



# City of Colorado Springs

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

## Meeting Minutes City Council

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Tuesday, June 22, 2021

10:00 AM

Blue River Board Room

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### 1. Call to Order

**Present:** 9 - Councilmember Yolanda Avila, Councilmember Dave Donelson, Councilmember Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, Councilmember Mike O'Malley, President Pro Tem Richard Skorman, President Tom Strand, and Councilmember Wayne Williams

### 2. Invocation and Pledge of Allegiance

The Invocation was made by Pastor Dean Ridings from Calvary Worship Center.

President Strand led the Pledge of Allegiance.

### 3. Changes to Agenda/Postponements

Sarah B. Johnson, City Clerk, stated the applicant requested items 3.A. and 3.B. be postponed to the July 13, 2021 City Council meeting and staff has requested items 3.C. and 3.D. to be postponed to the July 13, 2021 City Council meeting due to inadequate public notice on the property.

**3.A.** [AR PUD 20-00538](#) An appeal of City Planning Commission's decision to overturn staff's approval of a Development Plan for the Kettle Creek North Subdivision

illustrating 247 single-family detached lots on 61.71 acres located north of the Thunder Mountain Avenue and Old Ranch Road intersection.

(Quasi-Judicial)

Related File: AR FP 20-00539

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

**Attachments:** [Appeal Statement](#)

[CPC Staff Report - Kettle Creek](#)

[Approved Development Plan](#)

[Approved Final Plat](#)

[Appeal Statement](#)

[Surrounding Area & Context Map](#)

[Public Comments](#)

[Additional Public Comments](#)

[Briargate Master Plan](#)

[April 2020 City Planning Commission Minutes](#)

[June 9, 2020 City Council Minutes](#)

[Project Statement](#)

[CDOT Decision on Powers Boulevard Access](#)

[North Fork-Kettle Creek Potential Evacuation Routes](#)

[7.5.906 \(B\) Appeal of Commission-Board](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

[Staff Presentation- Kettle Creek North](#)

**Motion by Councilmember Helms, seconded by Councilmember Avila, that the appellant's request for postponement of the appeal to the July 13, 2021 City Council meeting per City Code section 7.5.906.B.3. be approved. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

**3.B.** [AR FP 20-00539](#)

An appeal of City Planning Commission's decision to overturn staff's approval of a Final Plat for the Kettle Creek North Subdivision illustrating 247 single-family detached lots on 61.71 acres located north of the Thunder Mountain Avenue and Old Ranch Road intersection.

(Quasi-Judicial)

Related File: AR FP 20-00539

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

**Attachments:** [Approved Final Plat](#)

[7.5.906 \(B\) Appeal of Commission-Board](#)

[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

**Motion by Councilmember Avila, seconded by Councilmember Helms, that the appellant's request for postponement of the appeal to the July 13, 2021 City Council meeting per City Code section 7.5.906.B.3 be approved. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 3.C.** [CPC PUP 16-00013-A3 MJ21](#) An appeal of the City Planning Commission's decision to recommend approval to City Council the Major PUD Concept Plan Amendment for Enclaves at Mountain Vista establishing a residential development platter for 24 acres, located southeast of Barnes Road and Shale Drive.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

**Attachments:** [PUD Concept Plan Amendment](#)

[7.5.906 \(B\) Appeal of Commission-Board](#)

[7.5.501.E Concept Plans](#)

[7.3.605 PUD Concept Plan](#)

**Motion by Councilmember Donelson, seconded by Councilmember O'Malley, that the PUD concept plan amendment for the Enclaves at Mountain Vista be postponed to the July 13, 2021 City Council hearing. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 3.D.** [CPC MP 87-00381-A2 8MJ21](#) An appeal of the City Planning Commission's decision to recommend approval to City Council the Banning Lewis Ranch Master Plan amendment for 24 acres to change the land use from Educational to Residential Medium (3.5-7.99 dwelling units per acre), located southeast of Barnes Road and Shale Drive.

(Legislative)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development  
Peter Wysocki, Planning & Community Development Director

**Attachments:** [RES BanningLewisRanchMPA](#)  
[Exhibit A - Master Plan Amendment](#)  
[Appeal Statement](#)  
[CPC Report Enclaves](#)  
[Fiscal Impact Analysis.Enclaves](#)  
[Project Statement](#)  
[PUD Concept Plan Amendment](#)  
[PlanCOS vision Map](#)  
[Context Map](#)  
[Public Comments](#)  
[7.5.906 \(B\) Appeal of Commission-Board](#)  
[7.5.408 Master Plan](#)

**Motion by Councilmember Williams, seconded by Councilmember Helms, that the major master plan amendment for the Banning Lewis Master Plan be postponed to the July 13, 2021 City Council hearing. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

#### **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. [21-244](#)**

Ordinance No. 21-49 amending Ordinance No. 20-92 (2021 Appropriation Ordinance) for a supplemental appropriation to the General Fund, Airport Enterprise Fund, and the Stormwater Enterprise Fund, for staffing reorganization, classification adjustments, removal of the hiring delay, removal of operating budget reductions, and Airport marketing

Presenter:

Charae McDaniel, Chief Financial Officer  
Mike Sullivan, Chief Human Resources and Risk Officer  
Chris Wheeler, Budget Manager

**Attachments:** [Ordinance for Supplemental - 2021 Staffing Reorg, removal of hiring delay and operating reductions](#)  
[EXHIBIT A-Staffing re-org and release of operating reductions](#)  
[Signed Ordinance 21-49](#)

**This Ordinance was finally passed on the Consent Calendar**

- 4A.B.** [21-306](#) Ordinance No. 21-50 repealing Ordinance no. 19-95 and amending Ordinance 14-20, section 3 prescribing the salary of the City Attorney

Presenter:  
Mike Sullivan, Human Resources Director  
Mayor John Suthers

**Attachments:** [MasseyOrd \(Mid Year\)-final Revised](#)  
[Signed Ordinance 21-50](#)

**This Ordinance was finally passed on the Consent Calendar**

- 4A.C.** [21-307](#) Ordinance No. 21-51 amending Section 3 of Ordinance No. 21-06 and prescribing the salary of the City Auditor

Presenter:  
Tom Strand, City Council President

**Attachments:** [Rowland Ord \(mid-year 2021\) final revised](#)  
[Signed Ordinance 21-51](#)

**This Ordinance was finally passed on the Consent Calendar**

- 4A.D.** [21-308](#) Ordinance No. 21-52 repealing Ordinance No. 21-07, and amending Ordinance No. 18-120, Section 3, prescribing the salary of the City Council Administrator

Presenter:  
Mike Sullivan, Human Resources Director  
Tom Strand, City Council President

**Attachments:** [Evans ordinance \(mid-year 2021\) final revised](#)  
[Signed Ordinance 21-52](#)

**This Ordinance was finally passed on the Consent Calendar**

#### **4B. First Presentation:**

- 4B.A.** [21-324](#) City Council Regular Meeting Minutes June 8, 2021

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [6-8-2021 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

- 4B.B.** [21-300](#) Ratification of Councilmember Appointments on Boards, Commissions, and Committees

Presenter:  
Tom Strand, Council President

**Attachments:** [Boards, Commissions, and Committees Councilmember Assignments - 06.22.2021](#)

This Item was approved on the Consent Calendar.

- 4B.C.** [21-318](#) An Ordinance Assessing Costs for Work Performed in Building Demolition at 1326 W. Kiowa Street, Charging the Work Against the Property Upon Which the Work was Done and Certifying this Assessment to the County Treasurer for Collection as a Priority Lien.

Presenter:  
Gayle Sturdivant, City Engineer, Deputy Public Works Director  
Ben Bolinger, Senior Attorney, City Attorney's Office

**Attachments:** [Lien-1326W\\_KiowaORD Demolition Documentation](#)

- 4B.D.** **21-319** An Ordinance ordering that the question of organization of the Colorado Springs Briargate General Improvement District 2021 and approving a mill levy be submitted to the electors of the proposed district at the coordinated election conducted by mail ballot to be held on Tuesday, November 2, 2021; 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 ordinance

Presenter:  
Council Member Randy Helms, District 2  
Eric Becker, Special Improvement Maintenance District Administrator

**Attachments:** BriargateGID\_ORD-2021-07-07  
2020042B-DESCRIPTION PG 2 Final  
2020042B-DESCRIPTION PG 1 Final  
2020042B-PLAN Final  
Briargate GID Presentation.7.8.21  
Final Hearing Notice Letter  
Petition Statement of Sufficiency

This Item was approved on the Consent Calendar.

- 4B.E.** [21-277](#) A Resolution authorizing issuance of debt by the Greenways Metropolitan District No. 1 in an issued principal amount not to exceed \$17,500,000. (This project is located in Springs Ranch area east of the intersection of Powers Boulevard and North Carefree Circle)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development Department

Peter Wysocki, Planning and Community Development Director

**Attachments:** [Resolution GreenwaysMDNo1](#)

[powerpoint](#)

[District Budget Committee Presentation 5.25.21](#)

[1- Bond Issuance Cover Letter - Greenways MD Nos. 1-3](#)

[2- Greenways MD#1-3 Financial Plan, May18](#)

[3- Greenways District Cost Assumptions 5-18-20](#)

[4- Draft Bond Resolution - 05-18-21](#)

[5- Draft Indenture Greenways MD- 05-18-21](#)

[6- Draft Capital Pledge Agreement \(05-18-21\)](#)

[7- Draft Form Bond Counsel Opinion](#)

[8- DRAFT Greenways MD Nos. 1-3 GC Opinion](#)

[Signed Resolution 85-21](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.F.** [21-265](#) A Resolution extending the effective date of Resolution #8-20 to January 31, 2022 for Draper Commons

Presenter:

Steve Posey, Community Development Division Manager

John Bales, Fred Marienthal, Kutak Rock LLP

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [Resolution Colorado Springs Draper Commons-2021 Amendment to Inducement](#)

[Prelim DC 6 7 2021](#)

[Signed Resolution 86-21](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.G.** [21-294](#) A Resolution Approving an Economic Development Agreement Between the City of Colorado Springs and Entegris, Inc.

Presenter:

Bob Cope, Economic Development Officer  
Chelsea Gaylord, Senior Economic Development Specialist

**Attachments:** [Entegris Economic Development Agreement](#)

[Entegris EDA Presentation](#)

[Signed Resolution 87-21](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.H.** [CPC ZC 20-00097](#) Ordinance No. 21-53 amending the zoning map of the City of Colorado Springs pertaining to 12.23 acres located near the southwest corner of Marksheffel Road and Cowpoke Road from A (Agricultural) to PK/AO/SS (Park with Airport and Streamside Overlay).

(Quasi-Judicial)

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development  
Peter Wysocki, Planning Director, Planning & Community Development

**Attachments:** [ORD ZoneChangeAspenMeadowsPark](#)

[EXHIBIT A Aspen Meadows](#)

[EXHIBIT B Aspen Meadows](#)

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

- 4B.I.** [21-335](#) A Resolution Authorizing the Disposal of Surplus, City-owned Property Consisting of Approximately 7 acres of Land to the Entity known as Project Mustang or its Assign (“Purchaser”) in accord with the City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021, and City Code.

Presenter:

Greg Phillips  
Director of Aviation  
Colorado Springs Airport

**Attachments:** [AAC - Letter of Support for Mustang](#)

[City Council Presentation for 22 acre and 7 acre sales 6.1.21](#)

[6-14-21 - Project Mustang Draft Resolution](#)

[Resolution Exhibit A](#)

[Resolution Exhibit B](#)

[Signed Resolution 88-21](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.J.** [21-085](#) Ordinance No. 21-54 creating a two-month extension of a moratorium on



the enforcement of certain zoning code violations related to carports in front yard setbacks

(Legislative)

Presenter:  
Mitch Hammes, Neighborhood Services Manager

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [CarportMoratoriumExtORD-6-14-21](#)

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

- 4B.K.** [CPC A 20-00143R](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Advanced Technology Campus Addition No. 1 Annexation.

Related Files: CPC A 20-00143, CPC MP 20-00160, CPC ZC 20-00159

Presenter:  
Katie Carleo, Planning Supervisor, Planning & Community Development  
Peter Wysocki, Director of Planning & Community Development

**Attachments:** [RES FindingsOfFact AdvancedTechnologyCampus Exhibit A - Legal Description](#)  
[PLANNER AFFIDAVIT CSU ATC Annexation](#)  
[SURVEYOR AFFIDAVIT CSU ATC Annexation](#)  
[Signed Resolution 89-21](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.L.** [CPC A 20-00143](#) Ordinance No. 21-55 annexing to the City of Colorado Springs that area known as Advanced Technology Campus Addition No.1 consisting of 160 acres located southwest of Drennan Road and Foreign Trade Zone Boulevard.

(Legislative)

Related Files: CPC A 20-00143R, CPC A 20-00143, CPC MP 20-00160, CPC ZC 20-00159

Presenter:  
Katie Carleo, Planning Supervisor, Planning & Community Development  
Peter Wysocki, Director of Planning & Community Development

**Attachments:** [ORD Annex AdvancedTechnologyCampusAdditionNo1](#)  
[Exhibit A - Legal Description](#)

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

**4B.M. [CPC MP](#)  
[20-00160](#)**

A resolution of the City Council of the City of Colorado Springs, Colorado approving the Establishment of the CSU Advanced Technology Campus Master Plan pertaining to 160 acres located southwest of Drennan Road and Foreign Trade Zone Boulevard.

(Legislative)

Related Files: CPC A 20-00143R, CPC A 20-00143, CPC ZC 20-00159

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development  
Peter Wysocki, Director of Planning & Community Development

**Attachments:** [RES CSUAdvancedTechnologyCampus](#)  
[Exhibit A - CSU AdvancedTechnologiesCampusMasterPlan](#)  
[Fiscal Impact Analysis CSU ATC](#)  
[7.5.408 Master Plan](#)  
[Signed Resolution 90-21](#)

**This Resolution was adopted on the Consent Calendar.**

**4B.N. [CPC ZC](#)  
[20-00159](#)**

Ordinance No. 21-56 amending the zoning map of the City of Colorado Springs pertaining to 160.05 acres located southwest of Drennan Road and Foreign Trade Zone Boulevard establishing the PF/AO/APZ-2 (Public Facility with Airport and Accident Potential Zone-2 Overlay) zone.

(Legislative)

Related Files: CPC A 20-00143R, CPC A 20-00143, CPC MP 20-00160

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development  
Peter Wysocki, Director of Planning & Community Development

**Attachments:** [ORD ZC AdvancedTechnologyCampusAdditionNo1](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Zone Change](#)

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

## Approval of the Consent Agenda

**Motion by Councilmember Williams, seconded by Councilmember Henjum, 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, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

## 5. Recognitions

**5.A. [21-350](#)** A Resolution recognizing July 4, 2021 as Independence Day

Presenter:

Dave Donelson, Councilmember District 1

**Attachments:** [Independence Day](#)  
[Signed Resolution 91-21](#)

Councilmember Donelson read a brief passage regarding the risks George Washington took to achieve independence from England and read a Resolution recognizing July 4, 2021 as Independence Day.

Brianna Goodwin, Colorado Springs Sports Corporation, gave an overview of the 4th of July celebration, Symphony on Your Porch.

Councilmember Williams gave a brief history of Valley Forge and Independence Day.

**Motion by Councilmember O'Malley, seconded by Councilmember Williams, that the Resolution recognizing July 4, 2021 as Independence Day be adopted. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

**5.B. [21-305](#)** A Resolution Designating July as National Park and Recreation Month

Presenter:

Karen Palus - Parks, Recreation and Cultural Services Director

**Attachments:** [062221 - 2021 Park and Rec Month Resolution](#)  
[Signed Resolution 92-21](#)

Councilmember Henjum spoke about the importance of parks and read the Resolution Designating July as National Park and Recreation Month.

Karen Palus, Parks, Recreation and Cultural Services Director, expressed appreciation for her team and partnerships. She gave an overview of the

number of visitors to the parks and highlighted several upcoming events.

President Skorman and Councilmember Avila expressed appreciation for the availability of parks during the COVID-19 pandemic.

**Motion by Councilmember Avila, seconded by Councilmember Williams, that the Resolution to designate July as Park and Recreation Month be adopted. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 5.C.**    [21-354](#)        A Resolution of Appreciation acknowledging Bret Waters service to the City of Colorado Springs

Presenter:

Tom Strand, President of City Council

**Attachments:** [Resolution - Bret Waters 6-16-21](#)  
[Signed Resolution 93-21](#)

President Strand read the Resolution of appreciation acknowledging Bret Waters' service to the City of Colorado Springs.

Several Councilmembers expressed gratitude for Mr. Waters' accomplishments during his time with the City.

Mr. Waters expressed appreciation for the opportunities he had been given with the City and the recognition.

**Motion by Councilmember Williams, seconded by Councilmember O'Malley, that the Resolution of appreciation acknowledging Bret Waters' service to the City of Colorado Springs be adopted. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

## **6. Citizen Discussion For Items Not On Today's Agenda**

Citizens Naimh and Kelly Christner, representing the Exigo Corporation, spoke about the ongoing poor safety, sanitation, and maintenance conditions of the East Kiowa parking garage.

Citizen Dianne Bridges, Chair, Historic Neighborhoods Partnership (HNP), spoke about the HNP organization and their goals.

Citizen Lisa Sforza spoke on behalf of Tanya Cobar and against the retail sale of puppies and kittens which came from inhumane mills.

Citizen Mike Anderson requested the use of some of the City's American

Recovery Plan (ARP) funding to go toward providing additional affordable housing for citizens.

## **7. Mayor's Business**

There was no Mayor's Business.

## **8. Items Called Off Consent Calendar**

There were no items called off the Consent Calendar.

## **9. Utilities Business**

There was no Utilities Business.

## **10. Unfinished Business**

- 10.A. [CPC PUZ 20-00176](#) Ordinance No. 21-48 amending the zoning map of the City of Colorado Springs relating to 125.34 acres located west of the North 30th Street and Garden of the Gods Road from PIP1/A/PUD/HS (Planned Industrial Park, Agriculture and Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Residential and Commercial Uses, 15-16.99 dwelling units per acre, 420 maximum dwelling units, maximum building height 45-feet; and a maximum commercial building square footage of 950,000) with Hillside Overlay.

(Quasi-Judicial)

Related Files: CPC MP 06-00065-A1MJ20, CPC PUP 20-00177

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**Attachments:** [ORD Zonechng 2424GOTG](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change Depiction](#)

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

[7.5.603.B Findings - ZC](#)

[7.5.604 Modification of Regulations](#)

Wynetta Massey, City Attorney, stated this second reading of the rezoning Ordinance is strictly for the consideration of rezoning, no additional testimony should be taken regarding the other land use items related to this project that were previously approved, and read the three criteria regarding approving a rezoning Ordinance.

President Strand disclosed he had a discussion with two other Councilmembers yesterday at the dais after the meeting had adjourned regarding the number of texts and emails he had received from the community pertaining to 2424 Garden of the Gods and that he was considering making a motion concerning postponing this item. President Strand acknowledged the Council Rule and Open Meetings Law issues, but said he could make a fair decision based on the review criteria.

Councilmember Donelson stated his conversation with President Strand did not influence him in any way and he will base his vote today on the review criteria.

Councilmember Henjum stated she was concerned that three Councilmembers were present for the conversation, but did not address it at the time. She also stated her conversation with President Strand did not bias her position or vote.

President Pro Tem Skorman disclosed he has visited the site multiple times since the last vote but did not discuss the matter with constituents. Ms. Massey stated the independent observation of traffic at the site could be considered solicitation of information, outside the public hearing, and disclosure should resolve that matter.

Councilmember Avila disclosed that she had received two calls asking why she voted the way she did and that she responded by repeating what she said on the dais during the public hearing and those calls did not impact the way she will vote today.

President Strand stated he has observed the traffic in more detail since the June 6, 2021 hearing, feels the traffic and congestion will create safety issues, and moved for a thirty-five day postponement to the July 27, 2021 City Council meeting in order to obtain a second, independent traffic study and analysis of the property of 2424 Garden of the Gods to look at traffic and congestion.

Councilmember Williams stated the proposed rezone has lower traffic count than the existing zoning permits. President Strand stated the traffic study was conducted in the middle of the pandemic in July of 2020 which

may not be reflective of actual traffic which will be created by adding 420 apartment units.

Councilmember Murray stated the question is whether the data is accurate at this point and time and if this project will cause greater damage.

Councilmember Williams stated the proposed rezone allows a lesser traffic density regardless of the comparison of traffic in 2020 to 2021.

Councilmember Avila and President Pro Tem Skorman stated because the industrial buildout is not complete there is not as much traffic as there could be, but the new development plus the already existing tourism will add more traffic and they support allowing more time for review.

Councilmember Donelson stated residential development will cause different traffic patterns than a commercial development in the event of a fire evacuation.

Ms. Massey recommended consulting with the Administration regarding timing and funding because the Charter places contracting authority within the Mayor's purview.

Peter Wysocki, Director, Planning and Community Development, stated a thirty-five day postponement may not be adequate because the process of selecting a traffic engineering firm, identifying the scope of work, the preparation of the traffic analysis, reviewing the traffic analysis, and scheduling for a City Council agenda would take approximately sixty days.

Citizen Bill Wysong, President, Mountain Shadows Neighborhood Association, stated the traffic study needs to be expanded to include a true evacuation study for the area and surrounding areas.

Citizen Jaymen Johnson stated he supports a postponement.

Travis Easton, Director, Public Works Department, stated the applicant and the applicant's traffic engineer did a good job of reasonably projecting traffic counts by evaluating the 2017 traffic count numbers, including the businesses that had opened since then, including a six percent population growth, and modeled the existing office building at a higher occupancy of sixty percent. He stated the traffic study took a conservative view by projecting phase two as commercial and the roads still have the capacity

for it.

President Pro Tem Skorman asked if the City can model what this tremendous investment and new tourism is going to produce for the corridor in the future. Mr. Wysocki stated they will take those comments into consideration.

Councilmember Williams asked if the traffic study included the roadway improvements being made to the Centennial Boulevard extension and the expansion of 30th Street. Mr. Easton stated he believes they were.

Councilmember Donelson asked if there would still be excess capacity on the roadways in the event of an emergency. Mr. Easton stated it is not modeled with emergent conditions because in the event of an evacuation all lanes would be turned into egress lanes. Councilmember Donelson stated that with residential developments, people will be wanting to return to their homes to retrieve their children, pets, photographs, cars, and other important items.

Councilmember O'Malley asked if the contraflow would be included in the calculation. Mr. Easton confirmed it is.

President Strand withdrew his original motion with permission of the seconder, Councilmember Murray.

**Motion by President Strand, seconded by Councilmember Murray that the Ordinance No. 21-48 amending the zoning map of the City of Colorado Springs relating to 125.34 acres located west of the North 30th Street and Garden of the Gods Road from PIP1/A/PUD/HS (Planned Industrial Park, Agriculture and Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Residential and Commercial Uses, 15-16.99 dwelling units per acre, 420 maximum dwelling units, maximum building height 45-feet; and a maximum commercial building square footage of 950,000) with Hillside Overlay. (Quasi-Judicial) be postponed thirty-five days to the July 27, 2021 City Council meeting in order to obtain a second, independent traffic study and safety analysis of the property known as 2424 Garden of the Gods. The motion was withdrawn**

Councilmember Murray stated the evacuation of tourists at the Garden of the Gods also needs to be evaluated.

Steve Mulliken, Attorney, representing the applicant, Vision Properties, stated his client is extremely concerned about safety as well as ex parte communications and believes a second traffic study will show that this



development would be an improvement for traffic. He stated it should not be assumed that the current commercial development would never be fully built out, support the postponement, and requested a copy of the reports be sent to them ahead of the next hearing for review. President Strand agreed to provide that information.

Councilmember Helms stated based on the information received, review criteria, and supportive evidence, he will not be supporting a postponement.

Councilmember Williams stated since the applicant supports the postponement, he will support it as well.

**Motion by President Strand, seconded by Councilmember Donelson, that the Ordinance No. 21-48 amending the zoning map of the City of Colorado Springs relating to 125.34 acres located west of the North 30th Street and Garden of the Gods Road from PIP1/A/PUD/HS (Planned Industrial Park, Agriculture and Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Residential and Commercial Uses, 15-16.99 dwelling units per acre, 420 maximum dwelling units, maximum building height 45-feet; and a maximum commercial building square footage of 950,000) with Hillside Overlay. (Quasi-Judicial) be postponed sixty-three days to the August 24, 2021 City Council meeting in order to obtain a second, independent traffic study and safety analysis of the property known as 2424 Garden of the Gods. The motion passed by a vote of 8-1-0-0**

**Aye:** 8 - Avila, Donelson, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

**No:** 1 - Helms

## **11. New Business**

There was no New Business.

## **12. Public Hearing**

There was no Public Hearing.

## **13. Added Item Agenda**

There were no items added to the Agenda.

## **14. Executive Session**

There was no Executive Session.

## **15. Adjourn**

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

Sarah B. Johnson, City Clerk