



PLANNING COMMISSION - RESCHEDULED FROM 1/18/2023

Wednesday, January 25, 2023 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

MINUTES

Call to Order. Chair Ihlenfeld called the meeting to order at 5:02 pm.

Roll Call. Present: Commissioners Charlie Ihlenfeld, Bill Fisher, Mark Bruce, Amy Hutson, Susan Miner.

1. Nominate and Vote on Commission Chair. MOTION (Bruce, Hutson) to nominate Charlie Ihlenfeld as Chair. Motion PASSED (5-0).
2. Nominate and Vote on Commission Vice Chair. MOTION (Bruce, Miner) to nominate Bill Fisher as Vice Chair. Motion PASSED (5-0).

Approval of Minutes

3. Minutes from 12/21/2022 Meeting. MOTION (Hutson, Fisher) to approve the minutes from the December 21 meeting. Motion PASSED (5-0).

Business Items

4. Pre-application Review of Elephant Rock Villas Plan Submittal – Chair Ihlenfeld read a notice for the record stating this is a pre-application and the sketch plan is being considered for feedback from the Commission members to the applicant for a final submittal. Mr. Todd Dormann, property owner, presented the project, and introduced the team, including Chris Lieber – NES; Rich Gallegos – RESPEC; Ingrid Richter – Olive Real Estate Grp; Chris Cummins – Esq., Monson, Cummins, Shohet & Farr, Water Attorney; Jeff Hodsdon – LSC Transportation Consultants. Mr. Dormann provided his background and expertise in property management. He explained that he would hold single ownership of the townhomes to rent and be the property manager. He then described the property, which would neighbor Recovery Village and the private property of Mr. Curt Reese. He explained the long- and short-term rental use and design of the combination duplex and triplex to fit the area. Mr. Lieber reviewed the property referring to the Community Master Plan and future land use map, noting the proposed site plan will maintain a 100' setback from Hwy 105. He explained the retention of open space and natural vegetation where possible. Discussion took place about density. The clustered units built in phases will include attached 2-car garages and additional parking in the area. It is planned that five (5) phases be implemented over a 25-year period. Mr. Hodsdon explained the traffic impact. He spoke about the prepared CDOT traffic study and submittal for access. He stated that CDOT's traffic count evaluation does not require turn lanes. Commissioner Fisher referred to the Master Plan noting a quarter mile between access points.

Mr. Hodsdon stated CDOT's requirement is half-mile access points. Mr. Cummins spoke about serving the property best with town water. They propose extending the line from MTI/Recovery Village. This would serve approximately 130 taps for 57 units over the course of years, with the first phase serving 15 units. Commissioner Fisher asked about residential wells and whether another Arapahoe well would serve the area and the project pay the installation. Mr. Cummins expressed concern of the water quality and density to serve multi-units. Ms. Riggs reviewed the design of the units, noting the color to not detract from the natural environment. She reviewed the mix of material and breaks in the designs to give dimension. Discussion took place about the rear of the structures. Mr. Gallegos discussed the topography of the property and its challenges and desire to minimize disturbance to match it as much as possible. He explained the utilities layout including additional hydrants in each phase. Discussion took place about a second access and the detention pond facing Hwy 105. Ms. Richter summarized the project and reviewed the next steps in the project within the next couple months. The team wants to engage with the public. Commissioner Miner asked why not single-family residences to be owner-occupied. Discussion ensued about cost of rent and the need for affordable housing, as well as what finishing looks like if the project halted at a future phase. Mr. Cummins explained that each phase is planned individually by cluster. Mr. Curtis Reese (neighboring landowner) spoke of his concern about density, the added traffic to Hwy 105, and his concern of water use and the restrictions it may cause. He also expressed concern about losing his view. Mr. Roger Mosley addressed the Commission about Master Plan objectives, noting that a 2.5-acre household does not meet the applicable objective of maximum allowed density for the area. He referred to the original PUD plans when the property was part of the Recovery Village PUD. Mr. Mosley also stated that more taps will stress the water system. Mr. Kurt Ehrhardt offered the background on this property and the original PUD project. He suggested a deceleration lane on Hwy 105. He was also concerned about water extending to the project. Mike Richards stated concern about water. Commissioner Hutson stated that results of the neighborhood meetings were that residents are against multi-family homes (high density). Further discussion of member interpretation of the Master Plan resulted. Commissioner Fisher asked if 2.5-acre mansions were needed vs. something affordable. He offered his opinion that this project met the high density noted in the Master Plan. He suggested more screening to preserve the corridor of Hwy 105 and suggested 150' setbacks from the highway. Members expressed concern about abutting neighbors, screening, and consideration of fencing on units, landscaping, and affordable rent for future years. Mr. Dormann said he understood the members' concerns and stated that his practice is to raise rent generally 2% annually to cover costs. Discussion took place to consider a trail easement for future connectivity within the 150' setbacks on the development.

5. Interview Planning Commission Member Candidates & Recommend Appointment(s) to Board of Trustees – Commission members asked the candidate why they want to participate with Planning Commission. Each candidate spoke to their background, qualifications and desire to serve the community. Mr. Tim Caves stated he is a fairly new resident to Palmer Lake and has a background as a builder. Ms. Lindsey Zapalac stated she is a new resident to Palmer Lake, ran for a Board Trustee position in 2022, has background in project management, and desires to be a resident of Palmer Lake for the rest of her life. MOTION (Hutson, Fisher) to recommend the Board of Trustees appoint Tim Caves to the Planning Commission. Motion

PASSED (5-0). MOTION (Bruce, Miner) to recommend the Board of Trustees appoint Lindsey Zapalac to the Planning Commission. Motion PASSED (5-0).

6. Update on Master Plan Implementation Steps – Dawn Collins referred to the shared CMI memo. An official zoning map will be brought before the Board of Trustees for approval. CMI is working on a diagnosis of the land use code. Collins noted staff is working on a new cost recovery agreement for land use development discussions. The purpose is to reimburse the town for expenses incurred by paying town consultants (legal, engineering, stormwater). Collins stated with a high-level diagnosis of land use regulations, CMI will distribute a worksheet on land use for the members. Approximately \$8,000 to \$9,000 of the remaining funds from the CMI scope of work is being utilized for these next steps.

Next Meeting (2/15) and Future Items

Adjourn MOTION (Fisher, Hutson) to adjourn at 7:33PM. Motion PASSED.

Workshop: Continued Discussion/Review to Amend Sign Code. The workshop to discuss/consider new sign code followed the regular meeting.



Planning Commission Chair

ATTEST:



Dawn Collins, Town Clerk/Administrator