



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, July 23, 2019

1:00 PM

Council Chambers

1. Call to Order

Present: 8 - Councilmember Yolanda Avila, Councilmember Jill Gaebler, Councilmember David Geislinger, Councilmember Bill Murray, Councilmember Don Knight, President Richard Skorman, President Pro Tem Tom Strand, and Councilmember Wayne Williams

Absent: 1 - Councilmember Andy Pico

2. Invocation and Pledge of Allegiance

The Invocation was made by Chaplain Cindy Fitzkee from the Colorado Springs Police Department.

President Skorman led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

Sarah B. Johnson, City Clerk, stated the appellant for item 12.B. has requested a postponement to the August 13, 2019 City Council meeting.

Several citizens requested items 4B.D., 4B.H., 4B.I., and 4B.J be removed from the Consent Calendar.

Councilmember Geislinger requested the minutes for the July 8, 2019 City Council meeting be amended to reflect in his personal opinion, he cannot classify the Northgate area as blight, but according to statutes it is blight.

Consensus of Council agreed to these changes 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. [19-330](#)** Ordinance No. 19-48 amending Ordinance No. 18-118 (2019 Appropriation Ordinance) for a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund in the amount of \$25,000 for the Flying W Ranch project as recommended by the LART Citizen Advisory Committee

Presenter:

Charae McDaniel, Chief Financial Officer

Laurel Prud'homme, Chair, LART Citizen Advisory Committee

Attachments: [Ordinance for LART 2019 Addl Project-Flying W Ranch](#)
[Exhibit A 2019 LART Projects](#)
[Signed Ordinance 19-48](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.B. [19-365](#)** Ordinance No. 19-49 amending Section 1704 (Short Term Rental Units) of Part 17 (Short Term Rental Unit) of Article 5 (Administration and Procedures) of Chapter 7 (Planning, Development and Building) of City Code of the City of Colorado Springs 2001, as amended, pertaining to remittance of tax and short term rental unit permit review criteria.

(Legislative)

Presenter:

Morgan Hester, Principal Planner

Peter Wysocki, Director of Planning and Community Development

Attachments: [STR Ord Amend-Sales Tax](#)
[FIGURE 1 Ordinance 18-122](#)
[STR Ord Amend-Sales Tax v2.docx](#)
[Signed Ordinance 19-49](#)

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

- 4B.A. [19-394](#)** City Council Regular Meeting Minutes July 9, 2019

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [7-9-2019 City Council Meeting Minutes Final.pdf](#)

The Minutes were approved on the Consent Calendar.

4B.B. [19-395](#) Appointments to Boards and Commissions

Presenter:
Jacquelyn Puett, Assistant to Council

Attachments: [072319 Boards and Commissions.pdf](#)

This Item was approved on the Consent Calendar.

4B.C. [19-374](#) An Ordinance amending Part 1 (Municipal Airport Advisory Commission) of Article 1 (Municipal Airport) of Chapter 14 (Municipal Enterprises) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the Airport Advisory Commission

Presenter:
John Maier, Chairman, Airport Advisory Commission

Attachments: [7-1-19 - AAC ORD \(2\).pdf](#)

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

4B.E. [19-356](#) A Resolution approving and authorizing the Mayor to execute and administer the Intergovernmental Agreement (IGA) between the City of Colorado Springs and the University of Colorado Colorado Springs (UCCS) and the Pikes Peak Rural Transportation Authority (PPRTA) for construction costs associated with the Spine Road Project.

Presenter:
Mike Chaves P.E., Engineering Manager

Attachments: [PPRTA-3-Way-UCCS Spine RdRES](#)
[UCCS Spine Road IGA](#)
[UCCS IGA - Exhibits A and B](#)
[UCCS IGA Exhibit C and D Public Improvement Easements](#)

This Resolution was adopted on the Consent Calendar.

**4B.F. [CPC ZC](#)
[19-00047](#)** An ordinance amending the zoning map for the City of Colorado Springs pertaining to 8.69 acres located at 2420 Victor Place, changing the zoning from C-6/AO/cr (General Business with Airport Overlay and Conditions of Record) to PIP-2/AO (Planned Industrial Park with Airport Overlay).

(QUASI-JUDICIAL)

Related File: CPC CP 15-00119-A1MJ19

Presenter:

Peter Wysocki, Director Planning and Community Development
Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [ZC ORD VictorPlace.docx](#)
[EXHIBIT A](#)
[EXHIBIT B](#)
[vicinity map 1](#)
[CC_Victor Place ZC_Staff-Presentation](#)
[CPC Report_2420 VICTOR_ZC](#)
[Figure 1 - Amended Concept Plan CPC CP 15-00119-A1MJ19](#)
[Figure 2 - Project Statement](#)
[Figure 3 - Emails from two neighbors](#)
[Figure 4 - Followup Replies to Emails from two neighbors](#)
[7.5.603.B Findings - ZC](#)
[Draft CPC VictorPlace_min](#)

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

- 4B.G.** [CPC CP 15-00119-A1 MJ19](#) A Concept Plan illustrating a contractor storage yard and associated improvements on 8.69 acres at 2420 Victor Place.

(QUASI-JUDICIAL)

Related File: CPC ZC 19-00047

Presenter:

Peter Wysocki, Director Planning and Community Development
Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [Figure 1 - Amended Concept Plan CPC CP 15-00119-A1MJ19](#)
[7.5.501.E Concept Plans](#)

This Item was approved on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Murray, seconded by Councilmember 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 8-0-1-0

Aye: 8 - Avila, Gaebler, Geislinger, Murray, Knight, Skorman, Strand, and Williams

Absent: 1 - Pico

5. Recognitions

There were no Recognitions.

6. Citizen Discussion

President Skorman stated depending on time constraints, there may not be Citizen Discussion during the August 27, 2019 City Council meeting which will begin at 8:00 AM.

Citizen Carl Strow spoke about the cost of the needed repairs on Barr Trail.

Citizen Joseph LaRosa requested stricter regulations regarding abandoned vehicles.

Citizen Gerald Miller spoke regarding his issues with a Code Enforcement Officer and corruption in the judicial system.

Citizen Sigmund Wilson spoke about a traffic altercation with a Fed Ex driver and requested traffic cameras be installed at traffic intersections.

Citizen Jaymen Johnson requested developers hold part of the responsibility regarding bear mitigation.

Citizen Jim Coonradt spoke about racism not being acceptable in Colorado Springs.

Citizens Ross Klinger and Christine Goetsch spoke about a stormwater issue on Cowpoke Road.

7. Mayor's Business

There was no Mayor's Business.

8. Items Called Off Consent Calendar

- 4B.D.** [19-187](#) A resolution approving the Intergovernmental Agreement with the Colorado Department of Transportation to fund the Flying Horse Pond 1 Reconstruction.

Presenter:

Jeff Dunn, P.E., Stormwater Enterprise

Attachments: [Resolution Final - Flying Horse](#)

[Exhibit A - Flying Horse](#)

[FHP 1 Powerpoint](#)

Citizen Ross Klinger stated he does not have a problem with the City repairing the Flying Horse Pond, but would like to know why it failed an inspection. President Skorman stated this item is pertaining to the Intergovernmental Agreement with the Colorado Department of Transportation, not the history of the Flying Horse Pond.

Motion by Councilmember Gaebler, seconded by Councilmember Murray, that the Resolution authorizing the IGA between the City and CDOT to fund the reconstruction of Flying Horse Pond 1 be adopted. The motion passed by a vote of 8-0-1-0

Aye: 8 - Avila, Gaebler, Geislinger, Murray, Knight, Skorman, Strand, and Williams

Absent: 1 - Pico

- 4B.H.** [CPC MP 01-00147-A4 MJ19](#) A resolution adopting a major amendment to the Greenbriar/Powerwood Master Plan illustrating modified roadway alignments for the planned east/west roadways between Tutt Boulevard and Templeton Gap Road, and a change from Regional Commercial to Multi-Family Residential for 20.5 acres.

(LEGISLATIVE)

Related Files: CPC CP 01-00148-A10MJ19

Presenter:

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

Attachments: [RES_Greenbriar-PowerwoodMasterPlanAmendment](#)

[Exhibit A_Greenbriar-PowerwoodMPA](#)

[Vicinity Map](#)

[CC_Greenbriar-Powerwood_Staff-Presentation](#)

[Greenbriar_Powerwood_CPC_06.20.19_applicant](#)

[CPC Report_GreenbriarPowerwood](#)

[Figure 1 - Amended Master Plan](#)

[Figure 2 - Amended Concept Plan](#)

[Figure 3 - Project Statement](#)

[Figure 4 - Aerial Image](#)

[Figure 5 - FIA](#)

[Figure 6 - PlanCOS Map](#)

[7.5.408 Master Plan](#)

[Draft_CPC_Greenbriar-Powerwood_min](#)

[Signed Resolution 65-19](#)

Citizen Kelly Malvern, adjacent property owner to the

Greenbriar/Powerwood project stated he has a number of concerns regarding the elevation and density of the multi-family residential units proposed to be built in this area and requested a private road be constructed for connection with Templeton Gap Road due to the potential for erosion. He also requested street improvements be made to Templeton Gap Road identical to Tutt Boulevard due to safety concerns for pedestrians.

Daniel Sexton, Principal Planner, Planning and Community Development, gave an overview of the site details, public notification, the vicinity map, the amended master plan, and the amended concept plan.

Councilmember Williams asked what the height limit is for this area. Mr. Sexton stated forty-five feet.

Councilmember Knight asked if any new information will be presented to City Council which had not been previously presented to the Planning Commission. Mr. Sexton stated there is no new information.

Andrea Barlow, NES Inc., representing the applicant, presented the surrounding zoning context and land use relationships regarding mixed building heights. She stated multi-family residential is a conditional use in the Planned Business Center (PBC) zone which will require another public hearing and approval from the Planning Commission.

Citizen Jan Malvern spoke in opposition of the proposed development.

Mr. Sexton stated the landscape buffer for this project are equal to the established minimum buffers per City Code.

Councilmember Geislinger asked if Templeton Gap Road was the responsibility of the City. Mr. Sexton confirmed it was.

Motion by Councilmember Geislinger, seconded by Councilmember Gaebler, that the Resolution for a major master plan amendment for the Greenbriar/Powerwood project, based upon the findings that the master plan as amended meets the review criteria for granting a major master plan amendment as set forth in City Code Section 7.5.408 be adopted. The motion passed by a vote of 7-1-1-0

Aye: 7 - Avila, Gaebler, Geislinger, Knight, Skorman, Strand, and Williams

No: 1 - Murray

Absent: 1 - Pico

- 4B.I.** [CPC CP
01-00148-A1
0MJ19](#) A major amendment of the Greenbriar/Powerwood Concept Plan adding the multi-family residential land use as an allowable use, and illustrating modified roadway alignments and an updated lot configuration.

(QUASI-JUDICIAL)

Related Files: CPC MP 01-00147-A4MJ19

Presenter:

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

Attachments: [Figure 2 - Amended Concept Plan
7.5.501.E Concept Plans](#)

Please see comments in Agenda item 4B.H.

Motion by President Pro Tem Strand, seconded by Councilmember Geislinger, that the major concept plan amendment for the Greenbriar/Powerwood project, based upon the findings that the concept plan as amended meets the review criteria for granting a major concept plan amendment as set forth in City Code Section 7.5.501(E) be approved. The motion passed by a vote of 7-1-1-0

Aye: 7 - Avila, Gaebler, Geislinger, Knight, Skorman, Strand, and Williams

No: 1 - Murray

Absent: 1 - Pico

- 4B.J.** [19-325](#) A Resolution declaring the intent of the City of Colorado Springs, Colorado to issue its Multifamily Housing Revenue Bonds to finance the construction of a senior affordable multifamily housing facility known as Atrium at Austin Bluffs

Presenter:

Steve Posey, HUD Program Manager, Planning & Community Development
Peter Wysocki, Director of Planning and Community Development

Attachments: [Draft Resolution for Preliminary Inducement of Private Activity Bonds
Prelim Inducement Res TGap CC Materials
Signed Resolution 66-19](#)

Steve Posey, HUD Program Manager, Planning and Community Development, presented the preliminary inducement Resolution to issue Private Activity Bonds (PAB) to finance the construction of a senior affordable multifamily housing facility known as Atrium at Austin Bluffs.

Lee Patke, Executive Director, Greccio Housing, gave a brief history of affordable housing within the City, an overview of the proposed development of the Atrium at Austin Bluffs, and the results from a market study which was conducted.

Councilmember Geislinger asked if there was a demand for housing from citizens with a fifty percent or less area median income. Mr. Patke confirmed there was.

President Pro Tem Strand asked how much of the PAB will be allocated to this project. Mr. Posey stated approximately \$8 million of the \$24.2 million PAB cap.

Citizen Robert Hunt asked if this reserve allocation will affect any other projects such as street repairs within the City. Mr. Posey explained these types of bonds are a Federal grant issued specifically for affordable multi-family rental projects.

Citizens David Terry, Paul Reed, Patricia Hurley spoke in opposition to the proposed financing of this project. President Skorman stated there will be future opportunity to address development concerns if those processes move forward.

Citizen Lisa Sheldon asked when citizens will receive notification regarding the development plans. Mr. Patke stated they anticipate the required public meeting notices will go out this fall.

Citizen Clifford Johnson spoke in favor of reserving the funds for this affordable senior housing project.

Councilmember Geislinger stated this reserve of funding is an appropriate way to address the affordable housing issue in the community.

Motion by Councilmember Murray, seconded by President Pro Tem Strand, that the Resolution declaring the intent of the City of Colorado Springs, Colorado to issue its Multifamily Housing Revenue Bonds to finance the construction of a senior affordable multifamily housing facility known as Atrium at Austin Bluffs be adopted. The motion passed by a vote of 8-0-1-0

Aye: 8 - Avila, Gaebler, Geislinger, Murray, Knight, Skorman, Strand, and Williams

Absent: 1 - Pico

9. Utilities Business

- 9.A.** [19-348](#) A resolution setting the Electric Cost Adjustment, Electric Capacity Charge and Industrial Service - Large Power and Light Supply Credit effective August 1, 2019

Presenter:

Tamela Monroe, Chief Planning and Finance Officer

Aram Benyamin, Chief Executive Officer

Attachments: [ECA-ELG SC and ECC Rate Adj Filing Packet.pdf](#)
[Signed Resolution 68-19](#)

Tamela Monroe, Chief Planning and Finance Officer, Colorado Springs Utilities, presented the proposed rate adjustment of the Electric Cost Adjustment (ECA) from \$0.0209 to \$0.0193 per kWh to be effective August 1, 2019 which would decrease the typical residential electric bill by \$1.12 per month, the typical commercial electric bill by \$9.60 per month and the typical industrial electric bill by \$640.00 per month. She stated the Large Power and Light (ELG) supply credit adjustment will change the current effective credit rate of \$(0.0034) per kWh to \$(0.0030) per kWh. Ms. Monroe stated the Electric Capacity Charge (ECC) would decrease the typical residential ECC by \$0.0046 per month, the typical commercial ECC by \$0.0042 per month and the typical industrial ECC by \$0.0038 per month. She stated the Gas Cost Adjustment (GCA) would be adjusted from \$0.1746 to \$0.1620 per Ccf which would decrease the typical residential gas bill by \$3.42 per month, the typical commercial gas bill by \$57.04 per month and the typical industrial gas bill by \$570.40 per month. She stated the Gas Capacity Charge would decrease the typical residential GCC by \$0.0530 per month, the typical commercial GCC by \$0.0498 per month and the typical industrial GCC by \$0.0498 per month.

There were no comments on this item.

Motion by Councilmember Gaebler, seconded by Councilmember Murray, that the Resolution setting the Electric Cost Adjustment, Electric Capacity Charge and Industrial Service - Large Power and Light Supply Credit effective August 1, 2019 be adopted. The motion passed by a vote of 8-0-1-0

Aye: 8 - Avila, Gaebler, Geislinger, Murray, Knight, Skorman, Strand, and Williams

Absent: 1 - Pico

- 9.B.** [19-349](#) A resolution setting the Gas Cost Adjustment and the Gas Capacity Charge effective August 1, 2019

Presenter:

Tamela Monroe, Chief Planning and Finance Officer
Aram Benyamin, Chief Executive Officer

Attachments: [GCA and GCC Rate Adj Filing Packet.pdf](#)
[Signed Resolution 69-19](#)

Please see comments in Agenda item 9.A.

Motion by President Pro Tem Strand, seconded by Councilmember Murray, that the Resolution setting the Gas Cost Adjustment and the Gas Capacity Charge effective August 1, 2019 be adopted. The motion passed by a vote of 8-0-1-0

Aye: 8 - Avila, Gaebler, Geislinger, Murray, Knight, Skorman, Strand, and Williams

Absent: 1 - Pico

9.C. [19-314](#)

An Ordinance of the City of Colorado Springs, Colorado approving and authorizing the execution and delivery of the Standby Bond Purchase Agreement among the City of Colorado Springs, Colorado, Wells Fargo Bank, National Association, as Tender Agent, and Bank of America, N.A., the Fee Agreement between the City of Colorado Springs, Colorado and such Banking Organization, and the Official Statement for the Utilities System Revenue Bonds previously issued by the City to which the agreement relates; ratifying certain action heretofore taken.

Presenter:

Tamela Monroe, Chief Planning and Financial Officer
Aram Benyamin, Chief Executive Officer

Attachments: [CSU Ordinance Approving Replacement SBPAs - 2019_4820-3994-3064_3.docx](#)
[2005A Fee Agreement \(CSU - BANA\)\[2\]\[1\].docx](#)
[SBPA \(CO Springs Utilities Series 2005A\) 4845-8480-3993 v9.doc](#)

Tamela Monroe, Chief Planning and Financial Officer, presented the Ordinance approving and authorizing the execution and delivery of the Standby Bond Purchase agreement for the Utilities System Revenue Bonds, Series 2005A and identified the 2019 plan of finance.

There were no comments on this item.

Motion by Councilmember Murray, seconded by President Pro Tem Strand, that the Ordinance of the City of Colorado Springs, Colorado approving and authorizing the execution and delivery of the Standby Bond Purchase Agreement among the City of Colorado Springs, Colorado, Wells Fargo Bank, National Association, as Tender Agent, and Bank of America, N.A., the Fee Agreement between the City of Colorado Springs, Colorado and such Banking Organization, and the Official Statement for the Utilities System Revenue Bonds previously issued by the City to which the agreement relates; ratifying certain action

heretofore taken be passed on first reading. The motion passed by a vote of 8-0-1-0

Aye: 8 - Avila, Gaebler, Geislinger, Murray, Knight, Skorman, Strand, and Williams

Absent: 1 - Pico

9.D. [19-368](#) Sterling Ranch Outside City Interim Wastewater Service

Presenter:

Brian Whitehead, System Extensions Manager

Michael Gustafson, Senior Attorney

Attachments: [Resolution CSU to provide Wastewater Service to Sterling Ranch One Year 7-18-19 DRAFT.docx](#)
[Sterling Ranch One Year Wastewater Service Agreement DRAFT 07-18-19.docx](#)
[July Sterling Ranch CC Presentation Draft 7-18-19 PM.pptx](#)

Brian Whitehead, System Extensions Manager, stated Colorado Springs Utilities (CSU) is proposing to provide interim outside City wastewater service to the Sterling Ranch Metropolitan District No. 1.

Councilmember Gaebler asked if the Resolution requires an application for annexation within ninety days. Mr. Whitehead stated the City will not provide service to any other areas in the development other than a very specific limited area without the annexation.

Citizen Ross Klinger stated he supports this item.

Councilmember Avila stated she will not be supporting this item because it is not sustainable and the City keeps going after rooftops for sales tax. She stated there are developments in Banning Lewis Ranch and areas in El Paso County which were not designed to have access to transit. She stated there are already other developments in the City that need renovated.

Councilmember Gaebler stated this is a very complicated issue and the City is trying to ensure the region is built in a sustainable way. She stated by annexing some of the areas into the City, the City could eventually provide transit service and promote sustainable developments.

Councilmember Murray and President Pro Tem Strand stated this is in the City's best interest.

Councilmember Williams stated the City has a renewable water source and the City should adopt a more welcoming approach in regards to annexation.

Motion by Councilmember Murray, seconded by Councilmember Gaebler, that the Resolution to provide Sterling Ranch outside City interim wastewater service be adopted. The motion passed by a vote of 7-1-1-0

Aye: 7 - Gaebler, Geislinger, Murray, Knight, Skorman, Strand, and Williams

No: 1 - Avila

Absent: 1 - Pico

10. Unfinished Business

There was no Unfinished Business.

11. New Business

There was no New Business.

12. Public Hearing

- 12.A. [CPC MP 05-00080-A7 MJ19](#) A resolution approving a major amendment to the Wolf Ranch Master Plan changing various land use classifications within the Wolf Ranch development.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning and Development

Peter Wysocki, Planning and Community Development Director

Attachments: [RES_WolfRanchMPA](#)
[Exhibit A](#)
[STAFF Presentation_Wolf Ranch MP Amendment_CC 7.23.19](#)
[CPC Staff Report_Wolf Ranch Master Plan_KAC](#)
[FIGURE 1_Project Statement](#)
[FIGURE 2_Public Comment-opposition](#)
[FIGURE 3_Public Comment-support](#)
[FIGURE 4_Wolf Ranch Neighbors Letter](#)
[FIGURE 5_EI Paso County Planning Comment Letter](#)
[FIGURE 6_Wolf Ranch Park System](#)
[FIGURE 7_Current Master Plan](#)
[FIGURE 8_Proposed Master Plan](#)
[FIGURE 9_Fiscal Impact Analysis.Wolf Ranch](#)
[FIGURE 10_Entech Report](#)
[FIGURE 11_CGS Letter 1-24-19](#)
[FIGURE 12_District 20 Comment Letters](#)
[AdditionalCorrespondence_WolfRanch](#)
[Public Comment_7-17-19](#)
[Map_Area of Change](#)
[Map_PlanCOS Conformance](#)
[Map_Surrounding Zoning](#)
[7.5.408 Master Plan](#)
[Signed Resolution 70-19](#)

Katie Carleo, Principal Planner, Planning and Development, presented the Resolution approving a major amendment to the Wolf Ranch Master Plan changing various land use classifications within the Wolf Ranch development. She provided a brief background of the Wolf Ranch development, details of the application, applicability to the PlanCOS framework, the stakeholder process, and staff recommendations.

Councilmember Knight asked if an agreement had been reached with School District 20. Mr. Carleo stated staff has not received a final agreement yet. Councilmember Knight commented that if this item is approved by City Council, it will lock in the new site location of the elementary school without approval from School District 20.

Tim Siebert, Nor'Wood Development Group, stated they are very close to finalizing the agreement with School District 20 with an anticipated signing date of August 15, 2019 and iff needed, a condition could be put on City

Council's approval of the development plan until City Council receives the signed agreement. He gave an overview of the Wolf Ranch existing master plan, areas of amendment, land use changes, community park, neighborhood parks, and commercial site.

Councilmember Williams asked how many acres were dedicated to parks in the original master plan. Mr. Siebert stated there were 346 acres of park land in the original master plan and 398 acres are proposed in the amended master plan.

Councilmember Williams asked if the proposed change is compatible with the grade separated interchange on the funding list at Powers Boulevard and Research Parkway. Mr. Siebert stated they believe it is.

Councilmember Murray asked who will be doing the stormwater work at that interchange. Mr. Siebert stated Colorado Department of Transportation (CDOT).

Councilmember Knight asked if there are any lots which have already been sold on the premise of nearby open space that this change will affect. Mr. Siebert stated this change is hundreds of feet away from any existing homes and the adjacent open space to existing residents is still consistent.

Citizens Bill Sturtevant Judy Von Ahlefeldt, Paul Burnett, and Beth Burnett spoke in opposition to the proposed amendment to the master plan.

Mr. Siebert stated master plans are amended within the City all the time and they are not trying to change promises, they are trying to create a diversity of housing types and flexible densities in Wolf Ranch. He stated they are adjusting to a changing market, price point, and amenities. He stated they are not presenting development plans at this time, just the framework for organizing a community. Mr. Siebert identified how they are addressing pedestrian safety, traffic volumes, and how these changes will affect residents.

Councilmember Murray asked how this amendment will improve the interest of the City and the current residents. Mr. Siebert stated this proposed plan is more dynamic, offers more housing options, and utilizes land and urban surfaces more efficiently.

Councilmember Knight stated the development plan will not come before

City Council because it would be approved by administration. He asked how much input will citizens be allowed. Mr. Siebert stated they could hold community meetings.

Councilmember Knight stated he is concerned existing residents were told there would be a twenty-five acre park which is now proposed to be a nine acre park. Mr. Siebert stated the closest edge of those lots to that area is over 1,200 feet away.

Marc Smith, Corporate Division Chief, Office of the City Attorney, stated the review criteria for a major amendment of a master plan is located in 7.5.408 of City Code.

Councilmember Williams stated he believes this master plan amendment meets the review criteria.

President Pro Tem Strand asked how the transit service criteria has been met. Ms. Carleo stated the alignment of transportation and roadways identified on the major thoroughfare plan has not changed with this proposed amendment.

**Motion by Councilmember Gaebler, seconded by Councilmember Williams, that this Resolution be adopted Proposed Motion:
CPC MP 05-00080-A7MJ19
Approve the Major Amendment of the Wolf Ranch Master Plan, based upon the findings that the proposal meets the review criteria for master plans as set forth in City Code Section 7.5.408 condition that the applicant provide written concurrence of the school site from District 20 for the area impacted by the school site.. The motion passed by a vote of**

Aye: 7 - Avila, Gaebler, Geislinger, Knight, Skorman, Strand, and Williams

No: 1 - Murray

Absent: 1 - Pico

12.B. [CPC AP
19-00069](#)

An appeal of the City Planning Commission's action to uphold administrative approval of a site plan for a building permit for the construction of a 10-foot tall fence on portions of the Flying W Ranch.

(QUASI-JUDICIAL)

Presenter:

Peter Wysocki, Director Planning and Community Development
Meggan Herington, Assistant Planning Director

Attachments: [Exhibit 1 Appeal request](#)
[Exhibit 2 Flying W Notification](#)
[CPC Staff Report Flying W Ranch Fence](#)
[FIGURE 1 Buiding Permit Submittal](#)
[FIGURE 2 Appeal Package](#)
[FIGURE 3 Opposition](#)
[FIGURE 4 Stormwater Email](#)
[7.3.105.A.1](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)
[7.4.102.A Fences or Walls](#)
[AdditionalCorrespondence FlyingW](#)
[Draft CPC FlyingWAppeal min](#)

Councilmember Knight recused himself.

Sarah B. Johnson, City Clerk, stated the appellant for item 12.B. has requested a postponement to the August 13, 2019 City Council meeting.

Motion by President Pro Tem Strand, seconded by Councilmember Gaebler, to approve the appellant's request for postponement to the August 13, 2019 City Council meeting per City Code section 7.5.906.B.3. The motion passed by a vote of 7-0-1-1

Aye: 7 - Avila, Gaebler, Geislinger, Murray, Skorman, Strand, and Williams

Absent: 1 - Pico

Recused: 1 - Knight

- 12.C.** [CPC SN 19-00045](#) An appeal of City Planning Commission's decision to approve a street name change from Imola Lane to Blamires Way for the entire street length from south of Farthing Drive to its terminus.

(Quasi-Judicial)

Presenter:

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

Attachments: [Appellant Statement](#)
[CPC Staff Report Blamires Way St Name Change](#)
[VICINITY MAP](#)
[Blamires Way - CC powerpoint - LT](#)
[FIGURE 1 - Site Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - Neighborhood comments](#)
[FIGURE 4 - Applicant response letter](#)
[FIGURE 5 - PlanCOS Typology Map](#)
[CPC SN 19-00045 \(Blamires Way Street Name Change\)](#)
[7.7.704.D.7 Street Name Changes Review Criteria](#)
[Draft CPC BlamiresWay_min](#)

Lonna Thelen, Principal Planner, Planning and Community Development, presented a vicinity map of Imola Lane and gave an overview of the application of the street name change from Imola Lane to Blamires Way. She went over the site plan, neighborhood concerns, and the criteria for a street name change.

Councilmember Knight and Councilmember Geislinger stated they have reservations because part of criteria for approving a street name change is to promote the health, safety, convenience and general welfare of the citizens.

Michael Kuhn, representing the appellant, Save the Canyons at Broadmoor, stated there was no evidence Dr. Blamires has proven this street name change promotes the health, safety, convenience and general welfare of the citizens or would make it easier to locate on maps. He provided a background of Imola Lane and explained Farthing Drive was an existing street prior to the naming of the Tuscan or Mediterranean themed streets.

Councilmember Williams asked if the other property owners in the area were opposed. Mr. Kuhn stated twenty of the twenty-four property owners signed a petition opposed to the proposed name change.

Councilmember Knight asked if there were development plans to build additional homes on Imola Lane. Mr. Kuhn stated the property is currently on the market.

Citizen Erin Slivka spoke in favor of the appeal.

Councilmember Geislinger asked how the proposed name change would harm the community. Ms. Slivka stated there is a psychosocial component

to it.

Luanne Ducett, representing the applicant, gave a brief history of Imola Lane, the street repairs which had been made, the benefits to the neighbors, and issues with deliveries to Imola Lane.

Councilmember Geislinger asked how changing the street name change would promote the health, safety, convenience and general welfare of the citizens. Ms. Ducett stated if future maintenance were needed on the street, if the street was named after him, Dr. Blamires would be more willing to provide the upkeep. Dr. Blamires stated this name change will leave a legacy for the only family who lives on the street.

Councilmember Murray asked if Imola Lane was an existing road. Dr. Blamires stated it was, but he essentially had to rebuild it due to all the issues with drainage, the sewage line, and the road collapsed.

Mr. Kuhn stated the City Code states to promote the health and welfare of the citizens, not one individual citizen.

Councilmember Murray stated the repair of the road was not for improvement, it was done as a direct result of the construction of the home.

President Pro Tem Strand asked how this name change would promote the health, safety, convenience and general welfare of the citizens. Ms. Thelen stated it promotes the ability for someone to safely find a residence.

Councilmember Geislinger asked why the opportunity for Dr. Blamires to have a private road was declined. Ms. Thelen stated it was most likely due to the City wanting to maintain access to the south to Norad Road.

Councilmember Geislinger stated he believes the Planning Commission applied the wrong standard and there is no evidence the change in the street name will promote the health, safety, convenience and general welfare of the citizens.

Councilmember Williams stated even though Google Maps does not recognize this road, changing the name will not bring it into existence.

Councilmember Knight stated because this road would be the major access to the adjacent properties, he will be voting in favor of the appeal.

Motion by Councilmember Murray, seconded by Councilmember Geislinger, to uphold the appeal and overturn the City Planning Commission's approval of the street name change from Imola Lane to Blamires Way, based upon the finding that the appeal met the requirements of City Code Section 7.5.906.B and based upon the finding that the street name change did not comply with the review

criteria in City Code Section 7.7.704.D.7. The motion passed by a vote of 8-0-1-0

Aye: 8 - Avila, Gaebler, Geislinger, Murray, Knight, Skorman, Strand, and Williams

Absent: 1 - Pico

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