



City of Colorado Springs

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

Meeting Minutes - Final City Council

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Tuesday, March 10, 2026

9:00 AM

Council Chambers

- 11.B. [SUBD-25-0076](#) An ordinance 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)

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: [Palmer HS Staff Presentation City Council 052626 KW final](#)
[CC Minutes Excerpt - Boulder ROW - 02.24.26](#)
[CC Minutes Excerpt - Boulder ROW - 03.10.26](#)
[CC Minutes Excerpt - Boulder ROW - 03.24.26](#)
[ORD_VacationROW_East Boulder Street](#)
[Palmer HS CPC Staff Report 121025 rbt](#)
[Exhibit A - Boulder ROW Vacation Legal](#)
[Exhibit B - Boulder ROW Vacation Plat](#)
[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 7 - Consolidated Stakeholder Input Palmer HS project 121525](#)
[Attachment 8 - Palmer HS Stakeholder Responses](#)
[Attachment 10 - Palmer HS April 2025 Traffic Study](#)
[Attachment 11 – Palmer HS Traffic Study Update](#)
[DRB Minutes 11.4.25 Draft](#)
[Attachment 9 - Palmer HS Steering Committee](#)
[CPC Minutes Excerpt - Palmer High School - 12.10.2025](#)

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