



MANITOU SPRINGS OPEN SPACE ADVISORY COMMITTEE REGULAR MEETING AGENDA

All upcoming OSAC meetings are scheduled to be remote, via Zoom. A link is provided on the City's Official Website at

<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

March 24, 2025

6:00 PM

A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS

1. One opening for alternate

B. APPROVAL OF MINUTES

1. Draft minutes of December 9, 2024 OSAC meeting (5 minutes)
2. Draft minutes of January 27, 2025 OSAC meeting (5 minutes)
3. Draft minutes of February 24, 2025 OSAC meeting (5 minutes)

C. AGENDA REVIEW and PUBLIC COMMENT ON NON-AGENDA ITEMS

D. REPORTS

1. PARAB (Parks and Recreation Advisory Board)
 - a. Approved Minutes for PARAB October 28, 2024 Meeting
 - b. Approved Minutes for PARAB November 11, 2024 Meeting
 - c. Approved Minutes for PARAB December 02, 2024 Meeting
 - d. Approved Minutes for PARAB January 13, 2025 Meeting

E. OLD BUSINESS

1. Black Canyon Open Space (David)
 - a. Next steps (David, 5 – 10 minutes)
2. Bill Bauer Trail development (Andrea, Robin)
 - a. Casandra Hessel's email on survey next steps (Tim, 5 – 15 minutes) (This will require one or more votes.)
3. Existing trails development (Andrea, David)
 - a. Washout section at switchback above Wildcat Gulch (Andrea, 5 minute)
 - b. Signage on Creek Walk and Old Intemann Trail (Billy Richard in lieu of Gillian) (5 minutes)
4. Planning Department

- a. New Open Space properties and interactive map (Tim, 5 minutes)
- 5. Director's Comments (Billy Richard in lieu of Gillian) (5-15 minutes)

F. FUTURE AGENDA ITEMS

G. ADJOURNMENT

Committee Members:

Tim Beeson, Chair (03/31/2025)
David Conley, Vice Chair (03/31/2028)
Judy Carnick, Committee Member (03/31/2029)
Sheryl Cline, Committee Member (03/31/2026)
Robin Kovats, Committee Member (3/31/2026)
Anthony "TJ" Maltese, Committee Member (03/31/2029)
Andrea Sutela, Committee Member (03/31/2028)
Paul Arlinghaus, Alternate Member (03/31/2029)
Nancy Wilson, Alternate Member (03/31/2026)

Staff and Liaisons:

Judith Chandler, Council Liaison
Gillian Rossi, Parks & Recreation Director
Roy Chaney, Deputy City Administrator, and Public Services Director

1 alternate positions available

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December 9, 2024

6:07 PM

A. A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS

A Regular Meeting of the Manitou Springs Open Space Advisory Committee was held via Zoom. The following Committee members attended:

Present: **Tim Beeson - Chair**
 Judith Carnick –
 Committee Member
 David Conley – Committee Member
 Sheryl Cline – Committee Member
 Robin Kovats -
 Committee Member
 Andrea Sutela –
 Committee Member
 Anthony “TJ” Maltese –
 Committee Member

Absent:
 Nancy Wilson – Alternate Member
 Member

Staff: **Gillian Rossi – Parks & Rec Director**
 Judith Chandler – Council Liaison

1. Chair Preface to OSAC December 9 Meeting
2. Two openings for alternates.
3. Election of Vice Chairperson- David Conley put forward as a nominee for Vice Chair. David was concerned about his newness to the board but no one else was concerned with his past experience and how well he has fit in.
Motion to promote David Conley from Committee Member to Vice Chair made by Judy Carnick with a second from Sheryl Cline. Motion passes

with 6 in favor and 0 opposed and one abstention from David

B. APPROVAL OF MINUTES

1. Draft minutes of July 22, 2024
Tim rewrote the minutes section to include in the July Minutes for to add in to minutes. Also will add to the
2. Draft minutes of August 26, 2024
Discussion around the best way to handle corrections such as spelling etc.
Tim requests edits be emailed to him so he can forward them for editing.
Request from Gillian about training on the GIS system for trails interest.
Gillian explained they can have access to the Public Trail Map which will be uploaded later in the week.
Motion to approve made by David Conley with a second from Judy Carnick. Motion passes with 7 in favor and 0 opposed
3. Draft minutes of November 12, Public BCOS Trails Hike
Motion to approve made by Tim Beeson with a second from Judy Carnick. Motion passes with 7 in favor and 0 opposed

C. AGENDA REVIEW and PUBLIC COMMENT ON NON-AGENDA ITEMS

D. REPORTS

1. Parks and Recreation Advisory Board (PARAB)
 - a. No approved minutes available
 - b. PARAB's January meeting is a special meeting - Strategic Planning Meeting
 - c. Next PARAB regular meeting is February 3, 2025

E. NEW BUSINESS

F. OLD BUSINESS

1. Creek Walk Phase 6 (Serpentine Drive) (Judy, Tim)
 - a. Status (Tim, 5 minutes)
Gillian read an email from Josh –Creekwalk 4 Under final historical clearances completed by late November, Creekwalk 6 is under design phase with environmental assessment scheduled with CDOT 4 should start early 2025 with 6 starting later in the year.
2. Fields Park Creek Walk (Tim)
 - a. Status (Tim, 5 minutes)

Fields park has been cleaned up and looks good. The fence is down.

3. Bill Bauer Trail development (Andrea, Robin)

After previous meeting Judy is not excited about the trail possibilities with the homeless and safety and wildlife issues that were brought up by the community. Tim agreed with Judy's assessment.

- a. Should we do the Community Outreach sooner or later? (Tim, Robin, All (10 minute)

Robin had a meeting with Gillian and they decided to put it off because they don't have approval on the property. While community outreach is a good idea, there is not enough property to even consider a trail so they are at a standstill anyway. Andrea reminds everyone that Community means the entire community and not just neighbors. Judy believes outreach prior to attaining the property is important to show solidarity in the community. Judith believes that a Wildlife impact study would be beneficial as well to make sure it wouldn't effect migratory patterns of deer and things.

Consensus is to go forward with community outreach. Robin asks Gillian if the PIO can help with the outreach. Gillian will talk to Cassandra about creating a survey. This should be an agenda item on the next meeting agenda.

4. Black Canyon Open Space (David, Tim)

- a. Past and future activities (David, 10-15 minutes)

Workshop on the 5th – 8 independent citizens attended. Community Survey had about 40 responses. Late Jan Kimley Horne is making presentation. Gillian will provide the presentation earlier. Gillian will ask the PIO to do a Social Media blast encouraging more people take the survey.

5. Existing Trail Maintenance (Andrea, Tim)

- a. Iron Mountain

Tim shared pictures to share easement information as well as Trailworx pictures and runoff pictures

- i Traction Trailworx Status (Gillian, 5 minutes)

- ii Washout section at first switchback above Wildcat Gulch (No change)

- b. Red Mountain (no changes)

- c. RMFI request for higher funding in 2025

Wants to go from \$20,000 for 75 days work to \$27,100. – Tim suggests offering a 20% cost of living increase for 2025 before paying the additional \$3,100 in 2026. Discussion around looking into other companies versus using multiple companies or just paying the full fee. Tim is having coffee

with Carl from RMFI to talk about the increase and other things.

- d. Signage on Creek Walk and Old Intemann Trail (David)
 - i Status (David, 5 minutes)
- e. Red Mountain Northern Escarpment open space donations #1 (1 parcel) and #2 (2 parcels) (Tim)
 - i Status (Tim, 5 minutes)
- 6. Director's Comments (Gillian 5-15 min)
- 7. Upcoming term expiration for current members (Tim & TJ)
Tim talked about recent health challenges he has overcome and has informed everyone that his intention is to finish out his term which ends in March 2025 and retire from OSAC. A new Chair Person will need to be elected at that point. TJ intends on staying for an additional term.

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

Meeting adjourned at 7:55 pm

Committee Members:

Tim Beeson, Chair (03/31/2025)
Judy Carnick, Committee Member (03/31/2026)
Sheryl Cline, Committee Member (03/31/2026)
Robin Kovats, Committee Member (3/31/2026)
Anthony "TJ" Maltese, Committee Member (03/31/2025)
Andrea Sutela, Committee Member (03/31/2028)
David Conley, Committee Member (3/31/2028)
Nancy Wilson, Alternate Member (03/31/2026)

2 alternate positions available

Staff and Liaisons:

Judith Chandler, Council Liaison
Gillian Rossi, Parks & Recreation Director
Roy Chaney, Deputy City Administrator, and Public Services Director

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January 27, 2025

6:00 PM

A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS

A Regular Meeting of the Manitou Springs Open Space Advisory Committee was held via Zoom. The following Committee members attended:

Present: **Tim Beeson - Chair**
 David Conley – Vice Chair
 Judith Carnick – Committee
 Member
 Robin Kovats - Committee
Member
 Andrea Sutela – Committee
Member
 Anthony “TJ” Maltese –
Committee Member
 Nancy Wilson – Alternate Voting Member

Absent:
 Sheryl Cline – Committee Member

Staff: **Gillian Rossi – Parks & Rec Director**
 Judith Chandler – Council Liaison

1. Chair preface to the January 27, 2025 Packet
(Please read this prior to reading the packet.)
2. Two openings for alternates.
3. Upcoming term expiration for current members (Tim & TJ)

B. APPROVAL OF MINUTES

1. Revised Draft minutes of July 22, 2024

Motion to approve made by David Conley with a second from Judy Carnick. Motion passes with 7 in favor and 0 opposed

2. Revised Draft minutes of August 26, 2024
Motion to approve made by Tim Beeson with a second from David Conley. Motion passes with 6 in favor and 0 opposed and 1 recusal.
3. Draft minutes of September 23, 2024
Motion to table the minutes until they can be amended according to the recording made by Tim Beeson with a second from David Conley. Motion masses with 6 in favor and 0 opposed and 1 recusal.
4. Draft minutes of October 28, 2024
Motion to approve with corrections to spelling of grounding in section F and correct to zoom only made by Tim Beeson with a second from Robin Kovats. Motion passes with 6 in favor and 0 opposed and 1 recusal.
5. Draft minutes of November 25, 2024
Minutes not needed because of lack of quorum.

C. AGENDA REVIEW and PUBLIC COMMENT ON NON-AGENDA ITEMS

D. REPORTS

1. Parks and Recreation Advisory Board (PARAB)
 - a. Approved PARAB Minutes 10-07-2024

E. OLD BUSINESS

1. Black Canyon Open Space Master Plan (Stephen Myers, Kimley-Horn)
 - a. BCOS Master Plan presentation (Stephen Myers, 20 Minutes)
Stephen and Jim from Kimley Horn presented the master plan to the board. Palmer Land Trust has already commented on the plan.
 - b. OSAC discussion and vote (all Members, Gillian, Stephen 20 Minutes)
The Board went through the presentation with Kimley Horn with revisions and questions. Stephen and Jim edited and made notes as they went through. There was some concern with Fire Mitigation and property access. Parking issues were discussed as well as possible bicycling issues. The main consensus is that it needs to be easier to read and digest for community engagement purposes.

Motion to adopt Black Canyon Open Space Master Plan as revised in this meeting and instruct Kimley Horn to make the revisions and submit to Gillian Rossi so it may be submitted to Council by the February 11th Council session made by David

Conley with a second from Robin Kovats. Motion passes with 7 in favor and 0 opposed

- c. Calendar (Gillian, 5 minutes)
- 2. Creek Walk Phase 6 (Serpentine Drive) (Judy, Tim)

- a. Status (Judy, 5 minutes)

- 3. Fields Park Creek Walk

- a. Status (Gillian 5 minutes)

- 4. Bill Bauer Trail development (Andrea, Robin)

Postponing until next meeting for technical difficulties.

Motion to postpone Community Engagement for Bill Bauer Trail Development until next OSAC meeting made by Just Carnick with a second from David Conley. Motion passes with 7 in favor and 0 opposed

- a. Discuss and vote on survey questions? (Tim, Robin (15 minutes)
- b. Crystal Hills Blvd as on street trail? (Tim 5 minutes)
- c. What's the next step? (Gillian, Robin 5 minutes)
- 5. Existing Trail Maintenance (Andrea, Tim)
 - a. Iron Mountain
 - b. Traction Trailworx Status (Done)
 - c. Washout section at first switchback above Wildcat Gulch (No change)
 - d. Red Mountain (no changes)
 - e. Signage on Creek Walk and Old Intemann Trail (David)
 - i. Status (David, 5 minutes)

- f. RMFI request for higher funding in 2025 (Tim, Gillian (5 minutes)
Tim had a good meeting with Carl and reopened communication with OSAC board and RMFI as a secondary means of contact besides staff and specifically Gillian. Tim also had a conversation with Tony Boone from Timberline who will be providing an estimate for Wildcat Gulch.

Motion to recommend council approve request for \$27,100 budget increase to RMFI for 15 days of work made by Andrea Sutela with a second from Judy Carnick. Motion passes with 7 in favor and 0 opposed

- 6. Director's Comments (Gillian 5-15 min)

Updated wayfinding signage has been ordered including Intemann Trail

signage.

Fred from planning is working on rezoning and would love to present at the February meeting.

Motion to request Fred Rollenhagen attend February OSAC Meeting to present rezoning efforts made by Nancy Wilson with a second from Steven Conley.

Motion passes with 7 in favor and 0 opposed

Trail Team is proposing a maintenance outline on hairpin turn on Wildcat Gulch to Pikes Peak Trailcats for volunteer opportunity.

Josh Farmer will be at the February meeting in Gillians stead,

F. FUTURE AGENDA ITEMS

Judy Carnick is going to reach out to Mike Willie about Fire Mitigation for February Meeting.

G. ADJOURNMENT

Meeting adjourned at 8:50 pm

Committee Members:

Tim Beeson, Chair (03/31/2025)
David Conley, Vice Chair (03/31/2028)
Judy Carnick, Committee Member (03/31/2026)
Sheryl Cline, Committee Member (03/31/2026)
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Anthony "TJ" Maltese, Committee Member (03/31/2025)
Andrea Sutela, Committee Member (03/31/2028)
Nancy Wilson, Alternate Member (03/31/2026)

Staff and Liaisons:

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2 alternate positions available

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February 24, 2025

6:03 PM

A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS

A Regular Meeting of the Manitou Springs Open Space Advisory Committee was held via Zoom. The following Committee members attended:

Present: **Tim Beeson - Chair**
 David Conley – Vice Chair
 Judith Carnick – Committee
 Member
 Robin Kovats - Committee
Member
 Andrea Sutela – Committee
Member
 Anthony “TJ” Maltese –
 Committee Member

Absent:
 Sheryl Cline – Committee Member
 Nancy Wilson – Alternate Voting Member

Staff: **Josh Farmer – City Staff**

1. Chair preface to the February 24, 2025 Packet (Please read this prior to reading the packet.)
2. Two openings for alternates
Guest Paul Arlinghaus is auditing the meeting as a potential new member of OSAC
3. Upcoming term expiration for current members (Judy, Tim & TJ)

B. APPROVAL OF MINUTES

1. Revised Draft Minutes of September 23, 2024 (5 minutes)
Motion to approve with deletion of question marks made by TJ Maltese with a second from David Conley. Motion passes with 5 in favor and 0 opposed

C. AGENDA REVIEW and PUBLIC COMMENT ON NON-AGENDA ITEMS

D. REPORTS

1. PARKS AND RECREATION ADVISORY BOARD (PARAB)

a. No available approved minutes at this time

E. NEW BUSINESS

1. Fire readiness briefing from Lt. Mike Willie (20-30 minutes)
Mike Willie presented the CWPP to the board for questions. Presentation included Black Canyon, Iron Mountain and Red Mountain – Plan is for 5 years. Fire mitigation can run \$2500 - \$3500 per acre and goes up if equipment cannot reach the mitigation area. Black Canyon would be the first goal and could be used for a learning opportunity for fire mitigation. Mike will look for additional grants. They have around \$50,000 earmarked.
2. Rezoning Discussion with Planning Director, Fred Rollenhagen) (20-30 minutes)
Planning Director Fred Rollenhagen presented a map sharing the parcels that are incorrectly zoned and are being rezoned to public facilities and open space. Bout 45 parcels are being rezoned to Open Space. Tim will spend the Open Space data to Fred so they can merge data. Fred plans on sending the map to zoning commission in March for the recommendation to be sent to Council in April. The map does not show current Open Space parcels, just the parcels that are being rezoned. OSAC is going to write a letter of support to back the Planning Departments plan of rezoning.
3. Introduction of new alternate member applicant, Paul Arlinghaus (5-15 minutes)
Paul grew up and lived in Ohio and Indiana. He was part of an advocacy group for trails in Indiana. He wants to get involved in Colorado. He is excited about community engagement in Open Space. A brief discussion occurred regarding membership.
Motion to approve recommendation is made to Council to approve Paul Arlinghaus as an Alternat Committee Member for OSAC made by Andrea Sutela with a second from Judy Carnick. Motion passes with 5 in favor and 0 opposed

F. OLD BUSINESS

1. Black Canyon Open Space (David, Tim, Josh Farmer)

Motion to approve the Black Canyon Master Plan following the suggestions as made by Council in the work session made by David Conley with a second from Robin Kovats. Motion passes with 7 in favor and 0 opposed

- a. BCOS MP Changes (Josh Farmer, Tim 10-20 minutes)
- b. Status and next step (David, Josh Farmer 5 minutes)

2. Bill Bauer Trail development (Andrea, Robin)

Cassandra is distributing the survey/questionnaire, but Robin is unsure how. The data will specifically include the neighbors, and needs to include other community members that can be tracked in relation to their zone or area. A graphic or map should be included in the questionnaire to show the direct parcels in question.

Motion to accent the Bill Bauer Open Space Questionnaire made by Robin Kovats with a second from Andrea Sutela. Motion passes with 5 in favor and 0 opposed

- a. Discuss and vote on survey questions (Tim, Robin, 10-15 minutes)
- b. Discuss and vote on Crystal Hills Blvd on-street trail question for the questionnaire (Tim, 5 minutes)) Discussion on whether the trail access should be a city or an OSAC issue
- c. Next step? (Josh Farmer, Robin 5 minutes 5 minutes)

3. Existing trails development (Andrea, David)

- a. Washout section at switchback above Wildcat Gulch (Andrea, 5 minute)
Pikes Peak Wildcats is going to take a look at the area to see what can be accomplished and how it can be repaired. The City will put out notice of a public meeting so that more OSAC members can attend.

- b. Signage on Creek Walk and Old Intemann Trail (David, 5 minutes)

4. Parks Supervisor's Comments (Josh Farmer 5-15 min) (Note Parks Supervisor Josh Farmer will be present in place of Parks & Recreation Director Gillian Rossi as she is out of the office)
Adopt a Park applications are open. Red Mountain is adopted, Planning on incorporating more trees. Low on park staff, so interviewing for seasonal and regular staff.

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

Meeting adjourned at 8:00pm

Committee Members:

Tim Beeson, Chair (03/31/2025)
David Conley, Vice Chair (03/31/2028)
Judy Carnick, Committee Member (03/31/2029)
Sheryl Cline, Committee Member (03/31/2026)
Robin Kovats, Committee Member (3/31/2026)
Anthony "TJ" Maltese, Committee Member (03/31/2025)
Andrea Sutela, Committee Member (03/31/2028)
Nancy Wilson, Alternate Member (03/31/2026)

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Gillian Rossi, Parks & Recreation Director
Roy Chaney, Deputy City Administrator, and Public Services Director

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MANITOU SPRINGS PARKS AND RECREATION ADVISORY BOARD SPECIAL MEETING MINUTES

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Join This Zoom Meeting at

<https://us02web.zoom.us/j/86130059682?pwd=96f6iphDEtTEgbQ47Jb9Nv7VA3xJ9n.1>

Meeting ID: 861 3005 9682

Passcode: 818608

6:00 PM

October 28, 2024

I. CALL TO ORDER

6:07 PM (or 6:58 minutes in)

II. ROLL CALL

In attendance:

Danu Fatt, Chair (2/28/2025)

Jan Johnson (2/28/2025), alternate

Anthony Lane (02/28/2027)

Christina Grow (2/28/2028)

Rebecca Wood (2/28/2028)

Noel **Seppe** (Hord Coplan Macht)

Mia Requesens (Hord Coplan Macht)

Robyn Bartling (Hord Coplan Macht)

Josh Farmer (Park Supervisor)

Absent:

Tim Bresnahan, Vice Chair (02/28/2025)

Colin McAllister (02/28/2025) *On Leave until January 1, 2025*

David Crawford (02/28/2026)

Candace Craig, Secretary (2/28/2027)

III. APPROVAL OF AGENDA Jan approves the agenda.

IV. PRESENTATION

1. Overlook Park (HCM, Mia and Robyn)
Mia: Reviews the four concepts

A. Discussion:

1. Topeka Ave. development possibilities (on private property) for more access (future trail development for hiking to the top).
2. Chris wants the park to be centered on the community, not tourists.
3. Considerations on safety.
4. Jan: Connectivity for the community and pushing for the whales tale connection. Sustainability is a concern, so water features are probably counterproductive. Put a labyrinth on the helipad—perhaps a mosaic. Try to incorporate it into the space.
5. Chris: Emphasizes the need for a loop (hiking trail). Minimize the parking. Whom do we want this to be for?
6. Composting toilet location concerns.
7. Danu is thinking we should prioritize the whale's tail hike.
8. Rebecca: They have a little park with sound elements at UCCS, and they are extremely annoying and frustrating. Therefore, Rebecca is against installing sound elements.
9. Formal gathering spaces.
10. Danu does not want a structure on the south point. Viewing deck should be elsewhere, perhaps the west side.
11. Hawk nesting? Is it an appropriate location? Perhaps down below.
12. Shade structures
13. Rock formations: Would we create our own?--yes.
14. Integrated art: concerns about vandalism. Right now, it's not a big problem.
15. Educational markers and crusher fines trails
16. Shift focus to the trail through Whales Tail?
17. Jan thinks we should continue with the master plan and get funding. Get started on the Flats project.
18. Chris agrees
19. Rebecca: When will the creekwalk connectivity be done? 2026. Wait for that to be done before pushing for the trail.
20. Anthony: Use arrow to indicate future trail connection.

B. Community Engagement Results

RESULTS OF PUBLIC FEEDBACK:

1. In-person Questionnaires: Artful History came in first, Blossoming Journey & Ripple came in third. Shade and views were popular.
2. DOT Voting: From most popular to last: Sound therapy, shade structures, botanical gardens, gathering spaces, wind sculptures, composting toilets.
3. Online: Favorite concepts: Ripple & Rhythm came in first; Native American, nesting, viewing, sound
4. Repeat comments involved: shade, helipad, access/connections from a variety of routes, plants, gathering spaces w/ art;
5. Concerns: water; sound and noise; vandalism & safety
6. Robin: Combined Results for Top 12 Amenities (see also Discussion):
 - a. native
 - b. sound therapy
 - c. gathering space
 - d. composting toilet
 - e. nesting
 - f. custom shade
 - g. rock
 - h. art
 - i. shade w/ seating
 - j. educ. signage
 - k. crusher fines trails
 - l. community tables.

C. Next steps

1. Danu will seek an easement on private property– the flat land right above Topeka Ave.
2. Develop a preferred master plan.
3. PARAB will skip the November 4 meeting.
4. Meeting with PARAB on November 18 (to review the new draft proposal) because they want to make it to the last council meeting of the year–December 17 (public meeting).
5. December 2: Final Review with PARAB (PARAB regular meeting).

V. ADJOURNMENT

No time mentioned, but the meeting lasted about 1.35.

Board Members:

Danu Fatt, Chair (2/28/2025)
 Tim Bresnahan, Vice Chair (02/28/2025)
 Christina Grow (2/28/2028)
 Rebecca Wood (2/28/2028)

Staff and Liaisons:

Natalie Johnson, Council Liaison
 Gillian Rossi, Parks & Recreation Director
 Matthew Nelson, Arborist and Horticulturist
 Roy Chaney, Deputy City Administrator/Public Services

Colin McAllister (02/28/2025)
David Crawford (02/28/2026)
Anthony Lane (02/28/2027)

Director

Alternates:

Jan Johnson (2/28/2025)
Candace Craig, Secretary (2/28/2027)

1 alternate position available

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**November 18, 2024
PM**

6:00

I. CALL TO ORDER and INTRODUCTIONS

Danu calls to order at 6:00 PM

ROLL CALL:

PARAB Members in Attendance:

David Crawford
Rebecca Wood
Chris Grow
Tim Bresnahan, Vice Chair
Danu Fatt, Chair
Jan Johnson, alternate

Staff in Attendance:

Gillian Rossi, Parks & Rec Director

Guests in Attendance:

Mia Requesens, Hord Coplan Macht
Robyn Bartling, Hord Coplan Macht
Noel (????)

Absent:

Candace Craig, Secretary
Colin McAllister, on leave until January 1, 2025

II. APPROVAL OF AGENDA

Tim moves to approve the agenda as it stands.
Rebecca seconds.

III. PRESENTATION/OVERLOOK PARK (Hord Coplan Macht - Robyn Bartling and Mia Requesens)

1. Review of Community Meeting Analysis
See packet for the results of the meetings.
2. Review of latest Concept Plan and Precedent Image Board
See packet for the updated design.
3. Discussion and Next Steps
Jan: Congratulations on integration of elements based on divergent feedback.
Gillian: loves the design, big fan of the lockable gate, which will also help with maintenance.
Chris: Very pleased w/ HCM. Fabulous design.
Tim: Agrees with the compliments. But prefers natural materials, like wood, steel, etc. (easier to replace, recycle, refabricate).
Rebecca: Agreed, compliments. Concerning the choice of animals, consult with groups in the area.
Chris: Rain barrel (would like more than one). HCM will work on that.
David: Has been following the videos. Concerned about the helipad and foliage (lots of debris *will* fly everywhere if a helicopter were to make use of it.). It will absolutely spray crusher fines, gravel, foliage, and the like at both landing and take-off.
Gillian: Will send the plan to the fire department (in response to David's concerns).
Danu: Would like a less formal deck. Would like it to look more natural.
Tim: ADA access would need to be considered for the deck.
Jan: Wants a shade structure on overlook point.
Danu: Against the shade structure because it blocks the sweeping view of the overlook. (25, 24, 23). The shade structure objection is not about fitting in with the landscape, it's about blocking the panorama from afar as well as up close (the view should draw people to it). The structure will draw attention to itself on the overhang/point)--(Candace added her own two cents, here—feel free to delete this since I wasn't there.)
Chris: Agrees with Danu. Adds a need for backseating on benches (or in addition to) for the variety of people who need back support, from people with back issues to nursing mothers.
Danu: Likes the swings.
Everyone wants another rain barrel.
Everyone likes the new plan.

Next Steps:

Updated packet to be sent on the following Wednesday.
December 2 Meeting: Updates to the plan will be presented and approval sought from PARAB before taking it to council on December 17.

IV. ADJOURNMENT

Danu adjourns the meeting at 6:55 PM.

Board Members:

Danu Fatt, Chair (2/28/2025)
Tim Bresnahan, Vice Chair (02/28/2025)
Christina Grow (2/28/2028)
Rebecca Wood (2/28/2028)
Colin McAllister (02/28/2025)
David Crawford (02/28/2026)
Anthony Lane (02/28/2027)

Staff and Liaisons:

Natalie Johnson, Council Liaison
Gillian Rossi, Parks & Recreation Director
Matthew Nelson, Arborist and Horticulturist
Roy Chaney, Deputy City Administrator/Public Services Director

Alternates:

Jan Johnson (2/28/2025)
Candace Craig, Secretary (2/28/2027)

1 alternate position available

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MANITOU SPRINGS PARKS AND RECREATION ADVISORY BOARD REGULAR MEETING MINUTES

All upcoming PARAB meetings are scheduled to be remote, via Zoom. A link is provided on the City's Official Website at

<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

December 2, 2024

6:00 PM

I. CALL TO ORDER and INTRODUCTIONS 6:01 PM

In Attendance:

PARAB:

Candace Craig, Secretary (also alternate)

Danu Fatt, Chair

Anthony Lane

Chris Grow

Tim Bresnahan, Vice Chair

Rebecca Wood

Dave Crawford

Jan Johnson, Alternate

City Staff:

Gillian Rossi, Parks and Recreation Director

Mathew Nelson, Arborist

Natalie Johnson, Council Liason

GUESTS:

Hord / Coplan / Macht:

Mia Requesens

Robyn Bartling

Noelle Seppi

Absent:

Colin McAllister (on leave until January 1, 2025)

II. APPROVAL OF AGENDA

Call to change Wheeler Park “bridge” to “bench” on previous report
Move to approve the agenda as amended: Anthony
Second: Tim

III. APPROVAL OF MINUTES

1. Draft Minutes from PARAB October 7, 2024 Regular Meeting
Tim moves to approve minutes with corrections.
Second: Rebecca Wood

IV. PUBLIC COMMENTS NOT ON THE AGENDA

(Please limit your comments to 3 minutes)

No comments.

V. PRESENTATION (please limit presentations to 15 minutes)

1. Final Draft of designs of Manitou Overlook Park / Robyn Bartling and Mia Requesens

A. Discussion

Chris: Looks great, with addition of the shade structure. She still feels like the part where the viewing deck is—she likes the natural vibe of it, currently. Is the guard rail necessary? Or could it be more organic? Worried about the decking, that it is still too formal. Curious how we protect Mani’s work until we get the park built.

Danu: Yuccas are planted around it and can be used to discourage kids from climbing on it. Danu agrees with Chris that it should be natural, especially around the cairn. Put the viewer somewhere else where it won’t detract from the view.

Would like the lookout point to be more natural.

Tim: It is not a natural space to begin with, and it hasn’t been in its natural state for a long time. We should not get hung up on that. We are returning to a natural state from what it was. The plan we are looking at is an excellent representation of what we talked about.

Rebecca: Add to berm space. She is concerned that they (Mani, et al.) have started to shape the space without collaboration. There needs to be communication because things will change.

Gillian: Firmly agrees that *nothing* more should be planted up there right now.

Danu: Wants to reduce the shade structure and get rid of the picnic tables.

David / Candace: Think that if we are going to have gathering spaces, it makes sense that those folks would also want a place to eat.

Tim: Really likes the ultimate project design.

Danu: Will take a few more photos of Mani's design/area for Mia and Robyn to view.

B. Vote to approve/disapprove designs

Motion to approve the master plan: David Crawford

Chris seconds.

All in favor.

6:49 PM

PARAB seeks Council's approval for PARAB's design proposal. Council needs a letter of support to give to Gillian. Danu will draft that letter ASAP.

Robyn: Be aware that there is no price tag on this project. We will have a cost estimate once it is all approved. Will know with the construction documents.

A HUGE thank you to Mia and Robyn for their flexibility in adapting the design accordingly. Fantastic design!!

VI. REPORTS (5 minutes)

1. Arborist Report (Mathew's report is in the packet.)

2. Parks and Recreation Advisory Board (PARAB)

A. Wheeler Park Bridge

- Bench is missing. What happened to it? It has been gone since before the Coffin Races.

3. Council Liaison

Natalie: Danu did a great job presenting to Council. PARAB rocks! It's fun to be your liaison. Tomorrow is a meeting to go through Hiawatha, Chase Bank, etc. Old Man's Trail..... Focus on pedestrian safety. Lots of input from Natalie's pets—😄

4. Open Space Advisory Committee (OSAC) .

A. Approved minutes from 10-18-2024 Special Meeting

VII. PARKS AND RECREATION DEPARTMENT

1. Director's Report

- The Columbarium was installed in the Crystal Valley Cemetery by the flagpole. It was a donation. Check it out!
- Schriver Park bathroom will be done next Thursday.
- January 1: the Pool/Recreation Center will be open.
- Black Canyon Open Space: 5:30 on Thursday at Memorial Hall. Everybody should complete the survey.
- Chainlink fence along Becker's Lane will go down tomorrow morning.
- Soda Springs Park. On the 12th, erosion control, closing off for construction

VIII. NEW BUSINESS

1. Discussion of possible partnership D14 for Pump Track

Tim: What is a pump track? A dirt or paved feature that is designed to be ridden on by a BMX bike or other without pedaling or pumping. Middle School teacher, Evan.... wants to construct a prototype for \$500. Tim wonders if this is a potential partnering opportunity for us. A perfect mini-grant opportunity. Wants ideas and suggestions we might lend to Evan. Thinks that the city and the school district should be more in sync and collaborative.

Danu: Would this be on school property and open to the public? Doesn't know how we could partner, other than supporting. Not sure about giving money. The district owns the school property. Not sure about the logistics for supporting the project. Questions about liability.

Natalie (on the school board): Doesn't know.

Danu: Let's return to the topic in 2025.

Chris: A good exercise for learning how a cooperative project like this would work. Tim agrees.

IX. OTHER BUSINESS

1. Decide on Strategic Planning Workshop in January

Tim and Rebecca's calendars are up in the air, but we are going to plan to meet on **January 13, 2025**, which works for everyone else. We will set up an online option for those who can't be there in person.

The meeting will be held at 5:30 PM at the MAC upstairs. 515 building.

2. Discuss Terms limits 2025 – Danu, Tim, Colin, Jan
If your term ends in 2025 and you want to stay on PARAB, you have to write a letter to Council and submit it by January 29, 2025.

X. ADJOURNMENT
Danu adjourns at 7:36 PM

Board Members:

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David Crawford (02/28/2026)
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January 13, 2025

6:00 PM

I. CALL TO ORDER AND ATTENDANCE

Board Members:

Danu Fatt, President
Rebecca Wood
Anthony Lane
Chris Grow
Jan Johnson
Candace Craig, Secretary
David Crawford (via Zoom)

Staff and Liaisons:

Gillian Rossi, Parks & Recreation Director
Natalie Johnson, Council Liaison
Matthew Nelson, Arborist & Horticulturist
Cassandra Hessel, Public Information Officer

Absent:

Tim Bresnahan, Vice Chair
Colin McAllister

II. APPROVAL OF AGENDA

Motion to Approve: Jan

Anthony seconds

All in favor

III. SPECIAL MEETING

1. NEW BUSINESS

- A. Discussion on the Dillon Motel trees (Council would like PARAB's thoughts, as they are the Tree Advisory Board.)

Matthew: Trees will not ultimately survive any further disturbance. Need more water, less compaction, no more disturbance. Evaluation of hardscapes is needed to enhance the chances for survival. "They" have a plan to try to protect the trees (from council meeting).

PARAB votes unanimously for removal of tree 11 (octopus tree); allow other trees to remain. Continue caring for and monitoring trees 1-10. (10 is next on the chopping block, however, because of parking.)

2. Discussion on Soda Springs parking:

Matthew is leaving us—😞 for Colorado Springs.

A Consider allowing temporary limited parking behind the Pavilion in Soda Springs Park before Phase 3 begins.

1. Does PARAB approve parking behind the Pavilion?
2. Would PARAB support revisiting the Master Plan to allow more parking?

NOTE: Lots of event groups need parking, especially the summer band/orchestra with their sound equipment and instruments. It is also dangerous for people to drive across the sidewalk when there is no other place for them to park.

Rebecca is not in favor of revisiting. Danu *is* in favor because it is an event park, and we need to accommodate that.

B.

1. PARAB approves
 - a. amending plan to create up to 20 parking spaces through 2025 until Phase 3 construction begins.

IV. STRATEGIC PLANNING

1. Minutes from 2024 Strategic Meeting

Maple tree was harmed during construction work at Soda Springs Park.

2. ACCOMPLISHMENTS 2024

- A. Created a Masterplan for the Flats Overlook Park
- B. Council Approval of Masterplan
- C. Established Artwalk along Creekpath in Fields Park
- D. Began work on SSP playground phase 2
- E. Completed ADA accessibility and remodel for Pool Locker Rooms
- F. Continued OLM practices with turfcare and gardens in our parks

3. NEXT STEPS

A. SODA SPRINGS PARK (2025-26-27)

Continue work at SSP Playground and Pathways (2025)

Begin looking at cost estimates for turf and irrigation installation

Revisit Masterplan Phase 3

B. FLATS OVERLOOK PARK (2025-26-27-28)

The master plan was approved.

Revisit funding for Construction Documents in April, 2025 (City Council)

V. ORIENTATION REVIEW

1. City Ordinance protocol for PARAB (and all Boards)

2.09.110 Removal: Board members must attend three (3) consecutive regularly scheduled meetings without a leave of absence. If they miss, it is grounds for removal.

2. Municipal Code (in packet)

Everyone, please read. If anything needs to be modified, please let Danu know.

3. PARAB SOP (in packet)

Everyone, please read. If anything needs to be modified, please let Danu know.

4. PARAB Grant Program (in packet)

Please read. If anything needs to be modified, please let Danu know.

5. PARAB Memorial Policy

Please read. If anything needs to be modified, please let Danu know.

6. PARAB's page on City Website:

https://www.manitouspringsco.gov/214/_Parks-Recreation-Advisory-Board-PARAB

Contact Cassandra Hessel if you want anything posted. She is the person who runs the website. (Be ready for a PARAB portrait for the website.)

VI. OTHER BUSINESS

1. No meeting in February (next will be March 3)

A. Term expiration in 2025 for PARAB members:

Everyone (including Colin) submitted their letters of intent to stay on PARAB. All except for Tim, who will surely submit.

B. Nomination and Election of officers:

Everyone approves renominations of the current officers.

Gillian:

1. Tree canopy assessment to be shared tomorrow. Compare 2020 to last year. Fence removed at Zero (0) Beckers Lane.
2. Rezoning on March 4.
3. Columbarium: adds 340 spaces to cemetery (ossuary)
4. No snow blowers on the courts!
5. We have at least eight beavers—hoping to relocate them to Schriver in the warmer weather. (Candace says the beavers tend to get harassed at that pond.)
6. Manitou Pool/Gym bathrooms are done—great improvements!

VII. ADJOURNMENT

Danu adjourns—7:00 PM

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Cassandra Hessel<chessel@manitouspringsco.gov>

To:Tim Beeson;PIO Manitou Springs
Cc:David C. Conley

Mon 3/17/2025 2:26 PM

We can open the survey whenever. It's live now so once the link is shared, we are good to go. We can also keep it open as long as you would like. I recommend at least 2 weeks or more. I can do a news release, social media blast, include it in our weekly newsletter, post on our website, and run an ad in the Pikes Peak Bulletin (requires funds) to promote the survey throughout the duration. Through our alert system, we can send out isolated text/emails to notify specific areas within Manitou Springs as well, I would just need an idea of those locations. Dates and timeframes are at your discretion on deadlines to council and such. Once the survey is completed, I can pull all the results into a spreadsheet for analysis/documentation.

Let me know if you need more information.

Cassandra Hessel

Public Information Officer
City of Manitou Springs

pio@manitouspringsco.gov

**606 Manitou Avenue
Manitou Springs, CO 80829**

Main | (719) 685-5481

Cell | (719) 306-2884

www.manitouspringsgov.com

Decisions on BBT Survey Options

- When should we start the survey?
- How long should we run the survey?
- Should we do a news release?
- Should we do a social media blast?
- Should we post it in our weekly news letter?
- Should we post it on our website?
- Should we run an ad in the Pikes Peak Bulletin?
(If so, how much do we allocate.)
- Should we send out isolated text/emails to notify specific areas within Manitou Springs as well?
(If so, specify the regions.)

ID	Assessor's Parcel Number	Current Zone District	Proposed Zone District	Current Use
1	7404413029	LDR	OS	Vacant
2	7409100003	LDR	OS	Vacant
3	7406100015	HLDR	OS	Serpentine Dr, Vacant
4	7405314005	HLDR	OS	Vacant
5	7405314019	HLDR	OS	Vacant
6	7405413026	GR	OS	Vacant
7	7405421001	HLDR	OS	Vacant
8	7405210003	HLDR	OS	Vacant
9	7405211006	HLDR	OS	Vacant
10	7405218001	HLDR	OS	Vacant
11	7405404022	GR	OS	Vacant
12	7405410010	GR	OS	Vacant
13	7405411025	GR	OS	Vacant
14	7405424003	HLDR	OS	Vacant
15	7405424035	HLDR	OS	Vacant
16	7405424036	HLDR	OS	Vacant
17	7405424010	GR	OS	Vacant
18	7405428008	C	OS	Fountain Creek, Vacant
19	7405428009	C	OS	Vacant
20	7405428026	C	OS	Vacant
21	7405435029	GR	OS	Vacant
22	7405435030	GR	OS	Vacant
23	7405435031	GR	OS	Vacant
24	7405435035	GR	OS	Vacant
25	7406101025	GR	OS	Vacant
26	7406105038	GR	OS	Vacant
27	7406108009	GR	OS	Vacant
28	7406200005	HLDR	OS	Vacant
29	7406200008	HLDR	OS	Vacant
30	7406302003	HLDR	OS	Barr Trail Restroom
31	7406403013	GR	OS	Vacant
32	7406423019	GR	OS	Vacant
33	7408216004	LDR	OS	Vacant

ID	Assessor's Parcel Number	Current Zone District	Proposed Zone District	Current Use
34	7409202039	HLDR	OS	Vacant
35	7405432011	GR	OS	Vacant
36	7405432019	GR	OS	Vacant
37	7405431003	GR	OS	Vacant
38	7405432010	GR	OS	Vacant

Parcel Rezoning Website Link

Below is the link to the Parcel Rezoning Project from Fred Rollenhagen, Director of Manitou Springs Planning Department. Scroll down until you see “Rezoning Overview Map” in big red letters. Scroll a little further until you see a blue “Enter” button on the right hand side. Click it to enter the map.

[Parcel Rezoning Project | Manitou Springs, CO](#)