



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, January 28, 2025

9:00 AM

Council Chambers

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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

President Helms called the meeting to order at 9:06 AM.

Present: 9 - Councilmember Yolanda Avila, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Mike O'Malley, Councilmember Brian Risley, and Councilmember Michelle Talarico

Councilmember O'Malley left the meeting at approximately 10:15 AM and returned at approximately 10:45 AM.

2. Invocation and Pledge of Allegiance

President Helms called the meeting to order at 9:06 AM.

3. Changes to Agenda/Postponements

The Invocation was made by Pastor David Vahle from the Rustic Hills Baptist Church.

President Helms led the Pledge of Allegiance.

- 11.C. [25-084](#) A Resolution submitting to the qualified electors of Colorado springs, Colorado, at the general municipal election to be held on Tuesday, April 1, 2025, a ballot question to amend the City of Colorado Springs City Code, thereby allowing Class 1 Electrical Assisted Bicycles on City Parks Properties and Trails, providing for the form of the ballot title and text, providing for certain matters with respect to the election, and providing the effective date of this Resolution

Presenter:

Nancy Henjum, City Councilmember, District 5

Attachments: [RES - E-Bike Referral 1.22.25](#)

This item was postponed indefinitely.

Motion by Councilmember Henjum, seconded by Councilmember Talarico, that the Resolution submitting to the qualified electors of Colorado springs, Colorado, at the general municipal election to be held on Tuesday, April 1, 2025, a ballot question to amend the City of Colorado Springs City Code, thereby allowing Class 1 Electrical Assisted Bicycles on City Parks Properties and Trails, providing for the form of the ballot title and text, providing for certain matters with respect to the election, and providing the effective date of this Resolution be postponed indefinitely. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, O'Malley, Risley, and Talarico

No: 1 - Leinweber

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. [24-706](#) Ordinance No. 25-02 creating a new Section 108 (Carrying of a Firearm In Government Buildings) of Part 1 (Dangerous and Deadly Weapons) of Article 7 (Dangerous Weapons and Substances) of Chapter 9 (Public Offenses) of the Code Of The City Of Colorado Springs 2001, as amended, Pertaining To Carrying Firearms

Presenter:

Benjamin Bolinger, Legislative Counsel, Office of the City Attorney

Attachments: [24-706 Sensitive Spaces-ORD-2024-12-03](#)
[24-706 2024a 131 signed](#)
[Signed Ordinance No. 25-02.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.B.** [SUBD-24-01](#) Ordinance No. 25-03 vacating a portion of the public alley consisting of
[11](#) 0.166 acres located at the northeast corner of Columbine Place and
Windsor Avenue.
(Legislative)

Located in Council District 5

Presenter:
Logan Hubble, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Ordinance_Tara Custom Homes ROW Vacation_final](#)
[Exhibit A Vacation Plat](#)
[Attachment 1 Project Statement](#)
[Attachment 2 Neighbor Comments](#)
[Attachment 3 Neighbor Comment Response](#)
[Staff Presentation Tara Custom Homes ROW Vacation](#)
[Signed Ordinance No. 25-03.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.C.** [CODE-24-00](#) Ordinance No. 25-04 amending Section 307 (Park Land Dedications) of
[03](#) Article 4 (Development Standards and Incentives) of Chapter 7 (Unified
Development Code (UDC)) of the Code of the City of Colorado Springs
2001, as amended, pertaining to Park Land Dedications. (Legislative)

Presenter:
Caroline Miller, Park Land Dedication Ordinance Program
Administrator, Planning Department
Lonna Thelen, Parks Design and Development Manager/TOPS
Manager, Parks Recreation and Cultural Services

Attachments: [Staff Report_CC Work Session_PLDO 2025 Acreage and Fee Update](#)
[Attachment 1 - 2024 PLDO Appraisal](#)
[Attachment 2 - Existing Fee Schedule](#)
[Attachment 3 - ACS Household Data](#)
[ORD-Park Land Dedication Acreage](#)
[7.4.307 PARK LAND DEDICATIONS](#)
[7.5.702 AMENDMENT TO UDC TEXT](#)
[PLDO - Acreage & Fee Update - City Council Presentation](#)
[HBA - 2025 PLDO Fee Letter](#)
[Signed Ordinance No. 25-04.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.D. [25-022](#)** Ordinance No. 25-05 amending Section 104 (Appeals) of Article 13 (Relocation Policy and Program) of Chapter 6 (Neighborhood Vitality/Community Health) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Relocation Application Appeals.

Presenter:

Jessica Davis, Manager, Colorado Springs Utilities
Gayle Sturdivant, City Engineer/Deputy Public Works Director
Kellie Billingsley, Real Estate Services Manager
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [11-4-24 rev- Ordinance - Code Chapter 6 re relocation appeals panel](#)
[Signed Ordinance No. 25-05.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.E. [25-023](#)** Ordinance No. 25-06 amending Section 201 (Permits Required) of Part 2 (Use and Occupancy of Public Property) of Article 2 (City Properties) of Chapter 3 (Public Property and Public Works) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the Real Estate Manual.

Presenter:

Jessica Davis, Manager, Colorado Springs Utilities
Gayle Sturdivant, City Engineer/Deputy Public Works Director
Kellie Billingsley, Real Estate Services Manager
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [Ordinance - Code Chapter 3 re permits and licenses](#)
[Signed Ordinance No. 25-06.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.F.** [25-024](#) Ordinance No. 25-07 amending Article 1 (General Provisions) of Chapter 12 (Utilities) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the Real Estate Manual.

Presenter:

Jessica Davis, Manager, Colorado Springs Utilities
Gayle Sturdivant, City Engineer/Deputy Public Works Director
Kellie Billingsley, Real Estate Services Manager
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [Ordinance - Code Chapter 12 re permits and licenses](#)
[Signed Ordinance No. 25-07.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

- 4B.A.** [25-074](#) City Council Regular Meeting Minutes January 14, 2025

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [1-14-2025 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

- 4B.B.** [CODE-24-00](#) A Resolution amending the Fee Schedule for fees in lieu of park land
[04](#) dedication as provided for in the Park Land Dedication Ordinance.
(Legislative)

Presenter:

Caroline Miller, Park Land Dedication Ordinance Program
Administrator, Planning Department
Lonna Thelen, Parks Design and Development Manager/TOPS
Manager, Parks Recreation and Cultural Services

Attachments: [RES-PLDO Fee Schedule](#)
[Signed Resolution No. 09-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.C.** [CODE-24-00](#) A Resolution amending the City of Colorado Springs Park Land
[05](#) Dedication Ordinance Criteria Manual. (Legislative)

Presenter:

Caroline Miller, Park Land Dedication Ordinance Program
Administrator, Planning Department
Lonna Thelen, Parks Design and Development Manager/TOPS
Manager, Parks Recreation and Cultural Services

Attachments: [RES-PLDO Criteria Manual](#)
[Signed Resolution No. 10-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.D. [25-039](#)** The City Clerk reports that on December 27, 2024, there was filed with her a petition for the annexation of OTR Addition No. 1 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [1. OTR-Petition for Annexation.pdf](#)
[2. OTR Addition No. 1 - Annexation Plat.pdf](#)
[3. OTR Addition No. 1 - Legal Description.docx](#)
[4. OTR - Vicinity Map.pdf](#)

This Item was approved on the Consent Calendar.

- 4B.E. [25-030](#)** A Resolution authorizing the acquisition of real property, permanent easements and temporary easements using PPRTA funds for the Marksheffel Road - North Carefree to Dublin Project.

Presenter:
Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director
Kellie Billingsley, Real Estate Services Manager

Attachments: [1 Oly VanDW - Location Map](#)
[2 Oly VanDW - Resolution](#)
[3 Resolution - Exhibit A](#)
[4 Resolution - Exhibit B](#)
[5 Resolution - Exhibit C](#)
[6 Marksheffel - Oly VanDW Presentation](#)
[Signed Resolution No. 11-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.F. [25-031](#)** Ordinance No. 25-18 amending Section 203 (Application For License; Fees; Term; Bond And Insurance Requirements; Suspension Or Revocation) Of Part 2 (Excavations) Of Article 3 (Streets And Public Ways) Of Chapter 3 (Public Property And Public Works) Of The Code Of The City Of Colorado Springs 2001, As Amended, Pertaining To Excavator Stop Work Orders.

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director
Tyra Sandy, PE, Engineering Program Manager/Assistant City Engineer

.Body**Summary:**

The ordinance amends Section 3.3.203 of the City Code to permit the issuance of stop work orders to contractors for personal or private property damages, working without a permit, and non-compliance with permit requirements.

Background:

The City is currently facing numerous instances of contractors, especially fiber companies, installing infrastructure within public rights-of-way (ROW) and, at times, utilizing Public Utility Easements (PUE) on private property (such as lot line easements). This practice has raised significant safety concerns and led to complaints from residents when work is performed on their property within the PUE. To address these issues, Public Works is collaborating with the City Attorney's Office, with support from outside counsel, to appropriately permit work within these PUEs.

Historically, City staff have issued stop work orders to contractors conducting work within the ROW without a permit or performing non-compliant work. However, it was recently discovered that the City Code does not sufficiently empower City staff to issue these stop work orders (SWO). The proposed ordinance aims to provide this essential tool to enhance permitting and oversight of work within the ROW and PUE.

Previous Council Action:

N/A

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

N/A

Stakeholder Process:

N/A

Alternatives:

Disapproval of the ordinance will allow contractors to continue their current practices, resulting in ongoing safety concerns and disruptions to residents.

Attachments: [1 PW-ExcavatorStopWorkOrder-ORD-2024-11-26](#)
[2 Presentation](#)

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

- 4B.G.** [ANEX-24-00](#)
[13R](#) A Resolution finding a petition for annexation of the area known as Southern Colorado Rail Park Addition No. 1 Annexation consisting of 3,107.90 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of March 11, 2025, for the Colorado Springs City Council to consider the annexation of the area.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department

Attachments: [Resolution Setting Hearing Date_SCRP](#)
[Exhibit A - SCRP - Petition for Annexation](#)
[EXHIBIT 12B_Clerk Affidavit_SCRP](#)
[Memo to Clerk to advertise_SCRP](#)
[PUBLIC NOTICE_SCRP](#)
[Vicinity Map.pdf](#)
[Signed Resolution No. 12-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.I.** [ANEX-23-00](#)
[21R](#) A Resolution finding a petition for annexation of the area known as Summit View Addition No. 1 Annexation consisting of 32 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of March 11, 2025, for the Colorado Springs City Council to consider the annexation of the area.
(Legislative)

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, City Planning Department

Attachments: [Resolution Setting Hearing Date Summit View 12.26.2024.docx](#)
[Exhibit A1 Petition for Annexation Summit View](#)
[Exhibit A2 Petition for Annexation Summit View](#)
[EXHIBIT 12B Clerk Affidavit \(DRAFT\)](#)
[Legal Description Summit View](#)
[Planner Affidavit 12.26.2024](#)
[Public Notice Summit View Addition No. 1 12.26.2024](#)
[Surveyor Affidavit 092624 Summit View](#)
[Vicinity Map Summit View Addition No. 1](#)
[Clerk Memo to Adver Summit View Addition No. 1 12.26.2024](#)
[Signed Resolution No. 13-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, 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, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

5. Recognitions

President Helms announced the retirement of Jacqueline Rowland, City Auditor, who's last day with the City will be Friday, January 31, 2025.

Several Councilmembers and Mayor Yemi acknowledged Ms. Rowland and her many achievements during her career with the City.

Ms. Rowland expressed appreciation for the recognition and the contributions of her team.

5.A. [25-075](#) A Joint Proclamation in Recognition recognizing February 2025 as Black History Month

Presenter:

Randy Helms, Council President and Councilmember District 2
Mayor Yemi Mobolade

Attachments: [Black History Month Proclamation 2025](#)

President Helms and Mayor Yemi read a joint Proclamation in recognizing February 2025 as Black History Month.

Mayor Yemi recognized the importance of recognizing and celebrating Black History Month, the many achievements of Black leaders and Black Americans.

Candice McKnight, President and Chief Executive Officer, African American Historical Society of Colorado Springs, provided a brief overview of the City's African American museum, the many accomplishments of African Americans, and the Black History Month kick-off fair/soul food luncheon scheduled for Saturday, February 1, 2025, from 10:00 AM to 4:00 PM, at the Family History Center

Sister Daphne LaTour from the Word of Life Church sang a song in recognition of and in honor of Black History Month.

Councilmember Henjum stated on February 23, 2025 at 4:00 PM, One Body ENT will sponsor a Black History production of The Wiz at Harrison High School.

Councilmember Avila recognized Willie Brazil, JJ Frazier, Jennifer Smith, D Smith, Pastor Ben Anderson, Pastor Wanda Anderson, Promise Lee, and Jim Mason for all their work which has contributed to the strength of the City.

6. Mayor's Business

- 6.A.** [25-078](#) Nomination to appoint Aimee Cox to serve on the Colorado Springs Housing Authority Board.

Presenter:
Mayor Yemi Mobolade

Mayor Yemi presented the nomination to appoint Aimee Cox to serve on the Colorado Springs Housing Authority (CSHA) Board. He identified her credentials for this position and achievements during her time with the City.

Several Councilmembers expressed support of Mayor Yemi's nomination.

Councilmember Henjum asked what perspective and vision Ms. Cox will bring to the position. Ms. Cox stated she was raised in Colorado Springs and understands the benefits of housing stability.

Councilmember Donelson requested a brief description of what the CSHA does. Ms. Cox provided a brief overview of the role, functions, and responsibilities of the CSHA.

Councilmember Donelson asked if there has previously been a member of the Administration appointed to this Board. Ms. Cox stated it has previously been a member of City Council. Wynetta Massey, City Attorney, stated state statute permits the appointment of a City official.

Motion by Councilmember Henjum, seconded by Councilmember Leinweber, that the appointment of Aimee Cox to serve for the remainder of Eric Phillips' term on the Colorado Springs Housing Authority Board, expiring on April 16, 2026 be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

7. Citizen Discussion For Items Not On Today's Agenda

Citizens Veronica Baker, Gloria Carpenter, and Lisa Bigelow spoke about the vacant position to the Pikes Peak Library Board of Trustees and requested the appointment process be subject to the Sunshine Law allowing public involvement and transparency.

Citizens Jenna Delecek, Lawrence Clark, and Sed Keller requested more support and assistance for people experiencing homelessness.

Citizen Lonnie Mera spoke about need for stop signs and streetlights in his neighborhood at Las Vegas Street and Nevada Avenue.

8. Items Called Off Consent Calendar

- 4B.H.** [ZONE-24-00](#) Ordinance No. 25-19 to amend the zoning map of the City of Colorado Springs pertaining to 2.22 acres located at 520 North Twentieth Street from R-2 (Two-Family Residential) to R-Flex-Med/CR (R-Flex Medium Scale with Conditions of Record) zone district.
[14](#) (Quasi-Judicial) (Second Reading and Public Hearing)

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Attachments: [Staff Report Uintah Townhomes_RGS](#)
[Attachment 1 - Project Statement](#)
[Attachment 2 - Neighborhood Correspondence](#)
[Attachment 3 - Traffic Impact Study](#)
[Attachment 4 - Geological Hazard Report](#)
[Attachment 5 - Exhibit A and B - Legal Description and Zoning Map Depiction](#)
[Attachment 6 - Development Plan](#)
[Attachment 7 - Context Map](#)
[Attachment 8 - Westside Generalized Land Use Map](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Ordinance Uintah Townhomes](#)
[Exhibit A and B - Legal Description and Zoning Map Depiction](#)
[Staff Presentation Uintah Townhomes](#)

Councilmember Donelson stated he called this item off the Consent Calendar because it is a rezoning item and wanted to make sure citizens are aware the public hearing will be held at the February 11, 2025 City Council meeting and asked if a citizen is permitted to speak on the item today. Wynetta Massey, City Attorney, read City Code Section 7.5.407(D) (3)(c) and stated this Ordinance is on today's Agenda to approve on first reading so it can be considered at the public hearing with the other applications at the February 11, 2025 City Council meeting.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Ordinance amending the zoning map of the City of Colorado Springs pertaining to 2.22 acres located at 520 North Twentieth Street from R-2 (Two-Family Residential) to R-Flex-Med/CR (R-Flex Medium Scale with Conditions of Record) for the purpose of providing notice and setting a public hearing date for February 11, 2025, to consider the Uintah Townhomes zone change ordinance be approved on first reading. The motion passed by a vote of 8-0-1-0

Aye: 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, Risley, and Talarico

Absent: 1 - O'Malley

9. Utilities Business

9.A. [25-049](#) Consideration of a Resolution Regarding Certain Changes to The Colorado Springs Utilities' Open Access Transmission Tariff

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
 Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities
 David Beckett, Senior Attorney, City Attorney's Office - Utilities Division

Attachments: [2025 OATT Filling - Resolution 1.28](#)
[2025_DO_OATT-1.28.25](#)
[Signed Resolution No. 14-25.pdf](#)

David Beckett, Senior Attorney, City Attorney's Office, Utilities Division, presented the review of the draft Decision and Order Resolution adopting certain changes to the Colorado Springs Utilities Open Access Transmission Tariff (OATT).

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Donelson, that the Resolution regarding certain changes to The Colorado Springs Utilities' Open Access Transmission Tariff be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

10. Unfinished Business

- 10.A.** [ANEX-23-0009](#) Ordinance No. 25-11 annexing the area known as Karman Line Addition No. 1 located along existing Bradley Road consisting of 0.73 acres. (Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department
Kevin Walker, Planning Director

Attachments: [Staff Report Karman Line RGS](#)
[Attachment 1 - Project Statement - Annexation](#)
[Attachment 2 - Project Statement - Zone Establishment](#)
[Attachment 3 - Project Statement - Land Use Plan](#)
[Attachment 4 - City Annexations by Decade](#)
[Attachment 5 - County Zoning](#)
[Attachment 6 - Public Comments](#)
[Attachment 7 - School District Letter of Support](#)
[Attachment 8 - 3 Mile Buffer](#)
[Attachment 9 - Karman Line Additions - Annexation Plats](#)
[Attachment 10 - Fiscal Impact Analysis](#)
[Attachment 11 - Exhibit A and B - Zone Establishment](#)
[Attachment 12 - Draft Annexation Agreement](#)
[Attachment 13 - Karman Line Land Use Plan](#)
[Attachment 14 - Vicinity Map](#)
[Attachment 15 - CSPD Communication Letter](#)
[7.5.701 ANNEXATION OF LAND](#)
[Ordinance - Annexation Karman Line Addition 1 - ANEX-23-0009](#)
[Exhibit A - Karman Line Addition 1 - ANEX-23-0009](#)
[Signed Ordinance No. 25-11.pdf](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Ordinance No. 25-11 annexing into the City of Colorado Springs the area known as Karman Line Addition No. 1 consisting of 0.73 acres, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701 be finally passed. The motion passed by a vote of 7-2-0-0

Aye: 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Donelson, and Henjum

- 10.B.** [ANEX-23-0010](#) Ordinance No. 25-12 annexing the area known as Karman Line Addition No. 2 located along existing Bradley Road consisting of 1.57 acres. (Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Karman Line Addition 2 - ANEX-23-0010](#)

[Exhibit A - Karman Line Addition 2 - ANEX-23-0010](#)

[Signed Ordinance No. 25-12.pdf](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Ordinance No. 25-12 annexing into the City of Colorado Springs the area known as Karman Line Addition No. 2 consisting of 1.57 acres, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701 be finally passed. The motion passed by a vote of 7-2-0-0

Aye: 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Donelson, and Henjum

- 10.C.** [ANEX-23-0011](#) Ordinance No. 25-13 annexing the area known as Karman Line Addition No. 3 located along existing Bradley Road consisting of 4.65 acres. (Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Karman Line Addition 3 - ANEX-23-0011](#)

[Exhibit A - Karman Line Addition 3 - ANEX-23-0011](#)

[Signed Ordinance No. 25-13.pdf](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Ordinance No. 25-13 annexing into the City of Colorado Springs the area known as Karman Line Addition No. 3 consisting of 4.65 acres, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701 be finally passed. The motion passed by a vote of 7-2-0-0

Aye: 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Donelson, and Henjum

- 10.D.** [ANEX-23-0012](#) Ordinance No. 25-14 annexing the area known as Karman Line Addition No. 4 located along existing Bradley Road consisting of 11.60 acres. (Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Karman Line Addition 4 - ANEX-23-0012](#)

[Exhibit A - Karman Line Addition 4 - ANEX-23-0012](#)

[Signed Ordinance No. 25-14.pdf](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance No. 25-14 annexing into the City of Colorado Springs the area known as Karman Line Addition No. 4 consisting of 11.60 acres, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701 be finally passed. The motion passed by a vote of 7-2-0-0

Aye: 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Donelson, and Henjum

- 10.E.** [ANEX-23-0013](#) Ordinance No. 25-15 annexing the area known as Karman Line Addition No. 5 located along existing Bradley Road consisting of 17.83 acres. (Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Karman Line Addition 5 - ANEX-23-0013](#)

[Exhibit A - Karman Line Addition 5 - ANEX-23-0013](#)

[Signed Ordinance No. 25-15.pdf](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Talarico, seconded by Councilmember Risley, that the Ordinance No. 25-15 annexing the area known as Karman Line Addition No. 5 located along existing Bradley Road consisting of 17.83 acres be finally passed. The motion passed by a vote of 7-2-0-0

Aye: 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Donelson, and Henjum

- 10.F.** [ANEX-23-0014](#) Ordinance No. 25-16 annexing the area known as Karman Line Addition No. 6 located northwest of the Bradley Road and Curtis Road intersection consisting of 1,760.74 acres.
(Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.701 ANNEXATION OF LAND](#)[Ordinance - Annexation Karman Line Addition 6 - ANEX-23-0014](#)[Exhibit A - Karman Line Addition 6 - ANEX-23-0014](#)[Signed Ordinance No. 25-16.pdf](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance No. 25-16 annexing into the City of Colorado Springs the area known as Karman Line Addition No. 6 consisting of 1,760.74 acres, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701 be finally passed. The motion passed by a vote of 7-2-0-0

Aye: 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Donelson, and Henjum

- 10.G.** [ZONE-23-0009](#) Ordinance No. 25-17 establishing a A/SS-O (Agriculture with Streamside Overlay) zone district for 1,760.74 acres located northwest of the Bradley Road and Curtis Road intersection.
(Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)[Zoning Ordinance-Karman Line.docx](#)[Exhibit A and B - Zone Establishment](#)[Signed Ordinance No. 25-17.pdf](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance No. 25-17 establishing 1,760.74 acres as A/SS-O (Agriculture with Streamside Overlay) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in City Code Section 7.5.704 be finally passed. The motion passed by a vote of 7-2-0-0

Aye: 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Donelson, and Henjum

- 10.H.** [24-704](#) Ordinance No. 25-01 amending section 112 (Sitting or Lying Down in Commercial Districts) of Article 2 (Offenses Affecting Public Safety) of Chapter 9 Public Offenses) of the Code of the City of Colorado Springs 2001, as amended, pertaining to sitting or lying in commercial districts

Presenter:

Jessie Kimber, Director, Economic Development
Shannon Snuggs, Commander - Gold Hill Division, CSPD

Attachments: [24-704-SitLieCommercialDistrictORD-2024-11-19](#)

[22-07](#)

Jessie Kimber, Director, Economic Development, introduced the Ordinance pertaining to sitting or lying in commercial districts zone expansion.

Citizens Emrys Jenkins, Dana Trummert, Charlie Ojeman, Jacob Shep, and Keyvon Carswell spoke in opposition of the proposed Ordinance.

President Helms stated he believes this Ordinance has the potential to help the City's homeless and unhoused population by being directed to services versus being jailed. Ms. Kimber stated the sit/lie Ordinance is a tool to allow law enforcement to enforce measures, provide resources, and it is part of the whole government approach which works collectively to assist businesses and citizens.

Councilmember Avila expressed appreciation to the citizens who came to speak today and will not be voting to approve this Ordinance because she believes it criminalizes homelessness.

Councilmember Donelson stated he will be supporting this Ordinance due to the limited options they have to help small business owners along these streets.

Motion by Councilmember O'Malley, seconded by President Pro Tem Crow-Iverson, that the Ordinance No. 25-01 amending City Code 9.2.112 to revise the boundaries of the Central Commercial District be finally passed. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Donelson, Helms, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Henjum

- 10.I.** [25-034](#) Ordinance No. 25-08 amending Article 2 (Marijuana) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the code of the

City of Colorado Springs 2001, as amended, pertaining to marijuana licensing

Presenter:

Sarah B. Johnson, City Clerk

Lee McRae, Senior License Enforcement Officer, Office of the City Clerk

Attachments: [ORD_RMJ_Final.docx](#)

There were no comments on this item.

Motion by Councilmember Avila, seconded by Councilmember Henjum, that the Ordinance No. 25.08 amending multiple sections within Part 1 (Medical Marijuana License Code) of Article 2 (Marijuana) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the code of the City of Colorado Springs 2001, as amended, pertaining to medical and retail marijuana related services be finally passed. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, Risley, and Talarico

No: 1 - O'Malley

- 10.J.** [25-036](#) Ordinance No. 25-09 Creating a New Article 13 (Retail Marijuana Sales Tax) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as amended, Pertaining to Retail Marijuana Sales Tax Code

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments: [SalesTax-Article13RetailMarijuana-ORD-2025-01-08.docx](#)

[Statement of Sufficiency - Retail Marijuana Sales Tax](#)

There were no comments on this item.

Motion by Councilmember Avila, seconded by Councilmember Henjum, that the Ordinance No. 25-09 Creating a New Article 13 (Retail Marijuana Sales Tax) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as amended, Pertaining to Retail Marijuana Sales Tax Code be finally passed. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, Risley, and Talarico

No: 1 - O'Malley

- 10.K.** [25-029](#) Ordinance No. 25-10 amending Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Medical and Retail Marijuana. (Quasi-Judicial) (Second Reading and Public Hearing).

Presenter:

Kevin Walker, Director, Planning Department

Attachments: [UDC-RegulatedMarijuana-ORD_2025-01-16](#)

[Ballot Question 300](#)

[Signed Ordinance No. 24-90](#)

Councilmember Henjum stated she will be voting no on the proposed amendment not because they should not have the regulations that meet the 1,000-foot requirement in the ballot passed initiative but because of Section 6 which predisposes a ballot initiative which will repeal Ballot Question 300. President Helms stated the City Attorney's Office wanted that section included.

Councilmember Donelson stated they reduced the distance buffer from one mile to 1,000 feet for retail marijuana facilities because they felt it was fair since that is the distance which was voted for and that is the distance buffer for medical marijuana facilities.

Motion by President Pro Tem Crow-Iverson, seconded by Councilmember Henjum, that the Ordinance No. 25-10 amending Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Medical and Retail Marijuana be finally passed. The motion passed by a vote of 6-3-0-0

Aye: 6 - Crow-Iverson, Donelson, Helms, Leinweber, Risley, and Talarico

No: 3 - Avila, Henjum, and O'Malley

11. New Business

- 11.A. [25-081](#) A Resolution amending Resolution No. 08-25 superseding and replacing the annexation agreement for the annexation of property known as Karman Line Addition No. 6 Annexation.

(Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Attachments: [ResFindofFact_Karman Line Addition No. 6 -\(Amendment to ANEX-23-0014RF\)](#)
[Exhibit A - Karman Line Annexation Agreement](#)
[Signed Resolution No. 15-25.pdf](#)

Gabe Sevigny, Planning Supervisor, Planning Department, presented the Resolutions and Ordinances adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation and annexing the area known as Karman Line Addition No. 6 Annexation located along existing Bradley Road. He provided an overview of the proposed changes to the annexation agreement.

Councilmember Henjum asked how the Colorado Springs Fire Department (CSFD) could utilize a site if there is not a building located there. Councilmember O'Malley stated it is his understanding that CSFD would use a mobile home as a temporary substation.

Mike Ruebenson, Chief Operating Officer, LaPlata Communities, representing the applicant, stated they agree with the proposed changes to the annexation agreement, they have offered a location for the Colorado Springs Police Department (CSPD) for a training academy if they want it, but it has not been memorialized, and they are in compliance with the requirements of the water Ordinance, the twenty-eight percent buffer provides a contingency to the City to make sure it has enough water, and the design of their Master Planned communities are very water-wise and responsible with water.

Andy Merit, O'Neill Group, representing the applicant, stated local leadership at Schriever Space Force stated they will not and cannot endorse a specific project, but one of the top priorities they identified is housing for the enlisted ranks so they will be implementing a pilot program which will set aside a percentage of rental housing at or below the allowance for their basic housing. He stated some other needs they identified for quality of life included a nearby grocery store and childcare facilities.

Councilmember Leinweber asked why it is important to have a strategic plan to provide quality of life for families to live in. Mr. Ruebenson stated if you strictly look at the total number of infill acres available, there will not be enough that could be developed to accommodate the growth of the City and the benefits from a Master Planned community is that it incorporates all the factors that people want to live in.

Citizens Allen Strass, Ann Rush, Rob Thompson, Allen Frantz, Kevin

Storms, Gezelle Lowe, Linda Hodges, Jack Goble, Mike Bartolo, Jared Gardner, Chris Tomky, Ryan Hemphill, E.P. Henderson, and Sarah Shipley spoke in opposition of the annexation.

Citizen Tom Hunt spoke in favor of the annexation.

Councilmember Avila asked what percentage of water allocated for the City for use is for agricultural and what percentage is for urban use. Abbie Ortega, General Manager for infrastructure and Resource Planning, Colorado Springs Utilities (CSU), stated fifty percent of their first-use water comes from the Colorado River, twenty percent comes from exchange water, and eighty-seven percent is used for agriculture, seven percent is used in the urban environment, and the rest is used for industrial use.

Councilmember Henjum requested additional information regarding how this decision will impact the water quality for growing water and CSU's relationship with the residents of the Arkansas River Valley and future water rights. Mr. Goble stated water quality is becoming a greater concern because when you remove clean water from a river system, it will degrade the water quality and stated he would like to see an agreement with CSU similar to what they have with Aurora, CO, which would have a cap on the amount of water removed from the Arkansas River Valley.

Councilmember Leinweber asked why more farmers have not adopted more water conservation systems. Mr. Goble stated they have adopted the Rule 10 Plan which will allow the crops to consume more water and drip systems are very cost prohibitive.

Lisa Barbato, Chief Systems Planning and Projects Officer, CSU, commented that there is a lot of misinformation being communicated regarding CSU's relationship with the farmers in the Arkansas River Valley and provided an overview of the work and conservation efforts they are accomplishing in the Arkansas River Valley.

Travas Deal, Chief Executive Officer, CSU, stated CSU will figure out how to continue to work and partner with the Arkansas River Valley and as farming technology changes, there will be a need for additional controls such as flood irrigation controls.

Councilmember Donelson asked if the CSPD Training Center should be centrally located. Commander Patrick David, CSPD, stated they are not prepared to address the location of the CSPD training academy at this time, but they know they would need at least eighteen acres and possibly even more to allow for expansion at a later time.

Councilmember Donelson asked if CSPD response times for this area would be lengthier even for high priority calls. Commander David stated they cannot calculate the response times to that area yet without the roads being built and without any traffic data.

Councilmember Donelson requested additional information regarding CSFD response times. Chris Cooper, Deputy Fire Marshal, CSFD, stated this proposed development does lie outside their standards of coverage so until there is a fire station in place, response times will be longer. He stated CSFD does have language in the annexation agreement for the developer to provide for a temporary fire station, a permanent fire station, and potentially a second fire station, when CSFD determines they are necessary.

Councilmember Donelson asked if this area overlaps with any other existing service areas of other utilities. Mr. Deal confirmed it does with electric which is currently Mountain View service territory, so CSU would begin an invasion agreement with them.

Councilmember Donelson stated the infill property north of the proposed annexation is not intended to be annexed into the City in the near to mid-term future and asked how long mid-term future. Mr. Sevigny stated they are not able to define that because it depends on the developments within the County and annexations are voluntary.

Councilmember Donelson stated he will not be supporting this proposed annexation because he does not believe it meets the review criteria for annexation because it is not necessary for the projected growth of the City, the City would not be able to effectively and efficiently provide CSPD/CSFD services, the 2006 Annexation Plan does not contemplate the subject site for potential annexation, it will it negatively affect other Colorado residents, and it fails as a logical extension of City boundaries.

Councilmember Henjum stated she agrees with Councilmember Donelson's findings, it is a flagpole, which is illogical, it creates enclaves that do not serve the City at all, she believes there is sufficient housing on Schriever Space Force Base, the impact on development in regards to food production, water supply, the Colorado River, climate change, land, and wildlife is significant and requested that Councilmembers who will be voting yes, state why they are voting that way.

Councilmember O'Malley asked if this annexation passed, it could ever be put back into the County. Marc Smith, Deputy City Attorney, City Attorney's Office, confirmed that under the Colorado Revised Statutes (CRS) Section 31-12-119, there is a process for disconnection and de-annexation due to failure to provide municipal service on a similar level to what is provided in the rest of the City, for a period of three years after annexation, the landowner can petition to disconnect from the City.

Councilmember O'Malley stated he believes the market will drive this development.

Councilmember Leinweber stated the City currently has a hodgepodge of unplanned stuff, such as east/west traffic patterns and when he defines smart growth, he sees developed communities which brings vitality to the area and the services that go with that, takes a while to put in place. He stated planned communities cannot just be put in anywhere and he wants the best life for future citizens so he full heartedly supports this annexation.

President Helms stated he votes based on the information in totality, doing the right thing in totality and for the future of the City and he will be voting to support this annexation.

Councilmember Talarico stated she honors the heritage of all the residents who came to speak today, and she will be reaffirming her supporting vote because she cannot imagine what the City would be like if Briargate was never annexed into the City and City Council needs to be thinking about the future of the City fifteen to thirty years from now.

Councilmember Donelson stated the water supply and electricity generation is much different now than when Briargate was annexed into the City and if this property is annexed into the City, it will create a large enclave within the City.

Councilmember Avila stated she represents the Southeast of Colorado Springs and the way it was developed was a hodgepodge, almost every intersection is a dangerous intersection with the top ten intersections for fatalities/injury being located there, there was no setup for stormwater, there is so much impervious surface, it is a heat island, when she makes a decision for City Council she weighs everything, including equity, they are

looking for a win/win for everyone, the people in her district want a community development like they have up North, the developers are people of integrity who have proven themselves time and time again including conservation efforts, and she will be supporting this.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Resolution amending Resolution No. 08-25 superseding and replacing the annexation agreement for the annexation of property known as Karman Line Addition No. 6 Annexation be adopted. The motion passed by a vote of 7-2-0-0

Aye: 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Donelson, and Henjum

11.B. [25-082](#)

A Resolution submitting to the registered qualified electors of the City of Colorado Springs, Colorado, at the general municipal election to be held on Tuesday, April 1, 2025, a ballot question to repeal the initiated ordinance identified in the November 2024 special municipal election as Ballot Question 300, providing for the form of the ballot title and text, providing for certain matters with respect to the election, and providing the effective date of this Resolution

Presenter:

Dave Donelson, City Councilmember, District 1

Attachments: [RMJ Repeal Referral Resolution_1-22-25 \(1\).docx](#)
[Signed Resolution No. 16-25.pdf](#)

President Helms introduced the Resolution submitting to the registered qualified electors of the City, at the general municipal election to be held on Tuesday, April 1, 2025, a ballot question to repeal the initiated ordinance identified in the November 2024 special municipal election as Ballot Question 300, providing for the form of the ballot title and text, providing for certain matters with respect to the election, and providing the effective date of this Resolution.

Councilmember Donelson requested an amendment to the ballot question to "Shall the initiated Ordinance that appeared as Ballot Question 300 in the November 2024 election which legalized recreational marijuana sales for the first time in the City of Colorado Springs be repealed?" He stated it removes the words "the electors of the City of Colorado Springs" and moves the word "repealed" to the to the end so that it makes sense.

Councilmember Donelson stated he believes Ballot Question 300 caused some confusion among some of the voters by listing out the restrictions which swung the vote for approval especially since the initiative failed in

2022.

Councilmember Henjum stated at the January 27, 2025 Work Session she requested the language “citizen” be added to the word “initiated” and “for existing medical marijuana licensees” for the proposed ballot question, but it was not approved by the majority of Council.

Councilmember Avila stated the 2022 election was not a presidential election so there were more voters in 2024 which may have resulted in Ballot Question 300 passing.

Mark Gruskin, Attorney, Drafter of Ballot Question 300, stated his background is drafting ballot initiatives and challenging ballot titles at both the state and local levels, he assisted in drafting the City’s single subject, Title Board Ordinances for ballot initiatives, and that the proposed ballot title in the Resolution to repeal question 300 is legally flawed. He explained that the title for the repeal measure uses a dramatically incomplete description of Ballot Question 300, it radically departs from how the City’s independent Title Board described that measure, it editorializes that recreational marijuana was legalized for the first time which has nothing to do with Ballot Question 300’s provisions or text, and it is surplus language gaged to tilt the political debate.

Mr. Gruskin stated the Supreme Court instructs that a ballot title must inform voters, but this measure does not refer to the fact that licensing is limited to only existing medical licensees, no new licenses can be issued, repeal will prevent collection of taxes on marijuana for public safety, mental health and veterans Post Traumatic Stress Disorder (PTSD), prohibition of sales to minors, and possession on school grounds. He stated these aspects are central features because they are the elements that the City’s independent Title Board listed in the ballot title that it adopted, and no one objected to stating these aspects in the ballot title. He explained that the Supreme Court has long held that the ballot title should fairly express the true intent and meaning of ballot measures and a title is flawed if it reflects a material and significant omission which would mislead or confuse voters and omitting the portrayal of Ballot Question 300 as a limited, regulated, legalization of recreational marijuana will mislead voters.

Mr. Gruskin stated referring to Ballot Question 300 as an initiated Ordinance is not as accurate as describing it as a voter approved

Ordinance and it impossible for City Council to argue that voters were confused by Ballot Question 300 because Section 5 of Resolution 106- 24 which put Ballot Question 300 on the ballot specifically refers to the Initiative Review Committee and Title Board that the Council ratified, approved, and confirmed the ballot title which illustrates that the title was fair and neutral. He stated if voters were confused, they ignored their legal remedies to address those concerns and if the City Council refers a ballot measure with a ballot title that is incomplete or misleading, the proponents of Ballot Question 300 will use those judicial remedies and if the court changes any part of the ballot title, this measure like would not be voted on because the Charter requires that a repeal of a voter adopted measure can only be done at a General Municipal Election which means if the ballot measure does not go on the 2025 ballot, it would have to wait until the 2027 ballot and business will have been in operation for more than two years. He suggested that City Council either trust their voters had an understanding of a clear ballot title that the Title Board and City Council approved, and they were not confused and defeat the proposed Resolution or make the repeal ballot title a fair, clear, and easily defensible one.

Mr. Gruskin proposed that City Council submit a ballot title which states “Shall the voter-approved Ordinance that appeared as Ballot Question 300 in the November 5, 2024 election be repealed to eliminate City provisions that: permit recreational marijuana sales by City-regulated marijuana businesses in the City of Colorado Springs; prohibit the sale or transfer of retail/recreational marijuana to any person under 21 or the possession of retail/recreational marijuana by any person at any public or private school, daycare, or preschool; authorize only existing medical marijuana licensees to apply to become licensed as recreational marijuana businesses; limit the number of recreational marijuana licenses to the number of existing medical marijuana licenses; and generate tax revenue on recreational marijuana for public safety programs, mental health services, and post-traumatic stress disorder treatment programs for veterans?”

Citizens Renz Waddington, Karen Crummy, Tom Scudder, Karly Van Arnam, Kent Jarnig, Mark Frueling, Dustin Taylor, Will Clark, Luther Bonow, Aaron Bluse, Levi Hays, Timothy Pollet, Robert Cochran, Janelle Bowman, John Mark, James Mark, Peter Green, Patrick Sipes, Chad Ricketts, Tonya Garduno, Sandra Mead, Perry Sanders, Ashley Scarcella, Tiffany Scarcella, Matthew Gearhart, Dale Hect, Noah Rubin, Scott Anderson, Peter Babeu, and Robert Thew spoke in opposition of the proposed

Resolution to repeal Ballot Question 300.

Councilmember Henjum stated she does not want the City to incur additional legal risk and mistrust by voters by requesting a repeal of Ballot Question 300 especially since City Council previously approved Ballot Question 300 before it went onto the ballot and was not challenged in any way. Mr. Gruskin stated the more information given to voters, the more they must make a thoughtful decision which reflects how they view this issue.

Councilmember Donelson stated the City will not be spending additional money to add this ballot question to the April 1, 2025 municipal election ballot unless it requires additional paper and ink to print it, and this is the only election between now and when the licenses are to be issued so they do not have a choice for what the voter turnout will be.

Councilmember Avila stated this is a nonpartisan issue, City Council is a nonpartisan City Council, she is vehemently opposed to putting this on the ballot, some Councilmembers believes retail marijuana will not be good for the City, the citizens voted in favor of it, and she did not hear about citizens being confused by the Ballot Question 300 until two weeks ago.

Councilmember Avila asked if there would an additional cost to add this measure to the April 1, 2025 ballot. Sarah B. Johnson, City Clerk, stated there would be no additional cost at this point because the ballot will only include a City Council race for their district and potentially this question which would still only require a single page.

Motion by Councilmember O'Malley, seconded by Councilmember Donelson, to adopt a Resolution submitting to the registered qualified electors of the City of Colorado Springs, Colorado, at the general municipal election to be held on Tuesday, April 1, 2025, a ballot question to repeal the initiated ordinance identified in the November 2024 special municipal election as Ballot Question 300, providing for the form of the ballot title and text, providing for certain matters with respect to the election, and providing the effective date of this resolution be adopted, with the following ballot question: "Shall the initiated Ordinance that appeared as Ballot Question 300 in the November 2024 election, which legalized recreational marijuana sales for the first time in the City of Colorado Springs, be repealed?". The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Donelson, Helms, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Henjum

12. Public Hearing

Cheyenne Mountain State Park/Rock Creek Mesa Annexation Estimated Time: 2 Hours

- 12.A. [ANEX-24-0001RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Cheyenne Mountain State Park Addition No. 1 Annexation. (Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [ResFindofFact_Cheyenne Mtn State Park Addition No 1 - ANEX-24-0001RF](#)
[Exhibit A - Cheyenne Mountain State Park Addition No. 1 - Legal Description - ANEX-24-0001RF](#)
[Exhibit 12A - Planner Affidavit](#)
[Exhibit 12C - Rock Creek Annexation PLS Affidavit](#)
[Signed Resolution No. 17-25.pdf](#)

Gabe Sevigny, Planning Supervisor, Planning Department, presented the Resolutions and Ordinances adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation and annexing the area known as Cheyenne Mountain State Park/Rock Creek Mesa Addition No. 1 Annexation located along west of Highway 115. He provided an overview of the vicinity map, applications, project summary, site plan, and annexation plat. He identified the zone establishments of Public Parks with Wildland Urban Interface Overlay (PK/WUI-O), R-Flex Medium with Hillside and Wildland Urban Interface Overlay (s R-FlexMed/HS-O/WUI-O), F-Flex Medium with Wildland Urban Interface Overlay (R-Flex-Med/WUI-O), Land Use Plan, timeline of review, stakeholder involvement, agency review, J-LUS Fort Carson Airspace, PlanCOS compliance, application review criteria, and optional motions.

Councilmember Henjum asked who owns the property of Cheyenne Mountain State Park. Mr. Sevigny stated it is owned by the City but is located in unincorporated El Paso County.

Councilmember Henjum requested additional information regarding the developments requirements regarding the Park Land Dedication Ordinance (PLDO). Mr. Sevigny stated the total neighborhood park land obligation is 2.31 acres of land and the developer will also dedicate fees in lieu of the community park obligation of 2.8 acres.

President Helms asked if the rezoning item is quasi-judicial. Ben Bolinger, Legislative Counsel, City Attorney's Office, stated the initial zoning on the annexation is legislative.

Councilmember Donelson asked if Cheyenne Mountain State Park is owned by the state. Mr. Sevigny stated it was purchased by the Trails, Open Space, and Parks (TOPS) Program, which is owned by the City, and is located outside City limits.

Councilmember Donelson asked if the state has property rights in regard to Cheyenne Mountain State Park. Mr. Sevigny stated the Parks, Recreation, and Cultural Services Department would be better equipped to answer that question.

Councilmember Donelson asked if this annexation was approved, if the City could continue to annex property along the west side of Highway 115. Mr. Sevigny confirmed it could be if those properties met the one-sixth contiguity requirement.

Bryan English, Development Projects Manager, Colorado Springs Utilities (CSU), went over CSU's application of City Code 12.4.305.B., current water resources, full-buildout water requirements, balanced portfolio-planned water supplies, City Code 7.5.701.A.4.-requirements of annexation, City Code 7.5.701.A.3.b.-conditions for annexation, and water/wastewater/natural gas/electric infrastructure.

Councilmember Henjum asked if the Rock Creek Lift Station, which has already begun construction, will be a loss if this area is not annexed. Mr. English stated it would not because that station is being built due CSU's obligation for service to the Sundance Apartments.

Tristan Gearhart, Chief Financial Officer, CSU, identified the CSU capital cost estimate, developer cost estimate, and CSU Operating and Maintenance costs at full buildout.

Councilmember Henjum asked what the cost increase would be for CSU rate payers if this annexation was approved. Mr. Gearhart stated from a cash funding rider perspective, the \$2.7 million for the first-year capital cost would result in approximately \$.30 to \$.50 per month for the average residential customer. Travas Deal, Chief Executive Officer, CSU, clarified that because this is existing territory for electric and gas, it would come out of CSU's normal extensions for City residents.

Jason Allwine, Matrix Design Group, representing the applicant, identified the site location, annexation, existing City boundary, proposed City boundary, annexation of land review criteria, Land Use Plan review criteria, Land Use Plan, project prospective, proximately/opportunity to serve employment centers, and desirable parkland/open space. He identified the connectivity/proximity to transportation options, traffic access map, economic impact on the City, utility/infrastructure impacts, neighborhood information meeting,

Councilmember Donelson asked what is currently in the areas which will become enclaves if this area is annexed into the City. Mr. Allwine stated it is the existing mobile home park and the wastewater treatment lagoon which services the mobile home park.

Councilmember Donelson asked how many acres the mobile home park consists of. Mr. Allwine stated approximately forty to forty-five acres.

Councilmember Henjum asked where the water for the Rock Creek Mesa Water District comes from. Mr. Allwine stated it is supplied through underground water lines.

Councilmember Henjum asked if maintenance of Pawnee Road will remain under El Paso County's jurisdiction. Mr. Allwine stated a portion of Pawnee Road is part of the annexation and will be brought into the City and will be owned and maintained by Colorado Springs.

Councilmember Leinweber asked what areas will not need CSU services. Mr. Allwine stated to his knowledge, only the existing mobile home park and, at some point, the wastewater lagoon treatment center will be decommissioned.

Vernon Champlin, Jenson Hughes, identified the existing wildfire hazard conditions, responsible new fire adapted community, emergency service

delivery comparison, fuels management, cooperative chipping days, wildfire preparation, resiliency coordination, water supply, and fire hydrants.

Councilmember Henjum asked if the Colorado Springs Fire Department (CSFD) agrees with the applicant's finding regarding emergency services delivery. Chris Cooper, Deputy Fire Marshal, CSFD, stated he reviewed the material and believes the response times are accurate even though this area falls outside of CSFD's standard response time of cover.

Councilmember Donelson asked what is CSFD's standard response time of cover. Deputy Marshal Cooper stated their first fire-fighting unit would arrive within eight minutes, ninety percent of the time and the full force would be there within twelve minutes, ninety percent of the time.

Councilmember Donelson asked what CSFD stations would respond to this area and if they are equipped for wildland fires. Deputy Marshal Cooper stated Station 16 at Farthing Drive and Station 4 at Southgate Road and confirmed they are both equipped for wildland fires.

President Helms asked if there were any contracts for fire service with Fort Carson. Deputy Marshal Cooper confirmed there are several mutual aid agreements, especially along the perimeter of the City.

Councilmember Leinweber stated he is concerned with the risk of fire for the residents that live in the mobile home park. Deputy Marshal Cooper stated he would need to defer that to Chief Wright with the Southwest Highway 115 Fire Department because they protect that area since it is outside City limits.

Councilmember O'Malley asked how many tons of materials will be acquired during the two cooperative chipping days. Mr. Champlin stated it will be more than what is currently being done, and the increased effort will remove some of the hazardous fuels and debris if people want to participate.

Danny Mientka, Owner, The Equity Group, representing the applicant, thanked City Staff for all their work over the past two years, stated he is excited to work with the Parks, Recreation, and Cultural Services Department and CSU regarding this project, he provided an overview of the history of the properties in the area, the issues with the wastewater

treatment facility pond, the improved and extended utility lines he put in, CSU's program called Regionalization, denial of the agreements by El Paso County, the benefits of this land use will provide housing for Fort Carson personnel, they have agreed to provide the ten acres for an elementary school, the existing mobile home park is currently at extreme of wildfire, but with the water system provided by the development will provide additional protection. He explained that they have already buried utility lines approximately one mile along Highway 115, have added fire hydrants in the area, connecting the mobile home's park sewer system to municipal utilities is a benefit to both the park and CSU, they have committed to have the Colorado Department of Transportation (CDOT) put a signal light at the intersection of Pawnee Road and Highway 115 to address traffic speeds, and there will be approximately 350 to 400 units built.

Councilmember Henjum requested additional information from CSPD regarding response times. Mary Rosenoff, Deputy Chief, CSPD, stated this proposed annexation would be serviced by the Gold Hill Division, Sector 29, and the response time from there is approximately nine minutes driving normally.

Citizens RJ Steer spoke in favor of the proposed annexation.

Citizens Felicia Grillo, Robin Smith, Hart Wright, Fire Chief, Highway 115 Fire District, Barbara Nelson, Elizabeth McCowen, and Brodie Nimmons spoke in opposition of the proposed annexation.

Councilmember Donelson asked how the proposed density of the development in a fire-prone area will impact response. Chief Wright stated there are building techniques which can help, but ultimately the closer they are together, the easier it is for them to catch each other on fire, and they need to evacuate everyone out before they can work on putting the fire out because of the one way in/one way out access.

Mr. Allwine stated in regards to density, per the zone, they are permitted to build over eight hundred units but based on the input from the neighborhood meeting, they are proposing less than half of that with four hundred units, the land is relatively flat, it is void of the vegetation that forms to the west, it is within close proximity to Highway 115 and utility extensions. He explained that with regards to the existing water district, a couple of the neighbors mentioned that the fire hydrants in the mobile park

are inadequate and that the district is short on water, this project helps bring that water to this area in the event of a structure fire or a wildfire, there will be consistent high pressure, continuous, water supply which will help serve both the built environment, and the residents on the hill. He stated that with regards to the street capacity, there are numerous improvements to Highway 115 and Pawnee Road interchange with a lighted intersection, a double left out with the existing traffic and proposed traffic which will provide two lefts out of the subdivision as well as a right bound out and with Cherokee to the south, in the event of evacuation, there are two ways out of this subdivision.

Mr. Sevigny stated they have notified Fort Carson, street naming will have to be approved by the City, they work with 9-1-1 to make sure all the addresses and numbers are updated, in regard to the TOPS property (Cheyenne Mountain State Park), it is not being disposed of or conveyed so it would not require a public vote.

Councilmember Henjum requested additional information regarding the TOPS property. Lonna Thelen, TOPS Manager, Parks, Recreation, and Cultural Services Department, explained that when the City purchases property through the TOPS Program, it does not necessarily need to already be located within City boundaries if it has environmental value for the City and could provide a recreational opportunity with the intent to eventually annex it in to the City. She stated in this case, they did not have the ability to annex the property right away so when they were given the opportunity from the developer to offer to assist with the annexation, they worked with the developer to bring it into the City boundaries and there are no prohibitions on annexing in TOPS owned properties.

Councilmember Donelson asked if annexing the TOPS property to the City and running utility lines through it would require a vote of the people. Ms. Thelen stated it would not.

Councilmember O'Malley asked if there would be any overlapping of Fire Districts creating dual taxation. Mr. Sevigny stated there would not be any overlap.

Councilmember Donelson asked what is expected to happen with the cost of insurance for these properties. Kevin Walker, Director, Planning Department, stated they are not qualified to state what will happen with

insurance costs.

Councilmember Risley asked if insurance cost is a criteria considered with regard to Land Use Plans. Mr. Walker stated it is not a criteria.

Councilmember Donelson stated it may not be a wise decision to annex in property which is against the mountains with steep terrain. Chief Wright stated he receives weekly calls from residents that their insurance has dropped them due to the fire risk and the fires in California are going to make it worse.

Councilmember Donelson asked if the residents in the area could hear the training exercises taking place on Fort Carson. Chief Wright confirmed it is very noisy at times and there is a ton of helicopter traffic.

President Helms stated he believes there will be an overlay to the development which identifies the helicopter traffic and potential residents will be informed and must agree to that on their contracts.

Councilmember Donelson stated the traffic on Highway 115 is dangerous with deadly accidents every year, it is a heavy truck route and asked if the proposed traffic light will be around a bend. Chief Wright stated it is not only around a bend, but also at the top of hill which would create a hazardous situation for a 90,000-pound truck trying to stop and then go on icy conditions.

Councilmember Donelson asked if the history Mr. Mientka provided regarding utilities was correct. Mr. Deal stated they do not have the history of the property with them today, but regarding the collaboration of the water line through the property and adding the fire hydrants, Mr. Mientka's information was correct.

Councilmember Donelson commented that not all the soldiers enter Fort Carson from Highway 115, he is concerned with it taking forty-five minutes to get to Highway 115 during a fire, the natural boundary of the park should be the boundary of the City, they should not add City density beyond that boundary, and with only having one way in and one way out, he will not be supporting this annexation.

Councilmember Henjum stated she feels that all the questions have been

addressed regarding fire, police, and utilities, she believes the density is appropriate for the area, she encouraged residents to work with the City regarding maintenance of the roads, and she stated she will be supporting this annexation.

Councilmember Talarico stated she will also be supporting this annexation, this area is in her district, she has heard the pros and cons, and this development is very much needed in the community.

Councilmember O'Malley asked how much this annexation would extend the City boundary. Mr. Walker stated it would extend the City boundary by approximation one-quarter to one-half a mile, most of the surrounding area is eligible for annexation, and does not feel it would modify AnnexCOS by much.

Councilmember Donelson stated according to Apartments.com, there are 6,066 apartments available for rent in the City right now, Highway 115 is a dangerous road, and this area is a dangerous fire hazard.

Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Cheyenne Mountain State Park Addition No. 1 be adopted. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.B.** [ANEX-24-0001](#) Ordinance No. 25-20 annexing the area known as Cheyenne Mountain State Park Addition No. 1 located along west of Highway 115 and south of Cheyenne Mountain State Park consisting of 53.84 acres.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director

Attachments: [Staff Report_Rock Creek Mesa_RGS](#)

[Attachment 1 - Cheyenne Mountain State Park Addition No. 1 - Petition](#)
[Attachment 2 - Cheyenne Mountain State Park Addition No. 1 - Legal Description](#)
[Attachment 3 - Cheyenne Mountain State Park Addition No. 1 - Annexation Plat](#)
[Attachment 4 - Rock Creek Mesa Addition No. 1 - Petition](#)
[Attachment 5 - Rock Creek Mesa Addition No. 1 - Legal Description](#)
[Attachment 6 - Rock Creek Mesa Addition No. 1 - Annexation Plat](#)
[Attachment 7 - Rock Creek Mesa Addition No. 2 - Petition](#)
[Attachment 8 - Rock Creek Mesa Addition No. 2 - Legal Description](#)
[Attachment 9 - Rock Creek Mesa Addition No. 2 - Annexation Plat](#)
[Attachment 10 - Rock Creek Mesa Addition No. 3 - Petition](#)
[Attachment 11 - Rock Creek Mesa Addition No. 3 - Legal Description](#)
[Attachment 12 - Rock Creek Mesa Addition No. 3 - Annexation Plat](#)
[Attachment 13 - Rock Creek Mesa Addition No. 4 - Petition](#)
[Attachment 14 - Rock Creek Mesa Addition No. 4 - Legal Description](#)
[Attachment 15 - Rock Creek Mesa Addition No. 4 - Annexation Plat](#)
[Attachment 16 - Rock Creek Mesa Addition No. 5 - Petition](#)
[Attachment 17 - Rock Creek Mesa Addition No. 5 - Legal Description](#)
[Attachment 18 - Rock Creek Mesa Addition No. 5 - Annexation Plat](#)
[Attachment 19 - Rock Creek Mesa Addition No. 6 - Petition](#)
[Attachment 20- Rock Creek Mesa Addition No. 6 - Legal Description](#)
[Attachment 21 - Rock Creek Mesa Addition No. 6 - Annexation Plat](#)
[Attachment 22 - Statement of Authority](#)
[Attachment 23 - Fiscal Impact Analysis](#)
[Attachment 24 - Memorandum of Agreement - School Land Dedication](#)
[Attachment 25 - Annexation Agreement_Rock Creek Mesa_2nd Draft from Applicant_Draft_PC Only](#)
[Attachment 33 - Aerial](#)
[Attachment 34 - Neighbor Correspondence](#)
[Attachment 35 - Project Statement](#)

[7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Cheyenne Mtn State Park Addition 1 - ANEX-24-0001](#)
[Exhibit A - Cheyenne Mountain State Park Addition No. 1 - ANEX-24-0001](#)
[Rock Creek Mesa City Council_CSU Presentation](#)
[Staff_RGS_Rock Creek Mesa_Presentation](#)
[Rock Creek Mesa - Applicant Presentation.pdf](#)

Please see comments in Agenda item 12.A.

**Motion by Councilmember Henjum, seconded by Councilmember Leinweber, that this Ordinance be approved on first reading
Adopt an ordinance annexing into the City of Colorado Springs the area known as Cheyenne Mountain State Park Addition No. 1 consisting of 53.84 acres, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701. The motion passed by a vote of**

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.C.** [ANEX-24-0002RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 1 Annexation. (Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [ResFindofFact_Rock Creek Mesa Addition No. 1 - ANEX-24-0002RF](#)

[Exhibit A - Rock Creek Mesa Addition No. 1 - Legal Description - ANEX-24-0002RF](#)

[Exhibit B - Annexation Agreement Rock Creek Mesa Add 1 - ANEX-24-0002RF](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Rock Creek Annexation PLS Affidavit](#)

[Signed Resolution No. 18-25.pdf](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 1 and approving an Annexation Agreement be adopted. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.D.** [ANEX-24-0002](#) Ordinance No. 25-21 annexing the area known as Rock Creek Mesa Addition No. 1 located west of Highway 115 and south of Cheyenne Mountain State Park consisting of 4.02 acres.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Rock Creek Mesa Addition 1 - ANEX-24-0002](#)

[Exhibit A - Rock Creek Mesa Addition No. 1 - ANEX-24-0002](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Henjum, seconded by Councilmember Leinweber, that the Ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 1 consisting of 4.02 acres, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701, with one (1) Condition of Approval.* The applicant shall seek Board of County Commissioners' approval of the deeds of transfer for rights-of-way along Pawnee Road prior to recordation be approved on first reading. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.E.** [ANEX-24-0003RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 2 Annexation.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [ResFindofFact_RockCreekMesaAdditionNo.2-ANEX-24-0003RF](#)

[Exhibit A - Rock Creek Mesa Addition No. 2 - Legal Description - ANEX-24-0003RF](#)

[Exhibit B - Annexation Agreement_Rock Creek Mesa Add 2 - ANEX-24-0003RF](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Rock Creek Annexation PLS Affidavit](#)

[Signed Resolution No. 19-25.pdf](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 2 and approving an Annexation Agreement be adopted. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.F.** [ANEX-24-0003](#) Ordinance No. 25-22 annexing the area known as Rock Creek Mesa Addition No. 2 located west of Highway 115 and south of Cheyenne Mountain State Park consisting of 8.35 acres.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it

would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Rock Creek Mesa Addition 2 - ANEX-24-0003](#)

[Exhibit A - Rock Creek Mesa Addition No. 2 - ANEX-24-0003](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Henjum, that the Ordinance b annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 2 consisting of 8.35 acres, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701 be approved on first reading. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.G.** [ANEX-24-0004RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 3 Annexation.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [ResFindofFact_Rock Creek Mesa Addition No. 3 - ANEX-24-0004RF](#)

[Exhibit A - Rock Creek Mesa Addition No. 3 - Legal Description - ANEX-24-0004RF](#)

[Exhibit B - Annexation Agreement_Rock Creek Mesa Add 3 - ANEX-24-0004RF](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Rock Creek Annexation PLS Affidavit](#)

[Signed Resolution No. 20-25.pdf](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Henjum, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 3 and approving an Annexation Agreement be adopted. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.H.** [ANEX-24-0004](#) Ordinance No. 25-23 annexing the area known as Rock Creek Mesa Addition No. 3 located west of Highway 115 and south of Cheyenne Mountain State Park consisting of 25.55 acres.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Rock Creek Mesa Addition 3 - ANEX-24-0004](#)

[Exhibit A - Rock Creek Mesa Addition No. 3 - ANEX-24-0004](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 3 consisting of 25.55 acres, based

upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701 be approved on first reading. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.I. [ANEX-24-0005RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 4 Annexation. (Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [ResFindofFact_Rock Creek Mesa Addition No. 4 - ANEX-24-0005RF](#)

[Exhibit A - Rock Creek Mesa Addition No. 4 - Legal Description - ANEX-24-0005RF](#)

[Exhibit B - Annexation Agreement Rock Creek Mesa Add 4 - ANEX-24-0005RF](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Rock Creek Annexation PLS Affidavit](#)

[Signed Resolution No. 21-25.pdf](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 4 and approving an Annexation Agreement be adopted. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.J. [ANEX-24-0005](#) Ordinance No. 25-24 annexing the area known as Rock Creek Mesa Addition No. 4 located west of Highway 115 and south of Cheyenne

Mountain State Park consisting of 4.06 acres.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001,
ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF,
ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004,
ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF,
ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007,
ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Rock Creek Mesa Addition 4 - ANEX-24-0005](#)

[Exhibit A - Rock Creek Mesa Addition No. 4 - ANEX-24-0005](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 4 consisting of 4.06 acres, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701 be approved on first reading. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.K.** [ANEX-24-0006RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 5 Annexation.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001,
ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF,
ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004,
ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF,
ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007,
ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it

would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [ResFindofFact_RockCreekMesaAdditionNo.5-ANEX-24-0006RF](#)

[Exhibit A - Rock Creek Mesa Addition No. 5 - Legal Description - ANEX-24-0006RF](#)

[Exhibit B - Annexation Agreement_Rock Creek Mesa Add 5 - ANEX-24-0006RF](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Rock Creek Annexation PLS Affidavit](#)

[Signed Resolution No. 22-25.pdf](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 5 and approving an Annexation Agreement be adopted. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.L.** [ANEX-24-0006](#) Ordinance No. 25-25 annexing the area known as Rock Creek Mesa Addition No. 5 located west of Highway 115 and south of Cheyenne Mountain State Park consisting of 7.43 acres.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.701 ANNEXATION OF LAND](#)[Ordinance - Annexation Rock Creek Mesa Addition 5 - ANEX-24-0006](#)[Exhibit A - Rock Creek Mesa Addition No. 5 - ANEX-24-0006](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 5 consisting of 7.43 acres, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701 be approved on first reading. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.M.** [ANEX-24-0007RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 6 Annexation. (Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [ResFindofFact_Rock Creek Mesa Addition No. 6 - ANEX-24-0007RF](#)[Exhibit A - Rock Creek Mesa Addition No. 6 - Legal Description - ANEX-24-0007RF](#)[Exhibit B - Annexation Agreement_Rock Creek Mesa Add 6 - ANEX-24-0007RF](#)[Exhibit 12A - Planner Affidavit](#)[Exhibit 12C - Rock Creek Annexation PLS Affidavit](#)[Signed Resolution No. 23-25.pdf](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Resolution adopting findings of fact and conclusions of law based

thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 6 and approving an Annexation Agreement be adopted. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.N.** [ANEX-24-0007](#) Ordinance No. 25-26 annexing the area known as Rock Creek Mesa Addition No. 6 located west of Highway 115 and south of Cheyenne Mountain State Park consisting of 5.61 acres.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.701 ANNEXATION OF LAND](#)

[Ordinance - Annexation Rock Creek Mesa Addition 6 - ANEX-24-0007](#)

[Exhibit A - Rock Creek Mesa Addition No. 6 - ANEX-24-0007](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Henjum, seconded by Councilmember Leinweber, that the Ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 6 consisting of 5.61 acres, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701 be approved on first reading. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.O.** [ZONE-23-0026](#) Ordinance No. 25-27 establishing a R-Flex-Med/HS-O/WUI-O (R-Flex Medium Scale with Hillside and Wildland Urban Interface Overlay) zone district for 38.11 acres located west of Highway 115 and south of Cheyenne Mountain State Park.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Zoning Ordinance-Rock Creek Mesa - R-Flex-HS-WUI-O - ZONE-23-0026](#)

[Exhibit A - Legal Description - R-Flex Med-HS-WUI-O - ZONE-23-0026](#)

[Exhibit B - Map Depiction - R-Flex Med-HS-WUI-O - ZONE-23-0026](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Henjum, that the Ordinance establishing 38.11 acres as R-Flex-Med/HS-O/WUI-O (R-Flex Medium Scale with Hillside and Wildland Urban Interface Overlay) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in City Code Section 7.5.704 be approved on first reading. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.P.** [ZONE-23-0027](#) Ordinance No. 25-28 establishing a PK/WUI-O (Public Parks with Wildland Urban Interface Overlay) zone district for 53.84 acres located west of Highway 115 and south of Cheyenne Mountain State Park.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Zoning Ordinance-Cheyenne Mtn State Park - PK - ZONE-23-0027](#)

[Exhibit A - Legal Description - Public Parks - ZONE-23-0027](#)

[Exhibit B - Map Depiction - Public Parks - ZONE-23-0027](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Henjum, that the Ordinance establishing 53.84 acres as PK/WUI-O (Public Parks with Wildland Urban Interface Overlay) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in City Code Section 7.5.704 be approved on first reading. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.Q.** [ZONE-23-0030](#) Ordinance No. 25-29 establishing a R-Flex-Med/WUI-O (R-Flex Medium Scale with Wildland Urban Interface Overlay) zone district for 12.51 acres located west of Highway 115 and south of Cheyenne Mountain State Park.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Zoning Ordinance-Rock Creek Mesa - R-Flex-WUI-O - ZONE-23-0030](#)
[Exhibit A - Legal Description - R-Flex Med-WUI-O - ZONE-23-0030](#)
[Exhibit B - Map Depiction - R-Flex Med-WUI-O - ZONE-23-0030](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Henjum, that the Ordinance establishing 12.51 acres as R-Flex-Med/WUI-O (R-Flex Medium Scale with Wildland Urban Interface Overlay) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in City Code Section 7.5.704 be approved on first reading. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

- 12.R.** [MAPN-23-0009](#) Establishment of the Rock Creek Mesa Addition No. 1-6 and Cheyenne Mountain State Park Addition No. 1 Land Use Plan for proposed Residential, Public Parks, and Streets/Utility Rights-of-Way consisting of 104.45 acres located west of Highway 115 and south of Cheyenne Mountain State Park.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001, ANEX-24-0002RF, ANEX-24-0002, ANEX-24-0003RF, ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004, ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF, ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007, ZONE-23-0026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director

Attachments: [Attachment 32 - Rock Creek Mesa 1-6 and Cheyenne Mtn State Park Addition No 1 - Land Use Plan](#)
[7.5.514 LAND USE PLAN](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Rock Creek Mesa Addition No. 1-6 and Cheyenne Mountain State Park Addition No. 1 Land Use Plan based upon the findings that the proposal complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514 be approved. The motion passed by a vote of 7-2-0-0

Aye: 7 - Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 2 - Avila, and Donelson

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, President Helms adjourned the meeting at 9:40 PM.

Sarah B. Johnson, City Clerk