



# City of Colorado Springs

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

## Meeting Minutes City Council

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Tuesday, March 10, 2026

9:00 AM

Council Chambers

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### 1. Call to Order and Roll Call

President Crow-Iverson called the meeting to order at 9:00 AM.

**Present:** 9 - Councilmember Tom Bailey, President Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Kimberly Gold, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Roland Rainey Jr., President Pro Tem Brian Risley, and Councilmember Brandy Williams

### 2. Invocation and Pledge of Allegiance

The Invocation was made by Pastor Pat Hartsock from the First Presbyterian Church.

President Crow-Iverson led the Pledge of Allegiance.

### 3. Changes to Agenda/Postponements

There were no changes to 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. [26-064](#) Ordinance No. 26-05 Amending Section 108 (Regulation of Electric, Streetlight, Natural Gas, Water and Wastewater Rates, Charges and Regulations) of Article 1 (General Provisions) of Chapter 12 (Utilities) of the Code of the City of Colorado Springs 2001, as Amended, Regarding Utility Rates

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities  
Renee Congdon, Utilities Division Chief, City Attorney's Office

**Attachments:** [CC presentation-Code Changes 12-1-108 regarding process for changing rate](#)  
[CSU-UtilityRates-ORD-2026-01-28](#)  
[Redline and explanation of changes to Rate Process for U Board](#)  
[Rules and Procedures of City Council REDLINE 1-27-26 Rule 4-1, Rate Process Changes](#)  
[Signed Ordinance 26-05.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

**4B. First Presentation:**

- 4B.A. [26-107](#) City Council Regular Meeting Minutes February 24, 2026

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [2-24-2026 City Council Meeting Minutes Final](#)

**The Minutes were approved on the Consent Calendar.**

- 4B.B. [26-053](#) A Resolution Approving the Amended Intergovernmental Agreement between the City of Colorado Springs and El Paso County, Colorado establishing the Pikes Peak Regional Office of Emergency Management

Presenter:

Ryan Trujillo, Deputy Chief of Staff  
Andrew Notbohm, Regional Director, Office of Emergency Management

**Attachments:** [Amended\\_City-County\\_OEM\\_IGA\\_2026](#)  
[Resolution-Amended-OEM\\_IGA\\_Final](#)  
[Slides\\_City\\_Council\\_PPROEM\\_Merger\\_IGA\\_Final\\_PR](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.C. [26-071](#)** A Resolution authorizing the acquisition of real property, using PPRTA funds for the Alternative Treatment Site – Austin Bluffs and Woodmen Project

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director  
Kellie Billingsley, Real Estate Services Manager

**Attachments:** [1\\_Project\\_Location](#)  
[2\\_Draft\\_Resolution\\_Alternative\\_Treatment\\_Site.docx](#)  
[3\\_Alternative\\_Treatment\\_Site\\_Austin\\_Bluffs-Woodmen\\_-\\_Presentation](#)  
[Signed\\_Resolution\\_18-26.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.D. [26-082](#)** A Resolution Setting a Public Hearing Date for Consideration of Colorado Springs Utilities' March 2026 Rate Case Proposed Changes

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities  
Chris Bidlack, Senior Attorney, City Attorney's Office - Utilities Division

**Attachments:** [March\\_2026\\_Rate\\_Case\\_-\\_Resolution\\_Requesting\\_Hearing\\_Date](#)  
[March\\_2026\\_Rate\\_Case\\_03-10-26](#)  
[Signed\\_Resolution\\_19-26.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.E. [26-083](#)** A Resolution Regarding Certain Changes to the Natural Gas Service Boundary

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [SterlingRanchArea\\_CC\\_RES-2026\\_DAB\\_022026](#)  
[City\\_Council\\_-\\_Sterling\\_Ranch\\_Gas\\_Service\\_Boundary\\_Adjustment\\_01232026](#)  
[Signed\\_Resolution\\_20-26.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.F. [26-084](#)** A Resolution Regarding Certain Changes to the Natural Gas Service Boundary

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [SunHillsSubdivision CC RES-2026 DAB 022026](#)

[City Council - Sun Hills Gas Service Boundary Adjustment 01232026](#)

[Signed Resolution 21-26.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.G. ZONE-25-00** Ordinance No. 26-09 amending the zoning map of the City of Colorado Springs pertaining to approximately 2.93 acres located southwest of Dublin Boulevard and Vincent Drive from A/PDZ/R-1 6/HS-O/AF-O (Agriculture, Planned Development Zone, Single-Family Medium with Hillside and United States Air Force Academy Overlays) to MX-N/AF-O (Mixed-Use Neighborhood Scale with United States Air Force Academy Overlay).  
**10**
- (Quasi-Judicial) (Second reading and Public Hearing)

Related Files: ZONE-25-0010

Located in Council District 1

Presenter:

Austin Cooper, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** Ordinance

6473 Vincent Dr\_Rezone\_Staff Report

Attachment 1 - Project Statement

Attachment 2 - Land Use Statement

Attachment 3 - Public Comments

Attachment 4 - Public Comment Response Letter

Attachment 5 - Legal Description

Attachment 6 - Legal Depiction

7.5.704 ZONING MAP AMENDMENT (REZONING)

CPC Public Comment

Presentation CPC 01.14

Presentation CC 03.24

Excerpt Minutes - Vincent Drive - CPC 02\_11\_2026

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

- 4B.H. ZONE-25-00** Ordinance No. 26-10 amending the zoning map of the City of Colorado Springs pertaining to approximately 5.75 acres located at 7915 Hunter Peak Trail from R1-6/DF/AP-O (Single-Family Residential Medium with Design Flexibility Overlay and Airport Overlay) to PK/AP-O (Public Park)  
**32**

with Airport Overlay) (Quasi-judicial) (Second Reading and Public Hearing)

Council District: 2

Presenter:  
Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

- Attachments:** ZONE-25-0032\_Ordinance  
 ZONE-25-0032\_Staff\_Report  
 Attachment\_1\_Cumbre\_Vista\_Land\_Use\_Statement  
 Attachment\_2\_Cumbre\_Vista\_Project\_Statement  
 Attachment\_3\_Public\_Comments  
 Exhibit\_A\_Zone\_Legal\_Description  
 Exhibit\_B\_Zone\_Map\_Exhibit  
 ZONE-25-0032\_CC\_Presentation\_v1

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

**4B.I. ZONE-25-00 33** Ordinance No. 26-11 amending the zoning map of the City of Colorado Springs pertaining to approximately 4.48 acres located at 950 Spectrum Loop from PDZ (Planned Development Zone) to PK/AF-O (Public Park with United States Air Force Academy Overlay). (Quasi-Judicial) (Second Reading and Public Hearing)

Council District: 2

Presenter:  
Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

- Attachments:** ZONE-25-0033\_Ordinance  
 ZONE-25-0033\_Staff\_Report  
 Attachment\_1\_Land\_Use\_Statement\_v2  
 Attachment\_2\_Project\_Statement  
 Exhibit\_A\_Zone\_Legal\_Description  
 Exhibit\_B\_Zone\_Map\_Exhibit\_v2  
 ZONE-25-0033\_CPC\_Presentation\_v2

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

**4B.J. ZONE-25-00 24** Ordinance No. 26-11 amending the zoning map of the City of Colorado Springs pertaining to approximately 319.94 acres located west of Marksheffel Road, north of Drennan Road, and southeast of the Peterson Space Force Base from MX-M/cr/GI/cr/BP/cr/APD/AP-O/APZ-1

(Mixed-Use Medium Scale with Conditions of Record, General Industrial with Conditions of Record, Business Park with Conditions of Record, Airport Planned Development with Airport Overlay and Accident Potential Zone) to PDZ/AP-O/APZ-1 (Planned Development Zone with Airport Overlay and Accident Potential Zone).

(Quasi-Judicial) (Second Reading and Public Hearing)

Related Files: LUPL-25-0011

Located in Council District 4

Presenter:

Drew Foxx, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** ORD\_Landings Business Park  
Staff Report\_Landings Business Park  
Attachment 1\_Land Use Plan  
Attachment 2\_PSF Review Comments  
Attachment 3\_Project Statement  
Attachment 4\_Traffic Impact Study  
Attachment 5\_Banning Lewis Ranch Master Plan  
Attachment 6\_Contrarian MD 1-6 Resolution No. 106-25  
Attachment 7\_Peak Innovation Park Master Plan  
Banning Lewis Ranch No. 1 (Ord. 88-114)  
Banning Lewis Ranch R-5 Zone Establishment (Ord. 88-134)  
Exhibit A\_Legal Description  
Exhibit B\_Zoning Map Amendment  
M-2\_GI Zone Establishment (Ord. 88-126)  
PBC(2)\_MX-M Zone Establishment (Ord. 88-131)  
PIP-2\_BP Zone Establishment (Ord. 88-122)  
7.5.704 ZONING MAP AMENDMENT (REZONING)  
Staff Presentation\_Landings Business Park

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

### **Approval of the Consent Agenda**

**Motion by President Pro Tem Risley, seconded by Councilmember Gold, 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 9-0-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

## **5. Recognitions**

### **5.A. [26-110](#) City Council Appointments to Boards, Commissions, and Committees**

Presenter:

Lynette Crow-Iverson, Council President and Councilmember At Large

**Attachments:** [03102026 Boards Commissions and Committees Appointment](#)  
[PPRBD Licensing Committee](#)

President Crow-Iverson presented the City Council Appointments to Boards, Commissions, and Committees.

President Pro Tem Risley expressed appreciation for the nominees who wish to serve the City.

**Motion by Councilmember Leinweber, seconded by Councilmember Rainey Jr., that the City Council Appointments to Boards, Commissions, and Committees be approved. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

## **6. Mayor's Business**

Travis Easton, Acting Chief of Staff, announced that there was a recent article in the Denver Gazette which identified the results for the Ease of Navigating Study and Colorado Springs was ranked number one in the nation and expressed appreciation for everyone involved in those capital projects.

## **7. Items Called Off Consent Calendar**

There were no items called off the Consent Calendar.

## **8. Utilities Business**

There was no Utilities Business.

## **9. Unfinished Business**

### **9.A. [25-590](#) Ordinance No.26-08 Amending Section 110 (Camping on Public Property Prohibited) and Repealing Section 111 (Camping and Waste Deposit Within Public Stream/Public Stream Riparian Zone Prohibited) of Part 1 (General Offenses) of Article 6 (Offenses Affecting Property) and Repealing Section 404 (Camping Restrictions) of Part 4 (Offenses Relating to Persons) of Article 9 (Park Offenses) of Chapter 9 (Public Offenses) of the Code of the City of Colorado Springs 2001, As Amended, Pertaining to Camping Regulation, and Providing Penalties**

for the Violation Thereof.

Presenter:

Dave Donelson, Councilmember District 1

Lieutenant Ryan Tepley, Homeless Outreach Team, Colorado Springs  
Police Department

Sergeant Olav Chaney, Homeless Outreach Team, Colorado Springs  
Police Department

Emily Vandenberg, Prosecuting Attorney, City Attorney's Office

**Attachments:** [2025 Camping Ordinance - Council Presentation](#)  
[Ch9-OffensesCampingProhibited-ORD-2026-02-04](#)  
[Appendix to 9.6.110 Camping Prohibited Amendments](#)  
[2026 Camping Ordinance - Council Presentation Final](#)  
[Municipal Court Process Outline](#)  
[Signed Ordinance 26-08.pdf](#)

Citizens Kristy Milligan, Westside Cares, Zach Mangold, K.P. Fulmer, Colleen Maurizi, Michael Onstaad, Pastor Gerald Waugh, Sacred Heart, Old Colorado City, Pastor Ashley Allinger, Pastor, Christ the King Lutheran Church/Army Reserve Chaplain, Aaron Drake, Taylor Gray, Edie Wren, spoke in opposition of the proposed Ordinance.

Citizen Susan Coldwell spoke in support of the proposed Ordinance.

Councilmember Donelson stated this Ordinance does not apply to recreational vehicles (RVs), vehicles will not be seized or impounded based on this Ordinance and read a statement he received from a constituent in support of the Ordinance, and stated he also supports this Ordinance based on safety and public sanitation issues it provides.

Councilmember Henjum stated this Ordinance makes it illegal to sleep in your car and takes away shelter for hundreds of individuals residing in their vehicle and requested additional information for what resources the City is providing to direct people to service providers regarding housing. Aimee Cox, Chief Housing and Homelessness Response Officer, stated the Administration works to find a balance of enforcement and compassion, the City does not provide programs, they provide outreach though the Colorado Springs Fire Department, they met with providers three weeks ago and identified three actions such as expanding their resource directory, staff/providers attending a diversion training program, and clarified the zoning requirements for safe parking. She stated they will also

be offering an educational session to the community regarding applicable Ordinances.

Councilmember Leinweber stated there are already laws in place regarding camping in the public right of way and this Ordinance provides clear, accurate tools and guidance to law enforcement, it is not about a person's status, and he agrees that additional resources need to be provided to people experiencing homelessness.

**Motion by Councilmember Donelson, seconded by Councilmember Williams, that the Ordinance No.26-08 amending Section 110 (Camping on Public Property Prohibited) and repealing Section 111 (Camping and Waste Deposit Within Public Stream/Public Stream Riparian Zone Prohibited) of Part 1 (General Offenses) of Article 6 (Offenses Affecting Property) and repealing Section 404 (Camping Restrictions) of Part 4 (Offenses Relating to Persons) of Article 9 (Park Offenses) of Chapter 9 (Public Offenses) of the Code of the City of Colorado Springs 2001, as amended, pertaining to camping regulation, and providing penalties for the violation thereof be finally passed. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Bailey, Crow-Iverson, Donelson, Leinweber, Rainey Jr., Risley, and Williams

**No:** 2 - Gold, and Henjum

## **10. New Business**

- 10.A.** [26-077](#) Ordinance No. 26-13 Repealing Ordinance Nos. 02-10 And 21-92 Thereby Dissolving The Citizens' Transportation Advisory Board

Presenter:

David Leinweber, Councilmember At Large

Nancy Henjum, Councilmember District 5

Michael Montgomery, Deputy City Council Administrator

**Attachments:** [CitizensTransAdvisoryBoard-Repeal-ORD-2026-02-18](#)

Citizen Taylor Gray spoke about the characteristics he sees in the City Councilmembers.

Councilmember Leinweber expressed appreciation for everyone who had served on Citizens' Transportation Advisory Board (CTAB) and expressed support of the proposed dissolution of CTAB.

President Pro Tem Risley provided a brief history of CTAB and how the benefit and need for CTAB have changed over the years and expressed

support of the proposed dissolution.

Councilmember Henjum read an email received from Citizen Nicole Odell regarding the dissolution of CTAB and the need for a transportation advisory committee and stated she will not be supporting the dissolution of CTAB.

Gayle Sturdivant, Deputy Public Works Director, City Engineer, provided a brief overview of the role of CTAB and opportunities available for citizens who would like to volunteer for committees involving the City's transportation system.

**Motion by Councilmember Donelson, seconded by Councilmember Bailey, that the Ordinance repealing Ordinance Nos. 02-10 and 21-92 thereby dissolving The Citizens' Transportation Advisory Board be approved on first reading The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Bailey, Crow-Iverson, Donelson, Leinweber, Rainey Jr., Risley, and Williams

**No:** 2 - Gold, and Henjum

## **11. Public Hearing**

- 11.A. [ZONE-25-0026](#) Ordinance No. 26-07 to amend the zoning map of the City of Colorado Springs pertaining to 8.27 acres located within the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave. from R-1 6/R-5/OR (Single-Family - Medium, Multi-family High, and Office Residential) to FBZ-T2A (Form-Based Zone - Transition Sector 2A). (Quasi-Judicial) (2nd Reading and Public Hearing)

Related Files: ZONE-25-0026, SUBD-25-0076, LUPL-25-0012

Located in Council District 3

Presenter:

Ryan Tefertiller, Planning Manager, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Zone Ord\\_ZONE\\_25-0026](#)  
[Palmer HS CPC Staff Report 121025](#)  
[Attachment 1 - Palmer HS Project Statement](#)  
[Attachment 2 - Palmer HS Zone Change Legal Description](#)  
[Attachment 3 - Palmer HS Zone Change Exhibit](#)  
[Attachment 4a - Boulder ROW Vacation Legal](#)  
[Attachment 4b - Boulder ROW Vacation Plat](#)  
[Attachment 5 - Palmer HS Land Use Plan](#)  
[Attachment 6 - Zoning Map](#)  
[Attachment 7 - Consolidated Stakeholder Input Palmer HS project 022526](#)  
[Attachment 8 - Palmer HS Stakeholder Responses](#)  
[Attachment 9 - Palmer HS Steering Committee](#)  
[Attachment 10 - Palmer HS April 2025 Traffic Study](#)  
[Attachment 11 – Palmer HS Traffic Study Update](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[DRB\\_Minutes\\_11.4.25 Draft](#)  
[CPC Minutes Excerpt - Palmer High School - 12.10.2025](#)  
[Palmer HS Staff Presentation City Council 031026](#)  
[Applicant Presentation - Palmer High School Transformation](#)  
[Signed Ordinance 26-07.pdf](#)

President Pro Tem Risley recused himself due to his firm being actively engaged in another project with District 11.

Councilmember Henjum asked if the vacation of right of way should come before the other items. Ryan Tefertiller, Urban Planning Manager, Planning Development, stated there was some thought which went into the order of the three items, and he believes the zone change should proceed with or without the right of way vacation.

Mr. Tefertiller presented the three proposed items amending the zoning map of the City from R-1 6/R-5/OR (Single-Family - Medium, Multi-family High, and Office Residential) to FBZ-T2A (Form-Based Zone - Transition Sector 2A) pertaining to 8.27 acres, vacating the public right-of-way known as East Boulder Street consisting of approximately 0.92 acres, and establishing the District 11 Palmer High School Land Use located on the two blocks bound by N. Nevada Ave., E. St. Vrain St., N. Weber St., and E. Platte Ave. He provided an overview of the vicinity map, applications, project summary, Land Use Plan, Palmer High School (PHS), timeline of

review, stakeholder involvement, agency review, PlanCOS compliance, zone change, application review criteria, Boulder Street right-of-way vacation, and optional motions.

Councilmember Donelson asked how many emails received were in support of the project. Mr. Tefertiller stated approximately sixty percent of the emails received were in support of the project.

Councilmember Henjum asked what the practical consequences are if the rezoning occurs and the later phases are not funded. Mr. Tefertiller stated the FBZ which already encompasses approximately one square mile of downtown Colorado Springs, allows a mix of uses at urban densities, standards are written intentionally for walkability, and if the later phases are not funded, the zone would allow the school district to develop according to those standards, although because school districts are not required to comply with zoning, if they get their permits through the state, the zone change is not critical.

Councilmember Henjum asked what elements of the proposal will still come back to the City for review such as parking, building placement, and neighborhood mitigation. Mr. Tefertiller stated the school district has already submitted a Form Based Development Plan for Phase 1A which will require a public hearing and review by the Downtown Review Board.

Councilmember Henjum asked what the assumption was of the change to the FBZ. Mr. Tefertiller stated they will be pursuing the Development Plan and a subdivision plat to establish one lot over the 8.2 acres.

Councilmember Henjum asked how staff weighed the transitional compatibility with the Weber/Wahsatch Historic District. Mr. Tefertiller stated it was difficult because the Land Use Plan is extremely vague, but when the Development Plan is submitted, they will make sure it complies with the building height limits and design guidelines which they feel are compatible.

Councilmember Henjum asked if approving the rezone would prejudice Council's decisions on the vacation and the Land Use Plan. Mr. Tefertiller stated he did not believe so because it would still make sense to approve the FBZ even if the vacation is not approved.

Chris Lieber, NES, representing the applicant, identified the project team and agenda.

Michael Gaal, Superintendent of Schools for Colorado Springs School District 11, stated they would like a connected/coherent campus for students to be in a consolidated space, they already have the funding for Phases 1A and 1B, Phase 2 which will move ERPS gym will be a conversation with the community at a later time, and this vision for PHS connects with General Palmer's vision as a pillar of education for the first Colorado Springs High School.

Jessica Wise, Executive Director of Engagement for School District 11, went over the vision: past, present, future, reasons for a connected campus, community driven, process, alternatives, education rooted in excellence, International Baccalaureate (IB) philosophy, student safety, PHS, downtown, and process steering committee.

Councilmember Rainey asked what is meant by "reinvent urban education and tying it to downtown". Mr. Gaal stated it is the school that makes the neighborhood, not the neighborhood that makes the school, and people will move wherever they need to get access to high quality education, which is what Palmer High School represents, and a urban education means an open connected campus which allows students to have internships, partnerships, and apprenticeships with the downtown businesses.

Councilmember Donelson asked if the Doherty High School campus where a student was killed crossing the street is a unified campus. Mr. Gaal stated it is a stand-alone unified campus, and the student was crossing Barnes Road in a designated safety zone.

Mr. Lieber went over the entitlement applications, community context, existing zone context, proposed rezone, vacation of right-of-way, consolidated campus, observed traffic behavior, student circulation, pedestrian access, criteria, community benefits versus closure, conditions of approval, and PHS's vision to be transformative/connected.

Councilmember Rainey asked what the closure of Boulder Street has resulted in. Mr. Lieber stated the traffic performance was better than what was projected.

Councilmember Rainey asked if there were any significant findings from the two traffic studies which were conducted. Lyle DeVries, Felsburg, Holt, and Ullevig (FHU), representing the applicant, stated the first study predicted what the shift in traffic would be with the Boulder Street closure which was identified as acceptable, with one exception for the intersection of St. Vrain Street and Nevada Avenue which had a degrading of service and the second study found they over predicted the shifts in traffic and revealed no additional issues.

Councilmember Leinweber stated the safety of kids is paramount and requested additional information on parking. Mr. Lieber stated the total number of parking spaces is 443 spaces and provided an overview of the proposed parking inventory.

Councilmember Henjum asked why the FBZ rezone is critical to this project. Mr. Lieber stated if they did not change it, any future development would require requests for variances.

Councilmember Henjum asked if, since the current zoning is already compliant with Phase 1A, if the rezone could take place at a later time. Mr. Lieber confirmed it could.

Councilmember Henjum asked how the students would be affected if the rezone was delayed until funding for Phase 1B and Phase 2 is received. Ms. Wise stated they already have the funding for Phase 1B and if they did not receive funding for Phase 2, they would still move the classes currently held at ERPS gym to the connected campus for student safety.

Councilmember Henjum asked how many residential structures are proposed for removal. Mr. Lieber stated there are three homes located on the north end within the Weber Wasatch Historic District, but not within a historic overlay, which will need to be relocated or removed and because of the cost-prohibited nature of relocation and lack of property, the plan is for those houses to be demolished.

Councilmember Henjum asked what PHS enrollment forecast is for the next five to fifteen years. Brandon Comfort, Deputy Superintendent, stated their projection for PHS is to stabilize around 1,000 to 1,100 students and that they do not expect student enrollment declines.

Councilmember Henjum requested additional information regarding parking availability in Phase 2. Mr. Lieber stated when they submit the Development Plan it will include all the details of parking, the district has three other adjacent lots which will remain, and they will have conversations with other adjacent land uses which have ample surface or garage parking.

Councilmember Henjum asked why a permanent vacation of right of way is necessary rather than another model which would preserve public ownership. Mr. Lieber stated there will still be an easement which the City would retain for utility connection, but in order to build facilities in this corridor and control access, it would be necessary for the district to own that ground.

Councilmember Henjum asked if the closure of Boulder Street will impact the Pikes Peak Rural Transportation Authority's plan for Platte Avenue corridor improvements. Richard Mulledy, Director, Public Works, stated the original vision of those improvements stopped at Wahsatch Avenue and in the study, it was an alternative solution.

Councilmember Henjum asked if Memorial Hospital was in support of this project due to the possible effect on adding twenty seconds to emergency response times. Shannon Snuggs, Commander of the Gold Hill Division, Colorado Springs Police Department (CSPD), stated she cannot answer for the fire and emergency medical services which may be impacted more, but CSPD had minimum concern.

MJ Benenati, Director of Government Affairs, Chamber and EDC, Chelsea Gondeck, Chief Executive Officer, Downtown Partnership, Willa Kalmanowitz, Avani Stack, Eva Thomas-Tappitake, Brooklyn Barnett, members of Student Council at PHS, Dennis Moore, Lead Security at PHS, and Krista Burke, Principal at PHS, spoke in support of the project

Councilmember Donelson requested additional information regarding students getting hit by vehicles. Mr. Moore explained that a student was hospitalized in 2025 due to a vehicle hitting her in a crosswalk and three years ago, a teacher was hit by a vehicle in a crosswalk.

Councilmember Donelson asked what the current student count is. Ms. Burke stated there are currently 1,090 students enrolled at PHS.

Amy Hill, Cheryl Brown, President of the Historic Uptown Neighborhood, Diane Bridges, Richard Skorman, Kathy New, Daniel Way, Cheryl Downey, and Richard Henley spoke in opposition of the vacation of the right of way and rezone.

Councilmember Donelson asked which businesses Mr. Skorman spoke to which are not in support of the vacation and rezone. Mr. Skorman provided a list of the businesses.

President Crow-Iverson asked how many baby boomers have had to be transported to the hospital from his downtown business. Mr. Skorman stated approximately five hundred in the past ten years.

Mr. Lieber stated there is competition between high schools and there is a choice to made as to whether or not PHS is a place that thrives, there was community engagement which included focus groups that directly reached out to business owners through the downtown newsletter, direct mailings within 1,000 feet that were sent more than five months ago, there was a door to door outreach by the Downtown Partnership, letters went out through Hey Neighbor, and through TV coverage to encourage engagement and participation in in the process. He stated the district agrees with the Conditions of Approval, the funding is already available for Phase 1B, the district is having conversations about a potential bond measure for funding for Phase 2, but will need to have the right of way secured first, in regard to the traffic movements/emergency access, they rely on the experts to do those studies and have had the real life scenario over the last nine months. Mr. Lieber explained they believe having the track located on Nevada Avenue makes more sense than having it located on Platte Avenue, they would like to prevent the students from having to walk down and back from ERPS gym, the right of way vacation is important for the district's ability to pull building permits, it is a question of prioritizing safety over convenience, the district would be in favor of additional pedestrian improvements, and the district is working hard to follow the entitlement requirements for zoning.

Mr. Tefertiller stated the formal public notice process through the Planning Department has been extensive with five different postcard mailings to all property owners within 1,000 feet of the site.

Councilmember Donelson asked if all five of the postcard mailings

included the intent to vacate Boulder Street. Mr. Tefertiller confirmed they did.

Councilmember Donelson asked how traffic will get around the Boulder Street closure in twenty seconds. Mr. Mulledy stated the emergency response time from PHS to Memorial Hospital down Boulder Street is two minutes, thirty-two seconds and with the closure of Boulder Street, it is two minutes, fifty-two seconds.

Councilmember Donelson asked if the congestion caused by students being dropped off on Weber Street, Platte Avenue, and Nevada Avenue has been addressed. Mr. Tefertiller confirmed it has been in the Development Plan which is currently under review.

Councilmember Donelson requested additional information regarding traffic impact due to the Boulder Street closure. Todd Frisbie, City Traffic Engineer, stated the two traffic studies indicate a Level of Service (LOS) of B and C prior to the closure of Boulder Street and a LOS C after the closure.

Councilmember Donelson asked why the intersection at St. Vrain Street and Nevada Avenue goes to a LOS F in the afternoon. Mr. Frisbie stated it is due to it being an unsignalized stop at peak hours which has a different threshold.

Councilmember Donelson asked why the students do not continue to use the tunnel under Boulder Street. Doug Abernathy, Principal, RTA Architecture, representing the applicant, stated one of the principals they are using in the design process is crime prevention and the tunnel under Boulder Street is not very well supervised, which is not very safe for students. Mathias Wilson, Athletic Director, PHS, stated the tunnel goes to the auxiliary gym, not ERPS gym.

Councilmember Donelson asked how wide the tunnel under Boulder Street is. Mr. Abernathy stated it is eight feet wide.

Councilmember Donelson asked when the tunnel was built. Mr. Gaal stated he believes it was added in the nineteen sixties.

Councilmember Bailey stated going around a City block is a minor

inconvenience compared to other areas of the City where the roads are much farther apart and asked if the school district has the authority to not collaborate with the City regarding the zoning. Mr. Tefertiller confirmed they did because the state of Colorado has given additional rights to public education/school districts, but School District 11 has been a great partner by collaborating with Planning Staff regarding this project.

Councilmember Bailey stated he trusts the process and the experts who have evaluated the impact.

Councilmember Williams asked if the connectivity occurs as planned, will the campus be a closed campus or will it remain an open campus. Ms. Wise stated they are continuing to work with the City to keep it an open campus.

Councilmember Rainey asked if there have been any reports of emergency vehicles having to circumvent Boulder Street since its closure. Mr. Frisbie stated the Public Works Department has not received any complaints from emergency services and traffic has also appeared to be the same since the closure. Travis Easton, Acting Chief of Staff, stated Adrian Vasquez, Chief, Colorado Springs Police Department (CSPD), also reported there were no complaints received and the closure has not been impactful.

Councilmember Rainey asked what is envisioned for student drop off and not to impede traffic. Ms. Burke stated when construction is complete, they will go back to parent student drop off on Weber Street. Mr. Abernathy stated buses will drop students off on Nevada Avenue.

Councilmember Rainey asked if the public could access the Boulder Street tunnel. Mr. Abernathy stated they cannot.

Councilmember Rainey stated regardless of whether this project is passed or not, the pedestrian safety at the intersections adjacent to PHS needs to be addressed and engagement with stakeholders needs to continue.

Councilmember Leinweber stated because schools are very competitive, PHS needs to look toward the future in making it the best it can be. Mr. Gaal stated PHS facilities index is the lowest scoring school in the School District 11 portfolio.

Councilmember Henjum asked if the zone change is necessary for the remainder of what the district has already planned and paid for. Mr. Lieber stated it depends on if the City wants the school district to continue to partner and align its plans with the City's standards without a preponderance of variances, but it is not necessary from a land use perspective.

Councilmember Henjum asked if Boulder Street being no longer needed for public transportation purposes was a policy judgement of City Council. Mr. Frisbie stated their opinion is the impact from the closure was not as impactful as they projected it would be before the closure.

Councilmember Henjum asked what the plan is for managing the traffic queue at Platte Avenue and Nevada Avenue. Mr. Frisbie stated that queue has not been backed up as much as they thought they would be.

Councilmember Henjum asked if Phase 1B had begun. Ms. Wise stated it has not.

Councilmember Donelson stated there should be a high threshold of public benefit if one of the three arterial streets will be closed, facilities do not dictate academic success, closing Boulder Street will have a negative impact on downtown businesses/residents, and academics and location drive parents to where their children go to school, not the track.

Councilmember Henjum requested City Council vote on Agenda item 11.B. first. President Crow-Iverson stated they will be voting on the items in order with 11.A. being first.

**Motion by Councilmember Leinweber, seconded by Councilmember Bailey, that the Ordinance No.26-07 amending the zoning map of the City of Colorado Springs pertaining to 8.27 acres located within the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave. from R-1 6/R-5/OR (Single-Family - Medium, Multi-family High, and Office Residential) to the FBZ-T2A (Form-Based Zone - Transition Sector 2A) zone district based upon the findings that the request complies with the criteria for a Zoning Map amendment as set forth in City Code Section 7.5.704 be finally passed. The motion passed by a vote of 5-3-0-1**

**Aye:** 5 - Bailey, Crow-Iverson, Leinweber, Rainey Jr., and Williams

**No:** 3 - Donelson, Gold, and Henjum

**Recused:** 1 - Risley

- 11.B. [SUBD-25-0076](#) Ordinance No.26-06 vacating the public right-of-way known as East Boulder Street consisting of approximately 0.92 acres located between N. Nevada Ave. and N. Weber St. (Legislative) (2nd Reading and Public Hearing)

Related Files: ZONE-25-0026, SUBD-25-0076, LUPL-25-0012

Located in Council District 3

Presenter:

Ryan Tefertiller, Planning Manager, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [ORD VacationROW East Boulder Street](#)

[7.5.522 VACATION PLAT](#)

[Exhibit A - Boulder ROW Vacation Legal](#)

[Exhibit B - Boulder ROW Vacation Plat](#)

Please see comments in Agenda item 11.A.

Councilmember Henjum asked why the parking lot and the lot looked like it was under construction if they had not begun work on Phase 1B. Ms. Wise stated that it is the drilling for the geothermal which they received a \$1 million grant from the state for the heating and conditioning of the building.

**Motion by Councilmember Leinweber, seconded by Councilmember Bailey, that the Ordinance No. 26-06 vacating the public right-of-way known as East Boulder Street consisting of approximately 0.92 acres located between N. Nevada Ave. and N. Weber St. based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.522 provided the following Conditions of Approval are applied: Conditions of Approval: 1. An agreement between the City of Colorado Springs and School District 11 shall be entered into that requires School District 11 to allow public egress over the property if the space is unused for construction or permanent School District 11 activities 2. Request that D11 collaborate with the City to provide public egress during construction of the PPRTA-fund Platte Avenue Improvements (Wahsatch to Circle) project. 3. An agreement between the City of Colorado Springs and School District 11 shall be entered into that requires School District 11 to return ownership to the City of Colorado Springs, should the district choose to dispose of the property be finally passed. The motion failed by a vote of 4-4-0-1**

**Aye:** 4 - Bailey, Crow-Iverson, Leinweber, and Rainey Jr.

**No:** 4 - Donelson, Gold, Henjum, and Williams

**Recused:** 1 - Risley

- 11.C.** [LUPL-25-001](#)  
[2](#) Establishment of the District 11 Palmer High School Land Use Plan for proposed civic uses consisting of approximately 8.27 acres located on the two blocks bound by N. Nevada Ave., E. St. Vrain St., N. Weber St., and E. Platte Ave.  
(Quasi-Judicial)

This application is in association with the School District 11 Palmer High School zone change and right-of-way vacation, which had their first reading setting a hearing date on February 24, 2026.

Related Files: ZONE-25-0026, SUBD-25-0076, LUPL-25-0012

Located in Council District 3

Presenter:

Ryan Tefertiller, Planning Manager, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.5.514 LAND USE PLAN](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Bailey, seconded by Councilmember Rainey Jr., that the Palmer High School Land Use Plan related to approximately 8.27 acres for the two blocks bound by N. Nevada Ave., E. St. Vrain St., N. Weber St., and E. Platte Ave. based on the findings that the request complies with review criteria for Land Use Plans set forth in City Code Section 7.5.514 be approved. The motion passed by a vote of 7-1-0-1**

**Aye:** 7 - Bailey, Crow-Iverson, Donelson, Henjum, Leinweber, Rainey Jr., and Williams

**No:** 1 - Gold

**Recused:** 1 - Risley

## **12. Added Item Agenda**

There were no items added to the Agenda.

## **13. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules**

Citizen Pastor Paul Nelson spoke against Councilmember Gold being reprimanded for addressing Councilmember Donelson walking out of the January 13, 2026 City Council meeting.

Citizen Taylor Gray spoke against Councilmember Gold being

reprimanded for addressing Councilmember Donelson, the war against Iran, and the use of personal data.

Citizen Steve Lightfoot stated Stephen King murdered John Lennon.

#### **14. Executive Session**

There was no Executive Session.

#### **15. Adjourn**

Councilmember Bailey stated it has been his pleasure to serve the City and due to a small, but vocal, minority of neighbors opposing his principles of smart growth, public safety, private property rights, and policies that encourage business success in the community and who wishes to overturn the results of last year's election by abusing the recall process in an effort to remove him from office, which would impose significant costs on the City which is already struggling with declining revenues and increasing costs of basic services and since such an election would likely see very low voter turnout, which would not be representative of the views of the citizens of District 2, he has chosen to resign as Councilmember for District 2, effective immediately. He thanked everyone who had supported him and handed his letter of resignation to President Crow-Iverson.

President Crow-Iverson stated she is not going to accept Councilmember Bailey's resignation, tore up his resignation letter, and challenged him to run for this seat

Councilmember Donelson asked for clarification as to if the resignation stands. Sara Brewen, Senior Attorney, City Attorney's Office, stated if a Councilmember wishes to resign, then the resignation becomes effective.

Several Councilmembers expressed gratitude for Councilmember Bailey's service to the City.

There being no further business to come before City Council, Council adjourned at 5:14 PM.

Sarah B. Johnson, City Clerk