition No. 3](#)
- [FIGURE 7 The Sands Annexation Addition No. 4](#)
- [FIGURE 8 Sands Annex Agreement](#)
- [FIGURE 9 Fiscal Impact Report FIA The Sands Annexation](#)
- [FIGURE 10 Rezone Map M1 ZONE](#)
- [FIGURE 11 Rezone Map PBC ZONE](#)
- [FIGURE 12 Rezone Map R1 6000](#)
- [FIGURE 13 The Sands Master Plan](#)
- [FIGURE 14 The Sands Concept Plan](#)
- [FIGURE 15 Land Suitability Analysis](#)
- [FIGURE 16 Natural Resource Letter](#)
- [FIGURE 17 SECWCD Letter of Assent](#)
- [FIGURE 18 CGS Comments](#)
- [7.6.203-Annexation Conditions](#)

- 9.C. [CPC A 17-00005](#) Ordinance No. 18-59 annexing to the City of Colorado Springs an area known as The Sands Addition No.2 Annexation consisting of 23.90 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:**

[Annex ORD SandsAdditionNo2](#)  
[Exhibit A Legal The Sands Addition No.2](#)  
[Exhibit B - The Sands Annexation Agreement NO 2](#)  
[The Sands Annexation Addition No. 2 Plat](#)  
[7.6.203-Annexation Conditions](#)

- 9.D. [CPC A 17-00006](#) Ordinance No. 18-60 annexing to the City of Colorado Springs an area known as The Sands Addition No. 3 Annexation consisting of 24.74 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:**

[Annex ORD SandsAdditionNo3](#)  
[Exhibit A Legal The Sands Addition No.3](#)  
[Exhibit B - The Sands Annexation Agreement NO 3](#)  
[The Sands Annexation Addition No. 3 Plat](#)  
[7.6.203-Annexation Conditions](#)

9.E. [CPC A  
17-00007](#)

Ordinance No. 18-61 annexing to the City of Colorado Springs an area known as The Sands Addition No. 4 Annexation consisting of 53.29 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:**

[Annex\\_ORD\\_SandsAdditionNo4](#)

[Exhibit A Legal The Sands Addition No.4](#)

[Exhibit B - The Sands Annexation Agreement NO 4](#)

[The Sands Annexation Addition No. 4 Plat](#)

[7.6.203-Annexation Conditions](#)

9.F. [CPC ZC  
17-00081](#)

Ordinance No. 18-62 amending the zoning map of the City of Colorado Springs pertaining to 17.58 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue establishing the M-1/AO/SS (Light Industrial with Airport and Streamside Overlay) zone district

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:**

[ZC\\_ORD\\_TheSands\\_M-1-AO-SS](#)

[Exhibit A Legal Sands Industrial](#)

[Exhibit B Rezone Map M1\\_ZONE](#)

[7.5.603 Findings - ZC req CA](#)



- 9.G. [CPC ZC 17-00082](#) Ordinance No. 18-63 amending the zoning map of the City of Colorado Springs pertaining to 85.94 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue establishing the R1-6000/DFOZ/AO/SS (Single-Family Residential with Design Flexibility, Airport and Streamside Overlays) zone district.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:** [ZC ORD TheSands R1-6000](#)  
[Exhibit A Legal Sands Residential](#)  
[Exhibit B Rezone Map R1 6000](#)  
[7.5.603 Findings - ZC req CA](#)

- 9.H. [CPC ZC 17-00083](#) Ordinance No. 18-64 amending the zoning map of the City of Colorado Springs pertaining to 10.79 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue establishing the PBC/AO/SS (Planned Business Center with Airport and Streamside Overlays) zone district.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:** [ZC ORD TheSands PBC](#)  
[Exhibit A Legal Sands Commercial](#)  
[Exhibit B Rezone Map PBC ZONE](#)  
[7.5.603 Findings - ZC req CA](#)

## **10. Councilmember Reports and Open Discussion**

**11. Adjourn**