

City of Colorado Springs

Work Session Virtual Meeting



Meeting Minutes

Tuesday, December 5, 2023

9:00 AM

Work Session Virtual Meeting

Downtown Review Board

DRB - All meetings are open to the public. Those who wish to participate may do so in-person, online, or by phone.

Conference Call: Dial 1-720-617-3426, enter Conf ID: 623 170 043# and wait to be admitted.

MS Teams: Copy and paste or type into your web browser to join the MS Teams meeting online:
<https://rebrand.ly/DowntownReviewBoard-2023>

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting.

Once an item has been heard, the Chair will open the public portion of the hearing for comments. There is a three (3) minute time limit for each person. Telephone attendees must press *6 to un-mute.

If you know you would like to comment on an agenda item, please email your name, the item you would like to comment on, and your telephone number or MS Teams' name to candy.fontecchio@coloradosprings.gov. If you are unable to email, there will still be an opportunity to speak during the meeting.

1. Call to Order and Roll Call

Rollcall

Present: 7 - Board Member Friesema, Board Member Kuosman, Chair Lord, Board Member Mikulas, Board Member Nolette, Board Member Coats and Board Member Kronstadt

Absent: 1 - Board Member Ollie

2. Approval of the Minutes

2.A. [DRB 23-539](#) Minutes for the October 3, 2023, Downtown Review Board Meeting.

Presenter:
Dave Lord, Chair

Attachments: [DRB Minutes 10.3.23 DRAFT](#)

Motion to approve October 3, 2023 Downtown Review Board minutes. The vote passed unanimously.

Aye: 5 - Chair Lord, Board Member Mikulas, Board Member Nolette, Board Member Coats and Board Member Kronstadt

Absent: 1 - Board Member Ollie

Excused: 2 - Board Member Friesema and Board Member Kuosman

2.B. Changes to Agenda/Postponements

3. Communications

Present: 7 - Board Member Friesema, Board Member Kuosman, Chair Lord, Board Member Mikulas, Board Member Nolette, Board Member Coats and Board Member Kronstadt

Absent: 1 - Board Member Ollie

Ryan Tefertiller - Urban Planning Manager

Ryan Tefertiller, the Urban Planning Manager, mentioned that he moved forward with staffing changes. Ann Odom was transitioned out, and Johnny Malpica took over her position. Several positions in the planning department remained unfilled throughout 2024. A city-wide reorganization was initiated, focusing on the urban and planning teams: one for the north and another for the south. Bill Gray became part of the urban team, leveraging his extensive background in Historic Preservation. David Lord inquired about whether the staffing reduction had implications for the Downtown Review Board.

The Development Review Enterprise, responsible for reviewing all building permits, operated independently. Financed by building permit fees, they remained self-sufficient, and their staffing was unaffected by the overall reduction. They continued their work of reviewing building permits without interruption. In response to budgetary constraints, all departments were tasked with a 3% cut. Given that the planning department's budget was predominantly allocated to salaries, the only feasible way to meet this reduction was by leaving three positions unfilled.

Jim Raughton, who served as vice chair for DRB and was term-limited by CPC, needed replacement. Efforts were made to fill the vice chair position before the next DRB meeting, and it was hoped that the position would be occupied by then, ensuring a full 9-member board. Consequently, the January 2nd meeting was canceled, and plans were made to reconvene in February.

Election of Downtown Review Board Vice Chair

Motion to Elect Bobby Mikulas as Downtown Review Board Vice Chair. This vote passed unanimously.

Aye: 7 - Board Member Friesema, Board Member Kuosman, Chair Lord, Board Member Mikulas, Board Member Nolette, Board Member Coats and Board Member Kronstadt

Absent: 1 - Board Member Ollie

4. Consent Calendar

These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)

5. Items Called Off Consent Calendar

6. Unfinished Business

7. New Business

8. Updates/Presentations

8.A. [DRB 23-455](#) Form-Based Code Review

Ryan Tefertiller, Urban Planning Manager, presented the FBZ Scrub Overview and Update to the Downtown Review Board.

Questions from Board Members:

Board member Sam Kronsdandt inquired if there will be some coordination between building codes so ground levels are malleable overtime. Mr. Tefertiller responded one can work with regional building to change the occupancy to a different occupancy. Board member Kronsdandt added he believed street level should remain flexible as possible, which he believed they are not at this current time.

Chairman David Lord asked if Mr. Tefertiller could provide more insight if boundaries are being moved further east, as there would become more residential options. Mr. Tefertiller responded there will most likely be a modification proposal to the exterior boundary of the zone. Chairman Lord suggested there should be an education session on why the current form based code is set up the way it is. Chairman Lord added regarding parking, if there were any other issues other than height issues Mr. Tefertiller felt were problematic and to elaborate if so. Mr. Tefertiller stated the parking standard will be discussed at the next work session as there are some proposed changes to the parking standards.

8. Informal Updates/Presentations

9. Adjourn