



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, November 14, 2017

1:00 PM

Council Chambers

1. Call to Order

Present: 9 - Councilmember Yolanda Avila, Councilmember Merv Bennett, President Pro Tem Jill Gaebler, Councilmember David Geislinger, Councilmember Don Knight, Councilmember Bill Murray, Councilmember Andy Pico, President Richard Skorman, and Councilmember Tom Strand

2. Invocation and Pledge of Allegiance

The Invocation was made by Cindy Fitzkee, Colorado Springs Police Department chaplain volunteer, from Woodmen Valley Chapel.

President Skorman led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

Eileen Lynch Gonzalez, City Council Administrator, requested that item 4.B.B. pertaining to the appointments to boards and commissions be removed from the Consent Calendar. Consensus of Council agreed to this change on the agenda

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 ZC
17-00075](#)

Ordinance No. 17-98 amending the zoning map of the City of Colorado Springs pertaining to 16.85 acres located at 1935, 1955, 1975, 1995, and 2015 Aerotech Drive from C6/CR/AO (General Business with Conditions of Record and Airport Overlay) and PBC/CR/AO (Planned Business Center with Conditions of Record and Airport Overlay) to C6/CR/AO (General Business with Conditions of Record and Airport Overlay).

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Department
Peter Wysocki, Director of Planning and Community Development

Attachments: [ZC Ord Aerotech RV](#)
[EXHIBIT A - Legal Description](#)
[EXHIBIT B - zone change depiction](#)
[Vicinity Map](#)
[Signed Ordinance 17-98](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.B.** [CPC ZC 17-00098](#) Ordinance No. 17-99 amending the zoning map of the City of Colorado Springs pertaining to 7 acres located southeast of the Sybilla Lane and Oracle Boulevard intersection from OC/cr (Office Complex with Conditions of Record) to OC (Office Complex).

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Attachments: [ZC Ord Oracle Townhomes](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Zone Change Exhibit](#)
[FIGURE-1 ZC Exhibit](#)
[Signed Ordinance 17-99](#)

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

- 4B.A.** [17-1348](#) City Council Regular Meeting Minutes October 24, 2017

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [10-24-2017 City Council Regular Meeting Minutes Final](#)

The minutes were approved on the Consent Calendar.

- 4B.C.** [17-1198](#) A Resolution Amending City Council Resolution 84-17 Adjusting the Size and Value of Real Property for Expansion of the Corral Bluffs Open Space

Presenter:

Karen Palus, Director of Parks, Recreation and Cultural Services
Britt Haley, Parks Design and Development Manager

Attachments: [Corral Bluffs Addition Resolution Amendment FINAL](#)
[Corral Bluffs Addition Exhibits A and B](#)
[Resolution No. 84-17](#)
[Signed Resolution 118-17](#)

This Resolution was adopted on the Consent Calendar.

- 4B.D. [17-1292](#)** A Resolution Accepting a Donation of Real Property Consisting of Approximately 0.81 Acres and a Permanent Access Easement from B & K LLC to the City of Colorado Springs.

Presenter:

Karen Palus, Director of Parks, Recreation and Cultural Services
Britt Haley, Parks Design and Development Manager
Aaron Egbert, Senior Civil Engineer

Attachments: [RES-BK_DonationsRES-2017-10-16](#)
[Exhibit A 10-23-17 - KumarHeights](#)
[Signed Resolution 119-17](#)

This Resolution was adopted on the Consent Calendar.

- 4B.E. [17-1290](#)** A Resolution Approving an Intergovernmental Agreement for Data Sharing Services between the City of Colorado Springs, Colorado, and El Paso County, Colorado

Presenter:

Mike Herrmann, Manager, Asset Management, Colorado Springs Utilities
Jerry Forte, P.E., Chief Executive Officer, Colorado Springs Utilities

Attachments: [CountyDataSharingIGARES-2017-09-12.docx](#)
[Data Sharing IGA revised draft 20170913.docx](#)
[Signed Resolution 120-17](#)

This Resolution was adopted on the Consent Calendar.

- 4B.F. [17-1293](#)** A resolution authorizing the acquisition of an easement across property owned by Tee Cross Ranches, LLC and an easement across property owned by Terrence M. Myers and Sharon L. Myers to be used for Southern Delivery System project improvements

Presenter:

Lyman Ho, SDS Land Acquisition Manager
Jerry A. Forte, P.E., CEO, Colorado Springs Utilities

Attachments: [CC Presentation November 14 \(Tee Cross and Myers\).pptx](#)
[SDSPurchasePriceForAcquisition_TeeCrossMyersRES-2017-08-31.docx](#)
[TeeCross_Myers_EasementAcquisition_Resolution Exhibits.pdf](#)
[Signed Resolution 121-17](#)

This Resolution was adopted on the Consent Calendar.

- 4B.G. [17-1360](#)** A Resolution Declaring Real Property to be Surplus and Authorizing the City's Real Estate Services Office to Retain a Consultant to Aid in Disposition

Presenter:

Thane LaBarre, Facilities Manager, Colorado Springs Utilities
Jerry Forte, P.E., Chief Executive Officer, Colorado Springs Utilities

Attachments: [3rdFloorPOTRDisposal RES-2017-10-31.docx](#)
[Signed Resolution 122-17](#)

This Resolution was adopted on the Consent Calendar.

- 4B.H. [17-1288](#)** Ordinance No. 17-104 amending Ordinance No. 16-116 (2017 Appropriation Ordinance) for a supplemental appropriation to the Following Federal Entitlement Grants: Community Development Block Grant in the amount of \$139,970, Emergency Solutions Grant in the amount of \$9,506, and the HOME Investment Partnerships Program in the amount of \$35,208.

Presenter:

Steve Posey, HUD Program Administrator, Community Development Division
Jennifer Vance, Grants Manager, Finance

Attachments: [Ordinance for CDBG-HOME-ESG Supplemental \(2\)](#)

This Ordinance was approved on first reading on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Bennett, seconded by President Pro Tem Gaebler, 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 9-0-0-0

Aye: 9 - Avila, Bennett, Gaebler, Geislinger, Knight, Murray, Pico, Skorman, and Strand

5. Recognitions

There were no Recognitions.

6. Citizen Discussion

President Skorman gave an update on the Emerald Towers tenants being evicted due to a remodel. He stated that the City is working diligently to assist those residents with connecting to resources to help them relocate.

Citizen George Christian spoke in favor of saving the forty-eight unit multi-family affordable housing project at 5325 Mark Dabling Boulevard. Mr. Christian stated that on July 25, 2017, Council voted approval to change the zoning of this property from Planned Industrial Park (PIP-2) to Office Complex (OC) which would allow for the construction of a multi-family affordable housing unit. He said that he expected that with the approval of seventy-seven percent of the thirteen lot owners that the covenant would be changed to multi-family until a petition stopping the project was filed by two of the owners claiming that the requirement to change the covenant was not seventy-five percent of the owners, but the owners of seventy-five percent of the property. Mr. Christian stated that because the City owns a portion of that property in the form of a right-of-way, the City would have a controlling vote. He requested that Council take action in the form of a written statement confirming the City does have a vote in favor of the multi-family zoning for this property prior to November 21, 2017 which is when the hearing will be held. Marc Smith, Division Chief, Corporate Legislative Counsel, said that he will request additional information regarding this issue. Councilmember Knight commented that the City being part of a homeowner association (HOA) due to the ownership of a road needs to be discussed. Mr. Smith stated that covenants are a complex situation and may take some time for a solution to be determined.

Citizen Gerald Miller identified several drug use incidents in his neighborhood.

Citizen Bridgett Seritt spoke in favor of increasing the residential medical cannabis plant count limit to twenty-four within the City.

Citizen Deborah Stout-Meininger spoke regarding general fund money going to Urban Renewal Authority projects.

Citizen Douglas Sharp and Citizen Carrie Peterson spoke regarding the Emerald Tower residents losing their homes.

Citizen Christine Dent spoke about freedom of speech and religion and the letter she received from the library.

Citizen John Edward Hawk, representing Guardians of Palmer Park, presented a plaque of appreciation to President Pro Tem Gaebler for her efforts in support of the maintenance of Palmer Park.

Citizen Rebecca Hayner spoke regarding the need for low income housing in the City and more enforcement for regulating landlords and housing conditions.

Citizen Tim Hoiles spoke regarding his disappointment on the the passing of ballot question 2A and Colorado Springs Utilities.

Citizen Sigmund Wilson stated that he was disrespected by the Colorado Springs Police Department and requested that someone address the issue.

Citizen Cory Sutela, Bike Colorado Springs, spoke regarding the City's bike master plan and bike infrastructure.

Citizen Barb Van Hoy, Executive Director of the Give! Campaign, gave a brief history of the campaign as well as identified their goals and partnerships.

7. Mayor's Business

There was no Mayor's Business.

8. Items Called Off Consent Calendar

4B.B. [17-1361](#) Appointments to Boards and Commissions

Presenter:

Jacquelyn Puett, Assistant to Council

Attachments: [111417 Boards and Commissions Final](#)

Eileen Lynch Gonzalez, City Council Administrator, stated that staff requested to specify the appointment of Jeff Markewich to the Downtown Review Board to be effective November 14, 2017 and expire May 9, 2018.

Motion by Councilmember Bennett, seconded by Councilmember Strand, that the

Resolution, as amended, be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Bennett, Gaebler, Geislinger, Knight, Murray, Pico, Skorman, and Strand

9. Utilities Business

- 9.A.** [17-1268](#) Ordinance No. 17-101 Identifying and Accepting the Annual Sources of Funds for Colorado Springs Utilities for the Year Ending December 31, 2018

Presenter:

Scott Shewey, Interim Chief Planning and Finance Officer
Jerry Forte, P.E., Chief Executive Officer

Attachments: [2018 Appropriation Accept Source Funds Ord-Revised.docx](#)
[Signed Ordinance 17-101](#)

Scott Shewey, Interim Chief Planning and Finance Officer, presented the annual sources of funds for Colorado Springs Utilities for 2018.

Citizen Walter Lawson, asked why there is a \$41 million difference between what was on the budget Ordinance and the companion Ordinance for the sources of funds to meet the expenses of Colorado Springs Utilities.

Scott Shewey, Interim Chief Planning and Finance Officer, stated that the amount in the budget Ordinance is what is authorized to spend and the sources of funding include the financial metrics in order to hold their strong credit rating. Councilmember Knight commented that every penny is accounted for in the authorized expenditure.

Motion by Councilmember Murray, seconded by Councilmember Strand, that the Ordinance No. 17-101 identifying and accepting the annual sources of funds for Colorado Springs Utilities for the year ending December 31, 2018 be finally passed. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Bennett, Gaebler, Geislinger, Knight, Murray, Pico, Skorman, and Strand

- 9.B.** [17-1269](#) Ordinance No. 17-102 Approving the Annual Budget for Colorado Springs Utilities and Appropriating Monies for the Several Purposes Named in the Annual Colorado Springs Utilities Budget for the Year Ending December 31, 2018

Presenter:

Scott Shewey, Interim Chief Planning and Finance Officer
Jerry Forte, P.E., Chief Executive Officer

Attachments: [2018 Annual Budget Formal Ord-Revised.docx](#)
[10242017 - City Council Budget Presentation ss-jm.pptx](#)
[Signed Ordinance 17-102](#)

There were no comments on this item.

Motion by Councilmember Strand, seconded by Councilmember Bennett, that the Ordinance No. 17-102 approving the annual budget for Colorado Springs Utilities and appropriating monies for the several purposes named in the annual Colorado Springs Utilities budget for the year ending December 31, 2018 be finally passed. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Bennett, Gaebler, Geislinger, Knight, Murray, Pico, Skorman, and Strand

- 9.C.** [17-1248](#) Public Hearing for the Consideration of Resolutions Regarding Certain Changes to Colorado Springs Utilities' Open Access Transmission Tariff and Utilities Rules and Regulations, and Setting Electric, and Water Rates Within the Service Areas of Colorado Springs Utilities

Presenter:

Sonya Thieme, Rates Manager

Jerry A. Forte, P.E., CEO, Colorado Springs Utilities

Attachments: [11-14-2017-2018 Rate Case Hearing.docx.pdf](#)
[2 - 2018 CAO Instructions.docx](#)
[3 - 2018 Rate Hearing Agenda-11-27-17.docx](#)
[4 - 2018 Issues For Decision-11-27-17.docx](#)
[5 - 11-14-17 CC 2018 Rate Hearing Presentation.pdf](#)
[17-27 Electric and Water Rate Audit Report](#)
[Supplemental Information for Distribution - 2018 Rate Case Filing.pdf](#)
[2018 Rate Case Filing - updated with Supplemental Information.pdf](#)

Chris Bidlack, City Attorney, Colorado Springs Utilities Division, read the Colorado Springs Utilities rate setting standards and the quasi-judicial role of City Council. Mr. Bidlack polled Council concerning if any members had received any ex parte communications. Council indicated there were no ex parte communications. Mr. Bidlack presented the hearing agenda and stated that the Colorado Springs Utilities filing fulfilled proper procedural compliance requirements.

Danny Nester, City Auditor, stated that his office reviewed the cost of service study and found that it does support the proposed rate changes, it is accurate, and recommended only one improvement for future rate cases which Colorado Springs Utilities agreed to. Councilmember Strand asked what observation was noted. Mr. Nester said that he suggested that

Colorado Springs Utilities utilize the budgeted numbers because they are different from what the historical trends have been.

Sonya Thieme, Rates Manager, presented the proposed Open Access Transmission Tariff (OATT) changes and the update for the Annual Transmission Revenue Requirement (ATRR). She also explained the proposed ATRR increase two-year phase in.

Curtis Mitchell, Utilities Director for the City of Fountain, expressed support for the Colorado Springs Utilities recommended changes to the OATT.

Councilmember Knight stated that the Department of Defense (DOD) expressed concerns regarding the methodology involved in the proposed changes and that staff will be addressing those questions for future years.

Mr. Bidlack presented the issues for decision related to the OATT. City Council directed that the terms and conditions be approved as proposed and that the ATRR be phased in over two years.

Ms. Thieme presented the proposed changes to the Colorado Springs Utilities Rules and Regulations (URR), and the electric and water rate schedules. Ms. Thieme stated that the total monthly residential typical bill will increase by approximately \$4.21 (1.9%), the total monthly commercial typical bill will increase by approximately \$39.57 (2.7%), and the total industrial typical bill will increase by approximately \$194.89 (.5%). She identified the customer outreach that had occurred and the programs in place to assist customers.

Councilmember Geislinger requested that customer concerns regarding high water bills that occurred in August be addressed.

Councilmember Strand commented that calculating the cost of utility service to consumers is a very complex issue, but believes Colorado Springs Utilities has done a very good job.

Councilmember Pico and Councilmember Knight said that the Utilities Board Finance Committee has gone over the proposed rates and changes very thoroughly.

Mr. Bidlack polled Council regarding the issues to the OATT, Electric and

Water Tariffs, and the URR. Please see the attached document for additional details.

10. Unfinished Business

- 10.A.** [CPC PUZ 17-00002](#) Ordinance No. 17-100 amending the zoning map of the City of Colorado Springs pertaining to 120 acres located southeast of the Old Ranch Road and Milam Road intersection from PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record) to PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 Dwelling Units per Acre, and Maximum Building Height of 35 feet).

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Attachments: [ZC Ord Bradley Ranch](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change Exhibit](#)

[FIGURE-1 PUZ Exhibit](#)

[7.5.603 Findings - ZC req CA](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

[Signed Ordinance 17-100](#)

Councilmember Knight commented that he will be voting against this item.

Councilmember Geislinger asked who owned the property to the north of Old Ranch Road. Daniel Sexton, Senior Planner, Planning and Community Development, stated multiple county residents.

Motion by Councilmember Bennett, seconded by Councilmember Pico, that the Ordinance changing the zone of 120 acres from PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record) to PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acre, and Maximum Building Height of 35 feet), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603 and the development of a PUD zone as set forth in City Code Section 7.3.603 be finally passed. The motion passed by a vote of 6-3-0-0

Aye: 6 - Bennett, Gaebler, Geislinger, Pico, Skorman, and Strand

No: 3 - Avila, Knight, and Murray

- 10.B. [17-1254](#) Ordinance No. 17-103 excluding certain property from the Interquest South Business Improvement District. (Legislative Item)

(Legislative)

Presenter:
Conrad Olmedo, Comprehensive Planner II, Planning & Community Development
Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Attachments: [Ordinance](#)
[Exhibit A Petition for Exclusion of Property-cleaned](#)
[Exhibit B Notice of Exclusion 10-9-17 Worksession](#)
[Petitioner's Letter re-Exclusion of Property](#)
[10.09.17 InterquestBID WorkSession PowerPoint](#)
[Signed Ordinance 17-103](#)

There were no comments on this item.

Motion by Councilmember Bennett, seconded by Councilmember Strand, that this Ordinance excluding certain property from the boundaries of the Interquest South Business Improvement District be finally passed. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Bennett, Gaebler, Geislinger, Knight, Murray, Pico, Skorman, and Strand

11. New Business

- 11.A. [17-1255](#) Ordinance No. 17-105 organizing the Interquest Town Center Business Improvement District and appointing an initial Board of Directors. (Legislative Item)

Presenter:
Conrad Olmedo, Comprehensive Planner II, Planning and Community Development
Carl Schueler, Comprehensive Planning Manager,
Planning & Community Development

Attachments: [Ordinance](#)
[Exhibit A- Petition for Organization](#)
[Exhibit B- ITCBID Notice Hearing on Petition](#)
[Exhibit C- Interquest Town Center BID Operating Plan and Budget-10.24.17](#)
[Exhibit D- SpecialDistrictPolicyJan06](#)

Conrad Olmedo, Comprehensive Planner II, Planning and Community, presented Exhibit B which itemized the proposed expenses for the Interquest Town Center Business Improvement District (BID) budget plan.

Mr. Olmedo stated that the applicant is asking for a 5.0 mill levy increase.

Councilmember Knight commented that it is a good plan to require the applicant to provide a list of anticipated expenditures. Russ Dykstra, from Spencer Fane, representing the applicant, stated that the costs are all legitimate public improvements under state statute.

Councilmember Knight requested more information regarding the 5.0 mill levy increase. Carl Schueler, Comprehensive Planning Manager, Planning & Community Development, said that once a BID is mature and up and operating, 1.0 mill is enough to cover overhead cost, but in the case of a district that is just starting up, it is not enough to cover the costs. Mr. Dykstra said that experience from the history of previous BIDs reflects that in the first 3-4 years of operation there is a significant deficiency due to administrative costs.

Councilmember Knight asked if this BID will be coming back to Council for annual budget and service plan approval. Mr. Dykstra confirmed it would.

Motion by Councilmember Bennett, seconded by Councilmember Pico, that this Ordinance organizing the Interquest Town Center Business Improvement District be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Bennett, Gaebler, Geislinger, Knight, Murray, Pico, Skorman, and Strand

- 11.B. [CPC A 15-00062R](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as the 2864 South Circle Annexation

(Legislative)

Related Files: CPC A 15-0002, CPC ZC 16-00118, and CPC CP 16-00119

Presenter:

Peter Wysocki, Director Planning and Community Development
Lonna Thelen, Principal Planner, Planning and Community Development

Attachments: [RES-FindingsOfFact-2864 S Circle](#)
[Exhibit A - Legal Description](#)
[Clerks Affidavit - 2864 S Circle](#)
[Planner Affidavit - 2864 S Circle](#)
[Suveryor's Affidavit - 2864 S Circle](#)
[Signed Resolution 123-17](#)

Lonna Thelen, Principal Planner, Planning and Community Development, presented the vicinity map of 2864 South Circle Drive and described the existing property, the proposed annexation, the plan to establish the PBC zone district, and the concept plan. Ms. Thelen identified the areas of concern, the existing district, the Fiscal Impact Analysis (FIA), and the comprehensive plan.

Councilmember Pico commented that there was opposition to the annexation from an adjacent property owner. Ms. Thelen identified the property that was in opposition.

Councilmember Knight said that he does not want to bankrupt the Garden Valley Water and Sanitation District. Brian Whitehead, Colorado Springs Utilities, said it is ground water that serves this district. Councilmember Knight also asked if there was compensation to the City regarding public safety service for police and fire. Jeff Greene, Chief of Staff, said that there are mutual aid agreements in place for this district.

Councilmember Pico said he is also concerned about bankrupting the water district and said that the cost to bring this district up to compliance with City code and annex this district would be very high. He asked what other properties are included in this water district. Danny Mientka from The Equity Group, representing the applicant, said that his company recommended annexation to seek a reliable water source and fire safety. Mr. Mientka said that the water is provided by the Garden Valley Water District and loses pressure as the 50 pounds per square inch is pumped to each floor. Mr. Mientka said that it is not a good quality of water and that tests have shown that the fire sprinkler water pumps would fail in the event of a fire.

Motion by Councilmember Strand, seconded by Councilmember Bennett, that the Resolution of finding that the 2864 South Circle Annexation meets the requirements of and fully complies with Part 1 of Article 12 of Title 31 C.R.S., the Municipal Annexation Act of 1965, as amended, and Section 30 of Article II of the Colorado Constitution and that the property is eligible for annexation be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Bennett, Gaebler, Geislinger, Knight, Murray, Pico, Skorman, and Strand

11.C. [CPC A](#)
[15-00062](#)

Ordinance No. 17-106 annexing to the City of Colorado Springs an area known as the 2864 South Circle Annexation consisting of approximately 5.7 acres located at 2675 and 2679 Janitell Road and 2864 and 2868 South Circle Drive.

(Legislative)

Related Files: CPC A 15-0002R, CPC ZC 16-00118, and CPC CP 16-00119

Presenter:

Peter Wysocki, Director Planning and Community Development
Lonna Thelen, Principal Planner, Planning and Community Development

Attachments: [ORD AX 2864 S Circle](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Annexation Agreement - 2864 S Circle](#)

Please see comments in Agenda item 11.B.

Motion by Councilmember Strand, seconded by Councilmember Bennett, that the Ordinance approving the 2864 South Circle Annexation, based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203 be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Bennett, Gaebler, Geislinger, Knight, Murray, Pico, Skorman, and Strand

11.D. [CPC ZC 16-00118](#)

Ordinance No. 17-107 establishing the PBC (Planned Business Center) zone district for approximately 5.7 acres located at 2675 and 2679 Janitell Road and 2864 and 2868 South Circle Drive.

(Legislative)

Related Files: CPC A 15-00062, CPC A 15-00062R, CPC ZC 16-00118, and CPC CP 16-00119

Presenter:

Peter Wysocki, Director Planning and Community Development
Lonna Thelen, Principal Planner, Planning and Community Development

Attachments: [ZC ORD 2864 S Circle](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Depiction](#)

Please see comments in Agenda item 11.B.

Motion by Councilmember Strand, seconded by Councilmember Bennett, that the Ordinance approving the establishment of the PBC (Planned Business Center) zone district, based upon the findings that the zoning request complies with the three (3) criteria for the granting of an establishment of zoning as set forth in City Code Section 7.5.603 (B) be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Bennett, Gaebler, Geislinger, Knight, Murray, Pico, Skorman, and Strand

- 11.E. [CPC CP 16-00119](#) A concept plan illustrating an existing office building and a future commercial development area for approximately 5.7 acres located at 2675 and 2679 Janitell Road and 2864 and 2868 South Circle Drive.

(Quasi-Judicial)

Related Files: CPC A 15-00062, CPC ZC 16-00118, and CPC CP 16-00119

Presenter:

Peter Wysocki, Director Planning and Community Development
Lonna Thelen, Principal Planner, Planning and Community Development

Attachments: [FIGURE 1 - Concept Plan](#)
[7.5.501.E Concept Plans](#)

Please see comments in Agenda item 11.B.

Motion by Councilmember Strand, seconded by Councilmember Bennett, that the concept plan illustrating an existing office building and a future commercial development area for approximately 5.7 acres located at 2675 and 2679 Janitell Road and 2864 and 2868 South Circle Drive, based upon the finding that the concept plan complies with the review criteria in City Code Section 7.5.501.E be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Bennett, Gaebler, Geislinger, Knight, Murray, Pico, Skorman, and Strand

12. Public Hearing

There was no Public Hearing.

13. Added Item Agenda

There were no items added to the Agenda.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned.

Sarah B. Johnson, City Clerk