



**CITY OF MANITOU SPRINGS  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Wednesday, JULY 12, 2017**



**I. CALL TO ORDER**

A Regular meeting of the Manitou Springs Planning Commission was held in Council Chambers @ 606 Manitou Avenue. Chairman Delwiche called the meeting to order at 6:01 pm and declared a quorum present. The following Commission members attended:

**PRESENT:** Chair ALAN DELWICHE  
Commissioner JULIE WOLFE  
Commissioner LORI BURRIS  
Commissioner JULIA SIMMONS  
Commissioner GLORIA LATIMER  
Alternate Commissioner CAREY STORM

**ABSENT:** Vice Chair JEANNE VROBEL (excused)  
Commissioner MIKE CASEY (excused)

**STAFF:** Wade Burkholder, Planning Director  
Michelle Anthony, Senior Planner  
Dylan Becker, Planner I

**GUESTS:** Coreen Toll, City Council Liaison

**II. APPROVAL OF MINUTES**

**ITEM 1.** June 14, 2017

**MOTION:**

Commissioner Wolfe moved to approve the June Regular Meeting Minutes as presented.

**SECOND:**

Commissioner Burris seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 4-0. Chairman Delwiche and Commissioner Storm abstained as they were not present for the June Regular Meeting.

**III. NOTICE OF COUNCIL ACTION**

There were no Council actions to report.

*At this time, Chairman Delwiche reviewed the meeting procedures for those present in the audience and asked if any Commissioner had Ex Parte Contacts or Conflicts of Interest to declare. Hearing none, the meeting continued.*

**IV. UNFINISHED BUSINESS**

**ITEM 2. RE 1716** - Rezone (Commercial to High Density Residential – Public Hearing) - 115 Beckers Lane – Ryan Lloyd of Echo Architecture on behalf of Eddie Bishop, Manitou LLC, Applicant

Michelle Anthony, Senior Planner, presented the Staff Report dated July 6, 2017.

Hearing no questions for Staff, Chairman Delwiche invited the applicant to the podium.

Ryan Koeniger of Echo Architecture, 2803 Ute Drive, Colorado Springs, on behalf of Eddie Bishop, stated Echo architecture agreed with the findings of the Staff Report and had no issues with the recommendations. Mr. Koeniger stated Echo Architecture also felt Rezoning this property would be a great fit for the neighborhood in order to rehabilitate the area and stated there was no new information regarding the request since the last meeting.

Eddie Bishop, Manitou LLC, thanked the neighborhood for showing their support for the rezoning and looked forward to moving forward with a Development Plan once the process was finished.

Hearing no further comment from, or questions for, the applicant, Chairman Delwiche opened the Public Hearing. Hearing no comment or questions from the public, Chairman Delwiche closed the Public Hearing.

**MOTION:**

Commissioner Wolfe moved to forward a recommendation to City Council for approval of RE 1716 to Rezone from Commercial to High Density Residential with the finding the proposal is compatible with surrounding land uses and zoning classifications, and the request is also in compliance with Plan Manitou.

**SECOND:**

Commissioner Burris seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 6-0.

**ITEM 3. RE 1717** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Ramona Road (Schedule No. 7405312005) – City of Manitou Springs, Applicant

**ITEM 4. RE 1718** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Hill Street (Schedule No. 7405313005) – City of Manitou Springs, Applicant

**ITEM 5. RE 1719** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Hill Street (Schedule No. 7405314019) – City of Manitou Springs, Applicant

**ITEM 6. RE 1720** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Hill Street (Schedule No. 7405314005) – City of Manitou Springs, Applicant

**ITEM 7. RE 1721** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Spirea Drive (Schedule No. 7405320005) – City of Manitou Springs, Applicant

**ITEM 8. RE 1722** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Spirea Drive (Schedule No. 7405320007) – City of Manitou Springs, Applicant

**ITEM 9. RE 1723** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Spirea Drive (Schedule No. 7405320003) – City of Manitou Springs, Applicant

**ITEM 10. RE 1724** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Pawnee Avenue (Schedule No. 7408222002) – City of Manitou Springs, Applicant

**ITEM 11. RE 1725** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Columbine Drive (Schedule No. 7405332008) – City of Manitou Springs, Applicant

**ITEM 12. RE 1726** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Columbine Drive (Schedule No. 7405320013) – City of Manitou Springs, Applicant

**ITEM 13. RE 1727** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Mariposa Drive (Schedule No. 7405319007) – City of Manitou Springs, Applicant

**ITEM 14. RE 1728** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Columbine Drive (Schedule No. 7405319006) – City of Manitou Springs, Applicant

**ITEM 15. RE 1729** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Columbine Drive (Schedule No. 7405319003) – City of Manitou Springs, Applicant

**ITEM 16. RE 1730** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Mariposa Drive (Schedule No. 7405319002) – City of Manitou Springs, Applicant

**ITEM 17. RE 1731** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Columbine Drive (Schedule No. 7405320001) – City of Manitou Springs, Applicant

**ITEM 18. RE 1732** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Columbine Drive (Schedule No. 7405320003) – City of Manitou Springs, Applicant

**ITEM 19. RE 1733** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Columbine Drive (Schedule No. 7405319011) – City of Manitou Springs, Applicant

Dylan Becker, Planner I, presented the Staff Report dated June 20, 2017.

Commissioner Latimer inquired if the parcel located at the top of Pawnee Avenue was near the Intemann Trailhead. Ms. Anthony responded that it was.

Hearing no further questions for Staff, Chairman Delwiche opened the Public Hearing. Hearing no comment or questions from the public, Chairman Delwiche closed the Public Hearing.

**MOTION:**

Commissioner Wolfe moved to forward a recommendation to City Council for approval of RE 1717 – 1733 to rezone from Hillside Low Density Residential/Low Density Residential to Open Space with the finding a public need exists and the use and location are compatible with adjacent land uses.

**SECOND:**

Commissioner Storm seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 6-0.

**V. NEW BUSINESS**

**ITEM 20. VAC 1702** – Vacation of Right-of-Way (Undeveloped Rosemary Lane) – 320 and 326 Manitou Avenue – Janice Woodward Representing Dan C. Hill Estate, Applicant

Wade Burkholder, Planning Director, presented the Staff Report dated July 7, 2017.

Hearing no questions for Staff, Chairman Delwiche invited the applicant to the podium.

Ron Robinson, 1155 Kelly Johnson Boulevard, Colorado Springs, attorney representing the Dan C. Hill Estate stated the Applicants were in support of the Staff recommendation, the easement condition, and the survey condition. Mr. Robinson stated the surveyor had been hired and would be visiting the site soon.

Hearing no further comment from, or questions for, the applicant, Chairman Delwiche opened the Public Hearing. Hearing no comment or questions from the public, Chairman Delwiche closed the Public Hearing.

**MOTION:**

Commissioner Storm moved to forward a recommendation for approval to City Council of VAC 1702 to vacate the undeveloped Rosemary Lane right-of-way as depicted on the plat map dated 03/2017 by Park and Associates Inc. with the following conditions:

1. The Applicant shall provide a fifteen foot (15 ft.) utility easement along the entire length of the proposed vacation area for future access to the abandoned water line below for future water system upgrades.
2. The Applicant shall have prepared a document with the legal description of the vacated right-of-way with the location of the utility easement shown prior to the public hearing before City Council.

Commissioner Storm recommended the following findings:

1. The use of the areas of the rights-of-way as shown on the vacation exhibit are unnecessary for future public access; and
2. The proposed vacation will not deprive abutting properties of adequate, legal access.

**SECOND:**

Commissioner Latimer seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 6-0.

**ITEM 22. MaCUP 1705 – Major Conditional Use (Event Space) – 717 Manitou Avenue, Unit 301 – Priscilla B. Stachel, Applicant**

Michelle Anthony, Senior Planner, stated the Applicant was not present and she had given the Applicant proper notice of the meeting time and location. Ms. Anthony recommended the Commission either move forward without the Applicant or postpone MaCUP 1705 until the next Regular Meeting on August 9, 2017.

Chairman Delwiche stated he felt the proposal was too complicated to move forward without the Applicant and he was in favor of postponement.

**MOTION:**

Commissioner Wolfe moved to postpone MaCUP 1705 until the next Regular Meeting on August 9, 2017.

**SECOND:**

Commissioner Storm seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 6-0.

**VI. OTHER BUSINESS**

There was no other business to discuss.

**NON-AGENDA ITEMS FOR DISCUSSION:**

Commissioner Latimer stated she was concerned about the Conditional Use of the Manitou Incline and felt the trail was being overused. She commented there was a need for the Manitou Incline Management Group to pay closer attention to who was using the trail and the fact there had been bad publicity recently regarding rescues and people misusing the trail by attempting to run down it.

Chairman Delwiche commented trail users were not disallowed from running down the Incline, although it was not recommended.

Commissioner Latimer requested this be a topic of discussion at a future meeting. Mr. Burkholder responded he would look into the matter.

Chairman Delwiche inquired if there was a Manitou Incline Management Group meeting in the past few days. Mr. Burkholder responded the meeting had occurred earlier that afternoon, which he had attended. Mr. Burkholder stated there was a lot of discussion regarding the recent rescues and noted there would be some additional signage posted to inform trail users of bail-out trails and to stress the extreme environment of the trail should not to be taken lightly.

Ms. Anthony commented information stressing the risks, bail-out trails, and about what trail users need to do to be prepared for the journey needed to be provided to the public.

Mr. Burkholder stated he noticed people seemed to respond to labelling the Incline as a "Black Diamond" trail which would signify its extreme nature and difficulty.

Chairman Delwiche commented he had multiple trail users run by him only to find them exhausted a little further up the trail.

Mr. Burkholder noted most of the rescue calls had been located on Barr Trail by people coming down after hiking the Incline.

Ms. Anthony commented the Fire Department had reported all of the rescues were of Incline hikers who had exhausted and dehydrated themselves on the way up only to have trouble coming down on Barr Trail. Ms. Anthony stated even if someone took the bail-out trail part way up the Incline, they would still have to hike three miles (3 mi.) down Barr Trail or four miles (4 mi.) if they reached the top.

Mr. Burkholder stated the calls were split between locals and out-of-state users so the rescues were not only visitors from out-of-state having trouble with the elevation and less oxygen, as just as many calls pertained to residents who were acclimated to the area.

Commissioner Storm commented the volume of people using the Incline was the issue and if there were that many people using Intemann Trail it would likely be an issue for the City.

Chairman Delwiche inquired if there had been any number put forth as a cap to help control the number of trail users. Mr. Burkholder responded the third and last phase of the rehabilitation was set to start and the trail would again be closed from August until the end of the year. Mr. Burkholder stated once the rehabilitation was complete, the discussion regarding restrictions of use, monetization or timed-use will begin.

Chairman Delwiche inquired if the rehabilitation of the trail was back on schedule as he had heard it was to be postponed. Mr. Burkholder stated he had heard this as well, but had confirmed at the meeting earlier in the day the paperwork was in good order, the construction bids would be coming in the following Friday, and everything was on schedule.

Chairman Delwiche stated, in regard to the parking study in Manitou, the City would have an inaccurate and misleading study if it was done with uncontrolled access to the Incline.

Commissioner Latimer inquired if Phase III had anything to do with the trail off of the north side of the Incline. Mr. Burkholder responded it did not but the City of Colorado Springs was applying for a State Trails Grant to begin work on a northern trail. Ms. Anthony commented the northern trail would intersect with the Incline about one-third (1/3) of the way up and there would also be another northern trail near the location of the current bail-out trail which would go down the opposite side and end back at the parking lot. Commissioner Latimer commented she felt this would help with the volume of traffic on the trail.

Chairman Delwiche commented this could help get around the National Forest approvals which could potentially take decades to do.

Ms. Anthony commented the beauty of the northern trail was it offered a bail-out a third (1/3) of the way up as opposed to two-thirds (2/3) of the way up.

Chairman Delwiche commented people seemed to experience trouble where the trail went to the Barr Parking Lot.

Commissioner Simmons inquired what the estimated date for construction and rehabilitation was. Ms. Anthony responded the Friday before the Pikes Peak Ascent and Marathon would be the last time the trail was open and would remain closed until the middle of December.

Commissioner Latimer stated, as a heads up, March 29, 2011 there was a discussion regarding a fee for using the Incline which could help off-set the costs of parking, the shuttle, and other things. Ms. Anthony responded until the whole trail was repaired and rehabilitated up to safety standards, the City of Colorado Springs would not allow the trail's monetization.

## **VII. ADJOURNMENT**

Hearing no further business before the Commission, Chairman Delwiche adjourned the meeting at 6:32 pm.

*Minutes prepared by Dylan Becker, Planner I*