



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, March 13, 2018

1:00 PM

Council Chambers

1. Call to Order

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

2. Invocation and Pledge of Allegiance

The Invocation was made by Matt Kasper, Colorado Springs Fire Department Chaplain.

President Skorman led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

Eileen Krauth, City Council Administrator, stated that staff requested item 11.A. pertaining to the donation of property to the Colorado Springs Police Department for the future site of their firing range be moved to before Citizen Discussion. Consensus of Council agreed to this change on the agenda.

4. Consent Calendar

These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)

4A. Second Presentation:

**4A.A. [CPC ZC
17-00135](#)**

Ordinance No. 18-16 amending the zoning map of the City of Colorado Springs pertaining to 2.36 acres located southeast of Issaquah Drive and Sonesta Drive from R-1 6000/AO/DFOZ (Single-Family Residential with Airport and Design Flexibility Overlay Zone) to PK (Public Park).

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director Planning and Community Development
Mike Schultz, Principal Planner, Planning and Community Development

Attachments: [ZC ORD-Indigo Ranch](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Zone Exhibit](#)
[Vicinity Map](#)
[Signed Ordinance 18-16](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.B.** [CPC ZC 17-00094](#) Ordinance No. 18-17 amending the zoning map of the City of Colorado Springs pertaining to 1.74 acres located south of the south corner of the Highway 24 and Meridian Road intersection from R/CR (Estate Residential with Conditions of Record) to PF (Public Facility).

(QUASI-JUDICIAL)

Related Files: CPC MP 87-00381-A19MN17, CPC DP 17-00095

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development
Peter Wysocki, Planning & Community Development Director

Attachments: [ZC ORD - Falcon Park & Ride](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Legal Description Map](#)
[Signed Ordinance 18-17](#)

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

- 4B.A.** [18-0134](#) City Council Regular Meeting Minutes February 27, 2018

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [2-27-2018 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

- 4B.B.** [18-0136](#) Appointments to Boards and Commissions

Presenter:

Jacquelyn Puett, Assistant to Council

Attachments: [031318 Boards and Commissions](#)

This Item was approved on the Consent Calendar.

- 4B.C.** [18-0083](#) A Resolution Approving and Authorizing Execution of the Second Amended and Restated Intergovernmental Agreement for the El Paso-Teller County Emergency Telephone Service Authority

Presenter:
Peter Carey, Chief of Police

Attachments: [Second Amended IGA El Paso-Teller Emergency Telephone Service Authority](#)
[18-0083 Resolution El Paso Teller Emergency Service Telephone Authority 2](#)

This Resolution was adopted on the Consent Calendar.

- 4B.D.** [18-0115](#) An Ordinance amending Sections 101 (Definitions), 103 (Possession or Display), 105 (Exceptions to the Prohibitions) 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 dangerous weapons

Presenter:
Peter Carey, Chief of Police

Attachments: [DangerousWeaponsORD-2018-02-21](#)

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

- 4B.E.** [18-0060](#) A Resolution Approving an Intergovernmental Agreement for Inter-connection of Bus Services between the City of Fountain, Colorado and the City of Colorado Springs, Colorado for Service to the El Paso County Citizens' Service Center

Presenter:
Craig Blewitt, Transit Services Manager

Attachments: [FountainIGA-2018-02-09](#)
[FountainIGA RES-2018-01-19](#)

This Resolution was adopted on the Consent Calendar.

- 4B.F.** [18-0058](#) A Resolution Appointing M. Patrick Wells to the Homestake Steering Committee and the Board of Directors of the Aurora-Colorado Springs Joint Water Authority

Presenter:
Phil Tunnah, Interim Chief Water Services Officer

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

Attachments: [Homestake Aurora Resolution March 13, 2018.docx](#)
[Signed Resolution 13-18](#)

This Resolution was adopted on the Consent Calendar.

4B.G. [18-0061](#) Resolution Authorizing Utilities to Enter into an Amendment to Agreement for Purchase of Return Flows

Attachments: [Return Flow Purchase Agreement Final 2-6-18.docx](#)
[Return FlowsResolution - Final 2-6-18.docx](#)

This Resolution was adopted on the Consent Calendar.

4B.H. [18-0062](#) A Resolution Approving a Memorandum of Understanding to Acquire Digital Orthorectified Imagery in 2018

Mike Herrmann, Manager Asset Management, Colorado Springs Utilities
Bethany Burgess, Senior Attorney, City of Colorado Springs
Jerry A. Forte, P.E., CEO, Colorado Springs Utilities

Attachments: [PPGA MOU Exhibits \(2\).pdf](#)
[PPGA OP 2018 MOU 20171227.docx](#)
[PPGA2018Project_RES-2018-01-23.docx](#)

This Resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Strand, seconded by President Pro Tem Gaebler, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0

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

5. Recognitions

Councilmember Pico read the Proclamation declaring March 20, 2018 as Persian New Year Day. Abe Ghaffari, member of the Persian New Year Celebration Planning Committee, expressed his appreciation of the proclamation and gave a brief history of the Iranian community in Colorado Springs.

President Pro Tem Gaebler read the Proclamation declaring April 2018 as Child Abuse Prevention Month. Karen Rubinow, Women's Club of

Colorado Springs (WCCS), spoke about the planting pinwheels project to highlight the prevention of child abuse.

5.A. [18-0087](#) Recognition of MATHCOUNTS 2018 regional competition winners

Presenter:

Mike Bartusek, Pikes Peak Regional Coordinator

Mike Bartusek, Pikes Peak Regional Coordinator, provided an overview of the MATHCOUNTS 2018 program. Eileen Krauth, City Council Administrator, introduced the students from the area participating in the regional competition program on March 24, 2018

6. Citizen Discussion

Citizen Gerald Miller spoke regarding everyone having a purpose in life.

Citizens James Saylor and Pavel Kozhavnikov spoke against recreational marijuana.

Citizen John Hawk spoke regarding fees for emergency services for Banning Lewis Ranch.

Citizen Janice Moglen, founder of Single Parent's Day, asked City Council to proclaim March 21, 2018 as Single Parent's Day and gave a brief history of Marjory Stoneman Douglas.

Citizens Carl Strow and Donna Strom spoke regarding the Broadmoor and the Strawberry Fields land swap.

Citizen Kevin Bright presented state flags to City Council as a representation of the honey bees.

Citizen Tim Hoiles spoke regarding the public process for the proposed Banning Lewis Ranch annexation agreement.

Citizen Deborah Stout-Meininger spoke against the proposed Colorado Department of Transportation toll road for I-25.

Citizen Betty Kelso spoke regarding the need for the new bus terminal being built as soon as possible.

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

There was no Unfinished Business.

11. New Business

- 11.A. [18-0085](#) A Resolution Authorizing the Acceptance of a Donation of Certain Property Which Shall Serve as the Future Site of the Colorado Springs Police Department Firing Range

Presenter:
Peter Carey, Chief of Police

Attachments: [Firing Range Land Donation - PowerPoint](#)
[18-0085 Resolution 2](#)
[Signed Resolution 16-18](#)

Peter Carey, Chief of Police, presented the Resolution authorizing the acceptance of a donation of property for the future site of the Colorado Springs Police Department (CSPD) firing range and introduced Guy Cathe, manager of Northpark 200, LLC and Bob Boileau, President of Pikes Peak International Raceway, who donated the property.

There were no comments on this item.

Motion by Councilmember Bennett, seconded by Councilmember Strand, that the Resolution authorizing the City Council to accept a donation of certain property which will serve as the future Colorado Springs Police Department firing range be adopted. The motion passed by a vote of 9-0-0

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

- 11.B. [18-0081](#) A Resolution Authorizing the Issuance of Debt by Canyon Creek Metropolitan District Nos. 2 and 3 in the Form of Capital Pledge Agreement

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

Attachments: [1.a- Canyon Creek Pledge Agreement PowerPoint3-13-18](#)
[2- Resolution Canyon Creek Pledge Agreement](#)
[3- CSURA 2018 Canyon Creek Pledge Agreement](#)
[4- CSURA Canyon Creek Term Sheet \(1.18.18\)](#)
[5-Canyon Creek Public Improvement Costs Summary](#)
[6- T CSURA-Canyon Creek Project NR LF Fin Plan, Split Mills, +CF Subs, Dist mls+PT TIF+PIF, wRA, Jan17](#)
[7- MMD - 3 Month History](#)
[Signed Resolution 17-18](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development Department, presented the Canyon Creek Metropolitan District Nos. 2 and 3 request for the issuance of debt from the Urban Renewal Authority (URA) in the form of a capital pledge agreement.

Councilmember Geislinger asked if there was any consequences from the two week delay in the item coming back to City Council in regards to the interest rate. Ray O'Sullivan, representing the district, said there was not.

Motion by Councilmember Bennett, seconded by Councilmember Strand, that the Resolution authorizing issuance of debt by the Canyon Creek Metropolitan District Nos 2 and 3 in the form of a capital pledge agreement be adopted. The motion passed by a vote of 8-1-0-0

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

No: 1 - Pico

11.C. [18-0097](#) A Resolution Consenting to Inclusion of Property into Canyon Creek Metropolitan District Nos. 1-3

Presenter:

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

Attachments: [RES Canyon Creek Consent to-Include Properties](#)
[Exhibit A Resolution- Letter re Consent to Inclusion of Properties, 2018-02-09](#)
[Map with Current Boundaries, Initial Boundaries, and Inclusion Area, 201...](#)
[south-nevada-boundry-ura-map-080217](#)
[Signed Resolution 18-18](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development Department, presented the Canyon Creek Metropolitan Districts consent for inclusion of properties.

There were no comments on this item.

Motion by Councilmember Bennett, seconded by Councilmember Murray, that the Resolution consenting to inclusion of properties into the Canyon Creek Metropolitan District Nos 1-3 be adopted. The motion passed by a vote of 9-0-0

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

12. Public Hearing

12.A. [AR DP
17-00039](#)

An appeal of Planning Commission's decision to uphold the administrative approval of the development plan for The Ridge illustrating a 60-unit multi-family development on 3.72 acres located at 4375 Broadmoor Bluffs Drive and zoned R-5/HS (Multi-Family Residential with a Hillside Overlay).

(Quasi-Judicial)

Related File: AR FP 17-00040

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

Attachments: [Exhibit A - Appeal Narrative & Postponement Request](#)
[Exhibit B - Letters passed to the Planning Commission](#)
[Exhibit C - Letters to the City Council](#)
[The Ridge Presentation to City Council](#)
[CPC Staff Report - The Ridge Appeal](#)
[Figure 1 - Approved Development Plan](#)
[Figure 2 - Approved Final Plat](#)
[Figure 3 - Appeal Application & Narrative](#)
[Figure 4 - Applicant Narrative](#)
[Figure 5 - Neighborhood Comment Following 1.23.17 Meeting](#)
[Figure 6 - Neighborhood Comment Following Public Notice](#)
[Figure 7 - Neighborhood Comment Following 2.15.17 Meeting](#)
[Figure 8 - Cheyenne Mountain Ranch Master Plan](#)
[Figure 9 - Cheyenne Montana Lodges Development Plan](#)
[Figure 10 - Pages 22, 23 of Hillside Development Design Manual](#)
[Figure 11 - CHFA Walk Score](#)
[Figure 12 - Colorado Geologic Survey Reviews](#)
[7.5.502.E Development Plan Review](#)
[7.5.906 \(A\)\(4\)](#)
[CPC Minutes_The Ridge](#)

Marc Smith, Division Chief, Corporate Legislative Counsel, discussed ex parte communications with City Council prior to proceeding with this hearing process. All Councilmembers indicated they have the ability to hear this matter and make a fair and impartial decision based on the review criteria presented. Mr. Smith also reminded Council to deliberate based upon the review criteria.

President Pro Tem Gaebler said she read an e-mail that was sent to City Council requesting for her to be recused due to a neighborhood meeting she allegedly attended. She stated she spoke with Lee Patke, Greccio Housing LLC, who confirmed that it was a case of mistaken identity of Aimee Cox who had attended the meeting instead. President Pro Tem Gaebler consulted with the City Attorney's Office and received approval to vote on this quasi-judicial matter.

Hannah Van Nimwegen, Senior Planner, Planning and Community Development, provided an overview of the project including 1.) a vicinity map of the property for the sixty-unit multi-family development of The Ridge, 2.) the site details and history of the previous application for the Cheyenne Montana Lodges development plan, 3.) the public involvement process, 4.)

the Land Suitability Analysis, 5.) the agencies which reviewed the project, and 6.) the appeal review criteria.

Councilmember Geislinger and Councilmember Pico asked about the tension crack on the property. Jonathon Lovekin, Colorado Geographical Survey, stated it is not a landslide related tension crack, but could be a desiccation crack or related to the utility line in the area.

Councilmember Murray said there was a fence on the property leaning to the left, a thirty foot wall and numerous cracks in the asphalt that indicated land movement. Mr. Lovekin said the wall is to prevent the land from moving and the asphalt cracks could be due to insufficient thickness of the asphalt or other engineering conditions.

Councilmember Murray asked why the other three buildings were not built on the property and if condominiums and apartments were considered the same type of multi-family structures. Ms. Van Nimwegen stated that there was no record regarding why there was only the construction of the three existing condominiums and that there is no differentiation in zoning between condominiums and apartments.

Dan Martin and Cindy Grey, Broadmoor Bluffs Neighborhood Association (BBNA), representing the appellant, stated this project is in violation of City ordinances safety criteria, ADA law, and is not a suitable location for The Ridge. Ms. Grey identified BBNA neighborhood support, community involvement and the previous development plan for the condominiums. She presented maps of the existing condominiums access points and listed the differences between the condominiums and The Ridge. Ms. Grey stated that the subdivision of the property was not in compliance with City Code and that there will be increased liability with pedestrian traffic on the Safeway truck route. She said that there were violations of the ADA and she spoke regarding the land suitability analysis, excessive cut and fill, excessively high retaining walls, the retention ponds, landslide risk, and setback violations. Ms. Grey commented on the site suitability, school district capacity, and the proximity to District 12 schools.

President Pro Tem Gaebler asked how the condominiums were currently accessed and how The Ridge would be accessed. Ms. Grey identified the current access point and stated that access from the BBNA property would be denied to The Ridge. President Pro Tem Gaebler asked about

the “more educational challenges” identified regarding the children living at The Ridge. Ms. Grey stated it was due to transportation issues for extremely low income families and the pay-as-you-go policy for sports and other programs within the school district. Ms. Grey stated that families living in the condominiums choose to live there through market-based ownership and those living in The Ridge apartments are selected to live there through Section 8 housing vouchers.

Councilmember Geislinger asked if there had been any BBNA mitigation for the tension crack and landslide concerns. Mr. Martin stated that a tarp was placed over the crack and that clay will be put into the crack this spring. Councilmember Geislinger also asked if the underground testing that was recommended had been completed. Mr. Martin said that there had been no signs at the site to warrant the expense. Councilmember Geislinger asked if the BBNA had made efforts to purchase the property in question. Mr. Martin said they did not. Councilmember Geislinger asked why the City should have an obligation to uphold the original covenant for additional condominiums if the zoning requirements are being upheld. Mr. Martin stated that City Council has the responsibility to make sure the property was legally separated and that the neighbors of that property are not inadvertently burdened. Councilmember Geislinger asked if there was a sidewalk in front of or behind the condos. Ms. Grey stated there was not. Councilmember Geislinger asked if certain e-mails received by Council were representative of the BBNA's position. Mr. Martin said that they were not because they were sent prior to the knowledge of City Code and safety criteria.

Councilmember Murray asked if the BBNA is authorized to block off upper Cougar Bluffs Point. Mr. Martin stated they are due to the property being subdivided. Peter Wysocki, Planning and Community Development Director, stated that once the property was subdivided, the legal access will be through the lower Cougar Bluffs Point. Councilmember Murray asked if there is a difference between traffic analysis for condominiums and apartments. Mr. Wysocki said there is not.

Councilmember Murray asked if the compression of soil caused by building on slab would correlate with potential landslide issues. Mr. Lovekin said this area is not mapped as a landslide zone and said that the slope is landslide susceptible which is why the cuts and walls were built to be sufficient to compensate for landslide issues.

Daryn Murphy, Commonwealth Development Corporation, representing the applicant, identified the access easement to The Ridge and stated the income ranges that would qualify for residency would be thirty, forty, and fifty percent of area median income. He spoke regarding ADA compliance of the condominiums, the legality of the subdivision, the deterioration of the asphalt, the tension crack, and the number of children projected for the units. Mr. Murphy identified the project features of The Ridge.

Lee Patke, Greccio Housing LLC, representing the applicant, gave a brief background of Greccio Housing, LLC and stated that residents are not forced to live in these apartments, they are given the choice. He stated that this project had been reviewed by many professionals. Mr. Patke stated that he had explained to the neighbors what affordable housing meant, but that it has been taken out of context.

Lance Mueller, Commonwealth Development Corporation, representing the applicant, identified the details and presented photos of the site. He stated the site is perfectly suited for multi-family housing and said the difference between the previous plan for condominiums and proposed apartments is the cost to rent. Mr. Mueller identified the extensive public input process. He also presented the expert review and analysis for environmental, geological conditions, traffic, drainage, storm water, storm sewer, ADA compliance, and civil engineering.

Mr. Patke identified the benefits to the City from the project which include the growing need for housing, infill development, generating property tax, community gardens, on-site playgrounds, and an eviction prevention program.

Mr. Mueller stated that the project is in full ADA compliance with no ADA violations and gave an overview of how the project meets ADA requirements. He said that there are no consumer protection issues with this proposed development because the site was identified as expansion property associated with the condominium development and that the developer had the right to convey the site to any other party. Mr. Mueller stated that the property is consistent with the Hillside Overlay Zone and that in regards to the geological hazards, the site is suitable for construction with no adverse geologic impacts to the surrounding properties.

President Skorman asked if School District 12 had a response to the project. Mr. Murphy said that they stated there is capacity within the school district and he said that the residents would have the same options for transportation as the residents in the condominiums.

Councilmember Murray asked about Safeway owning and maintaining the road. Mr. Mueller said the easement agreement identifies that Safeway is responsible for maintenance and insurance of the road. Mr. Murphy said residents would have to have the ability to pay the rent associated with the apartment whether it is through income or a subsidy Section 8 voucher. Mr. Patke stated this is not a Section 8 based project, but any property that has any state or federal investment in it must accept someone with a housing choice voucher. He stated out of 528 units in the Greccio Housing, LLC portfolio, there are only eighteen or nineteen residents with vouchers.

Councilmember Strand asked if a representative from Safeway has provided a statement. Mr. Mueller stated that they have not provided a formal letter, but they have spoken with them regarding cooperation with the road.

Councilmember Knight asked if the Fire Department had any concerns. Brett Lacey, Fire Marshal, stated that after a site review, it was determined that the wildfire risk was low and the standards for the turning radius and width access were met.

Councilmember Murray asked if developers of The Ridge would be willing to build a wall dividing the apartments from the condominiums. Mr. Murphy said they would be willing to work with them regarding fencing requirements.

Citizens Thea Platt, Max Kronestead, Claudia Deats Rogers, Stephanie Adams, and Aimee Cox spoke in support of the applicants and the development plan.

Citizens Rich Martin, Joel Impolaria, Steven Davis, Kent Carson, Janna Blanter, Fred Boettcher, David Carager, Suzanne Boettcher, Brian Gingier, and Judy Montgomery spoke in support of the appellants.

Councilmember Knight asked if this was an illegal subdivision created by

the second platting. Ms. Van Nimwegen stated the property was platted in 1998 as a whole lot and the platting of the condominiums was an El Paso County process which separated the plat.

President Pro Tem Gaebler noted that the neighborhood association spoke about the safety of children, but then closed the safer access road, that there would be traffic issues, but stated that the tenants would not have vehicles, and that the land was not stable enough to support the project, but is supportive of the original plan to build the condominiums. She also stated that there are no capacity issues for the schools.

Councilmember Murray commented that the applicant wants to change the existing environment and that in his experience, putting this kind of income disparity in the same environment creates tension in the community. He stated he is going to vote against the motion and for the appeal.

Councilmember Geislinger stated that he will support the denial of the appeal because under the zoning law, it is a use by right of the owner. He stated that the biggest barrier to the development of affordable housing is the lack of pre-zoned land.

Councilmember Avila commented that it was disturbing that transportation, ADA, and low income were used as reasons for not having the development there.

Councilmember Pico stated he will not support the motion and supports the appeal because has concerns with ADA access, it is not a transit oriented development, the landslide conditions, and that private property should not be required to be donated for access.

Councilmember Strand said that he does not support the motion because he has concerns with safety, the legality of it, and the geohazard conditions.

Councilmember Knight said that he does not see any violations of the criteria of the City Code and that he will be supporting the denial of the appeal.

President Skorman stated that he also does not see any violations of the criteria of the City Code and will support the motion denying the appeal.

Motion by President Pro Tem Gaebler, seconded by Councilmember Bennett, to

deny the appeal and uphold the City Planning Commission's decision for The Ridge development plan based on the finding that the appellant has not substantiated that the appeal satisfies the review criteria outlined in City Code Section 7.5.906(A)(4) and uphold the administrative approval of the development plan for The Ridge illustrating a 60-unit multi-family development on 3.72 acres located at 4375 Broadmoor Bluffs Drive and zoned R-5/HS (Multi-Family Residential with a Hillside Overlay) based on the finding that the development plan meets the review criteria set forth in City Code Section 7.5.502.E. The motion passed by a vote of 6-3-0-0

Aye: 6 - Avila, Bennett, Gaebler, Geislinger, Knight, and Skorman

No: 3 - Murray, Pico, and Strand

12.B. [AR FP
17-00040](#)

An appeal of Planning Commission's decision to uphold the administrative approval of the final plat for The Ridge illustrating a 60-unit multi-family development on 3.72 acres located at 4375 Broadmoor Bluffs Drive.

(Quasi-Judicial)

Related File: AR DP 17-00039

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

Attachments: [Figure 2 - Approved Final Plat](#)

[7.7.102 Subdivision Plats Review Criteria](#)

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

[7.5.906 \(A\)\(4\)](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Bennett, seconded by Councilmember Geislinger, to deny the appeal and uphold the City Planning Commission's decision to approve The Ridge final plat based on the finding that the appellant has not substantiated that the appeal satisfies the review criteria outlined in City Code Section 7.5.906(A)(4) and uphold the administrative approval of the final plat for The Ridge illustrating a 60-unit multi-family development on 3.72 acres located at 4375 Broadmoor Bluffs Drive based on the finding that the final plat meets City Code Sections 7.7.102 and 7.7.303. The motion passed by a vote of 6-3-0-0

Aye: 6 - Avila, Bennett, Gaebler, Geislinger, Knight, and Skorman

No: 3 - Murray, Pico, and Strand

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