BOARD OF TRUSTEES

Thursday, April 28, 2022 at 5:00 PM

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

In-person LIVE STREAM available at Town website

LOCAL LICENSING AUTHORITY

Call to Order

1. Application for New Liquor License - Sasquatch and Yeti Taqueria LLC (292 Hwy 105)

AGENDA – REVISED 4/27

This agenda is subject to revision 24 hours prior to commencement of the meeting.

Pledge of Allegiance

Roll Call

Introductions/Presentations

2. Presentation by CORE - Phase 2 in Palmer Lake

Consent Agenda

Items under the consent agenda may be acted upon by one motion. If, in the judgment of a board member, a consent agenda item requires discussion, the item can be placed on the regular agenda for discussion and/or action.

3. Minutes from April 14, 2022 Meeting
4. Checks over $15,000 - TN Parker ($62,876.32)

Staff/Department Reports

5. Attorney
6. Administrator/Clerk

Public Comment

Public comments are encouraged to be emailed to the Town office at info@palmerlake.org with subject line of Public Comment (48 hour prior to meeting) and shall be announced, distributed, and addressed at the meeting. Otherwise, please step to the microphone, state your name and address for the record

and address the Board on matters not on the agenda. Please note that the Board will not take action on your concern but may refer it to staff and/or to a future meeting agenda. Public members are allowed up to 3 minutes for comments. Thank you!

Public Hearing

7. Public Hearing - Amendment of Conditional Use to Temporary Outdoor Use (Diacut, Hwy 105)
8. Public Hearing - Application for ROW Vacation, Loveland Slope (171 Shady Ln)
9. Public Hearing - Application for Conditional Use (Tri Lakes Center for the Arts) - *Moved by Planning Commission to Continue Hearing to 5/18/22*

Business Items

10. Special Event Application - Elephant Rock Bike Tour (6/5/22)
11. Special Event Application - Fishing Derby (6/5/22)
12. Special Event Application - Festival on the Fourth (7/4/22)
13. Resolution 26-2022 to Approve Temporary Conditional Use (Diacut, Hwy 105)
14. Ordinance 8-2022 to Vacate ROW (Loveland Slope)
15. Review and Suggested Amendment to STR Code
16. Schedule of Elephant Rock Property Activity
17. Schedule of Revenue Discussion - Options to Communicate

Board Reports

Next Meeting (May 12) and Future Items

Convene to Executive Session

For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e) – property trade/sale; possible annexation.

Reconvene to Open Session

Adjourn

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.

TOWN OF PALMER LAKE
BOARD OF TRUSTEES - MEMO SUMMARY

DATE: April 28, 2022	**ITEM NO.**	**SUBJECT**: Needs and Desires Hearing – Sasquatch and Yeti Taqueria, LLC d/b/a Sasquatch and Yeti Taqueria
Presented by: Town Clerk Dawn Collins		

Recommended Action:
To conduct the hearing to determine needs and desires. Take action based on evidence presented at the hearing.

Background:
The Sasquatch and Yeti Taqueria, LLC d/b/a The Sasquatch and Yeti Taqueria has applied for a Hotel and Restaurant Liquor License for the establishment at 292 Highway 105. The following pages contain a summary of the application and preliminary findings of fact that were presented to the applicant.

Note: The completed application forms and attachments are available in the Clerk's office. I am providing a summary instead of the actual documents for two reasons. First, there is a multitude of confidential items interspersed throughout the documents that would require redaction prior to release; and secondly, I believe it is more efficient to present the components in a one-page summary that is easy to understand rather than require Board members and citizens to understand the language of licensing law and how it relates to the materials provided.

The attached summary describes the public elements of the applications package. The applications is complete and all applicable fees have been paid.

Issue Before the Board:
In the role of the Local Licensing Authority, the Board is obligated to conduct a hearing to determine whether the granting of this applications will meet the reasonable requirements, or otherwise, and all other reasonable restrictions that are or may be placed upon the neighborhood by the local licensing authority.

Attached is a document with general information about the hearing and describing the hearing sequence to be followed. The applicant has received this information in the application packet as well.

Based on the evidence presented at the hearing, the Board should either grant or deny the application.

Financial Impacts: None

Legal Impacts:
The Town Attorney will be available at the meeting if needed.

Conclusion:
Conducting the hearing and making a decision is the responsibility of the Board, as the Local Licensing Authority. The hearing is quasi-judicial and, as such, it is critical that you only consider the evidence presented during the hearing.

Sasquatch and Yeti Taqueria, LLC
d/b/a Sasquatch and Yeti Taqueria

SUMMARY OF APPLCIATION MATERIALS

Hotel and Restaurant Liquor License Application

- Applicant: Sasquatch and Yeti Taqueria
    - The LLC is held by two individuals who own 50% each: Norma Sandoval (of Castle Rock) and Anna Thomas (of Englewood).
    - The entity is in good standing and all filings are complete as filed with the Colorado Secretary of State.
    - The LLC is doing business as Sasquatch and Yeti Taqueria.

- Premises: The proposed premises is the building located at 292 Highway 105 in Palmer Lake, CO. The entirety of the building, its outdoor sitting and lawn area.
    - The location is eligible to be licensed.
    - The property is possessed through lease agreement between Fullman Ventures, LLC and Sasquatch and Yeti Taqueria. This lease was enacted on January 1, 2022 and is effective for a minimum of three years.

- License Type: The applicant is applying for the Hotel and Restaurant class liquor license. This license class allows service of malt, vinous, and spirituous liquors, often referred to as “full alcohol.” The applicant is eligible to apply for this class of license.

- Applicant Eligibility: The applicant, including all members/officers, does not have any disqualifying criteria shown on the application.
    - Managers: The license will be managed by both Norma Sandoval and Ann Thomas, the LLC members, and do not require any additional criteria to be named as Mangers.

- Criminal History: Individual history forms are completed and fingerprints for both LLC members have been submitted to CBI. There is no criminal history found for Norma Sandoval or for Anna Thomas.

- Concurrent Review: There is no concurrent review with the State Liquor Enforcement Division.

140126

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Tri Lakes Tribune, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 04/13/2022**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 04/13/2022, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires December 15, 2025.

Lori Curry
Notary Public
The Gazette

Lori Curry
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164040549
MY COMMISSION EXPIRES December 15, 2025

Document Authentication Number
20164040549-051121

NOTICE OF PUBLIC HEARING
TOWN OF PALMER LAKE

The Town of Palmer Lake will hold a hearing for the purpose of determining needs and desires for a new liquor license application as follows:
Applicant: Sasquatch and Yeti Taqueria
Address: 292 Highway 105, Palmer Lake, CO 80133
License: Hotel and Restaurant serving malt, vinous, and spiritous liquor
Hearing: Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake 5:00pm April 28, 2022

Comments may be submitted to the Deputy Town Clerk at: Julia@palmer-lake.org or by mail to PO Box 208, Palmer Lake, CO 80133

Published in the Tri-Lakes Tribune April 13, 2022

Palmer Lake Rebuild

Important Project Information

Overview
A rebuild of single- and three-phase lines in the Palmer Lake area will improve reliability, improve aesthetics and bring facilities and equipment up to CORE's latest standards. Approximately 9 miles will be rebuilt over three phases.

Timeline
Phase 1 is complete. Phase 2 will be ready for construction in June 2022. Phase 3 will start construction in 2023.

Route
The rebuilt lines will be in general alignment with existing lines.

Third Parties
CORE has contracted with Stanley Consultants for engineering and Colorado Powerline Inc. (CPI) for construction.

Construction
Residents may see double poles during construction. This is necessary to ensure electric and communications services are uninterrupted during the project. Old poles will be removed as construction wraps up.

Tree Trimming
Vegetation management is required in some locations to mitigate fire and protect the lines.

Activity
Work will take place Monday through Friday, typically between the hours of 8 a.m. and 4 p.m., and includes vehicular activity. Some work will require contractor access via landowner property and short-term electric outages. Affected landowners are contacted in advance.

CORE ELECTRIC COOPERATIVE

BOARD OF TRUSTEES

Thursday, April 14, 2022 at 5:00 PM

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

MINUTES

Workshop: Review Draft of High Street Drainage Study – GMS Engineering.

Call to Order. Mayor Bass called the regular meeting to order at 6:09 PM.

Pledge of Allegiance

Roll Call. Present: Mayor Bill Bass and Trustees Jessica Farr, Sam Padgett, Glant Havenar, Darin Dawson, Karen Stuth. Excused: Trustee Nicole Currier.

Consent Agenda. MOTION (Havenar, Stuth) to approve the consent agenda including items 2) Minutes from March 31, 2022 Meeting and 3) Checks over $15,000 - Community Matters; Krob Law; and CIRSA. Roll call vote – aye (6); nay (0). Motion passed.

Staff/Department Reports. 4) Water; 5) Public Works including Roads & Park Maintenance; Supervisor Dosch provided an update on the bridge work beginning in August/September this year and going for design of the improvement work for PLES; interviewing applicants for Parks maintenance; 6) Police; 7) Fire; Chief McCarthy announced the pancake breakfast on 4/17; training taking place and the current Stage 2 Fire Restriction. Discussion took place about whether or not to close the reservoir access road. 8) Administration; 9) Attorney; 10) Administrator/Clerk; Collins provided an update on the structural repair and landscape of the library/museum; final work of Town Hall and a re-opening ceremony; master plan advisory team activity; CORE phase 2 activity to update poles this summer; upcoming service day in May for Parks Commission.

Public Comment. Mr. Kurt Ehrhardt commended TN Parker on the Town Hall. He informed the Board of the poles that CORE will collect while utilizing his property on Hwy 105. He also stated he will be starting residential work and requiring residential wells. Mr. Jeff Zearfoss offered his business background currently in Colorado Springs and expressed interest to share a vision for the elephant rock property to support the economic pillars of the community.

Business Items

11. Special Event Application - Wine Festival (9/10). Trustee Havenar stepped to the podium to explain the plan for the 3rd annual wine fest in September. MOTION (Stuth, Farr) to approve the special event application. Roll call vote - aye (5); nay (0); abstain (1 – Havenar). Motion passed.

12. Resolution 23-2022 to Appoint Members to Adhoc Grants Committee. Collins noted the two members to the committee – Cindy Powell and Trustee Nicole Currier – to assist staff with grant

research and writing. MOTION (Stuth, Havenar) to approve Resolution 23-2022. Roll call vote – aye (5); nay (1 - Padgett). Motion passed.

13. Resolution 24-2022 to Authorize a Professional Services Agreement (Opteon). Collins identified this appraiser as the lowest, shorter timeframe, and local representative to conduct the highest and best use for the appraisal of the elephant rock and existing motor track property. MOTION (Havenar, Stuth) to approve Resolution 24-2022. Roll call vote – aye (6); nay (0). Motion passed.

14. Resolution 25-2022 to Sign Letter of Support for Colorado Rural Water Association Apprenticeship Program. Collins explained the request from Mr. Rick Autobee of CRWA to support funding and stated the town intends to utilize the apprenticeship program to fill anticipated water operator position. MOTION (Havenar, Stuth) to approve Resolution 25-2022. Roll call vote – aye (6); nay (0). Motion passed.

15. Set First Reading - Ordinance to Adopt 2020 Edition of Model Traffic Code. Discussion took place about the required readings for adoption by reference. Attorney Krob will distribute the links for the code. MOTION (Farr, Padgett) to set the first hearing to the May 26 Board meeting to allow for publication requirements. Roll call vote – aye (6); nay (0). Motion passed.

16. Direction to Obtain Quotes to Repair Erosion at Pedestrian Bridge Abutment. Collins provided background on the original instruction by the railroad for a final design of the erosion repair by GMS Engineering at a cost of $9,500 and requiring bids to get the repair completed promptly. MOTION (Stuth, Padgett) to direct staff to initiate quotes for the construction work once the final design is complete for the erosion repair. Roll call vote – aye (6); nay (0). Motion passed.

17. Update / Authorize Required RR Fencing per Agreement with Union Pacific RR Company. Collins provided further background of the March on-site meeting and that the railroad instructed a deadline to install the fence per the exhibits of the agreement. Collins requested to get bids for the installation immediately per the contract. MOTION (Padgett, Farr) to request bids. Roll call vote – aye (6); nay (0). Motion passed.

Board Reports. Trustee Havenar updated members on a PPACG meeting including a presentation of the water “loop” project by Donala. Collins will distribute the presentation and noted that the group will also present to the Board at an upcoming meeting.

Next Meeting (April 28) and Future Items. Trustee Stuth offered to move the PLEDG presentation into May if needed.

Adjourn. MOTION (Havenar, Stuth) to adjourn at 7:11 PM. Roll call vote – aye (6); nay (0). Motion passed.

William Bass, Mayor

Dawn A. Collins, Town Clerk

TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO

DATE: April 28, 2022	**ITEM NO. 7**	**SUBJECT**: PUBLIC HEARING Amendment of Conditional Use at Diacut Property for Temporary Outside Use (Hwy 105)
Presented by: Town Administrator /Clerk		

Background

Over a year ago, the Board approved a Conditional Use for a wholesale business to operate hay sales on a portion of the Diacut property completely inside two buildings. For reasons the business owner will share at the hearing, the approved use will not come to fruition. Instead, the owner is requesting to modify the conditional use to be a temporary outside storage/use for up to 12 months while a permanent space is finalized elsewhere. The product is intended to be stored on a pallet and covered as well as secured with a chain link fence.

Following is the link to the original recommendation in January 2021 for the approval of the conditional use – https://www.townofpalmerlake.com/sites/default/files/fileattachments/planning_commission/meeting/5543/pc_minutes_01-20-2021.pdf

Additionally the following links are respective Board minutes and the adopted Resolution – https://www.townofpalmerlake.com/sites/default/files/fileattachments/board_of_trustees/meeting/5542/bot_minutes_01.28.2021.pdf
https://www.townofpalmerlake.com/ordinances/approving-conditional-use-permit-wholesale-business

The applicant was waiting for Elite Cranes to move from the Diacut property; however, the situation has since changed for the wholesale business. This request is to amend the conditional use for *temporary* outside use.

The Planning Commission reviewed and discussed this request and following is the record from the 4/20 meeting, with a 6-1 vote to recommend approval:

MOTION (Ball, Ihlenfeld) to recommend the Board of Trustees amend the conditional use until May 1, 2023, with the stipulation that if the owner anticipates additional time after this date, it come back to the Commission to request an amendment. Vote: 6-1 (no - Brodzik). Motion passed.
.

received
3-18-22
(LT)

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Office Use Only

Case Number: _____ April 20th PC
Date: _____
Fees: $250.00
Check #: _____
Rec'd By: BJC.
Application Complete: _____

AMENDMENT Conditional Use Application Form

Name of Applicant/Property Owner: DIACUT

Address: 773 Hwy 105 Phone#: 719.440.0059

Email: bruno@diacut.com ZONE: C2

Name of Proposal: AMENDMENT TO CONDITIONAL USE

Legal Description or Address: Lots 1 to 15 INC BLK 5 ELEPHANT ROCK ACRES

Note: If the applicant is someone other than the property owner, the applicant must provide a notarized letter from the property owner giving permission to be represented in this action.

This is a Conditional Use – A request for a use not permitted under certain zoning categories subject to review by the Planning Commission and consideration by the Board of Trustees.

Criteria for approval of a conditional use – Include a "site plan" or building design where a structure is involved to address the following criteria in which the Planning Commission and the Board of Trustees must find evidence, both factual and supportive, provided by the applicant.

- The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this ordinance.
- The site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use.
- Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other ordinance standards or other reasonable conditions of approval.
- If of benefit to the community, any proposed structures will be of a design complimentary to the surrounding area.

By signing this application, parties agree to the following:

- Town of Palmer Lake staff or its consultants may enter the property to inspect the property and evaluate the proposal.
- The applicant/petitioner is liable for all non-refundable fees and costs associated with the Town's review of this application. Fees may include, but are not limited, to engineering and consultant fees, public notice costs, publication/recording fees, and any other fees paid by the Town in connection with, or related to, review of this application.
- Payment of fees as described is due within 10 days of the date of filing and, if not received within 30 days will be considered past due. Payment of the above fees shall not relieve the payment of any other fees imposed by the Town.

As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.

Applicant Signature: _____ **Date:** _____

If the applicant is not the owner:

As owner of the above property, I agree to the application.

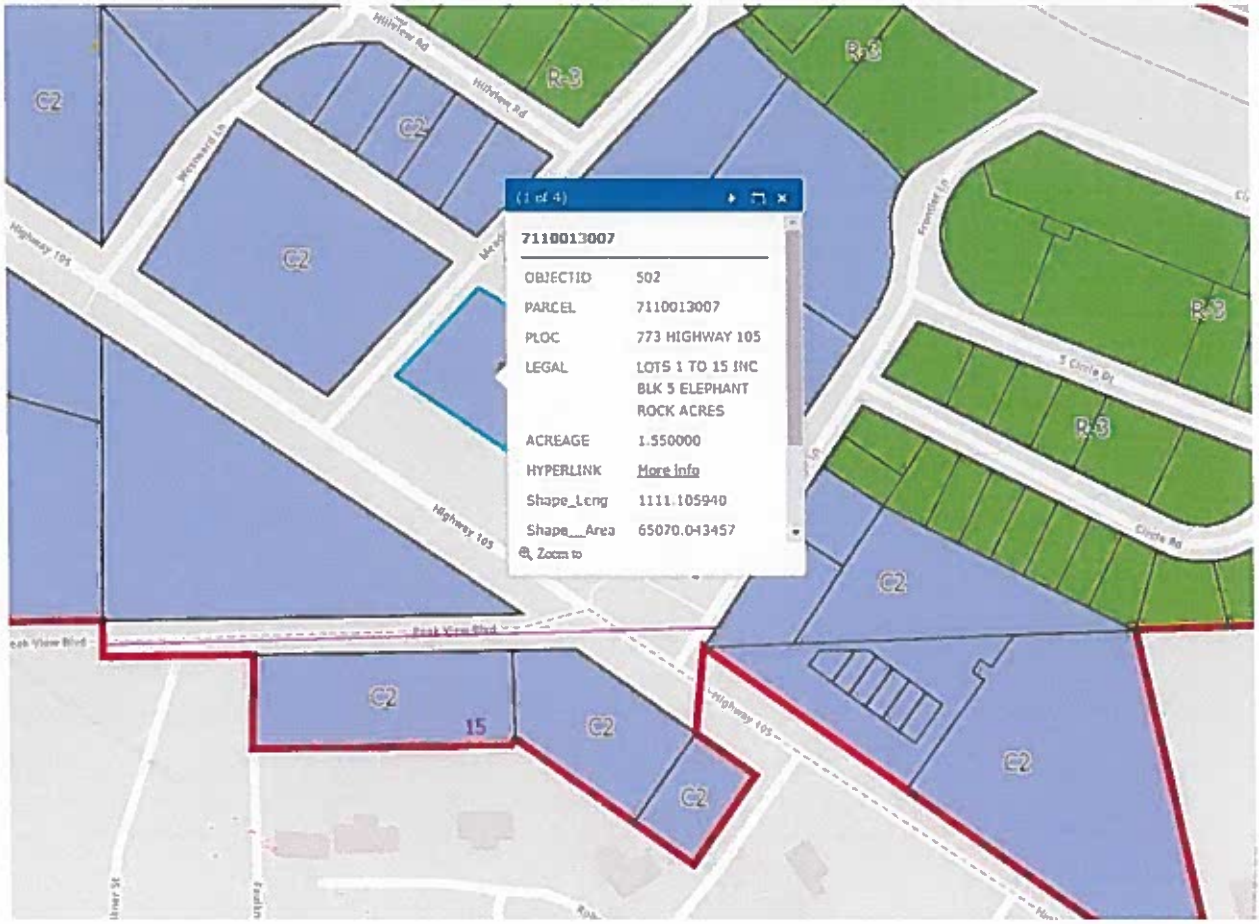
Owner – Print: Bruno Furrer

Owner – Signature: _____ **Date:** 3-15-22

Dawn Collins

Subject: FW: Palmer Lake Land Adjacent to 500 Highway 105

>
> Dawn,
> Per your request I am sending this email to you as owner of HayCo, L.L.C. expressing interest in the temporary use of the above land for outside storage on the lower portion of the property.
>
> Loren H. Burlage
> General Manager
> HayCo, L.L.C.
> P.O. Box #34
> Monument, CO 80132
> 719-339-3525
> Website: hayco.us


C2
R-3
Hillview Rd
Highway 105
Peak View Blvd
Frontier Ln
S Circle Dr
Circle Rd
15
(1 of 4)
7110013007
OBJECTID 502
PARCEL 7110013007
PLOC 773 HIGHWAY 105
LEGAL LOTS 1 TO 15 INC BLK 5 ELEPHANT ROCK ACRES
ACREAGE 1.550000
HYPERLINK More info
Shape_Leng 1111.105940
Shape__Area 65070.043457
Zoom to

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on April 20, 2022, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider an amendment to the Conditional Use for temporary use of the property located at 773 S Hwy 105. A recommendation will be made to the Board of Trustees on the same matter scheduled for April 28, 2022, at 5 PM. A copy of the complete application is on file at the Town Clerk office at 719-481-2953.

/s/ Dawn A. Collins, Town Clerk

139066

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Tri Lakes Tribune, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 03/30/2022**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 03/30/2022, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires March 30, 2022.

Sandra King
Notary Public
The Gazette

SANDRA KING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184014369
MY COMMISSION EXPIRES MARCH 30, 2022

Document Authentication Number
20184014369-842763

NOTICE OF PUBLIC HEARING
TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on April 20, 2022, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider an amendment to the Conditional Use for temporary use of the property located at 773 S Hwy 105. A recommendation will be made to the Board of Trustees on the same matter scheduled for April 28, 2022, at 5 PM. A copy of the complete application is on file at the Town Clerk office at 719-481-2953.

/s/ Dawn A. Collins, Town Clerk

Published in the Tri-Lakes Tribune March 30, 2022.

TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO

DATE: April 28, 2022	**ITEM NO. 8**	**SUBJECT**: PUBLIC HEARING Application for ROW Vacation (Loveland Slope)
Presented by: Town Administrator /Clerk		

Background

A request to vacate the platted but undeveloped ROW, Loveland Slope, located between 171 Shady Lane and 179 Shady Lane, was presented and reviewed at the 4/20 Planning Commission meeting. The two abutting property owners are in agreement for various reasons included in the application and supporting letters.

Staff reviewed and supports the vacation for the following reasons:

- If/when developed, run off onto Shady Lane will worsen the condition of drainage on Shady
- Fire apparatus cannot make the turn onto Loveland Slope from Shady nor make the steep slope to Fowler
- A large portion of the 171 Shady Ln property encroaches on the undeveloped ROW (Loveland Slope) and will cause great hardship to the abutting property (179 Shady)

Consideration to vacate should include a permanent utility easement within the ROW.

There were a number of neighboring property owners speaking against the requested vacation on 4/20. Along with public input, property owner of 179 Shady offered, if/when development of Fowler Branch takes place, to dedicate a portion of the Block 9 triangular property to develop an appropriate turn from South Fork onto Fowler Branch.

The Planning Commission reviewed and discussed this request; following is the drafted record from the 4/20 meeting, with a 6-1 vote to recommend approval:

MOTION (Ball, Miner) to approve the application as presented with the condition that a portion of the property corner of 179 Shady Ln would be dedicated in the event of the Fowler Branch roadway is developed to an approved standard. Vote 6-1 (no – Fisher). Motion passed.

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Office Use Only

Case Number: _____

Date: PC 4/20

Fees: $500.00

Check #: 204

Rec'd By: MAZ

Note: A minimum of ten days are required to process this application

Right-of-Way Application

Name of Applicant/Property Owner: Gene E and Maria A.T Kalesti

Address: 171 Shady Lane PO BOX 615 Phone#: 720-475-6894

Email: gkalesti@gmail.com

Name of Proposal: JPB ~~Vacate a portion of Fowler Branch near / behind 171 Shady Lane~~ / Vacate Loveland Slope from Shady Lane to Fowler Branch

Legal Description or Address: Lot 1 Blk 8 Pine Crest Tri-Dist Assembly GRDS ADD 1 Palmer Lake

(If the applicant is someone other than the property owner, the applicant must provide a notarized letter from the property owner giving permission to be represented in this action).

This is a Right-of-Way Vacation – A Right of Way vacation is the termination of the **public** interest in a right-of-way (built or unbuilt); it extinguishes the easement for **public** travel that is represented by the right-of-way. The Right of Way is equally divided.

Criteria for approval of a Right-of-Way Vacation - In order to approve any Right-of-Way vacation, the Planning Commission must find, based upon evidence, both factual and supportive, provided by the applicant that the vacation sought will not leave any lands adjoining without an established right of way. and that the portion of the right of way sought to be vacated has now become useless to the property owners, the general public, and the Town of Palmer Lake, and that the Final Plat meets all of the criteria stated in Section 16 of the Palmer Lake Municipal Code.

By signing, Applicant agrees to the following:

- Town of Palmer Lake staff or its consultants may enter the property to inspect the property and evaluate the proposal.
- The applicant/petitioner is liable for all fees and costs associated with the Town's review of this application. These may include, but are not limited, to engineering and consultant fees, public notice / recordation fees, and any other fees paid by the Town in connection with or related to this application.

Payment of the above fees shall not relieve the applicant of any other fees incurred by the Town.

As owner/applicant, I understand and affirm the information contained in this application is accurate, and I agree to the above conditions.

Applicant Signature: _____ **Date:** ~~January 21st 2022~~ 3/2/2022

Applicant Signature: Maria Antonieta T Kalesti **Date:** ~~January 21st 2022~~ 3/2/2022
(if needed)

If the applicant is not the owner:

As owner of the above property, I agree to the application.

Owner – Print: _____

Owner – Signature: _____ **Date:** _____

PROCEDURAL CHECKLIST FOR RIGHT-OF-WAY VACATION

Applicant: Gene E and Maria A. T. Kalesti Address/Location: Loveland Slope Portion of Fowler Branch
(print or type)

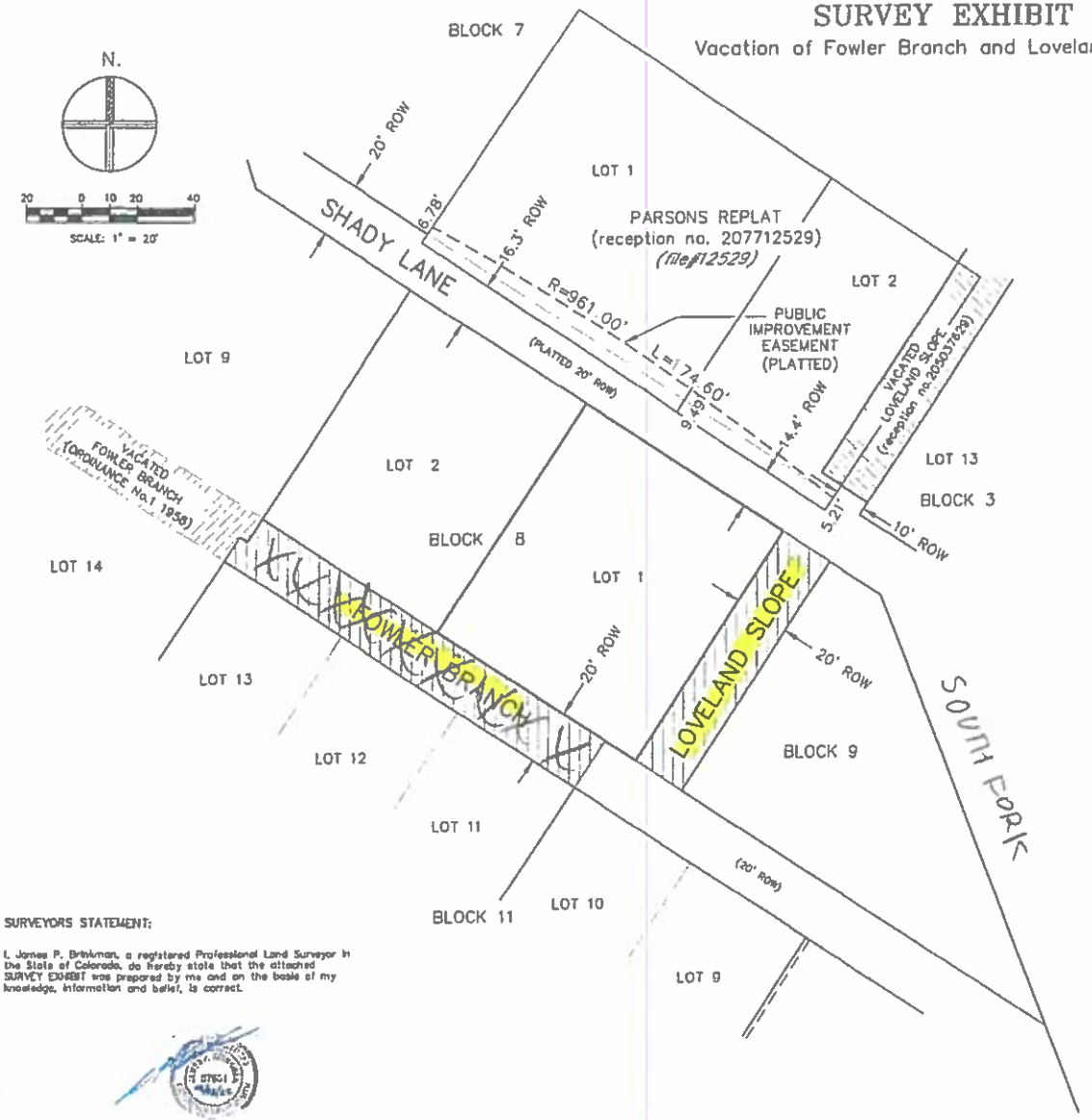
* Submitted on: _____
* Property will be posted & published by: _____
* Planning Commission meeting: _____
* Board of Trustees meeting: _____

Submittal Requirements:

X	Required Information:
X	Complete application form
X	Letter(s) of Intent - why you are making this request; adjoining property owner
	A map of the proposed right-of-way vacation prepared by a Colorado registered land surveyor. Each plan must include:
X	• Identify the right-of-way requested for vacation
X	• All easements identified on right-of-way and abutting properties
	Required Copies: (Proposed)
X	One (1) each 11x17 paper and electronic copy of proposed vacation
X	Copies of letters of notification to all property owners abutting proposed vacation
	A map of all properties effected by the right-of-way vacation, prepared by a Colorado registered land surveyor. Each plan must include:
X	• Name of the Proposal
X	• Legal description of the Proposal
X	• Date of preparation and Northpoint
X	• A vicinity map
	• Location of land intended to be for public use
	• All monuments
	•
	• Profiles of all roads
X	• Certificates for execution by Executor (s) – (Mylar)*
	•
	•
X	• All easements as required by public and quasi-public agencies
X	• The right-of-way lines, widths, locations, and street names of existing and proposed streets
	Required Copies: (Final)
X	• One (1) copy of final plat - Mylar* – Owner MUST record after approval
X	• One (1) paper copy (24x36) of final plat
X	• One (1) Electronic copy of final plat

SURVEY EXHIBIT

Vacation of Fowler Branch and Loveland Slope



LEGAL DESCRIPTION:

RIGHT OF WAY VACATION

that portion of the 20 foot RIGHT OF WAY known as FOWLERS BRANCH as shown on PINE CREST TRI-DISTRICT ASSEMBLY GROUNDS ADDITION NO 1, situate in Section 8, Township 11 South, Range 67 West of the 6th P.M. (Book R at Page 22, Plat records El Paso County, El Paso County, Colorado), described as follows:

that portion of said Fowlers Branch Being Easterly of the portion referenced as Ordinance No 1 1958 and Being adjacent to Lots 11, 12 and 13 in Block 11 and Lots 1 and 2 in Block 8.

Containing a Computed Area of 2,953 square feet of Land within this description.

together with . . .

that portion of the 20 foot RIGHT OF WAY known as LOVELAND SLOPE as shown on PINE CREST TRI-DISTRICT ASSEMBLY GROUNDS ADDITION NO 1, situate in Section 8, Township 11 South, Range 67 West of the 6th P.M. (Book R at Page 22, Plat records El Paso County, El Paso County, Colorado), described as follows:

that portion of said LOVELAND SLOPE Being adjacent to Lots 1 in Block 8 and Block 9.

Containing a Computed Area of 1,949 square feet of Land within this description.

Heard and recommended for approval on the ___ day of _____, _____ by the Planning Commission, Town of Palmer Lake.

_____

(signature line for Chair, Planning Commission)

Heard and approved on the ___ day of _____, _____ by the Board of Trustees for the Town of Palmer Lake.

_____

(signature line for Mayor, Board of Trustees)

Attest by: _____

(signature line for Town Clerk)

SURVEYORS STATEMENT:

I, James P. Brinkman, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached SURVEY EXHIBIT was prepared by me and on the basis of my knowledge, information and belief, is correct.

James P. Brinkman,
Professional Land Surveyor
Colorado PLS 37831

no	date	revisions	by
2.	02/23	scale	JPB
1.	02/17	signature block	JPB

drawing date: January 25, 2022 | scale: 1" = 20
dwg. file: 211117DK VAC.dwg | drawn by: JPB
project no. 211117DK | sheet 1 of 1

SURVEY EXHIBIT

CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 49743
COLORADO SPRINGS, CO
PHONE: 719-
EMAIL: jim@

Letter of Intent for Right of Way Application

Right of Way Application Rev. 05/2021

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Right-of-Way Application

Letter(s) of Intent - why you are making this request, adjoining property owner

Vacation of Fowler Branch and Loveland Slope Letter of Intent from adjoining property owner. See EXHIBIT "Vacation of Fowler Branch and Loveland Slope"

Supporting Letter of Intent, abutting property owner and ROW vacation applicant.
Gene E and Maria A.T. Kalesti
171 Shady Lane BOX 615
Palmer Lake, CO 80133

We owners Gene and Maria Kalesti of 171 Shady Lane respectfully request Loveland Slope from Shady Lane to Fowler Branch be vacated.
As well the portion of Fowler Branch be vacated directly behind our 171 Shady Lane home. Please see detailed Survey Exhibit **"Vacation of Fowler Branch and Loveland Slope"** Prepared and signed by Professional Land Surveyor James P. Brinkman 2/22/2022

Loveland Slope Right of Way statements of fact by Kalesti's, the abutting property owners:

1. Loveland slope has not been used for access to any property past or present. This fact is supported by all surrounding neighbors (See supporting letters from surrounding neighbors) and has been video documented in the for nearly a year.
2. There is no adjoining or abutting lands that need a Right of Way.

Letter of Intent for Right of Way Application

3. Lands nearby have always used the established Loveland Slope to Fowler Branch to access those lands on Fowler Branch. Loveland Slope is not presently or has been in the past been used for a daily, weekly, monthly or semiannual use.
4. The only adjoining and abutting landowners, Kerry J. Paige, Gene Kalesti and Maria Kalesti agree this land is unused, useless to property owners and general public.
5. Adjoining and abutting landowners to Loveland Slope, Kerry J. Paige, Gene Kalesti and Maria Kalesti want to acquire the land the ROW is on and place a permanent fence on our new property line.
6. It's our understanding that Loveland Slope is apparently too steep to develop at this time.
7. Developing Loveland Slope would not be a civic minded plan to protect home owners and would require it be done within the 20' allotted width, this would further encroachment on our property and abutting neighbor. Our property is already being encroached upon over time. We want to use all 8,273 sf of our property.
8. Wildlife as it's been 100's of years would be forever damaged and change for the worse if this vacation is not agreed to.
9. Road development of hard surfaced or compacted road structure would exacerbate the already very major issue of snow melt and storm water runoff damage to our property, our abutting neighbor, Shady Lane, homes and properties below Shady Lane. Impossible to not encroach and stay withing the 20'easement. Please see Land Survey Plat
10. If we prevail the new acquired land would be planted with indigenous wild grass that can act as a leach field to absorb snow melt and rain.

It is the desire of the only two abutting neighbors, Kerry Paige to be approved for vacating Loveland Slope as shown in Survey EXHIBIT. This ROW is a hazard for fire trucks due to the complete inability to access due to the very steep slope or for any large vehicle to make the turn into the ROW and proceed to the top. There is also nowhere to turn a large truck. It is also a fact that all electrical and communication utilities would have to be moved from the NW corner of Block 9 of our adjoining abutting neighbors' property of Kerry J Paige.

Fowler Branch Right of Way statements of fact by Kalesti's, the abutting property owners:

Letter of Intent for Right of Way Application

1. The Fowler Branch ROW section described in our Survey EXHIBIT directly behind our home and our abutting neighbor Jim Andrews home has not been used for access to any property past or present. This fact is supported by all surrounding neighbors (See supporting letters from surrounding neighbors) and has been video documented for nearly a year.
2. There is no adjoining or abutting lands that need a Right of Way.
3. Lands nearby have always used the established Fowler Branch from South Fork to access those lands on Fowler Branch. Fowler Branch is not presently or has been in the past been used for a daily, weekly, monthly or even semimanual use.
4. The only adjoining and abutting landowners, James "Jim" Andrews, Gene Kalesti and Maria Kalesti agree this land is unused, useless to property owners and general public.
5. Fowler Branch has also been vacated for many years from Block 8 lot 2 and Block 11 Lot 13 to the NW (Vacated Fowler Branch Ordinance No1 1956)
6. Adjoining and abutting landowners to Fowler Branch, Jim Andrews, Gene Kalesti and Maria Kalesti want to acquire the land the ROW is on and place a permanent fence on our new property line to provide security for our pet as nearly 100's of homeowners have done.
7. It's our understanding Fowler Branch is a ROW for Block 11, Lot 8, 9, and 10. It been surveyed and is comparatively level, a complete difference compared to Loveland Slope.
8. Wildlife as it's been 100's of years would be forever damaged if the ROW between agreed abutting neighbors would not be approved to vacate.
9. Any development of any part of Fowler Branch will have to meet Town & El Paso County development codes to not cause any damages, especial water damage to our property.

It is the desire of the only two abutting neighbors, Jim Andrews and Gene and Maria Kalesti to be approved for vacating Fowler Branch as shown in Survey EXHIBIT.
We thank the Planning commission for their time and I look forward to giving much more details including our Surveyor reports and statements from nearby neighbors.

Thank You
Gene E Kalesti _____ Date 2.22.2022

Maria A.T. Kalesti _____ Date 2.22.2022

Right of Way Application Rev. 05/2021

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Right-of-Way Application

Letter(s) of Intent - why you are is support of this request; adjoining property owner

Vacation of Fowler Branch and Loveland Slope Letter of Intent from adjoining property owner. See EXHIBIT "Vacation of Fowler Branch and Loveland Slope"

Supporting Letter of Intent, abutting property owner.
Kerry J Paige
179 Shady Lane BOX 1638
Palmer Lake, CO 80133

1. Loveland Slope is not the sole access to properties behind mine.
2. Other than my immediate neighbor, adjoining properties are not in need of right of way.
3. The development of Loveland Slope would put the road a few feet from my front door.
4. Also Utility poles, boxes and trees would have to be removed.
5. Topography would seem to create drainage problems.
6. Neighborhood aesthetics would diminish.

Kerry J Paige Kerry J Paige Date 3/28/22

Letter of Support for Right of Way Application

Right of Way Application Rev. 05/2021

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Right-of-Way Application

Letter of support - why you are making this letter of support, nearby property owner.

Vacation of Fowler Branch and Loveland Slope Letter of Support from nearby property owner/s.
See EXHIBIT "Vacation of Fowler Branch and Loveland Slope"

Supporting Letter of Support by nearby property owner/s.

We owner/s George E. Parsons and Beverley Dale Parsons support the vacation of Loveland Slope from Shady Lane to Fowler Branch be vacated.
As well the portion of Fowler Branch be vacated directly behind 171 Shady Lane home of Gene and Maria "May" Kalesti. Please see detailed Survey Exhibit **"Vacation of Fowler Branch and Loveland Slope"** Prepared and signed by Professional Land Surveyor James P. Brinkman 2/22/2022

Vacation of Loveland Slope Right of Way statements of fact/s as I/we know them. Please provide your statements of why you support the Vacation of Right of Way Application.

Beverley and I support vacating the aforementioned roads as a needed change to our neighborhood. I formally owned the property owned now by Kerry Paige. It would be irresponsible for any civic body to allow roads to be developed surrounding the Block 9, a single residence. I had vacated the lower half of Loveland Slope years ago. It was not useful as a road. The upper half of Loveland Slope is also not appropriate as a useful Road. Drainage alone can

Letter of Support for Right of Way Application

cause many problems for Shady Lane. Please allow the vacation of the upper part of Loveland Slope.

George E. Parsons March 3, 2022
George E. Parsons

Beverley Dale Parsons March 3, 2022
Beverley Dale Parsons

164 Shady Lane
Palmer Lake, CO 80133
719-481-2815

Letter of Support for Right of Way Application

Right of Way Application Rev. 05/2021

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Right-of-Way Application

Letter of support - why you are making this letter of support, nearby property owner.

Vacation of Fowler Branch and Loveland Slope Letter of Support from nearby property owner/s.
See EXHIBIT "Vacation of Fowler Branch and Loveland Slope"

Supporting Letter of Support by nearby property owner/s.

We owner/s Mary Koch 172 Shady Lane support the vacation of Loveland Slope from Shady Lane to Fowler Branch be vacated. As well the portion of Fowler Branch be vacated directly behind 171 Shady Lane home of Gene and Maria "May" Kalesti. Please see detailed Survey Exhibit **"Vacation of Fowler Branch and Loveland Slope"** Prepared and signed by Professional Land Surveyor James P. Brinkman 2/22/2022

Vacation of Loveland Slope Right of Way statements of fact/s as I/we know them. Please provide your statements of why you support the Vacation of Right of Way Application.

Vacation of Fowler Branch Right of Way statements of fact/s as I/we know them. Please provide your statements of why you support the Vacation of Right of Way Application.

I support the vacating of Loveland Slope Right of Way.

1. The lower half of Loveland Slope was already deemed not useful as a road, neither is the upper half. The drainage from the upper side of Shady Lane has already caused runoff damage to my property, and making the upper half a road would only make it worse.

2. Loveland Slope is not the only means of access to those properties, and adding another road would not only cause damage to the existing nature, but ruin the atmosphere of our quaint and peaceful neighborhood.

Mary E Koch Date 3/ 3/2022

2

Letter of Support for Right of Way Application

Right of Way Application Rev. 05/2021

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Right-of-Way Application

Letter of support - why you are making this letter of support, nearby property owner.

Vacation of Fowler Branch and Loveland Slope Letter of Support from nearby property owner/s.
See EXHIBIT "Vacation of Fowler Branch and Loveland Slope"

Supporting Letter of Support by nearby property owner/s.

We owner/s Chris and Charlene Schutte, 188 Shady Lane support the vacation of Loveland Slope from Shady Lane to Fowler Branch be vacated. As well the portion of Fowler Branch be vacated directly behind 171 Shady Lane home of Gene and Maria "May" Kalesti. Please see detailed Survey Exhibit **"Vacation of Fowler Branch and Loveland Slope"** Prepared and signed by Professional Land Surveyor James P. Brinkman 2/22/2022

Vacation of Loveland Slope Right of Way statements of fact/s as I/we know them. Please provide your statements of why you support the Vacation of Right of Way Application.

Letter of Support for Right of Way Application

Vacation of Fowler Branch Right of Way statements of fact/s as I/we know them. Please provide your statements of why you support the Vacation of Right of Way Application.

1. Our property and neighboring properties have been affected by surface water runoff onto our land. We have sustained damage to property and loss of property due to the water that runs downhill from South Fork onto Shady Lane during heavier or extended rain periods

2. Due to the terrain any additional roads sloping downhill in this area will add to the existing issues of surface water runoff as there is no storm water system or swale to manage this runoff. We have reported and discussed this issue with the Town of Palmer Lake and it has been stated that the town will need to engineer a solution and identify a budget long term to address this issue, there are no immediate solutions.

Chris Schutte Chris Schutte Date 3/2/2022

Letter of Support for Right of Way Application

Right of Way Application Rev. 05/2021

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Right-of-Way Application

Letter of support - why you are making this letter of support, nearby property owner.

Vacation of Fowler Branch and Loveland Slope Letter of Support from nearby property owner/s.
See EXHIBIT "Vacation of Fowler Branch and Loveland Slope"

Supporting Letter of Support by nearby property owner/s.

We owner/s Gary and Dorothy Gore support the vacation of Loveland Slope from Shady Lane to Fowler Branch be vacated. As well the portion of Fowler Branch be vacated directly behind 171 Shady Lane home of Gene and Maria "May" Kalesti. Please see detailed Survey Exhibit **"Vacation of Fowler Branch and Loveland Slope"** Prepared and signed by Professional Land Surveyor James P. Brinkman 2/22/2022

Vacation of Loveland Slope Right of Way statements of fact/s as I/we know them. Please provide your statements of why you support the Vacation of Right of Way Application.

We support the vacation of Loveland Slope. It was never intended as a road and, as shown in the survey, is too steep for emergency vehicle use.

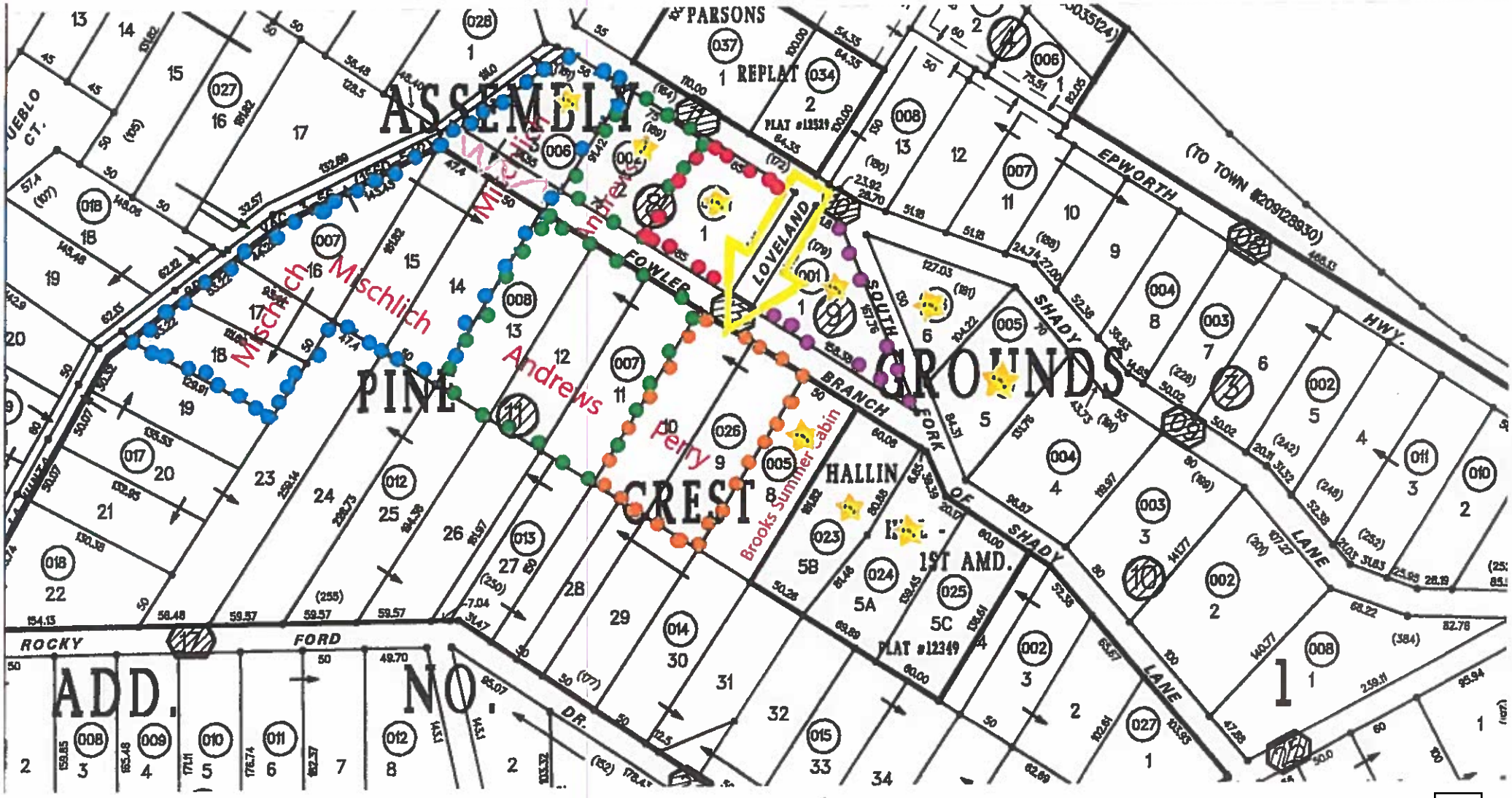
Palmer Lake has long since ignored and neglected services of engineers and surveyors under pressure of those seeking personal gain. Such decisions have violated regulations affecting major concerns of drainage, property lines, utilities, etc. It is time for responsible action and professional planning that focuses on the future of our community.

Letter of Support for Right of Way Application

Vacation of Fowler Branch Right of Way statements of fact/s as I/we know them. Please provide your statements of why you support the Vacation of Right of Way Application.

Dorothy Gore Date 3/3/2022

2


ASSEMBLY
PINE
CREST
GROUNDS
ADD. NO. 1
PARSONS
REPLAT
PLAT #12519
HALLIN
1ST AMD.
PLAT #12349
Mischlich
Mischlich
Andrews
Perry
Brooks Summer Cabin
LOVELAND
FOWLER
SOUTH BRANCH OF SHADY LANE
SHADY LANE
EPWORTH HWY.
(TO TOWN #209/28930)
ROCKY FORD DR.
PUEBLO CT.


SHADY LANE
FOWLER BRANCH
LOVELAND SLOPE
LOT 2
LOT 1
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
BLOCK 9
BLOCK 9
HOUSE
HOUSE
20' ROW
20' ROW
(20' ROW)
(20' ROW)
SOUTH FORK ROAD
DRIVEWAY
edge of gravel/drive
edge of gravel/dw
split rail fence
patio
steps
Ret Wall
apparent car path
Tped
power pole
Tped
Elec Box
Elec Box
power pole
down guy
11.4%
10%
11%
17.5%
20.9%
1.9%
0.0%
5%
0.5%
0.7%
1.2%
9.0%
14.8%
15.3%
11%
12.5%

Gene Kalesti's opening statement for Application to Vacate Loveland Slope.

April 20th, 2022, Application to Vacate Town ROW (Loveland Slope) – Kalesti (171 Shady Lane)

(Photo #1)

Good evening, Town Manager Dawn Collins it's a pleasure to see you again, our dedicated Town Planning Commission, dear neighbors, and wonderful citizens of Palmer Lake.

My wife May and myself Gene Kalesti of 171 Shady Lane constantly say to one another we can't imagine living anywhere else now that we have found Palmer Lake. The towns incredibly kind, courteous, generous, and fun neighbors throughout town is a true find for us.

We applied for Vacation of a Town Right of Way "Loveland Slope" to present a permanent resolution to very long overlooked issues.

We did this at our and our abutting neighbor Kerry Paige's great financial cost. Just over $13,500.00 to date.

(Photo #2)

This ROW is encroaching on our property and our property is on top of the existing assumed ROW, due to extremely inaccurate platting by surveyor company out east hired by Town in the long ago past.

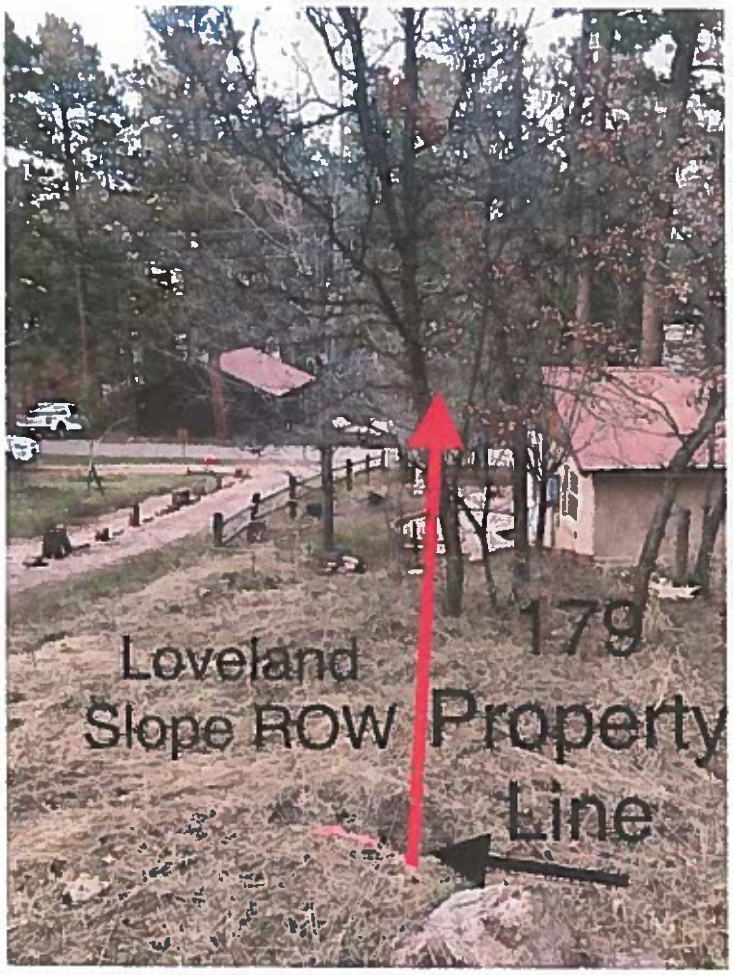
Any development of this unneeded ROW will further encroach on our property and bring a developed road to just 3 feet at the doorstep of Block 9 a single-family home of Mr. Kerry Paige our abutting neighbor. A 4 foot berm to support a developed road would in fact bring a developed road only 3 feet from Mr. Kerry's front door.

(Photo #2)

This ROW is encroaching on our property and our property is on top of the existing assumed ROW, due to extremely inaccurate platting by surveyor company out east hired by Town in the long ago past.

Any development of this unneeded ROW will further encroach on our property and bring a developed road to just 3 feet at the doorstep of Block 9 a single-family home of Mr. Kerry Paige our abutting neighbor. A 4 foot berm to support a developed road would in fact bring a developed road only 3 feet from Mr. Kerry's front door.

(Photo #3)



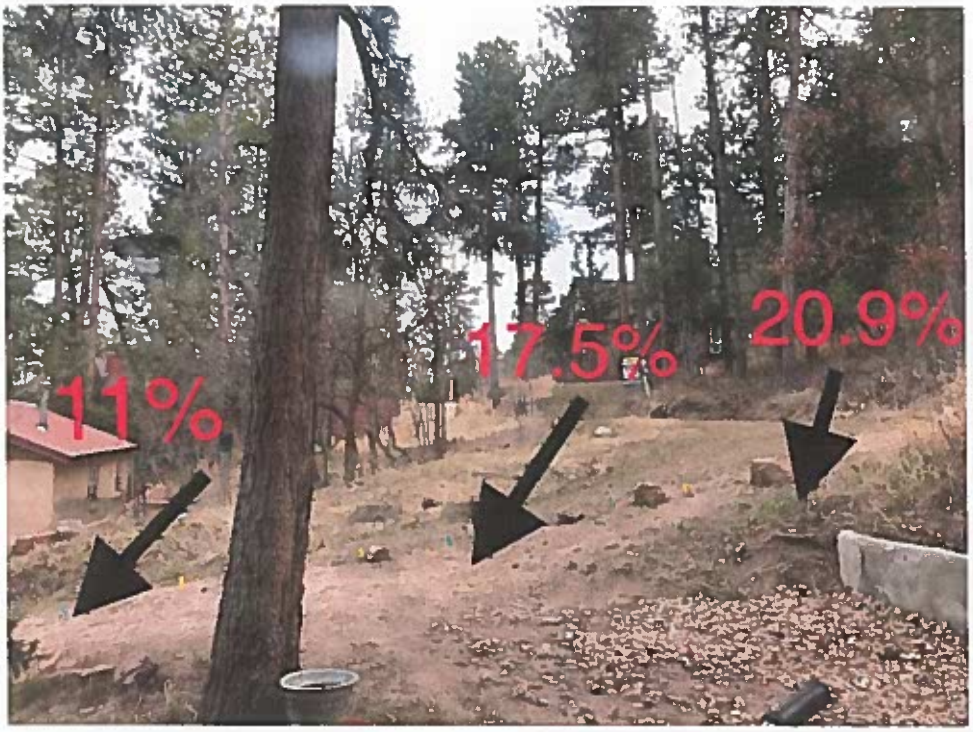
Towns Staff has reviewed the request and supports the vacation for the following reasons-

- "If/when developed, run off onto Shady Lane will worsen the condition of drainage on Shady"

Development would require the removal and relocation of a power pole and transformer, TPed and Electric Box on 179 Shady Lane's property. Relocation of a second Electric Box, and Tped Power pole. Relocation of these services would potentially more than likely require further encroachment onto private property of Block 9, 179 Shady Lane Mr Paige's Property.

SEE SURVEY TOPO EXHIBIT POWER POLES BY SURVEYOR JIM BRINKMAN

(Photo #4)



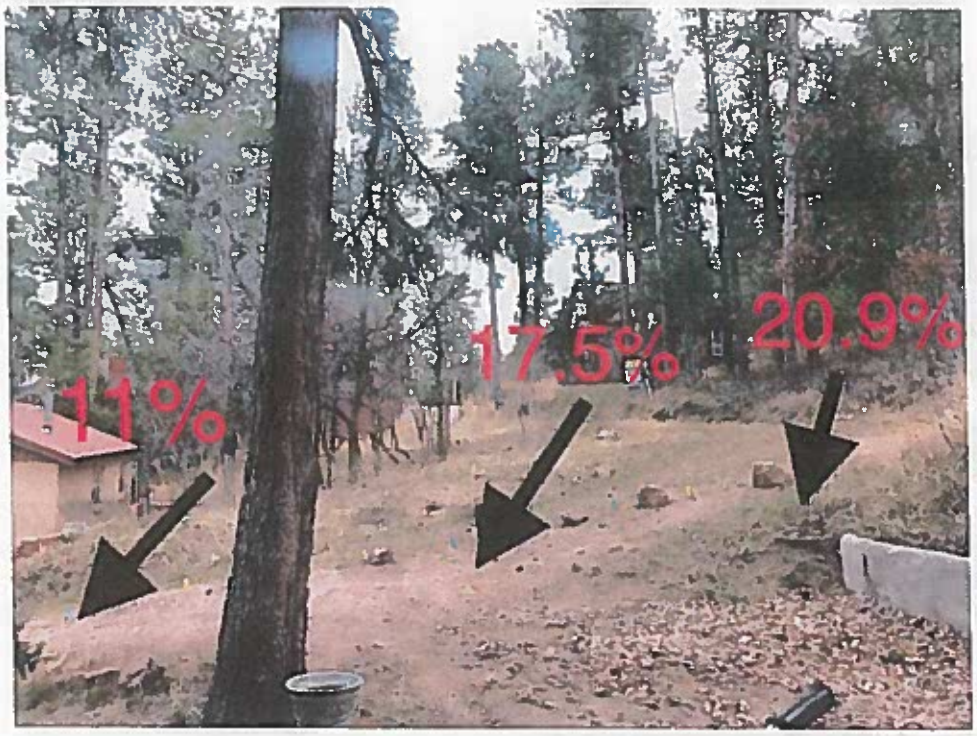
Towns Staff has further said -

"Fire apparatus cannot make the turn onto Loveland Slope from Shady nor make the steep slope to Fowler"

It was also overheard by myself while Fire Dept leaders we're conduction an onsite survey in deep snow of the ROW **"we couldn't get up here on a good day"**

We are here today to resolve long-overlooked issues, not looking for personal gain but a professional accurate solution.

(Photo #4)



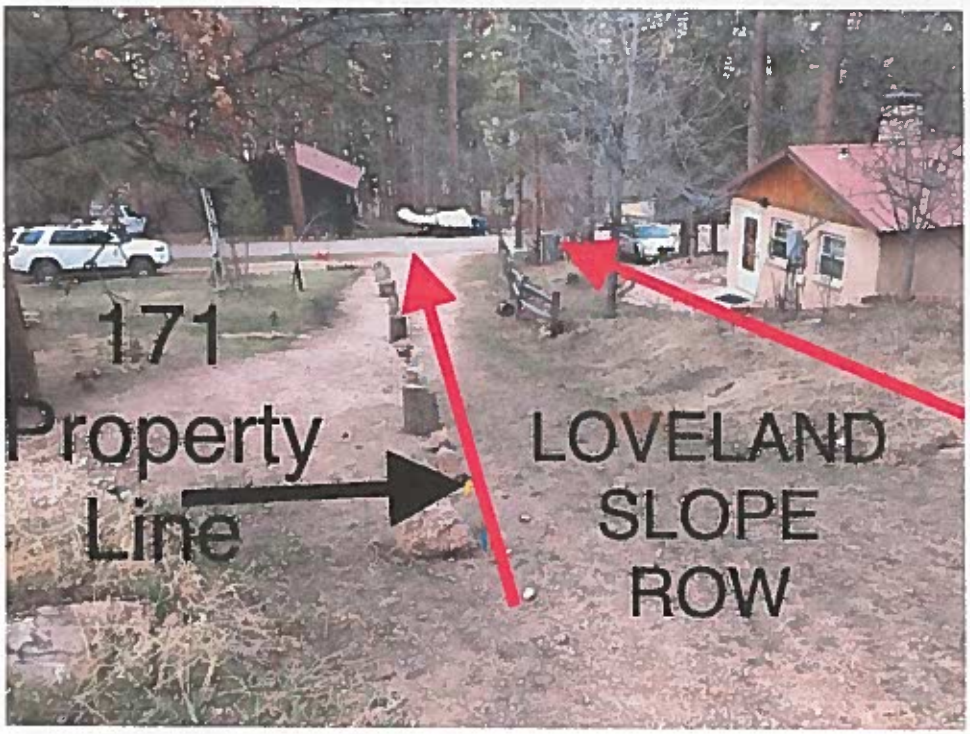
Towns Staff has further said -

"Fire apparatus cannot make the turn onto Loveland Slope from Shady nor make the steep slope to Fowler"

It was also overheard by myself while Fire Dept leaders we're conduction an onsite survey in deep snow of the ROW **"we couldn't get up here on a good day"**

We are here today to resolve long-overlooked issues, not looking for personal gain but a professional accurate solution.

(Photo #5)



Towns Staff support has further said -

"A large portion of the 171 Shady Ln property (our home) encroaches on the undeveloped ROW (Loveland Slope) and will cause great hardship to the abutting property (179 Shady)

While this statement has precise merit, I would add to that statement, the undeveloped ROW has been mis-platted and is in fact encroaching on our property of 171 Shady Lane and development will in fact cause damage to Block 9, 179 Shady Lane Mr. Paige's property. This brings another issue, there is no room for a road between these two homes without heavily encroaching on both homes.

(Photo #6)

Town further recommends.

"• Per code, the abutting property owners to this undeveloped ROW are in agreement."

This fact is so, we agree to vacate this unused ROW for so many engineering, logistical, proper and civic reasons.

Loveland Slope has never been developed let alone used for multiple decades and now more than a century. Why should it be developed now in the most inefficient damaging way?

(#7 DISPLAY PDF FOWLER BRANCH VERT: 1:4 Horz 1:20 SURVEY TOPOGRAPHY EXHIBIT)

Efficiency is Fowler Branch, the road from South Fork to access Lots 8, 9, 10, 11 & 12 in Block 11, A nearly flat road compared to Loveland Slope.

(#8 DISPLAY PDF LOVELAND SLOPE VERT. 1:4 Horz. 1:10 SURVY TOPOGRAPHY EXHIBIT)

Efficiency is Fowler Branch, the road from South Fork to access Lots 8, 9, 10, 11 & 12 in Block 11, A nearly flat road compared to Loveland Slope.

(Photo #6)

Town further recommends.

"• Per code, the abutting property owners to this undeveloped ROW are in agreement."

This fact is so, we agree to vacate this unused ROW for so many engineering, logistical, proper and civic reasons.

Loveland Slope has never been developed let alone used for multiple decades and now more than a century. Why should it be developed now in the most inefficient damaging way?

(#7 DISPLAY PDF FOWLER BRANCH VERT: 1:4 Horz 1:20 SURVEY TOPOGRAPHY EXHIBIT)

Efficiency is Fowler Branch, the road from South Fork to access Lots 8, 9, 10, 11 & 12 in Block 11, A nearly flat road compared to Loveland Slope.

(#8 DISPLAY PDF LOVELAND SLOPE VERT. 1:4 Horz. 1:10 SURVY TOPOGRAPHY EXHIBIT)

Efficiency is Fowler Branch, the road from South Fork to access Lots 8, 9, 10, 11 & 12 in Block 11, A nearly flat road compared to Loveland Slope.

(Photo #9)

(Photo #10)

It would be an engineering feat to develop this ROW / Loveland Slope and would encroach heavily upon Block 9, Kerry Paige's home 179 and our property at 171.

Developing Loveland Slope would increase immensely the water flooding to neighbors of Shady Lane directly across the street at 172 Shady Ln. and each home South.

A Developer may argue, electrical and plumbing engineers recommend / want to use the ROW that's easiest, less cost and fastest development, but that's not an argument for the greater good of the public. Nor does this view consider public safety for fire apparatus, increasing hard surfaces create flooding and immense damage to property owners.

(Photo #11)

Development would ruin the aesthetics of this beautiful area having a developed road.

Again, we ask why would this undeveloped ROW be developed now after all these years?

We abutting owners of Loveland Slope would appreciate the Right of Way be vacated and allow this land to go back to its natural state and nurture that prospect with appropriate measures.

Allowing it back to its natural state would help absorb runoff and heavy rains giving relief to our Shady Lane neighbors that already endure flooding both from Loveland Slope and South Fork.

The abutting neighbors want the road to be vacated and not used for anything other than to allow it to go back to its natural state.

Town Staff reviewed our request and supports the vacation of Loveland Slope.

Thank you for your time and for listening to our many months long investigation of facts.

Developing Loveland Slope would increase immensely the water flooding to neighbors of Shady Lane directly across the street at 172 Shady Ln. and each home South.

A Developer may argue, electrical and plumbing engineers recommend / want to use the ROW that's easiest, less cost and fastest development, but that's not an argument for the greater good of the public. Nor does this view consider public safety for fire apparatus, increasing hard surfaces create flooding and immense damage to property owners.

(Photo #11)

Development would ruin the aesthetics of this beautiful area having a developed road.

Again, we ask why would this undeveloped ROW be developed now after all these years?

We abutting owners of Loveland Slope would appreciate the Right of Way be vacated and allow this land to go back to its natural state and nurture that prospect with appropriate measures.

Allowing it back to its natural state would help absorb runoff and heavy rains giving relief to our Shady Lane neighbors that already endure flooding both from Loveland Slope and South Fork.

The abutting neighbors want the road to be vacated and not used for anything other than to allow it to go back to its natural state.

Town Staff reviewed our request and supports the vacation of Loveland Slope.

Thank you for your time and for listening to our many months long investigation of facts.

I want to introduce Jim Brinkman Surveyor who conducted the many hours and months long work.

To quote the towns recommendation:

- If/when developed, run off onto Shady Lane will worsen the condition of drainage on Shady

• Fire apparatus cannot make the turn onto Loveland Slope from Shady nor make the steep slope to Fowler

• A large portion of the 171 Shady Ln property encroaches on the undeveloped ROW (Loveland Slope) and will cause great hardship to the abutting property (179 Shady)

• Per code, the abutting property owners to this undeveloped ROW are in agreement.

Dawn Collins

Subject: FW: Public Hearing regarding Loveland Slope (Vacate)

Dawn Collins
Palmer Lake Township Clerk
Planning Commission
Palmer Lake, Colorado 80133

Dear Dawn:

Following a few attempts to speak with you by phone I was advised that email may be my best avenue to share a message with you regarding the public hearing in regard to vacating "Loveland Slope" between Fowler Branch and Shady Lane. I will not be able to attend the April 20 meeting as my wife will be hospitalized on that date following major back surgery on 4/18 in Wichita, Kansas.

While my Family property is not an immediate adjoining property to Loveland Slope, we have enjoyed the easy open access to our Lot 8 for more than 70 years by using Loveland Slope roadway. It was the access road several years ago that the EMS ambulance used to reach me when a trip to Penrose Hospital was necessary because of an acute health issue. I am willing to work with residents to relieve any current issues and will want to keep "easement rights into perpetuity" open for the easy access to our property for years to come. I would refer you to my son, Christopher Brooks cpb6216@yahoo.com , as he is the next to enjoy the occupancy of our cabin at 000 Fowler Branch, Palmer Lake, Colorado (our tax related address). We (immediate as well as extended family) continue to visit and use the cabin on a regular basis.

Across the years we have helped the Palmer Lake Township by paying our property taxes, as well as assisting when requested by the township with funds to help keep the sewer functioning, in fact, several thousand dollars of sewer charges have been paid while we are not served by any sewer lines. We have tried to do our part.

I and my family request that easement rights on Loveland Slope be maintained into perpetuity for our ease and enjoyment of access to our property.

If there is further information that I should be aware of in advance of the 4/20/2022 5:00 PM at the renovated Town Hall meeting, I may be contacted at 620-665-7523, email obkgjb@yahoo.com , or mailing address below.

Thank you for your consideration.

Sincerely,

Richard G. Brooks
Richard G. B rooks
000 Fowler Branch
Palmer Lake, Colorado 80133
or
19 Harvest Lane
Hutchinson, Kansas 67502

Letter of Support for Right of Way Application

Right of Way Application Rev. 05/2021

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Right-of-Way Application

Letter of support - why you are making this letter of support, nearby property owner.

Vacation of Fowler Branch and Loveland Slope Letter of Support from nearby property owner/s.
See EXHIBIT "Vacation of Fowler Branch and Loveland Slope"

Supporting Letter of Support by nearby property owner/s.

We owner/s Jessica and Nicholas Ehrhardt support the vacation of Loveland Slope from Shady Lane to Fowler Branch be vacated. As well the portion of Fowler Branch be vacated directly behind 171 Shady Lane home of Gene and Maria "May" Kalesti. Please see detailed Survey Exhibit **"Vacation of Fowler Branch and Loveland Slope"** Prepared and signed by Professional Land Surveyor James P. Brinkman 2/22/2022

Vacation of Loveland Slope Right of Way statements of fact/s as I/we know them. Please provide your statements of why you support the Vacation of Right of Way Application.

Letter of Support for Right of Way Application

Vacation of Fowler Branch Right of Way statements of fact/s as I/we know them. Please provide your statements of why you support the Vacation of Right of Way Application.

We absolutely support the vacation of the Fowler Branch R.O.W. for several reasons. First and foremost - it will help tremendously with the significant, dangerous and costly erosion issues when our big monsoon rains come careening down our street. I know that Gene + May will spend significant thought, energy + time to help facilitate a native + beautifully landscape that just frankly is too steep to be a good road/driveway anyway. The property owners have easy, established access to their property via South Fork without needing to make this roadcut into Fowler Branch. As homeowners on Shady Ln we would absolutely appreciate this vacation to help protect our already vulnerable street from washout - as well as help cultivate + protect the beautiful landscape and help it back to native stabilizing and nourishing vegetation. Thank you for your consideration.

Jessica L Matthews

Date 4 /02/2022

130 Shady Ln
Box 388
Palmer Lake, CO 80133

Letter of Support for Right of Way Application

Vacation of Fowler Branch Right of Way statements of fact/s as I/we know them. Please provide your statements of why you support the Vacation of Right of Way Application.

We absolutely support the vacation of the Fowler Branch R.O.W. for several reasons. First and foremost - it will help tremendously with the significant, dangerous and costly erosion issues when our big monsoon rains come careening down our street. I know that Gene + May will spend significant thought, energy + time to help facilitate a native + beautifully landscape that just frankly is too steep to be a good road/driveway anyway. The property owners have easy, established access to their property via South Fork without needing to make this roadcut into Fowler Branch. As homeowners on Shady Ln we would absolutely appreciate this vacation to help protect our already vulnerable street from washout - as well as help cultivate + protect the beautiful landscape and help it back to native stabilizing and nourishing vegetation. Thank you for your consideration.

Jessica + [illegible] Date 4 /02/2022

130 Shady Ln
Box 388
Palmer Lake, CO 80133

Dawn Collins

From: J Andrews <addawatt@yahoo.com>
Sent: Tuesday, April 19, 2022 9:40 PM
To: Dawn Collins
Subject: Loveland Slope and Fowler Branch

Hi Dawn, I cant make it to the planning meeting so if you share this communication it would be a good thing. In the broad scope of this issue we should not separate planning for Loveland Slope and Fowler Branch. Our primary concern should be towards the preservation of the exceptional quality life afforded us by making Palmer Lake our home. In my view, adequate storm runoff mitigation and emergency services access should be a top priority in any decision. At some point in the not too distant future someone is going to want to build a quaint tasteful cabin within reasonable hillside constraints on lots 9 and 10 on Fowler Branch . While I would rather that not happen, I no longer own that property and therefore have no control over the issue. I will vigorously defend the owners right to build within set parameters.

I have a proposal I hope every one will consider as part of a viable solution. Firstly, the majority of flooding on Shady Lane during heavy runoff seems to originate on South Fork. As I have witnessed on numerous occasions runoff crosses South Fork from Kerry's side to Jessica's side and takes the path of least resistance through the properties across and down Shady Lane. If we diagonal a couple of speed bumps across South Fork maybe it would be sufficient to shunt the runoff back towards Kerry's and into a new buried culvert across the front of Kerry's and terminating into the drain located at the utility cluster near the intersection of Loveland Slope and Shady Lane. My neighbors should not have to deal with perpetual flooding problems. I do not think Loveland Slope contributes to flooding on Shady Lane and If it does, it can be fixed with a garden rake . I think the Parsons' garage flooding problem can also be fixed with a garden rake. An extension of the existing culvert on Loveland Slope, maybe a perforated pipe on a gravel bed, and terminating at the drain on Shady Lane should preclude detrimental runoff situations which might otherwise occur as a result of likely development on Fowler Branch. We have to consider the water main that runs under Kerry's fence and maybe move the subsurface culvert towards the northwest, closer to the 171 property boundary to prevent water main freezing. The existing surface drainage should remain in place.

I am not in favor of abandoning Loveland Slope. I have spent twenty six years, thousands of dollars and applied well over 100 tons of gravel and road-base on and around Loveland Slope. Over the years there have been fire trucks, ambulances, police cars, 16 foot flat bed trailers full of horse poop, and a multitude of other vehicles making use of Loveland Slope to access Fowler Branch on a continual basis. Loveland Slope is the only somewhat improved access to my property and the back lots of the Misclisch estate. What I am even less in favor of is altering the established lawns on either side of loveland slope. There is a solution here I think may address multiple issues and It involves give and take from multiple parties.

South Fork already serves six houses and egress onto Shady Lane is tight. If Reverend Brooks agrees, access for properties on Fowler Branch could be up South Fork to Fowler Branch and then down Loveland Slope to Shady Lane. Hopefully there is no need to build a twenty foot road on Fowler Branch because it would chew up Kerry's back yard. Kerry would need to give up his south point at South Fork to provide a radius for the road. At Loveland Slope, Kerry would also give up a radius as required to bring road construction into elevation and slope compliance. In return, Kerry gets to keep his side yard.The Kalesti's would also need to forfeit a couple of feet along their property line on Loveland Slope. Because some of us cross some lines sometimes, I am willing to give up a slice of lot 11 as required to facilitate set

back requirements for the Kalesti's deck thereby maintaining required 20 foot access, on more favorable ground, for my lots 11,12 and 13 as well as the Mischlisch property.

It is on my bucket list to build a small appropriate studio on some portion of my lots 11,12,or 13. It would greatly enhance project viability for me if we could abandon Fowler Branch at least along lot 13. In return, I would deed required access to the Misclisch property. THANKS everyone for your thoughtful consideration. James Andrews

back requirements for the Kalesti's deck thereby maintaining required 20 foot access, on more favorable ground, fo lots 11,12 and 13 as well as the Mischlisch property.

It is on my bucket list to build a small appropriate studio on some portion of my lots 11,12,or 13. It would greatly enhance project viability for me if we could abandon Fowler Branch at least along lot 13. In return, I would deed required access to the Misclisch property. THANKS everyone for your thoughtful consideration. James Andrews

Dawn Collins

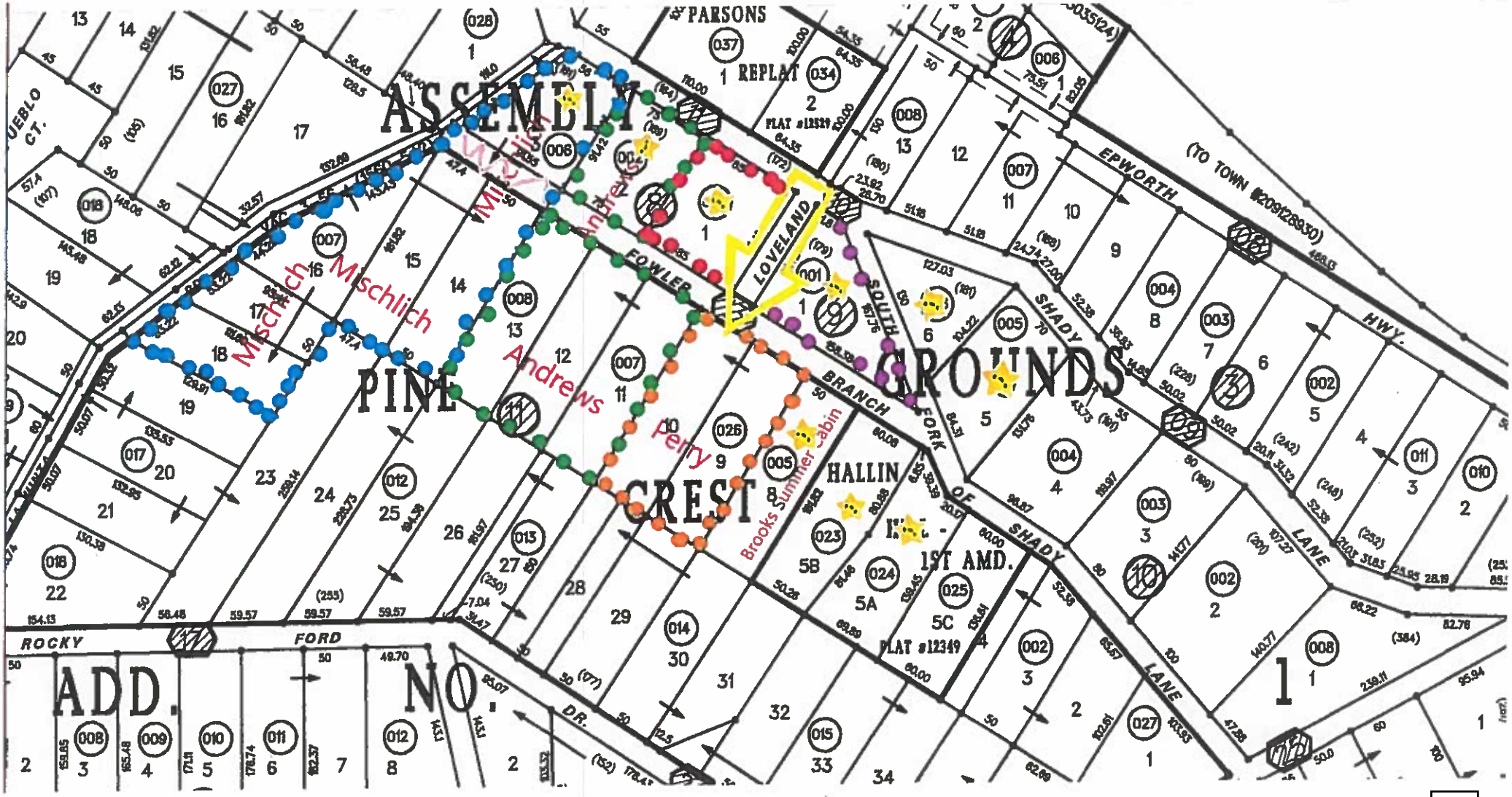
Subject: FW: 4:20:2022 planning Commission meeting

Good afternoon Town Manager Collins & Town Planning Commission,

Our names are Jeff & Pattie Brooks. We are sending this note because we will be out of town for the next Town Planning Commission meeting sch'd to be held on Wed 4/20/22. We have a concern with an item on the agenda and hope this email could be read on our behalf during the meeting.

To whom it may concern: Our names are Jeff and Pattie Brooks, we have a concern with an item on the agenda for the meeting tonight. It has to do with vacating a road platted over 75 years ago in Palmer Lake named Loveland Slope. We and our whole family use this road to access our Brooks family cabin. By vacating this road, it would make it next to impossible for our family to drive up to our family cabin built by our great grandparents over 50 years ago and the land the family has owned for about 75 years. This cabin is used several times a year by family from out of town and in our wonderful Town of Palmer Lake. Both easements and this road are intended to protect our public domain and provide access for the city, and are important for all of us. If this road were to be vacated, the Palmer Lake Fire Dept would not be able to access this land or help someone needing medical help. If this road were to be vacated, the Town of Palmer Lake would have to make the entire road named Fowler Branch useable (right now only a small portion is useable where it ties into Loveland Slope). If this road were to be vacated, it would only be a benefit to the property owner alongside the road Loveland Slope and would be terrible for the whole Brooks family, the Town of Palmer Lake, and other neighbors. Thank you for your consideration of all concerned in this matter.

Sincerely,
Jeff and Pattie Brooks


ASSEMBLY
PINE
CREST
GROUNDS
ADD. NO. 1
PARSONS
REPLAT
HALLIN
1ST AMD.
PLAT #12349
PLAT #12529
LOVELAND
FOWLER
SOUTH BRANCH OF SHADY LANE
SHADY LANE
EPWORTH
HWY.
(TO TOWN #209128930)
ROCKY FORD DR.
PUEBLO CT.
Mischich
Mischlich
Andrews
Perry
Brooks
Summer Cabin

138885

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Tri Lakes Tribune, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 03/30/2022**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 03/30/2022, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires March 30, 2022.

Sandra King
Notary Public
The Gazette

SANDRA KING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184014369
MY COMMISSION EXPIRES MARCH 30, 2022

Document Authentication Number
20184014369-847418

NOTICE OF PUBLIC HEARING
TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on April 20, 2022, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider an Application for Right of Way Vacation of unbuilt Loveland Slope (between Shady Ln and Fowler Branch) and a portion of unbuilt Fowler Branch (NW behind Block 8 Lots 1-2). A recommendation will be made to the Board of Trustees on the same matter scheduled for April 28, 2022, at 5 PM. A copy of the complete application is on file at the Town Clerk office at 719-481-2953.

/s/ Dawn A. Collins, Town Clerk

Published in the Tri-Lakes Tribune March 30 , 2022

TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO

DATE: April 28, 2022	**ITEM NO. 9**	**SUBJECT**: PUBLIC HEARING Application for Conditional Use (Trilakes Center for the Arts)
Presented by: Town Administrator /Clerk		

Background

A request for a conditional use was made for living space at the back portion of the TLCA facility on Hwy 105. This item was moved unanimously to continue at the Planning Commission on 5/18, as noted below.

However, if there is any public member to speak to this item, it is requested the party be heard and the Board also move to continue the hearing until after the next Planning Commission meeting, suggested date of May 26.

Note following draft minutes:
MOTION (Miner, Ball) to continue the hearing until the next meeting on 5/18 so the applicant can address building and fire code requirements for living space. Vote: 7-0. Motion passed.
.

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Office Use Only

Case Number: PC 4/20
Date:
Fees: $250.00
Check #: 86848
Rec'd By: DAC
Application Complete:

Conditional Use Application Form

Name of Applicant/Property Owner: Tri-Lakes Center for the Arts

Address: 304 Hwy 105, Palmer Lake Phone#: 719-481-0475

Email: director@trilakesarts.org

Name of Proposal: Conditional Use 17.38.020K

Legal Description or Address: Lots 1-10 Block 23 Town of Palmer Lake

Note: If the applicant is someone other than the property owner, the applicant must provide a notarized letter from the property owner giving permission to be represented in this action.

This is a Conditional Use – A request for a use not permitted under certain zoning categories subject to review by the Planning Commission and consideration by the Board of Trustees.

Criteria for approval of a conditional use – Include a "site plan" or building design where a structure is involved to address the following criteria in which the Planning Commission and the Board of Trustees must find evidence, both factual and supportive, provided by the applicant.

- The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this ordinance.
- The site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use.
- Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other ordinance standards or other reasonable conditions of approval.
- If of benefit to the community, any proposed structures will be of a design complimentary to the surrounding area.

Dawn Collins

Subject: FW: Tri-Lakes Center for the Arts & Conditional Use Permit

Dawn,

Thank you for your communication.

The Board of Directors is unanimously requesting that the TLCA be permitted for the following in the rear of the building, which is completely separated from the main venue:

- Lodging space for just one couple, managers of the nonprofit TLCA, in order to minimize business expenses and for the continued viability of the venue as a fine art gallery and concert venue featuring nationally recognized performers. After being closed for 18 months during the height of the pandemic, the TLCA is still getting back on its feet financially.
- Short-term usage for one to three nights for special guests, including art teachers, seminar speakers, and performers, who may not want to stay at hotels due to Covid, security, or other concerns. There would never be more than two guests at a time. This would save the TLCA a lot of expense in regard to hotel accommodations, transportation, etc. It would enable the TLCA to keep ticket prices down for the benefit of the general public.

At no time would the lodging space ever be rented, either short-term or long-term. The space would be utilized only by TLCA staff and approved venue participants. Such accommodations would never be advertised or promoted to the general public. It would be a private concern for TLCA management and guests. And such an area would not be open to the general public.

I would also like to reiterate that there will never be a kitchen installed in that area of the building. If a kitchen is needed, we will utilize the one that has been in existence for the past twenty years and located off the Lucy Owens Gallery.

If you have any further questions, please do not hesitate to contact me.

Peace,

Michael

Dr. Michael Maddox
Executive Director
Tri-Lakes Center for the Arts
P.O. Box 1154
Palmer Lake, CO 80133
719-481-0475
www.trilakesarts.org

Tri-Lakes Center for the Arts
P.O. Box 1154
304 Hwy. 105
Palmer Lake, Co 80133
719-481-0475
Dr. Michael Maddox
TLCA Executive Director
Board of Directors President
director@trilakesarts.org.

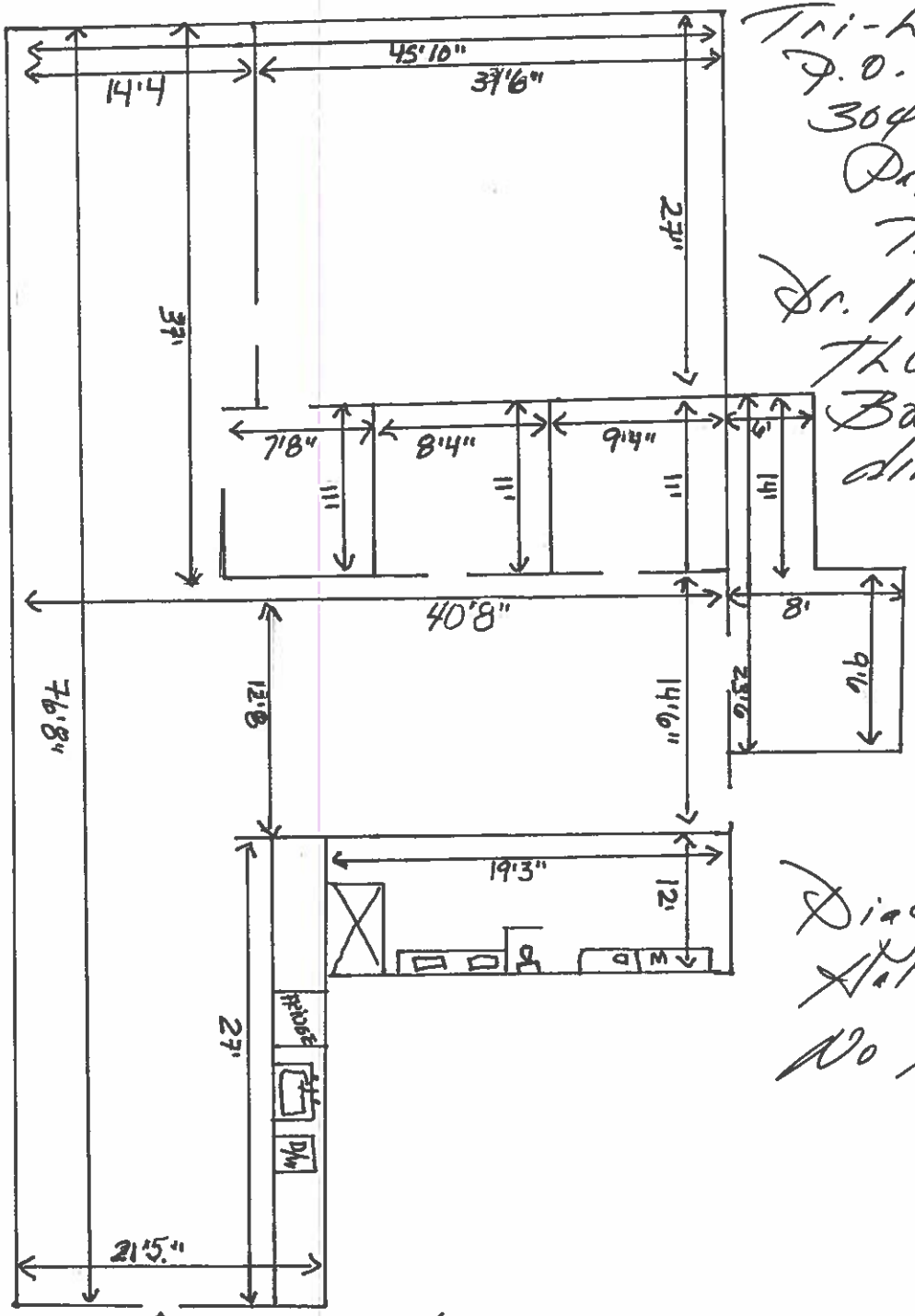


Diagram Shows Rear Half of Building.
No Kitchen!

Entrance to Rear of Building

CHAPTER 17.38

CONVENIENCE COMMERCIAL (CC) ZONE

Sections:

17.38.010 Principal Permitted Uses

(A) Restaurants.
(B) Service Establishments, such as Barber and Beauty Shops, Watch and Jewelry Repair, Pharmacies, Pick-Up Stations for Laundry or Dry Cleaning.
(C) Commercial (Business) Offices, including Realty, Insurance and Travel Agencies.
(D) Retail Stores including only the following: Drug, Sundries, Clothing, Boutiques, Sporting Goods, Books, Small Grocery, Antiques, Gift, Soda, Crafts, Small Office Supply, Bakery, Small Print Shops, Moderate Sized Furniture and Florist.
(E) Art, Photographic, Health, Dance and Music Studios.
(F) Day Care Centers.
(G) Nursing Homes - Housing 10 or fewer full time residents
(H) Bed and Breakfast Establishments - having 10 or fewer rooms
(I) Private or Government owned Community Buildings such as Libraries, Parks, Museums, Art Galleries and Post Offices.
(J) Medical and Dental Clinics/Offices.
(K) Funeral Homes and Mortuaries.
(Ord. 18-2000 § 18, 2000; Ord. 7-1999, §1, 1999; Ord. 3-1995, § 2, 1995)

17.38.020 Conditional Permitted Uses

(A) Educational Institutions.
(B) Religious Institutions.
(C) Licensed Liquor and Beer Outlets.
(D) Hotel/Motel.
(E) Light Equipment Sales and Repair Shops.
(F) Public and Semi-Public Uses.
(G) Cabinetry, Wood Crafting Shop.
(H) Non-Profit Organizations.
(I) Video Rental Stores.
(J) Nursing Homes - housing 11 or more full time residents
(K) Mixed-Residential Dwellings and Commercial Uses occurring in the same Building
(L) Single-Family and Multi-Family Uses (R10,000, R3 and R4 subject to all requirements of those particular zones).
(M) Other such uses as listed and permitted which are not more detrimental, as determined by the Planning Commission and Town Council.

(Ord. 18-2000 § 19, 2000)

17.38.030 Lot Sizes and Dimensions.

A. The sizes and dimensions of a lot in a CC zone shall be as follows:

Minimum lot size, six thousand six hundred square feet;
Minimum lot width, thirty-five feet street frontage.

B. No side yard set back shall be required provided the building's side wall is constructed of at least four-hour fire resistance material. If building material has less than four-hour fire resistance, a minimum side yard of five feet shall be required, see Chapter 17.36.030 of the Palmer Lake Municipal Code. (Ord. 3-1995, § 4, 1995)

17.38.040 Structure Height and Area. The structure height and area requirements in a CC zone are as follows:

Maximum building height, as required by section 14.11 in code book.

Maximum area covered by structure, seventy-five percent of lot, see Chapter 17.36.040 of the Palmer Lake Municipal Code.
(Ord. 3-1995, § 5, 1995)

17.38.050 Required Off-Street Parking and Loading. For required off-street parking and loading for a CC zone, see Chapter 17.60. (Ord. 3-1995, § 6, 1995)

17.38.060 Signs. Signs in the CC zone are permitted provided they comply with Chapter 17.56 and Chapter 14.50. (Ord. 18-2000 § 20, 2000; Ord. 3-1995, § 7, 1995)

17.38.070 Sewerage: Septic tanks may be permitted if all of the following conditions are met:

A) Inability to tap existing sewer lines.
B) Ability to meet current El Paso County "Sewage Disposal Regulations."
C) Compliance with the provisions of Chapter 16.48 of the Palmer Lake Municipal Code. (Ord. 18-2000 § 21, 2000; Ord. 3-1995, § 8, 1995)

17.38.080 Outdoor Storage and Buffering. All outdoor storage must be screened from view by landscaping or fences. Landscaping and/or buffering must also be provided between commercial and residential areas. (Ord. 3-1995, § 9, 1995)

Town of Palmer Lake
Board of Trustees

RE: Rezoning of Tri-Lakes Center for the Arts

I am writing to you today to voice my support for the approval of the Conditional Use Zoning for the Tri-Lakes Center for the Arts (TLCA.)

I have been working for the TLCA since 2011, serving as the Administrative/Executive Assistant. I have witnessed first-hand how the improvements made by the Executive Director, under the approval and supervision of the Board of Directors, have elevated the TLCA into a first-class destination for the performing and visual arts.

The approval of the Conditional Use Zoning will provide the following benefits:

- Reduce overhead and operations costs by providing a benefit for Executive Staff, therefore keeping salaries well below that of similar facilities.
- Provide an appropriate facility in order to attract and host high-caliber artists and musicians, both locally and across the globe, to our beautiful Tri-Lakes community.
- Facilitate on-site building security and maintenance.

The Tri-Lakes Center for the Arts creates a tremendous benefit to our local residents and artists. This approval will allow the TLCA to continue expanding it's vision and mission in the Town of Palmer Lake. Thank you for your consideration.

Kind regards,
Carla Maddox
1298 Meadowlake Way
Monument, CO 80132

TO: Town of Palmer Lakes Board of Trustees April 20, 2022

SUB: Conditional Rezoning of the Tri Lakes Center for the Arts (TLCA)

While we are not members of the TLCA we do fully support its operations there by Dr. & Mrs. Maddox and support the rezoning proposal for the center. We have enjoyed many shows there in which we have taken our grandson and we feel that it is a very safe location, and the art and shows are wonderful family events. We will continue to fully support the center and hope that its continuation will provide many more years of events and enjoyment for future families.

Thank you for your consideration.

David & Sandy Rousseau

Colorado Springs, CO

Palmer Lake Art Group

April 10, 2022

To Whom it May Concern:

Thank you for letting me take a moment of your time to share a few of the accolades regarding the Tri-Lakes Center for the Arts. (TLCA)

The Palmer Lake Art Group, (PLAG) has been using the TLCA as our go to venue for art shows for well over ten years now. In my many dealings with Dr. Michael Maddox, he has fostered a dynamic working relationship.

Dr Maddox is instrumental with helping our shows run smoothly. From added publicity, too before, during and after the shows, Dr Maddox is always available to help with our needs. Dr Maddox's wife debi also jumps to help if needed and always adds delightful touches to our opening receptions. For the artists who have sold their work, they are happily surprised to receive their check in a timely manner.

As I sit and look at what great venue the TLCA is and the people who make it work, the African Proverb comes to mind. "It takes a village". Speaking for the Palmer Lake Art Group I feel safe saying that its a great Village!

Don't hesitate to reach out with additional questions .

All the best,

Bonnie Sands V.P. Palmer Lake Art Group
bsands56@gmail.com

RICHIE FURAY

April 20,2022

To: Town of Palme Lakes Board of Trustees & Palmer Lake Planning Department

RE: Conditional Use Rezoning / Tri-Lakes Center for the Arts (TLCA)

Regarding above rezoning, I wish to voice my support for the proposed Conditional Use Rezoning of the TLCA. This rezoning is to maintain its commercial status while allowing a residence in the property.

I have performed at TLCA twice and am returning for a third performance in September. Dr. Michael and debi Maddox are the host at the Venue, a Front Range Destination for the Arts, providing an intimate setting for concerts. The "Conditional Use Zoning" will allow The Maddox's a better opportunity to keep their business, operational costs down while allowing 1st Class entertainment to come and perform. It seems to me to be an "everybody wins" situation – including the community and businesses of Palmer Lake and it is my hope that this will be approved by the Board.

Thank you,

Richie Furay

Richie Furay
Buffalo Springfield (1966-1968)
Rock and Roll Hall of Fame Inductee (1997)
Poco (1969-1973)
Colorado Music Hall of Fame Inductee (2015)
Souther Hillman Furay Band (1974-1975)

To whom it may concern,

As a member of the TLCA Board of Directors, an elected chairman of the ElPaso County ITS committee, and an employee in the Colorado Judicial branch, I would like to thank you for your consideration of this Rezoning Request submitted by Dr. Maddox, Executive Director of the TLCA.

The expert management by Dr. Michael Maddox continues to entice top names in entertainment to the TLCA. A cursory glance of events held at the TLCA is highlighted by Grammy nominees, Academy Award winners, and current television stars. The revolving fine art exhibits paired with top names in entertainment continues to draw people to the Palmer Lake area not just from all over Colorado but across the United States which in turn drives revenue for all local business.

It should be noted that Michael Maddox has continually served as the TLCA's Executive Director for about 50% of the salary that is normally paid to directors of similar facilities. He has done so because of his love for our community and the artists, who need our venue. The Conditional Use Zoning will allow the TLCA to continue serving the Tri-Lakes community in a positive manner.

Your positive consideration of the Rezoning Request will be a tremendous benefit to the future of the Tri-Lakes Center for the Arts and the Town of Palmer Lake. Thank you so very much for your time!

Kind Regards,
Jesse Maddox
Colorado State Judicial Department
100 Jefferson County Pkwy,
Golden, CO 80419
Jesse.Maddox@judicial.state.co.us
720.772.2798 [office]

Dawn Collins

Subject: FW: TLCA Letter of Support for Conditional Use

Town of Palmer Lake
Board of Trustees

RE: Conditional Use Rezoning / Tri-Lakes Center for the Arts

I am a retired businessman, artist, and volunteer. We moved to Woodmoor, in Monument, in 2003. As we checked out the area, and as someone interested in the arts, I was delighted to discover TLCA. It wasn't long before I contacted Dr. Maddox,\ to see about volunteering. I have been volunteering for many years now and am always amazed at the quality of art and entertainment that Dr. Maddox has been able to bring to our wonderful Tri-Lakes area. When I am volunteering, I often ask those attending about the event they are attending, and the overwhelming response is.... That they never expected to see the quality of entertainment in a small town like Palmer Lake. Also at the TLCA, I see people from all around this area. I am also asked where is a good place to eat, and recommend all the great restaurants in town. This brings in a fair amount of tax revenue for Palmer Lake as well. Everything that Michael and debi Maddox have done with the art center has enhanced the Palmer Lake community.

Hopefully you consider and approve TLCA's Conditional Use Zoning Application.

Joe Beavers,
Joe Beavers Art
1325 Deer Creek Rd.
Monument, Co. 80132

P.O. Box 283
Larkspur, CO 80118
Cell: 720.443.8280
gary@jbaconsulting.net
www.jbaconsulting.net

Wednesday April 20, 2022

To: Town of Palme Lakes Board of Trustees & Palmer Lake Planning Department

RE: Conditional Use Rezoning / Tri-Lakes Center for the Arts)TLCA)

For many years, my wife and I have been members of TLCA. We have so enjoyed the high caliber of music and art events that we have attended. As a musician, I fully understand the time, energy, and cost to manage a facility like this. We have support and will continue to support this unique – high quality **small arts - music venue**.

As a Douglas County resident for 25+ years, I can attest that this venue draws my friends and others into Palmer Lake from El Paso county, Douglas county and around the country. At the last show, I met a couple who drove from Nebraska to watch a music act. **TLCA is a vital and vibrant contributor to the economics and arts for Palmer Lake and surrounding area!**

I strongly support the proposed Conditional Use Zoning for the Tri-Lakes Center for the Arts (TLCA). This approval would add more financial stability, higher level of security for the facility and ensure many more years of quality arts & music for your community.

Thank you for your time and consideration of this Conditional Use Zoning Application.

Regards,

Gary L Manlove

Gary Manlove, RRO, CSRP, HCA

It is our understanding that the Tri-Lakes Center for the Arts has applied for Conditional Use Zoning. We wholeheartedly support the new zoning as it will be vital to the award-winning nonprofit organization's continuing efforts to enrich families through the various expressions of the fine arts.

Dr. Michael and Dr. debi Story Maddox have successfully guided the TLCA for the past 12 years into what it is today...a Front Range Destination for the fine arts and first class entertainment. The Conditional Use Zoning will better equip them to keep business operational costs down and to more professionally entertain their nationally recognized performing artists.

The favorable, extensive media coverage for TLCA events has especially benefited the Tri-Lakes region, with every local business profiting as a result. We believe the TLCA is vital to our local economy.

Thank you for your kind consideration regarding the TLCA's Conditional Use Zoning Application.

Jean Lamborn

To: Town of Palmer Lakes
Board of Trustees

Subject: Conditional Rezoning of the Tri Lakes Center for the Arts (TLCA)

As a member of the TLCA, and former Chairman of the Board of Directors, I would like to Thank You for your consideration of this Rezoning Request submitted by Dr Maddox, Executive Director of the TLCA. During the past three years, or so, the TLCA has undergone an extremely high level of financial stress due to the fact that we have not been able to conduct the Fund Raising Events necessary to pay even the minimum amount of the costs required to stay open. Such costs include things like Utilities, Salaries, and Insurance. The TLCA has survived solely due to the generosity of its Membership, the Executive Director's willingness to work without a regular paycheck, and the help of many volunteeers.

During this time, Dr. and Mrs Maddox were required to vacate their rented home located on the grounds of Estemere because of the sale of the property by Mr. Ward. This move would have created serious financial problems for the Maddox family due to its cost and their lack of income because of the Pandemic. Their ability to move into a very small area of the TLCA building was truly a blessing to both the Maddox's and the TLCA.

Operation of a Non-Profit requires a great deal of Attention to both Events and the Day to Day details. The building is old and not necessarily in the highest state of repair for the Fine Arts which are regularly on display to the General Public. Therefore, when a problem arises it is best to have the person making the decisions on site so that the problem can be addressed before anything happens. It also will save the Art Center, and Dr & Mrs. Maddox, a considerable amount of out of pocket expense. This will allow the TLCA to continue serving the Palmer Lake Community in a positive manner.

Your positive consideration of the Rezoning Request will be a tremendous benefit to the Future of the Tri Lakes Center for the Arts and Town of Palmer Lake. Thank you so very much for your time!

With Deepest Regards,

Merrill Austin
Past Chairman of The Board of Directors & Life Member

TO: Palmer Lake Board of Trustee
TO: Palmer Lake Planning Department

RE: TLCA Conditional Use Rezoning

Regarding above rezoning, I wish to voice my support for the proposed Conditional Use Rezoning of the TLCA. This rezoning is to maintain its commercial status while allowing a residence in the property.

As a long-standing member of the TLCA's board of directors (10-plus years) I can attest to the hardship the nearly two years of the Center being closed due to the pandemic had on the management; and yet, the Center opened with new vigor and beautiful re-décor, all done by the Maddox family. This Center is an integral part of Palmer Lake with first-class concerts and first-rate local and national artists' art shows.

The residence specification will enable TLCA's management to reduce overhead and subsequent operations cost, add on-site building security, increase availability for operations and facilities matters, and be more responsive to the local and national artists and musicians performing at the Center.

Thank you for your time, your consideration and approval on this rezoning request.

Maggie Williamson
Bella Art and Frame
183 Washington Street
Monument CO 80132
Cell: 719-352-6779

Town of Palmer Lake

Board of Trustees

Re: Conditional Use Zoning for the Tri-Lakes Center for the Arts

I would like to express my enthusiastic support for the rezoning proposal for the Tri-Lakes Center of the Arts. Having on-site residence will add security and make the facility much more responsive to the needs of the artists and patrons.

Monument Vision Clinic and myself have been long-term supporters of TLCA, and this zoning request will certainly help keep this organization viable as an important part of the Tri-Lakes area and culture.

Thank you very much for your consideration in this matter.

Sincerely yours,

Frank Puckett, OD

To: Palmer Lake Board of Trustees

Re: Rezoning of Tri-Lakes Center for the Arts

I wish to take this opportunity to voice my support for the proposed Conditional Use Zoning for the Tri-Lakes Center for the Arts (TLCA). As you know, the zoning change would retain the facility's commercial use while allowing for a residence.

I was a long time Board member of the TLCA, a non-profit and integral part of the Tri-Lakes community that offers first class cultural and artistic entertainment. The TLCA was closed for nearly two years due to the pandemic. This created hardship on the TLCA management and in keeping the facility secure and in working order for re-opening.

The residence specification will enable the TLCA management to reduce overhead and subsequent operations cost, add on-site building security, increase availability for operations and facilities matters, and be more responsive to the local and national artists and musicians performing at the facility.

Thank you taking my support for the rezoning into consideration.

Dave Futey

138891

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Tri Lakes Tribune, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 03/30/2022**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 03/30/2022, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires March 30, 2022.

Sandra King
Notary Public
The Gazette

SANDRA KING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184014369
MY COMMISSION EXPIRES MARCH 30, 2022

Document Authentication Number
20184014369-842763

NOTICE OF PUBLIC HEARING
TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on April 20, 2022, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a Conditional Use application for the rear portion of a commercial building to be utilized as lodging space, located at 304 Hwy 105 (zoned CC). A recommendation will be made to the Board of Trustees on the same matter scheduled for April 28, 2022, at 5 PM. A copy of the complete application is on file at the Town Clerk office at 719-481-2953.

/s/ Dawn A. Collins, Town Clerk

Published in the Tri-Lakes Tribune March 30 , 2022

TOWN OF PALMER LAKE
BOARD OF TRUSTEES - MEMO SUMMARY

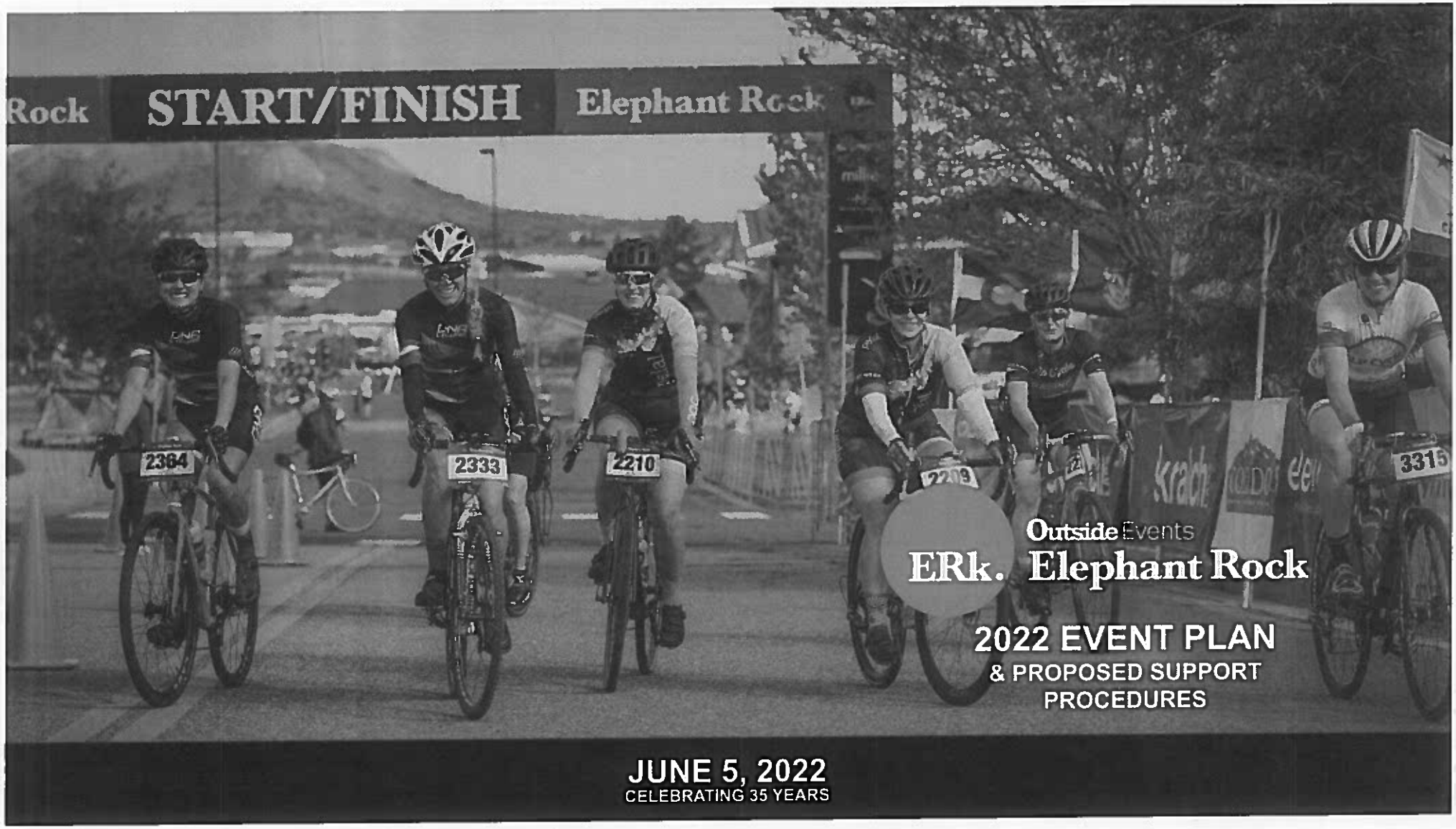
DATE: April 28, 2022	**ITEM NO.**	**SUBJECT**: SPECIAL EVENT APPLICATION – Elephant Rock Bicycle Tour – Palmer Lake leg
Presented by: Deputy Clerk Julia Stambaugh		

Recommended Action
To approve the event to take place at the Palmer Lake Recreational Area as presented and endorsed by Staff.

Background
The Elephant Rock Bicycle Tour is seeking the Board's approval to use the Palmer Lake Recreational Area as part of the cycling festival course through the Rocky Mountain region. The event is scheduled for Sunday, June 5, 2022, with the Palmer Lake leg of the tour being from 8:00am to 3:00pm. Douglas County Events Center is hosting the start and finish line of the tour. The riders will have three courses to choose from 100, 62 or 45 miles. The event coordinators will begin set up at the Pavilion at 5:30am with the first riders expected to arrive around 8:30am. Our Police Dept will work with the event to ensure the riders are able to navigate traffic at the railroad crossing to get safely across to Spruce Mountain Rd. One officer will be assigned to the park and two other officers at the intersection. An aide station will be set up at the Pavilion for the Palmer lake leg of the tour, and there are contingency plans to remove riders from along the route in the event of bad weather. Douglas County and State Patrol are overseeing the event in coordination with other law enforcement agencies from along the front range to include Palmer Lake PD. A command channel, through Douglas Co., will be available to PD and Fire They anticipate up to 2,500 participants, and would ask that no spectators be along the sides of the roads. The event wants to keep the riders as safe as possible, and having people standing along the roadsides can cause accidents There will be a team of rapid response medical personnel to handle any medical emergencies, with AMR being the primary ambulance provider. The event will supply 15-20 porta-lets in the parking area. They will be locked until the morning of the race, and removed on Monday. The Public Works Supervisor requested the volunteers park their vehicles in the south parking lot and use the bridge to reach the Pavilion.

This event has been held for 35 years and is very popular. However, due to the growth along the front range, and the accompanying traffic. The coordinators feel it is too dangerous to continue with the event. This will the last year. However, they hope to revie the event in some different context that will keep the riders safe.

The event requests the $100 application fee be waived.



Outside Events

ERk. Elephant Rock

2022 EVENT PLAN

& PROPOSED SUPPORT PROCEDURES

JUNE 5, 2022

CELEBRATING 35 YEARS

ERk.

Elephant Rock

DATE:
Sunday, June 5, 2022

LOCATION:
Douglas County Fairgrounds
Castle Rock, Colorado

PARTICIPANTS:
4,000 to 5,000 Cyclists

COURSES:
100, 62, 45 Mile Road
12 Mile Family

AWARDS:
Oldest, Youngest, Last & Iron Tusk

ELEPHANT CUP:
Divisions:
Corporate, Fund Raising
and Athletic Club

Event Summary

The Elephant Rock cycling festival has built a reputation as the premier participatory cycling event in the Rocky Mountain region and one of the elite rides in the country. Strategically placed the first weekend of June, the Elephant Rock lays claim to the unofficial kick-off for Colorado's cycling season. Once again, the start/finish/party will be hosted at the Douglas County Events Center.

Cyclists may choose from 100, 62 and 45 mile road, and a 12 mile family ride. Upon return from their ride, participants will enjoy a "Party at the Rock". The celebration, with music, a barbecue lunch and prize drawings will continue throughout the afternoon. Contributing to the festival and dynamic atmosphere, the Elephant Rock Cycling Expo will give cyclists a preview of the latest and the greatest in the bicycling industry. As always, a special prize will await the last finisher on the 100-mile course.

Event History

The Elephant Rock cycling festival began with the cycling boom in 1988. Our objective was–and remains–to offer both recreational and competitive cyclists the opportunity to participate in a challenging and meticulously supported organized ride. The first year introduced over 1,200 cycling enthusiasts to the spectacular mountain views of Colorado's front range. Each year the number of riders grew as word spread of the gorgeous courses and the gracious hosts. The event's steady growth continued with the introduction of the mountain bike ride in 1991. That same year and every year since, the Elephant Rock has a attracted more cyclists than any other cycling event in the Rocky Mountain region. In 2021, the Elephant Rock road & off-road cycling festival hosted 4,000 participants. In 2022, Elephant Rock will be celebrating its last year.

ERk.

Participant
DEMOGRAPHIC PROFILE

Age Range
29 and under - 10%
30 to 39 - 19%
40 to 49 - 33%
50 to 59 - 29%
60 and over - 9%

Median Age
45 years old

Gender
Female (40%)
Male (60%)

Household Income
60% of ERock participants earn more than $100,000 per year.

Home Ownership
85% of all ERock participants are homeowners.

The Cycling Market

More than 59.2 million Americans ride bicycles. Women comprise 46 percent of these cyclists. This segment of the market is not only growing in numbers, but increasing their spending clout.

America's cyclists can be described as upscale, active, and open-minded. This can make them an attractive target for industries other than cycling. The average age of all American cyclists is 27. The average age of all participants is 45.

The cyclists attracted to all events are older, married, and have more disposable income to spend on their passions. Cycling ranks third behind walking and swimming as the most popular participation sport.

The Colorado Cyclist

$1,184,126,635 - Annual spend on road biking

$612,380,202 - Annual spend on mountain biking

2.3 million Coloradans own a bike or 73% of Colorado residents. 25% own three or more bikes, and 43% of all Coloradans reported riding recreationally at least once in the previous year.

Generally, the higher your income the more likely you were to have ridden a bike. About 50% of people with income over $76,000 reported riding more that 3 times per week.

EVENT STAGING AREA

The ELEPHANT ROCK will once again host the start/finish/staging area at the Douglas County Fairgrounds. The Event Center and Fairgrounds offers a beautiful and effective setting for the staging area while offering the necessary access, parking and services to host an event of this size. We will to use the Fair Grounds during the following times:

Weekend Schedule

Saturday, June 4, 2022

8:00 a.m. to 9:00 p.m.	Set-up / Registration / Expo /

Sunday, June 5, 2022

4:00 to 6:00 a.m.	Final set-up
5:00 to 9:30 a.m.	Event registration and all courses start
10:00 a.m. to 5:00 p.m.	Party at the Rock
4:30 p.m	Courses Closed
5:00 p.m. to 7:00 p.m.	Clean-up

Security

Two security officers will be hired by the Event to keep watch on the staging area from 7:00 p.m. on Friday & Saturday night until 5:00 a.m. on Sunday morning.

Site Plan

Please see the proposed site plan for the Douglas County Fairgrounds on the following page.

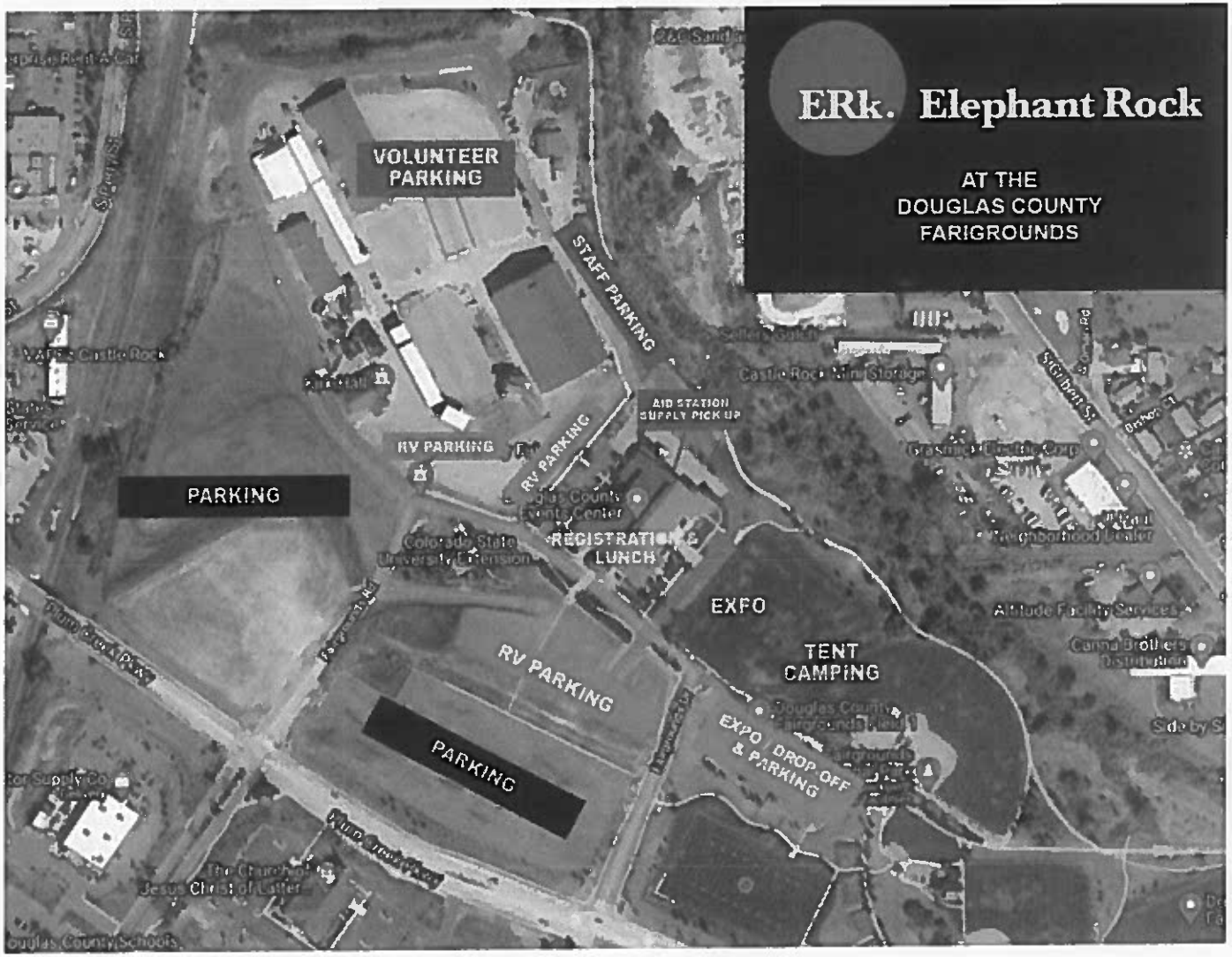
Parking

One of the primary benefits of hosting the event at the Douglas County Fairgrounds is the abundant parking for the 4,000 to 5,500 participant's cars. The Fair Grounds parking can accommodate approximately 3,500 of these vehicles. In addition, we would like to use the following parking lots for overflow parking. Of course, lots will only be used if prior approval is granted.

1) Castle Rock Town Center	200 spaces
2) Perry Street & Rio Grande (on street, south of Plum Creek)	450 spaces
3) Downtown Castle Rock on-street	700 spaces
4) Medved dirt lot	400 spaces
5) Empty Lot (South of True Value)	200 spaces
6) Miller Building lots	350 spaces
Total	**5,800 spaces**

Parking attendants will be provided by the Event to direct the participants to the parking areas. We would also like to have Castle Rock Police officers on hand on town streets around Plum Creek Drive to oversee traffic and to control a double turn lane into the Fairgrounds. It is very helpful to have law enforcement officers positioned at the following intersections to wave arriving cars through the traffic lights.

1) Plum Creek Boulevard @ I-25 exit ramp
2) Plum Creek Boulevard @ Wilcox Street
3) Plum Creek Boulevard @ Perry Street
4) Plum Creek Boulevard @ Fairgrounds Drive

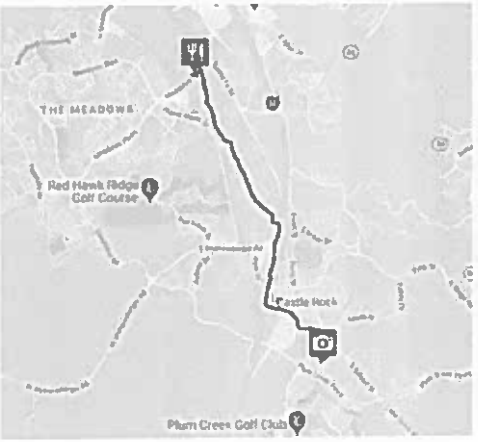

ERk. Elephant Rock
AT THE
DOUGLAS COUNTY
FARIGROUNDS
VOLUNTEER PARKING
STAFF PARKING
AID STATION SUPPLY PICK UP
RV PARKING
RV PARKING
PARKING
REGISTRATION & LUNCH
EXPO
TENT CAMPING
RV PARKING
PARKING
EXPO DROP OFF & PARKING

PROPOSED COURSES

With the I-25 GAP Project finished, we will bring back the old routes. All courses will come back together in the afternoon. Please see the attached map.

COURSE DESCRIPTIONS

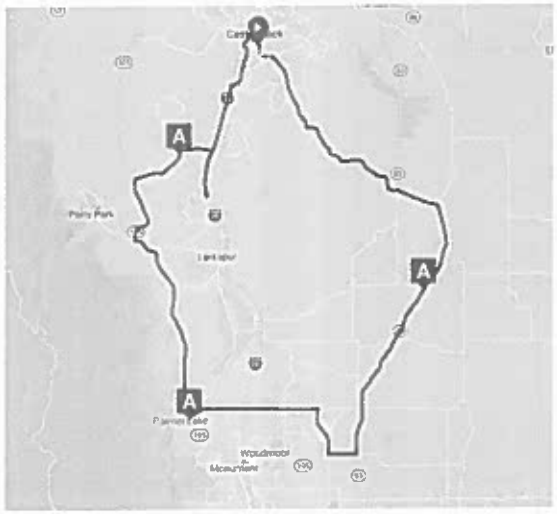
All courses will start and finish at the Douglas County Fairgrounds. Click here for a digital map.



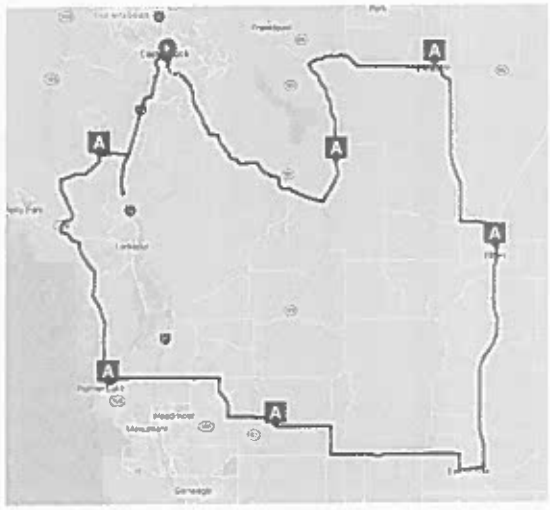
12-Mile Family Course
Start: Douglas County Fairgrounds, west on plum creek parkway, north on the Plum Creek Bike Path to Meadows Blvd, return south on the Plum Creek Bike Path, east on Sellars Gulch Trail. **Finish:** Douglas County Fairgrounds.

45-Mile Road Course
Start: Douglas County Fairgrounds, east on Plum Creek Parkway, south on Gilbert Street, east on Lake Gulch Road, south on Highway 83, north on Russellville Road, east on Deerfield Road, east on Highway 86, north on Fleetwood, west on Democrat Rd, west on S. Pinery Parkway, South on Old School House Rd, west on Bayou Gulch Rd, south on Cherry Creek Bike Path, west on Castle Oaks Dr, South on Autumn Sage, south on Copper Cloud Dr, west on Black Pine Drive, west on Hangman's Gulch Trail, return on the Plum Creek Bike Path and finish east on the sellars gulch trail **Finish:** Douglas County Fairgrounds.

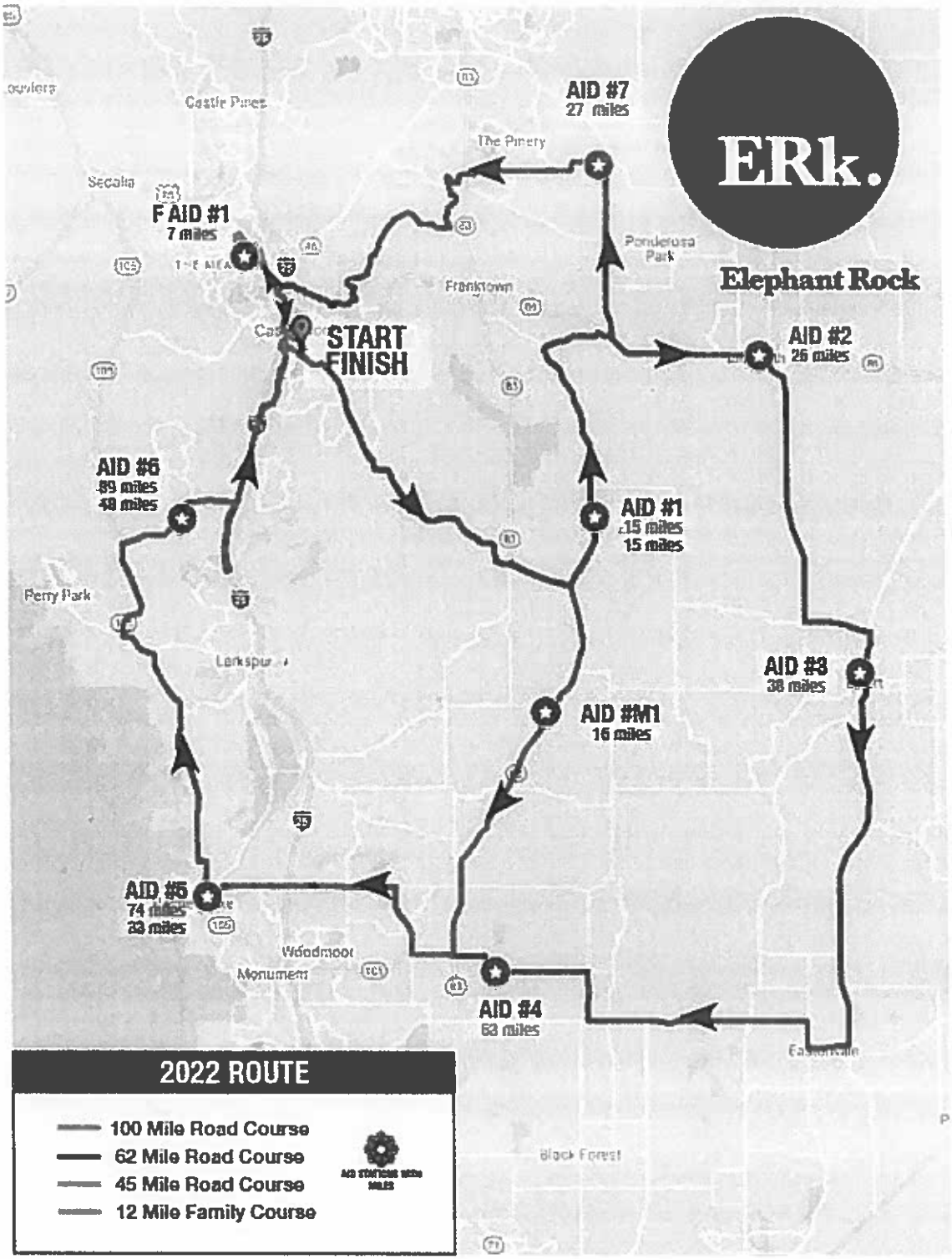
PROPOSED COURSES



62-Mile Road Course
Start: Douglas County Fairgrounds, east on Plum Creek Parkway, south on Gilbert Street, east on Lake Gulch Road, south on Highway 83, right (west) onto HWY 105 (walker road), right (north) onto Roller Coaster road. West onto County Line road into Palmer Lake, right (north) onto S. Perry Park Rd, right (east) onto Tomah Rd, right (south) west frontage road, left over the I-25 Overpass (Sky View Lane) left onto the east frontage road heading north to Crystal Valley Pkwy, left onto Douglas Lane then onto the E. Plum Creek Bike Path into the Finish back to the Douglas County Fairgrounds.



100-Mile Road Course (Century)
Start: Douglas County Fairgrounds, east on Plum Creek Parkway, south on Gilbert Street, east on Lake Gulch Road, south on Highway 83, north on Russellville Road, east on Deerfield Road, east on Highway 86, south on County Road 17/21, east on County Road 106, south on Elbert Road, west on Sweet Road, north on Eastonville Road, west Hogden Road, north on black Forest Road, west on Walker Road (which becomes Highway 105 at High 83), Continue west on Highway 105, north on Roller Coaster Road, west on Palmer Divide Road, north on Highway 105, east on Tomah Road, south on Frontage Road West to the Tomah Road Exit, north on Frontage Road East, east on Crystal Valley Road, left onto Douglas Lane then onto the E. Plum Creek Bike Path into the Finish back to the Douglas County Fairgrounds.


ERk.
Elephant Rock
AID #7
27 miles
The Pinery
Castle Pines
Sedalia
F AID #1
7 miles
Ponderosa Park
Franktown
START
FINISH
AID #2
26 miles
AID #6
49 miles
AID #1
15 miles
Perry Park
Lakespur
AID #3
38 miles
AID #M1
16 miles
AID #5
74 miles
33 miles
Woodmoor
Monument
AID #4
63 miles
Black Forest
2022 ROUTE
100 Mile Road Course
62 Mile Road Course
45 Mile Road Course
12 Mile Family Course

COURSE LOGISTICS

AID STATIONS

There will be a total of nine (9) aid stations placed throughout the four courses. The sites have been chosen based on their ability to place the cyclists safely out of automobile traffic. Additionally, each aid station is accessible to riders without crossing traffic. Each aid station will be manned by a minimum of one Douglas County Charity captain and fifteen volunteers. The number of portable toilets and trash dispensers available will be slightly increased to ensure minimum congestion. The proposed locations of aid stations are as follows:

Aid #1- Russellville Rd
Aid #2- Town of Elizabeth (Location TBD)
Aid #3- Elbert School
Aid #4- Ray Kilmer Elementary
Aid #5- Palmer Lake
Aid #6- Tomah Road (Location TBD)

Aid #7 - (45 Mile Only) Church off Democrat and Flintwood
Metric Aid #1 - Cary Valley Community Church @ Greenland and HWY 83
Family Aid #1- Centura Hospital Parking lot (Location TBD)

REGISTRATION & START TIMES

The 2022 registration and recommended start times will be kept the same as the 2021 times. The start times were altered to get the riders started earlier and to spread cyclists out on the back side of the course. These earlier start times proved to create more congestion on the roads at the beginning of the ride (Lake Gulch Rd), however, it was effective at relieving some of the crowding later in the day where the courses converge.

The published recommended start times will encourage cyclists to start their tours over a five hour period with the longer rides all started by 8:00 a.m.

Recommended Start Times*

100-mile road course	5:30 a.m. - 7:00 a.m.
62-mile road course	6:00 a.m. - 7:30 a.m.
45-mile road course	7:30 a.m. - 8:30 a.m.
12-mile family course	9:00 a.m.

*We can adjust the times according to county guidelines and COVID levels for the amount of people in certain areas at the Fairgrounds.

COURSE LOGISTICS - LAW ENFORCEMENT

Colorado State Patrol - Douglas County
Last year, Sgt. Luke Pinner assigned several patrol cars and motorcycles to roving course supervision on the courses, we anticipate similar arrangements and coverage for 2022.

Douglas County Sheriff's Office
The Douglas County Sheriff's Department utilized two supervisors, fourteen patrolmen, twelve vehicles. Lieutenant Ron Hanavan will re-evaluate the plan.

Castle Rock Police Department
Sixteen Castle Rock Police Officers were on duty last year. We will work closely with Sgt. Kevin Torrens to ensure that traffic flows smoothly through the town of Castle Rock.

El Paso County Sheriff's Office
Eight El Paso County Sheriff's Deputies were on duty patrolling the Black Forest section of the course last year, and we look to have the same in 2022.

Elbert County Sheriff's Department
We would like to request Elbert County Sheriff deputies to assist with traffic management as you see fit.

Elizabeth Police Department
We will work with Chief Melvin Berghahn to contract for appropriate traffic control in the town of Elizabeth.

Palmer Lake Police Department
Three officers on duty in town.

ERk. Elephant Rock

COURSE LOGISTICS - SUPPORT PERSONNEL

Aid Station Marshals
Each of the aid stations will be captained and staffed by a member of a Douglas County charity. It will be this person's responsibility to reinforce bicycle safety regulations and ensure that all participants stay safely out of automobile traffic. A minimum of fifteen volunteers will work at each aid station ensuring a smooth flow of refreshments to the participants.

Radio Communications Team
The Aurora Repeaters will assist with radio communications throughout the day. Twenty to thirty radio equipped vehicles will be placed at each aid stations and at key locations along the course.

Mechanical Support
A mechanical support team will be assigned to each of the aid stations. If a cyclist has a mechanical malfunction on the course, they should be transported to the next aid station along the course. The mechanical support teams will assist cyclists with mechanical problems. The teams will be provided by local bike shops. They will also reinforce bicycle safety to the participants.

Sag Vehicles
We will assign minimum of fifteen four small sag vehicles with the sole responsibility of rove the courses to aid stranded cyclist and those riders who grow too tired to complete the ride. In addition, several trucks and several school busses will shuttle fatigued riders from the aid stations back to the staging area.

Emergency Medical Support
The Rapid Response will set-up a triage area at the staging area as well as staff five motorcycle emergency medical vehicles to respond to any emergencies on the course.

Bicycle Medical Support
A minimum of twenty-five trained emergency medical personnel will be riding the courses with medical kits and mobile phones.

Courtesy Patrol
A courtesy patrol was first used in the 2001 event. Twenty five courtesy patrol riders will patrol the courses on bicycles. They will help riders who need mechanical or medical support as well as encourage participants to obey by all traffic laws and to ride safely and courteously.

COURSE LOGISTICS - SUPPORT PERSONNEL

Course Marshals

Cycling-knowledgeable course marshals will be assigned to main intersections and strategic locations throughout each of the courses. Volunteers from various non-profit organizations or paid security officers will be used for these positions. They will be responsible for directing cyclists, reinforcing bicycle safety regulations and displaying signage to caution motorist of cyclists. They will be positioned at the following locations

100 MILE COURSE

1. Lake Gulch Road 100 yards east of Plum Creek
2. Lake Gulch Road at Ridge Road
3. Lake Gulch Road at Castlewood Canyon Road
4. Highway 83 100 yards south of Lake Gulch Road
5. Highway 83 at Russellville Road
6. Russellville Road at Heinemann Road
7. Russellville Road at Deerfield Road
8. Deerfield Road at Highway 86
9. Highway 86 at Main Street (Elizabeth)
10 Highway 86 at County Road 17/21
11. County Road 17/21 at County Road 106
12. County Road 106 at Elbert Road
13. Elbert Road at Sweet Road
14 Sweet Road at Eastonville Road
15. Eastonville road at Hogden Road
16 Hogden Road at County Road 189
17. County Road 189 at Walker Road
18. Walker Road at Kilmer Elementary School
19. Highway 83 at Highway 105
20. Roller Coaster Road and Highway 105
21. Roller Coaster Road at County Line Road / Palmer Divide Rd
22. Highway 105 at Spruce Mountain Road
23. Highway 105 at Red Rock Road
24. Highway 105 at Perry Park Road
25. Tomah Road at Highway 105
26. I-25 Frontage Road West at Tomah Road
27. I-25 Frontage Road West at Highway exit #174
28. I-25 Frontage Road East at Crystal Valley Road
29. Crystal Valley Road and Bike Path

62 MILE CUT OFF

30. Highway 83 100 yards south of Aid Station #1
31. Highway 83 at 100 yards south of County Line Road

45 MILE COURSE

32. Highway 86 at Flintwood
33. Flintwood at Democrat Rd
34. Democrat Rd at Aid station
35. Democrat Rd at S Perry Parkway (left turn)
36. S Perry Parkway at Parker Rd
37. Old Schoolhouse Rd at Baud Gulch Rd (onto the bike path)
38. Castle oaks Drive at end of Bike path
39. Castle Oaks Road at Autumn Sage
40. Rising Sun at Autumn Sage (roundabout)
41. Autumn Sage at Copper Cloud (roundabout)
42. Copper Cloud at founders parkway

We will also place a number of course marshals on the bike paths as all courses finish in castle rock for the 100, 62, 45 and the 12 mile family ride. Following is a map of the proposed course marshal locations.

COURSE LOGISTICS - RIDER & MOTORIST SAFETY

COMMUNITY AWARENESS

Variable Message Signs
Though variable message signs have been used for several years, these signs will be placed on major roads around Castle Rock five days prior to the event notifying residents and motorists of the date of the ride.

Message A: "BICYCLING EVENT ON HIGHWAY - JUNE 5"
Time A: Tuesday, May 31 to Saturday, June 4, 2022

Message B: "Caution Cyclists on Highway."
Time B: Sunday, June 5, 2022, 4 a.m. to 5 p.m.

Locations of VMS signs are also marked on the course maps.

- **Location #1: Eastbound Plum Creek Parkway .25 miles west of Wilcox Street.**
- **Location #2: Southbound on Gilbert St, just past Plum Creek Parkway on Lake Gulch**
- **Location #3 Southbound on Founders Parkway, .25 miles north of Copper Cloud**
- **Location #4: Eastbound Highway 86, .25 miles west of Castlewood Canyon Road (Franktown).**
- **Location #5: Eastbound Highway 86, .5 miles east of Highway 83 (Franktown).**
- **Location #6: Southbound Russellville Rd, .25 miles east of Highway 83.**
- **Location #7: Southbound Highway 83, .25 miles north of Upper Lake Gulch Road.**
- **Location #8 - Westbound on Highway 86, .25 miles east of County Rd 21**
- **Location #9: Northbound Highway 83, .25 miles south of Highway 105/walker road**

COURSE LOGISTICS - RIDER & MOTORIST SAFETY

COMMUNITY AWARENESS

Local Media
Press releases will be sent to all local media encouraging them to publish information notifying the public of the dates, time and location of the 2020 Elephant Rock.

Event Posters
Event posters will be supplied to local merchants for display.

Douglas County Fairgrounds
Announcements will be made through all public communications of the Douglas County Fairgrounds.

Course Signage
"Caution Cyclists" signs will be posted approximately every three miles and near all major intersections throughout each of the courses. These signs will be provided by and removed by the organizers of the event.

COURSE LOGISTICS - RIDER EDUCATION

Because of the concerns expressed by the Colorado State Patrol, several steps will be taken to further educate participants of the responsibilities of cycling on Colorado roads and participating in an organized bicycle ride.

Safety Agreement
Each participant will be required to sign a safety agreement when they register. This agreement will be included with the waiver statement on the registration form. It is primarily intended to educate cyclist of the rules of the road and stress the importance of safe and courteous riding to the future of cycling in Colorado.

Registration Confirmation
When a rider registers online, a confirmation email is immediately sent encouraging them to click on a link that connects them to comprehensive bicycle safety information on the Subaru Elephant Rock website.

Web Page
A web page is included on the Elephant Rock web site listing safety guidelines for both first-time riders and experienced cyclist.

Broadcast Email
A blast email will be sent to all pre-registered participants as well as participants from previous years cautioning them of the importance of learning the rules of cycling on public roads and referring them to the safety pages on the Elephant Rock website.

Course Signs
A new series of course signs will be developed and placed on the course to remind cyclist of the primary safety rules.

Announcer Reminders
The Master of Ceremonies will be reinforcing the rules of the road throughout the morning on the public address system at the start of the ride.

COURSE LOGISTICS - RIDER EDUCATION

Ride Guide

All pre-registered participants in the Elephant Rock cycling festival will receive a Ride Guide with details about participating in the event and information about riding safely. The following text will be included in the Ride Guide.

Safety

Riding safely and considerately is vital to the safety and enjoyment for all riders. Colorado is a fantastic place to ride bikes. However, bicyclists are held to the same traffic laws as motorized vehicles. ***The future of cycling events in Colorado depends on your cooperation in following safe cycling practices.***

- *obey all traffic signs and signals*
- *yield to traffic with the right of way*
- *ride single file except to pass when possible*
- *ride safely to the right side of the road*
- *do not riding recklessly or in a manner that endangers others*

Since long stretches of the ride take place on open roadways, it is imperative that participants obey all laws for their safety and the safety of others. The Subaru Elephant Rock fully supports the law enforcement on this matter. We rely on these law enforcement agencies to manage public safety during this logistically complex event. We owe them the consideration of riding within the law. Be aware that cyclists are subject to the same tickets and fines as vehicle drivers. Law enforcement has the authority and mandate to uphold traffic laws during this event. This includes traffic tickets and removal of riders from the courses if necessary.

For your safety, helmets are required! Riders will not be permitted to start the ride without a helmet. Your cooperation will make this event safe and enjoyable for everyone for years to come. We ask that all Participants take a few minutes to review the Safety: Safe & Considerate Cycling web page at www.elephantrockride.com.

Bike Numbers You must wear your event bike number at all times!

Your bike number should be attached to the top tube of your bike. The Colorado State Patrol has the authority to remove anyone without a bike number from the course. Attendants will be monitoring all aid stations and you will need to show your wristband in order to receive refreshments. Also, on your wristband is your ticket to the post ride BBQ.

Identification

It is mandatory to ride with personal identification.

COURSE LOGISTICS

TRAFFIC LAW ENFORCEMENT

Traffic Tickets Issued By Law Enforcement
It is imperative that law enforcement issues traffic tickets to cyclist who blatantly disregard the laws and ignore officer warnings. It is our belief that this must be done consistently at all cycling events across the state to have a lasting effect on bicyclists behavior.

No-Ride List
The event will maintain a database of participating cyclists. Law Enforcement Agencies and course marshals can report uncooperative participants to the event organizers. The event organizers will issue a letter to these riders warning them of the consequences of their actions to the safety of all cyclists and to the future of cycling in Colorado.

Custom Rider Numbers
Riders will be required to wear custom rider numbers that include a bike number, helmet number and wrist band with the rider number and printed name of each rider. This should vastly expedite the identification of the participants.

FOUL WEATHER PLAN

In the event that violent weather threatens the safety of the riders out on the courses, the participants will be encouraged to stop at locations spread throughout the routes that offer shelter. All available resources will also be deployed to transport stranded cyclist to the nearest safe location. The following locations will act as safe locations.

Aid #3- Elbert School
Aid #4- Ray Kilmer Elementary
Aid #5- Palmer Lake
Aid #6- Tomah Road (Location TBD)

Aid #7 - (45 Mile Only) Church off Democrat and Flintwood

EVENT INSURANCE

Event insurance will be secured for general liability, spectators liability and property damage in amounts consistent with the guidelines set by the State of Colorado, Douglas County, Elbert County, El Paso County and the Town of Castle Rock, Town of Larkspur. Each of these agencies will be named as additional insured.

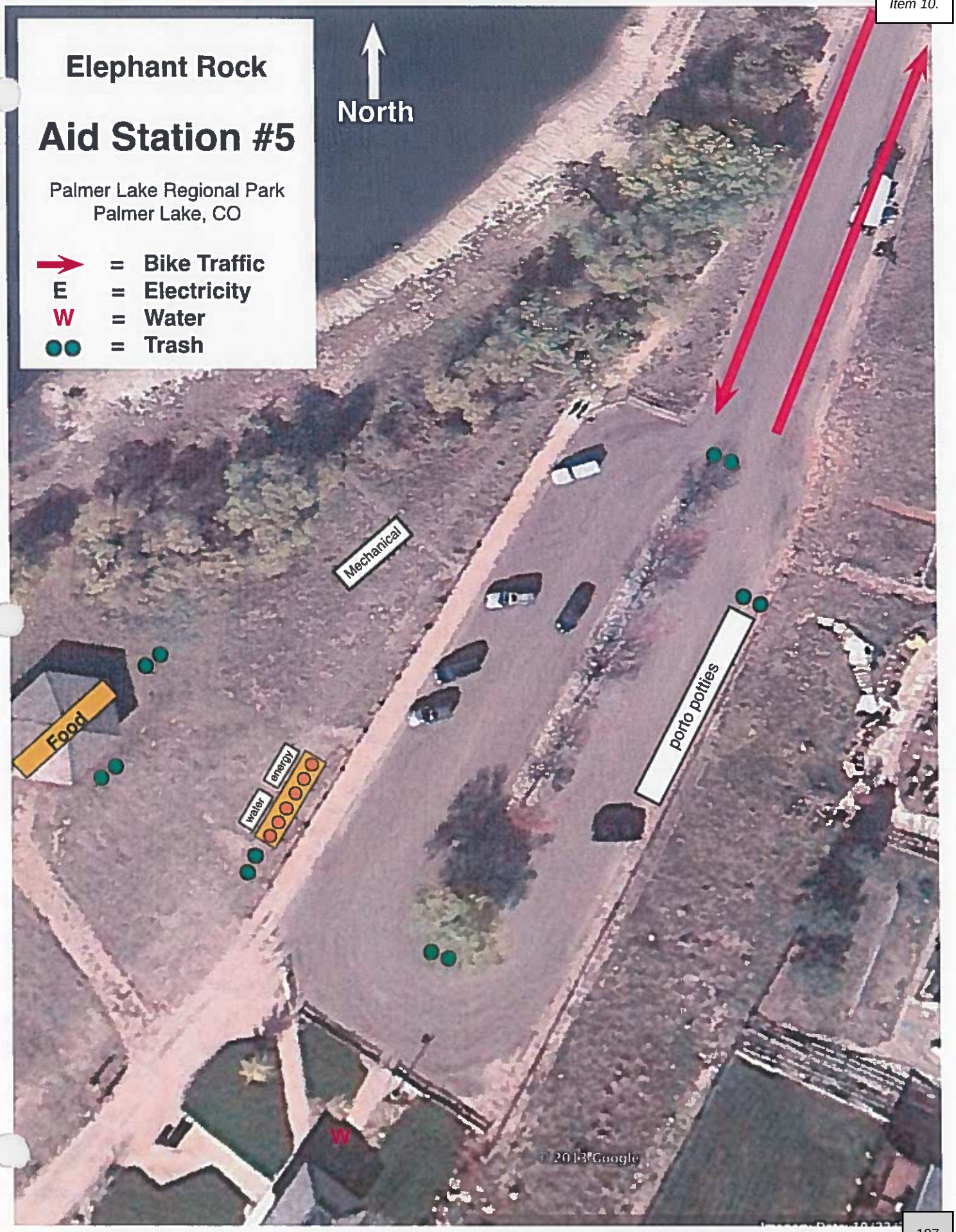
SCOTT OLMSTED | Senior Director of Event Operations | Outside Events
solmsted@outsideinc.com
(C) 720.339.8018
Outside

On Thu, Feb 10, 2022 at 11:55 AM Tish Torweihe <tish@palmer-lake.org> wrote:

RE: Elephant Rock Bike Ride on June 5, 2022

Hello Scott,

I am assisting Julia (Deputy Town Clerk/ Finance Dept) with all the special events in Palmer Lake. She asked me to reach out to you & send you the Special Events application so we can get your event reserved on the Town calendar. Just click on the link below, print and complete all requirements as stated in the packed. Payment can be made on the town's


Elephant Rock
Aid Station #5
Palmer Lake Regional Park
Palmer Lake, CO
= Bike Traffic
E = Electricity
W = Water
= Trash
North
Mechanical
Food
energy
water
porto potties
W
© 2013 Google

TOWN OF PALMER LAKE
BOARD OF TRUSTEES - MEMO SUMMARY

DATE: April 28, 2022	**ITEM NO.**	**SUBJECT**: SPECIAL EVENT APPLICATION – Tri-Lakes Lions Club's Tri-Lakes Fishing Derby
Presented by: Deputy Clerk Julia Stambaugh		

Recommended Action
To approve the event to take place at the Palmer Lake Recreational Area as presented and endorsed by Staff.

Background
The event will run from 8:00am to Noon on June 5. This event is open to children, ages 4-14 yrs. They are anticipating approximately 400 people. The event is free, with a request for non-perishable food items to be donated to Tri-Lakes Cares. There will be a contest for varies prizes. Parents/guardians will be encouraged to bring their fishing gear. However, fishing gear will be provided to children, who do not have gear.

Water levels of the lake always have potential impact to the derby. We will meet with the event coordinators closer to the event if water levels become a concern. At this time, we anticipate the Colorado Game and Wildlife are planning to stock it with fish at least three times before the derby.

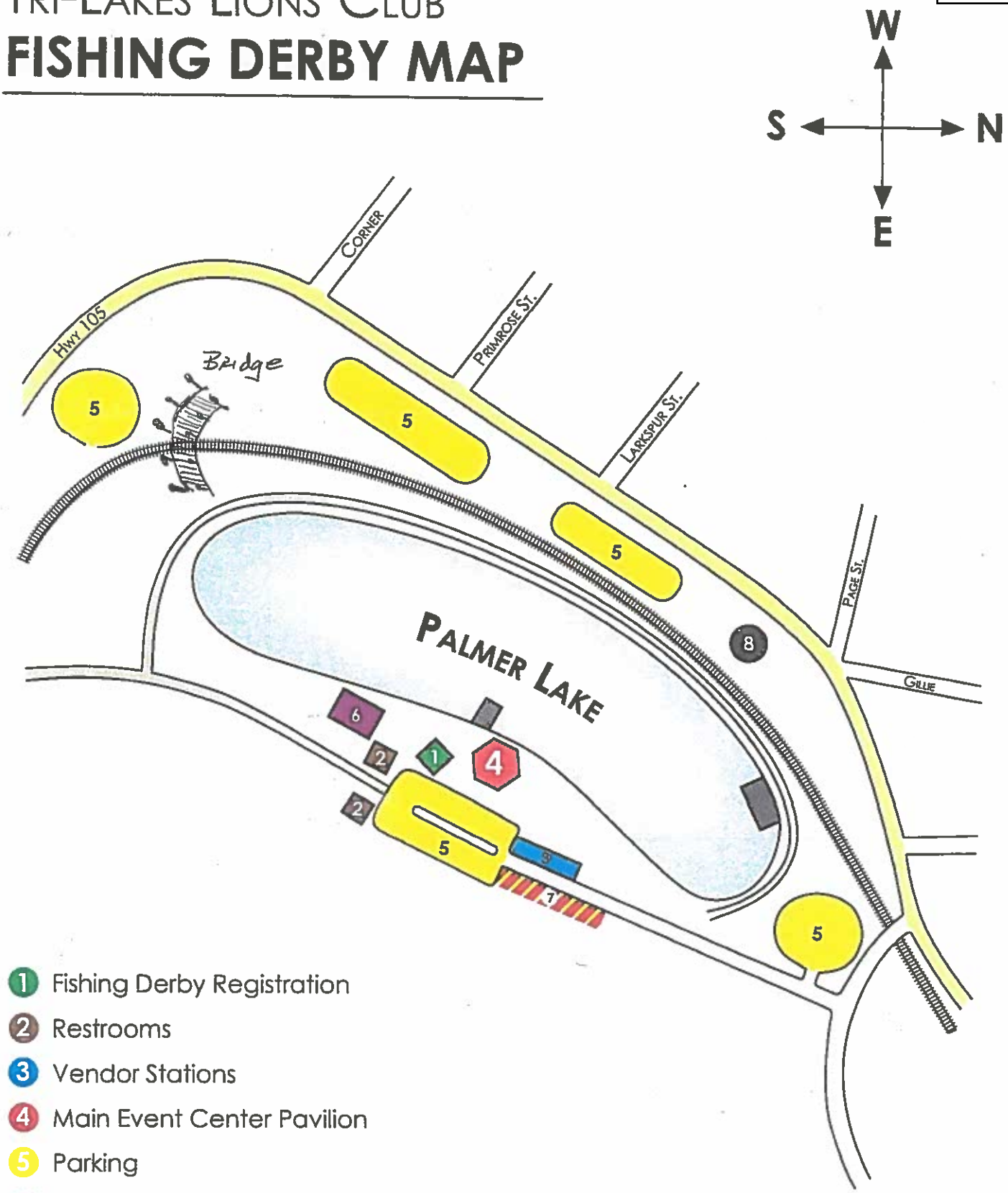
Signs will also be posted, and the event will set up the night before the event. On the day of, the coordinators will set up at 6:00am, PD will clear the lake before the start of the event at 8:00 am. There will be cones mapping out the event area and for registration at the pavilion. The Fire department will provide an engine and volunteers to the event from 8am - Noon. PD will provide extra shift personnel to patrol the area, including around the RR tracks. The event will provide 2 port-a-potties, one on either side of the pedestrian bridge. The Parks dept. will be sure the area is mowed the week before the event. The Disc Golf manager is to be informed of the upcoming event. Tear down and cleanup will be done at the end of the event. The department heads have given they approval to the event's plan.

New this year, the Fishing Derby has invited the Cheyenne Mountain Zoo to bring their ZOOMobile with a live animal presentation. This will include live animal "ambassadors" and a natural animal behavior demonstration.
ZOOMobile - Group Program - CMZoo

Please note that the ZOOMobile presentation space needs to be in an area situated away from loud noises, people who are eating, and all household pets should be kept away from the area. Upon arrival to the program, Cheyenne Mountain Zoo staff may assess whether or not the program site is meeting these guidelines. If not, Cheyenne Mountain Zoo reserves the right to end early or cancel the program altogether without the option for a refund.

A detailed map of the event will be provided to the Board. Additional information will available upon request.

Tri-Lakes Lions Club
FISHING DERBY MAP



1. Fishing Derby Registration
2. Restrooms
3. Vendor Stations
4. Main Event Center Pavilion
5. Parking
6. Playground Area
7. Reserved for EMS/Fire Vehicles
8. Gazebo

TOWN OF PALMER LAKE
BOARD OF TRUSTEES - MEMO SUMMARY

DATE: April 28, 2022	**ITEM NO.**	**SUBJECT**: SPECIAL EVENT APPLICATION – Festival of the Fourth
Presented by: Deputy Clerk Julia Stambaugh		

Recommended Action
To approve the event to take place at the Palmer Lake Recreational Area as presented and endorsed by Staff.

Background

The festival itself will run from 2-9 pm on July 4 with a fireworks display at dusk pending on any fire bans. This event will run concurrent with the Monument festivities. The event coordinators anticipate approximately 15,000 people will attend the event.

It will be a complete family-oriented event. Families can enjoy carnival games, face painting, bouncy houses, etc.. There will be bands playing in the area; and near the ballfield there will be an enclosed beer garden. There will also be food vendors. A concessions stand will be held by the Palmer Lake Fireworks Committee, to remain open until the end of the fireworks.

Security is being finalizing with our Police Dept. with officers to patrol the event, along with other law enforcement agencies from around the area. There is liability insurance coverage for this event.

A safety meeting will be set up between the fireworks company, Ch. McCarthy, and the disc golf administrator to discuss the fireworks staging area, and the pedestrian bridge safety. The area will be mowed the week prior to the event by the Public Works – Parks Dept. Chief McCarthy will have final say on the go ahead of the fireworks display. His decision will be based on the examination of the fireworks company's expertise, and their equipment, the weather conditions on the day of the event, or any other conditions he deems unsafe. Both the Fire Chief and the Police Chief are working closely with the event coordinators to ensure the safety of the event.

There will be approximately 25-30 portable toilets (including ADA), and about 30 trash cans located in strategic locations throughout the park. The areas are to be cleaned of trash soon after the event and the stage trailer is to be removed promptly.

Parking was discussed with the Public Works Supervisor. The plan is to direct traffic to designated parking areas. There will be two electronic message boards to direct traffic. Also, the event is working to secure several large private parking lots to keep the traffic to a minimum. To keep cars off the town's residential streets, they will place no parking signs along the streets leading off Hwy 105, and where appropriate, barricade signs and the orange fencing will be used. The Public Works Supervisor has given approval to the event's traffic plan.

A detailed map of the event will be provided to the Board. Additional information will of course be available upon request.

This non-profit organized event requests the $100 application fee be waived.

TOWN OF PALMER LAKE, COLORADO

RESOLUTION NO. 26-2022

A RESOLUTION TO AMEND A CONDITIONAL USE PERMIT TO ALLOW FOR TEMPORARY OUTSIDE USE FOR A WHOLESALE BUSINESS USE ON A PROPERTY CURRENTLY ZONED C-2 GENERAL BUSINESS AND COMMERCIAL ZONE DISTRICT AND LOCATED AT 773 SOUTH HIGHWAY 105 ("PROPERTY")

WHEREAS, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Town of Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado; and

WHEREAS, Section 17.37.020 of the Palmer Lake Municipal Code provides that Wholesale Businesses is determined a conditional use in the C-2 General Business and Commercial Zone District; and

WHEREAS, the Planning Commission makes recommendations of approval or denial of conditional uses to the Board of Trustees, which has the final authority to grant or deny such applications; and

WHEREAS, on April 20, 2022 the Palmer Lake Planning Commission recommended approval of the conditional use for twelve (12) months.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, COLORADO AS FOLLOWS:

1. The application for a conditional use permit is amended to allow outside storage and wholesale operation on the property currently zoned C-2 General Business and Commercial Use and located at 773 South Highway 105 is hereby approved with the following condition:

The outside storage and use of the property as presented to the Planning Commission and the Board is granted and will be allowed for twelve (12) months, expiring on May 1, 2023. Should the applicant need additional time, no less than 2 months prior to the deadline, the applicant will be required to report to the Planning Commission to seek a recommendation regarding extension of the Conditional Use Permit, with such final decision to be made by the Board.

2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

3. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 28TH DAY OF APRIL 2022.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

_____

Dawn A Collins
Town Administrator/Clerk

BY: _____

William Bass
Mayor

PALMER LAKE, COLORADO

ORDINANCE NO. 8-2022

AN ORDINANCE VACATING LOVELAND SLOPE RIGHT OF WAY WITHIN THE TOWN OF PALMER LAKE

WHEREAS, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado; and

WHEREAS, on March 2, 2022 the Town received an application for Vacation of a street, right of way or easement;

WHEREAS, C.R.S. §43-1-301 *et seq.* permits a municipality, by ordinance, to vacate any roadway or easement or part thereof located within the corporate limits of said municipality;

WHEREAS, the portion of the Right of Way located within the Town's corporate limits is not regularly utilized by the public as and it is not anticipated the right of way will be utilized by the Town for the foreseeable future;

WHEREAS, the Planning Commission held a duly noticed public hearing on April 20, 2022 and recommended approval of the vacation request;

WHEREAS, the Board of Trustees had a duly noticed public hearing on April 28, 2022 and approves the vacation of the right of way; and

WHEREAS, the Board of Trustees, finds it in the best interest of the citizens of the Town of Palmer Lake to vacate the portion of the right of way within the Town's corporate limits.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE AS FOLLOWS:

1. The Board of Trustees hereby vacates, renounces and disclaims a 1,949 square feet right of way of Loveland Slope more particularly described in Exhibit A, attached hereto. The Town specifically reserves a utility easement within the vacated right of way as described in Exhibit A. Upon the recording of this Ordinance and Exhibit, title to the vacated right of way as described in Exhibit A shall vest to the proper two owners of the abutting lands, pursuant to C.R.S. §43-2-302.

2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

3. Repeal. Existing ordinances or parts of ordinances covering the same matters embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this ordinance.

INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 28TH DAY OF APRIL 2022.

ATTEST: TOWN OF PALMER LAKE, COLORADO

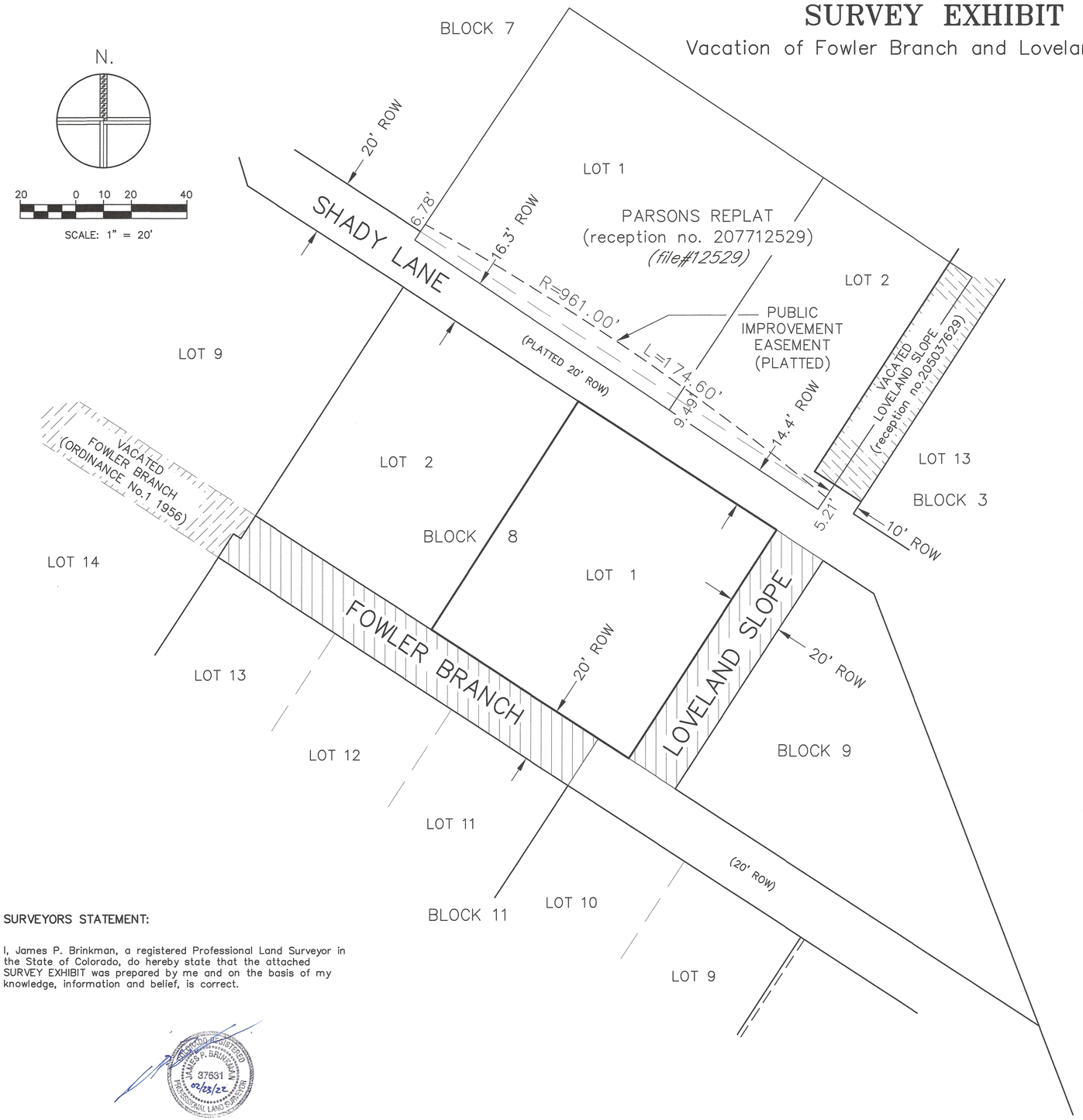
_____ BY: _____

Dawn A. Collins
Town Administrator/Clerk

William Bass
Mayor

SURVEY EXHIBIT

Vacation of Fowler Branch and Loveland Slope



LEGAL DESCRIPTION:

RIGHT OF WAY VACATION

that portion of the 20 foot RIGHT OF WAY known as FOWLERS BRANCH as shown on PINE CREST TRI–DISTRICT ASSEMBLY GROUNDS ADDITION NO 1, situate in Section 8, Township 11 South, Range 67 West of the 6th P.M. (Book R at Page 22, Plat records El Paso County, El Paso County, Colorado), described as follows:

that portion of said Fowlers Branch Being Easterly of the portion referenced as Ordinance No 1 1956 and Being adjacent to Lots 11, 12 and 13 in Block 11 and Lots 1 and 2 in Block 8;

Containing a Computed Area of 2,953 square feet of Land within this description,

together with . . .

that portion of the 20 foot RIGHT OF WAY known as LOVELAND SLOPE as shown on PINE CREST TRI–DISTRICT ASSEMBLY GROUNDS ADDITION NO 1, situate in Section 8, Township 11 South, Range 67 West of the 6th P.M. (Book R at Page 22, Plat records El Paso County, El Paso County, Colorado), described as follows:

that portion of said LOVELAND SLOPE Being adjacent to Lots 1 in Block 8 and Block 9;

Containing a Computed Area of 1,949 square feet of Land within this description.

Heard and recommended for approval on the ___ day of _____, _____
by the Planning Commission, Town of Palmer Lake.

_____

(signature line for Chair, Planning Commission)

Heard and approved on the ____ day of _____, _____
by the Board of Trustees for the Town of Palmer Lake.

_____

(signature line for Mayor, Board of Trustees)

Attest by: _____

(signature line for Town Clerk)

SURVEYORS STATEMENT:

I, James P. Brinkman, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached SURVEY EXHIBIT was prepared by me and on the basis of my knowledge, information and belief, is correct.

COLORADO REGISTERED JAMES P. BRINKMAN 37631 02/23/22 PROFESSIONAL LAND SURVEYOR

James P. Brinkman,
Professional Land Surveyor
Colorado PLS 37631

no.	date	revisions	by
2.	02/23	scale	JPB
1.	02/17	signature block	JPB

drawing date: January 25, 2022	scale: 1" = 20'
dwg. file: 2111170K VAC.dwg	drawn by: JPB
project no. 2111170K	sheet 1 of 1

SURVEY EXHIBIT

CROSSED PATHS SURVEYING SERVICES

CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 49742
COLORADO SPRINGS, CO 80949–9742
PHONE: 719–661–2349
EMAIL: jimpls@xpathinc.com

TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO

DATE: April 28, 2022	**ITEM NO.**	**SUBJECT**: Request to Amend STR Code
Presented by: Town Administrator /Clerk		

Background

With the adoption of the Short Term Rental code regulations in 2021, staff did not fully know what we had in the town. It is staff's understanding that the Board did not intend to penalize rentals in operation at the time of the adoption.

Following review of the STR applications submitted, the adopted code was found to have contradicting language. The enclosed suggested amendment should clear up the intent, meaning –

- An owner occupied property (one parcel), with more than one rental requires a conditional use
- A non-owner occupied property (one parcel), with more than 2 rental units requires a conditional use

Enclosed with this item is the current list of properties with anticipated quantity of 30 STR permits to date.

Application Completed	Owner or Non Owner	Conditional Use?	Property Address
Yes	Non OCC	No	92 South Valley Rd
Yes	Non OCC	No	563 Columbine Rd
Bal Due	Non OCC	No	11 Hwy 105
Yes	Owner		589 Forest View Wy
Yes	Non OCC		363 Glenside Rd
Yes	Non OCC		365 Glenside Rd
Yes	Non OCC		40 Kent St
Yes	Owner		134 Star View Cir
Yes	Owner	No	264 Brookridge Ave
			457 Virginia Ave.
Host	Non OCC	Yes	703 Platt Lane Unit 1
Host	Non OCC		703 Platt Lane Unit 2
Yes	Non OCC		757 Hilltop Rd
Yes	Owner		761 Hilltop Rd
Host	Non OCC		130 Oakdale
Yes	Non OCC		195 Glenway St
			20 Primrose
Yes	Non OCC		258 Brook St
Yes	Owner		711 Sun Ridge Cir
Yes	Owner		230 South Valley Rd
			595 Hwy 105
Yes	Owner		300 Spring St
Host	Non OCC		155 Virginia Ave.
Yes	Owner		347 Buena Vista Av
Yes	Owner		320 Glenside Rd
Yes	Owner		740 Platt Ln
			400 Valley Crescent
Yes	Non OCC		380 Upper Glenway
Turn in on 4/25			289 Truman, Ave.
Yes	Owner		711 Sunridge Cir
Yes	Non OCC		205 S Valley Rd.
Yes	Non OCC		170 South Valley Rd
Yes	Non OCC		134 1/2 High St
Yes	Non OCC		145 Virginia Ave
			925 Forest View Rd

PALMER LAKE, COLORADO

AN ORDINANCE

Title 5.10 of the Palmer Lake Municipal Code is hereby amended ~~by creating a new chapter, Chapter 5.10, to read in its entirety~~ as follows:

5.10.060 Application requirements

14. A copy of a conditional use permit issued by the Town, if required by ~~zoning use~~town code;

5.10.090 Limitations and requirements

L. Maximum Number of Licenses Per Parcel.

1. The Town shall issue no more than one license per parcel, subject to the provisions of this chapter.
2. Parcels may be eligible for more than one license on a case-by-case basis if the additional licenses are approved through the conditional use permit process set forth in this code prior to issuance of a license in accordance with this chapter. Applicants seeking two or more licenses for a single owner-occupied parcel and applicants seeking three or more licenses for a single parcel that is not owner-occupied must obtain a conditional use permit from the Town before the Town will process any such short-term rental license application.
3. ~~The operation of two short-term rental units on a single parcel that is not owner-occupied is prohibited. In accordance with the requirements of this section, the Town permits the operation and licensure of one short-term rental unit on a parcel that is not owner-occupied or may permit, following the issuance of a conditional use permit as set forth in this section, the operation and licensure of three or more short-term rental units on a single parcel that is not owner-occupied. The operation of two or more short-term rental units on a single parcel that is owner-occupied is permitted.~~

Formatted: Font: Not Bold

Formatted: Left

TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO

DATE: April 28, 2022	**ITEM NO.**	**SUBJECT**: Schedule for Elephant Rock
Presented by: Town Administrator /Clerk		

Background

Since the initial review of the public ideas for Elephant Rock property use, Board direction included the following:

- direct staff to utilize personal property that can be utilized for town operations
- obtain quotes and authorize agreement for an appraisal of town property including highest and best use

This activity is in progress. In the meantime, there are various groups interested to present development concepts to the Board.

Staff requests that the Board authorize an RFP be advertised for other concepts to be submitted and consider the following schedule, to include review of the property appraisal as well as hear submitted proposals.

ELEPHANT ROCK ACTIVITY – SUGGESTED SCHEDULE

THU., APRIL 14 -	AUTHORIZED AGREEMENT WITH OPTEON (APPRAISAL)
THU., APRIL 28 -	AUTHORIZE STAFF TO REQUEST PROPOSALS FOR DEVELOPMENT OF PROPERTY
THU., MAY 26 / JUN 9 -	REVIEW APPRAISAL AND USE SCHEDULE WORKSHOP TO HEAR PROPOSALS OF CONCEPTUAL DEVELOPMENT (JUNE 13—22)
JUNE 23 -	CHOOSE PROPOSAL FOR DEVELOPMENT OF THE PROPERTY CONSIDER TERMS FOR LONG TERM LEASE AGREEMENT

TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO

DATE: April 28, 2022	**ITEM NO.**	**SUBJECT**: Schedule for Revenue Discussion and Initiatives
Presented by: Town Administrator /Clerk		

Background

Since the initial review of the 2022 budget planning in the fall of 2021, the Board began retreats in January to discuss revenue options for the future of the Town. All departments are grateful to be a part of these discussions.

As proposals have been made, including Tri-lakes Fire District and a citizen group, discussions continued. It is significant that a message be made to the town residents for their input to the options being discussed. It is also significant that it is understood that these options have simply been explored for consideration.

It is nearing the time that conceptual options become draft initiatives in order to be prepared for the November ballot. The following is a suggested draft schedule for Board consideration and input.

SCHEDULE:

Thursday, May 12 – WORKSHOP TRI-LAKES FIRE DISTRICT PROPOSAL

Monday, MAY 16 – STATE OF THE TOWN ADDRESS TO PUBLIC
*WEEK OF MAY 16 – OTHER SPECIAL MEETINGS
– neighborhood, zoom, other

Thursday, MAY 26 – WORKSHOP REC MJ

Friday, MAY 27 – RETREAT TO DRAFT INTIATIVES TO CONSIDER (NARRATIVE)

Thursday, JUNE 9 – VOTE ON PROPOSED DRAFT INITIATIVES
*WEEKS JUNE 13 thru MID JULY – CONTINUE PUBLIC COMMUNICATIONS
– door to door, zoom, other

Thursday, JULY 28 – VOTE ON FINAL INITIATIVE LANGUAGE
*WEEK OF AUGUST 1 – SUBMIT TO COUNTY FOR NOVEMBER BALLOT
*WEEKS AUG—SEP – CONTINUE COMMUNICATION EFFORTS ON BALLOT INITIATIVES

Tuesday, NOVEMBER 8 – ELECTION DAY