



City of Colorado Springs

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

Meeting Minutes - Draft Planning Commission

Thursday, October 17, 2019

8:30 AM

Council Chambers

HistoricCOS

- 6.C. CPC MP** A resolution adopting HistoricCOS as the City of Colorado Springs
92-227-A1M Historic Preservation Plan.
J17

(LEGISLATIVE)

Presenter:

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

Staff presentation:

Daniel Sexton, City Planning, presented a PowerPoint with the scope and intent of the HistoricCOS Master Plan.

Applicant Presentation:

Patrick Rawley, Stan Clausson Associates, Inc, presented a PowerPoint detailing the intent and scope of the HistoricCOS Master Plan.

Questions:

Commissioner Eubanks asked if there were time frames for rewriting Chapter 16 of the code. Mr. Sexton clarified Mr. Rawley misstated the chapter and was actually referencing Chapter 7, Part 16 of the administrative piece in City Code. Mr. Sexton explained the Planning Department was currently under contract with a consultant to rewrite all of Chapter 7.

Commissioner Eubanks mentioned that HistoricCOS is a seven-year plan, which is not that far into the future and wanted to know what updating the plan in seven years would look like (i.e. would the action item matrix need to be revised or would the whole plan be looked at again).

Mr. Sexton explained that subject matter focused plans tend to have a much shorter shelf life because of the expectation and understanding more things will happen in that shorter window. Mr. Sexton said with the work being done now to strengthen and reinforce the information within the plan, we would be looking at an amendment to reevaluate the action item matrix.

Commissioner Rickett said he was a huge supporter of the Historic Preservation and said he was presently working on a preservation project. Commissioner Rickett said he has seen in other cities where there is a historic site that has ongoing development at adjacent sites, which can cause conflicts. Commissioner Rickett wanted to know if there was an opportunity in this program to be able to de-list a property that is on the local historic registry.

Mr. Sexton said Colorado Springs does not have a historic registry, but there are mechanisms and processes within the state register and the national register to de-list properties that are determined to either be noncontributing anymore or have been demolished.

Mr. Sexton went on to say that the bigger mechanism or conversation really would be reinforced and strengthened in Chapter 7, in terms of what oversight the historic preservation board and what their role as development continues to occur.

Supporters:

None

Opponents:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Commissioner Raughton said neighborhood plans and this plan are the most important first steps in implementing a comprehensive plan for the future of Colorado Springs. Through plans like these we will be able to preserve a very rich history. Commissioner Raughton said he was delighted to see this.

Motion by Commissioner Raughton, seconded by Commissioner Rickett, to recommend approval to City Council of the HistoricCOS as the new City of Colorado Springs Historic Preservation Plan, based upon the findings that the request is consistent with the purpose for a master plan as set forth in City Code Section 7.5.401 and meets the review criteria for granting a major master plan amendment as set forth in City Code Section 7.5.408.

The motion passed by a vote of 7:0:2:0

Aye: 7 - Vice Chair Hente, Commissioner Raughton, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 2 - Commissioner McMurray and Chair Graham