



City of Colorado Springs

Plaza of the Rockies
South Tower, 5th Floor
Blue River Board Room
121 S Tejon St, Colorado
Springs, CO 80901

Meeting Minutes - Draft Planning Commission

Thursday, February 17, 2022

8:30 AM

Hybrid Meeting - Open to Public
Call 720-617-3426 Conf ID: 785 230 166 #
Blue River Board Room

1. Call to Order and Roll Call

- Present:** 7 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Almy, Commissioner Eubanks and Alternate Griggs
- Excused:** 3 - Commissioner Wilson, Commissioner Graham and Commissioner Rickett

2. Communications

Peter Wysocki, Director of Planning & Community Development

Mr. Mike Tassi, Assistant Director of Planning and Community Development filled in for Mr. Wysocki for the meeting.

3. Changes to Agenda/Postponements

- 3.A.** [CPC AP 21-00174](#) Withdraw an appeal of the administrative denial of the Short Term Rental permit for 116 South Fourteenth Street as a permit has been issued and the appeal withdrawn by the appellant.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

Motion by Vice Chair McMurray, seconded by Commissioner Raughton, to withdraw the appeal of the administrative denial of the Short Term Rental permit for 116 South Fourteenth Street. The motion passed by a vote of 6:0:3:0

- Aye:** 6 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks
- Absent:** 3 - Commissioner Wilson, Commissioner Graham and Commissioner Rickett

- 3.B.** [CPC AP 21-00182](#) Withdraw an appeal of the administrative denial of the Short Term Rental permit for 1609 West Kiowa Street as the appeal has been withdrawn per the request of the appellant.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

Motion by Vice Chair McMurray, seconded by Commissioner Raughton, to withdraw the appeal of the administrative denial of the Short Term Rental permit for 1609 West Kiowa Street. The motion passed by a vote of 6:0:3:0

Aye: 6 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

Absent: 3 - Commissioner Wilson, Commissioner Graham and Commissioner Rickett

3.C. [CPC AP 20-00178](#)

Withdraw an appeal of a Notice and Order for violation of a carport for the property located at 1325 Challenger Drive per the appellant’s request and due to City code has subsequently changed and the City is not pursuing enforcement action under the old code.

(Quasi-Judicial)

Presenter:

Mitch Hammes, Neighborhood Services Manager, Planning & Community Development

Motion by Vice Chair McMurray, seconded by Commissioner Raughton, to withdraw an appeal of a Notice and Order for violation of a carport for the property located at 1325 Challenger Drive per the appellant’s request and due to City code has subsequently changed and the City is not pursuing enforcement action under the old code. The motion passed by a vote of 6:0:3:0

Aye: 6 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

Absent: 3 - Commissioner Wilson, Commissioner Graham and Commissioner Rickett

3.D. [CPC AP 21-00001](#)

Withdraw an appeal of a Notice and Order for violation of a carport for the property located at 1315 Challenger Drive per the appellant’s request and due to City code has subsequently changed and the City is not pursuing enforcement action under the old code.

Presenter:

Mitch Hammes, Neighborhood Services Manager, Planning & Community Development

Motion by Vice Chair McMurray, seconded by Commissioner Raughton, to withdraw an appeal of a Notice and Order for violation of a carport for the property located at 1315 Challenger Drive per the appellant’s request and due to City code has subsequently changed and the City is not pursuing enforcement action under the old code. The motion passed by a vote of 6:0:3:0

Aye: 6 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

Absent: 3 - Commissioner Wilson, Commissioner Graham and Commissioner Rickett

4. CONSENT CALENDAR

These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)

- 4.A. [CPC 22-057](#) Minutes for the December 16, 2021, City Planning Commission Hearing

Presenter:
N/A

The Minutes for the December 16, 2021, meeting were approved on the Consent Calendar.

- 4.B. [CPC CU 21-00194](#) A conditional use development plan for a large daycare home with a maximum of twelve (12) children and infants located at 9262 Pacific Crest Drive. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay) and is 0.10 acres in size. (Quasi-Judicial)

Presenter:
Tamara Baxter, Senior Planner, Planning & Community Development

This Planning Case was approved on the Consent Calendar.

Approval of the Consent Agenda

Motion by Commissioner Slattery, seconded by Commissioner Almy, 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 6:0:3:0

Aye: 6 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

Absent: 3 - Commissioner Wilson, Commissioner Graham and Commissioner Rickett

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS CALENDAR

- 7.A. [CPC CA 22-00016](#) Postpone an Ordinance creating new Part 19 (Community Development Impact Fees) 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 Community Development Impact Fees

Presenter:

Charae McDaniel, Chief Financial Officer
Peter Wysocki, Planning and Community Development Director

Motion by Commissioner Eubanks, seconded by Commissioner Almy, to postpone this item to the March 17, 2022, City Planning Commissioner Hearing. An Ordinance creating new Part 19 (Community Development Impact Fees) 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 Community Development Impact Fees. The motion passed by a vote of 6:0:3:0

Aye: 6 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

Absent: 3 - Commissioner Wilson, Commissioner Graham and Commissioner Rickett

7.B. [CPC AP 22-00013](#) An appeal of the administrative denial of the Short Term Rental permit application for 2775 Helmsdale Drive due to a single-family zoning designation, pursuant to City Code Section 7.5.1704.D. (Quasi-Judicial)

Presenter:
Carli Hiben, Program Coordinator, Planning and Community Development

Motion by Vice Chair McMurray, seconded by Commissioner Slattery, to withdraw the appeal per the appellant's request. The motion passed by a vote of 6:0:3:0

Aye: 6 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

Absent: 3 - Commissioner Wilson, Commissioner Graham and Commissioner Rickett

8. PRESENTATIONS/UPDATES

9. Adjourn