



PLANNING COMMISSION

Wednesday, July 19, 2023 at 5:00 PM

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

Live Stream available on Town website

AGENDA

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

Call to Order

Roll Call

Approval of Minutes

- [1.](#) Minutes from June 21, 2023 Meeting

Public Hearing

Chair will introduce the item and hear the request from the applicant. Chair will ask if any public member wishes to speak for or against the request. Public should address the Planning Commission members directly while members listen. Applicant may provide closing remarks and Commission members may ask questions of the applicant. Chair will close the hearing and Commission members then discuss the item and move a recommendation for the Board of Trustees. (If additional information or time is desired, Planning Commission may continue the hearing to a particular date.)

- [2.](#) Application for Minor Subdivision (Rock Ridge Reserve)
- [3.](#) Application to Reconsider Conditional Use for Mixed Use at 56 Hwy 105

Business Items

- [4.](#) Consider Application for Subdivision Rock Ridge Reserve (Phillips)
- [5.](#) Reconsider Conditional Use at 56 Hwy 105 (Amos)
- [6.](#) Review Process for Elephant Rock Property

Public Comment

This time is reserved for the public to speak to items not on the agenda. Individuals must state name and limit comments to (3) minutes unless extended.

Next Meeting (August 16) and Future Items

** Application for Annexation and Rezone (Parcel ID 7109013007)*

Adjourn to WORKSHOP to Review/Discuss Draft Sign Code

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.

Notice

Notice is hereby given that more than two members of the Board of Trustees may be present; however, there will be no action taken by the Board of Trustees at this meeting.



PLANNING COMMISSION

Wednesday, June 21, 2023 at 5:00 PM

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

MINUTES

Call to Order. Chair Ihlenfeld called the meeting to order at 5:04 pm.

Roll Call. Present: Commissioners Charlie Ihlenfeld, Bill Fisher, Amy Hutson, Mark Bruce, Tim Caves, Lindsey Zapalac. Excused: Susan Miner.

Approval of Minutes

1. Minutes from May 17, 2023 Meeting. Meeting. MOTION (Hutson, Bruce) to approve the minutes from the May 17 meeting. Motion PASSED (6-0).

Public Hearing

2. Application for Conditional Use - Mixed Use Residential/Commercial (CC Zone) - Tax ID 7105214001 – The property owner Curtis Claar explained that he wants a building at Primrose/Columbine with a commercial business on the lower level and small living quarters (~400 to 500 sq ft) above. He is proposing an office for electric vehicle charging stations. While he does not see the business bringing in a high level of vehicle traffic, he did advocate for charging stations throughout the Town. He stated he is still finalizing plans for the property and was open to hearing from the public. Discussion took place and members agreed the business was permitted in CC zoning. Members expressed concern about the size of the building and the look. Chairman Ihlenfeld reminded the Commission that the hearing was on the use of the property. The details on the design and actual construction will be brought before them as the project moves forward.

Mr. Roger Mosely examined the R-3 and CC zonings and stated the CC zoning was larger than the R-3 in square footage. He also reminded the Commissioners to follow the Town's zoning ordinances. He emphasized the Master Plan's placement and size of the building on the property. Ms. Sharon Kay talked about the vision of the Town and the small-town feel. The building didn't fit that vision. She was concerned about where vehicles would park while waiting to charge. Mr. Doug Haase lives across from the property. He is concerned about his family and children and the traffic coming off of I-25. Will the charging stations be a 24-hour service? What will the lighting situation be? Ms. Debi Lawless lives just southeast of the property. She does not have an issue with the concept or the charging stations. She is concerned about the drainage change in the area. Mr. Claar thanked everyone for their comments and addressed them by stating he made a mistake in labeling the property as R-3 and knows it will be zoned CC. He is not set on charging stations. However, the vehicles would be limited, and he would honor the small town feeling in the aesthetics of the building. He stated that he will be cognizant of the

drainage. The Commissioners expressed concern that the building would not fit on the property. There were questions about the use of the office space. Was it to be retail or office with clients needing parking? Commissioner Hutson asked if the application would go before the Board of Adjustments first before coming before the Commission. Deputy Clerk Julia Stambaugh stated it would for any variance of lot size or setbacks. Discussion took place about the benefits to the Town and how charging stations work. Commissioner Caves made a motion to deny the conditional use. There was not a second. Mr. Mosely stated the code's objective was mixed use for a business below and living space above. He did not see an issue with parking. MOTION (Zapalac, Bruce) to recommend to the Board of Trustees to approve the application for the Conditional Use of Mixed Use Residential/Commercial (in a CC Zone) on the property at Primrose and Columbine with the plans to come before the Commission. Motion PASSED (5 aye, 1 nay - Caves).

3. Application to Vacate Portion of El Moro Right of Way (ROW) (Block 26, Glen Park) – Cindy Powell and Drew Walton requested to vacate the remaining portion of the El Moro ROW, which will never be used as a roadway. The plan to vacate the ROW is to decrease the density of possible development of the area by the vacation and eliminate/reduce the internal lot lines with a replat. They received permission from all but one of the property owners. One abutting property did not respond to multiple attempts to the notice of the vacation. Town legal suggested including a permanent trail easement (10 ft) along the property line. Attorney Matt Krobb explained that usually a 20-foot easement runs between two properties with 10 feet on each side. This trail easement will reserve an easement for a future trail through the area along the abutting property. MOTION (Huston, Fischer) to recommend to the Board of Trustees to approve the application to vacate the portion of El Moro Right of Way as presented (Block 26, Glen Park). Motion PASSED (6-0).

4. Application to Vacate Bijou Ave Right of Way (ROW) (Glen Park) – Ms. Powell and Mr. Walton explained that the Bijou Ave ROW splits their properties. The vacation will assist in the replat of the undeveloped lots to help decrease the density of development in the area. In addition, they agree to relocate the waterline, at their expense, that is currently in the Bijou Ave ROW to Virginia Ave, where it will better serve the properties in the area. MOTION (Zapalac, Hutson) to recommend to the Board of Trustees to approve the application to vacate Bijou Ave Right of Way as presented. Motion PASSED (6-0).

5. Application to Replat Block 31 to Five Lots - Located at Buena Vista /Virginia – Mr. Walton explained the desire to replat a total of thirteen parcels into five parcels to reduce the density. They will also deed a small portion of lot 5 to meet the setbacks for the existing structure on the property line. MOTION (Hutson, Zapalac) to recommend to the Board of Trustees to approve the application to Replat Block 31 to five lots. Motion PASSED (6-0).

Business Items

6. Update on Elephant Rock Property Master Plan Activity (Trustee Jessica Farr) – Trustee Farr was not in attendance. She told the staff that she had nothing substantial to report. Commissioner Fischer stated that the Parks Commission is continuing to work on the Elephant Rock Master Plan. He also stated that the Planning Commission is very interested in that plan. Ms. Powell, as a member of the Parks Commission, offered to give an update. She explained that volunteers did work on the trail at Epworth Hwy with more work to be done at Kent St and Prairie St. She discussed a proposal that will be going before the Board of Trustees for an “Adopt a Cabin” program to restore the cabins rather than tearing them down. There was also discussion on funding resources to preserve the cabins. The

Commissioners agreed with the value of her proposal. Commissioner Fischer inquired about the road millings placed on the roadway from the entrance of Elephant Rock property down to the buildings, and wanted to know if any parking and roadways were going to be developed. He stated that the Elephant Rock Master Plan should be completed before any work starts in the area. Ms. Powell did not have any knowledge of the ER Master Plan. She is only involved with phase 1 of the trail development. Commissioner Fischer expressed concern about covering the Town's parks with asphalt millings. He made a motion to recommend to the Board of Trustees that before any additional parking or roadways be placed at the Elephant Rock property that the Master Plan be finalized. Commissioner Hutson asked if they could help to develop the Elephant Rock Master Plan. Ms. Powell reported on the Centennial Park Master Plan being finalized and the grants she is pursuing. Discussion about the Pickleball courts and possible relocation of the waterline under the proposed site took place. Deputy Clerk Stambaugh stated the waterline had been placed on the Board's agenda for the next evening. Commissioner Zapalac followed up on Commissioner Fischer's motion and wanted to know a timeline for the Elephant Rock Master Plan completion and the concern of tenants putting in roads. Deputy Clerk Stambaugh stated the workgroup held their first meeting the week before for the master plan and that there are no roads being developed at this time. The millings were offered to the town and placed to improve the drive for access to the property. Chairman Ihlenfeld explained that Public Works received the millings at no cost, and it fit to improve the dirt drive. MOTION (Fischer, Zapalac) to recommend to the Board of Trustees that before any significant work begin, excluding trails, a Master Plan be completed. Motion PASSED (6-0). Discussion returned to saving the cabins. Mr. Mosely recalled that when the tearing down of the cabins was discussed at a previous Board meeting there were insurance concerns.

7. Review Draft Sign Code – Commission members decided to hold discussion of the draft sign code after they adjourn the meeting.

Public Comment

Mr. Roger Mosely was heartened by the neighbors' comments and the concerns of lights of a commercial business. He encouraged the Commissioners to remember the Dark Sky ordinance.

Next Meeting (July 19) and Future Items.

- Application for Conditional Use for Mixed Use Commercial/Residential (56 Hwy 105)
- Application for Minor Subdivision - Rock Ridge Reserve

Adjourn to WORKSHOP to Review/Discuss Draft Sign Code. MOTION (Hutson, Bruce) to adjourn and move to the workshop at 6:30pm. Motion PASSED.

Planning Commissioner Chair

ATTEST: Dawn A. Collins, Town Clerk



42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133
719-481-2953 - Office

Office Use Only

Date: 6/13/2023

Fee: \$ 750.00

Check #: _____

Rec'd By: WAZ

Note: A minimum of 10 days are required to process this application.

July PC

Minor Subdivision/Replat Application Form

Name of Applicant/Property Owner: Scott Phillips

Address: 550 Rockridge Rd. Phone#: 719-493-4255

Email: ScottyPhillips2002@gmail.com

Name of Proposal: Rock Ridge Reserve

Legal Description or Address: _____

Minor Subdivision – A Minor Subdivision is a subdivision, in which all the following occurs:

- A. The proposed plat or subdivision contains less than five lots.
- B. All lots within the proposed plat abut a dedicated and accepted town thoroughfare or street.
- C. The proposed plat meets all the minimum requirements of Chapter 16.36.010, the zoning ordinance, and other applicable Town ordinances and resolutions.
- D. There are no requests for waivers of any of the requirements of the various Town Regulations and resolutions.

Criteria for approval of a Minor Subdivision - For approval of a Minor Subdivision, the Planning Commission must find, based upon evidence provided by the application, both factual and supportive, that:

- A. The proposed lots are not part of any other subdivision approved within one year;
- B. The proposed division would not constitute a subdivision of a large tract or parcel of land into five or more building sites, tracts, or lots within five years;
- C. The lots from the proposed subdivision will each be accessible from an existing public road.

Current Zoning and Uses of Surrounding Property: N: R3

E: R1

S: R1

W: Nat. Forest

By signing this application, all 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 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 costs, recordation fees, and any other fees paid by the Town in connection with or related to review of this application.
- Payment of fees as described above will be due within 10 days of the date of invoice, 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.

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).

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

Applicant – Print: Scott Phillips

Applicant Signature: SP **Date:** 6/13/2023

If the applicant is not the owner:
As owner of the above property, I agree to the application.

Owner – Print: _____

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

Rock Ridge Reserve Sub-Divide Letter of Intent:

Scott Phillips

550 Rockridge Rd, Palmer Lake, CO. 80133

C: 719-493-4255

Email: scottyphillips2002@gmail.com

Dear Town of Palmer Lake,

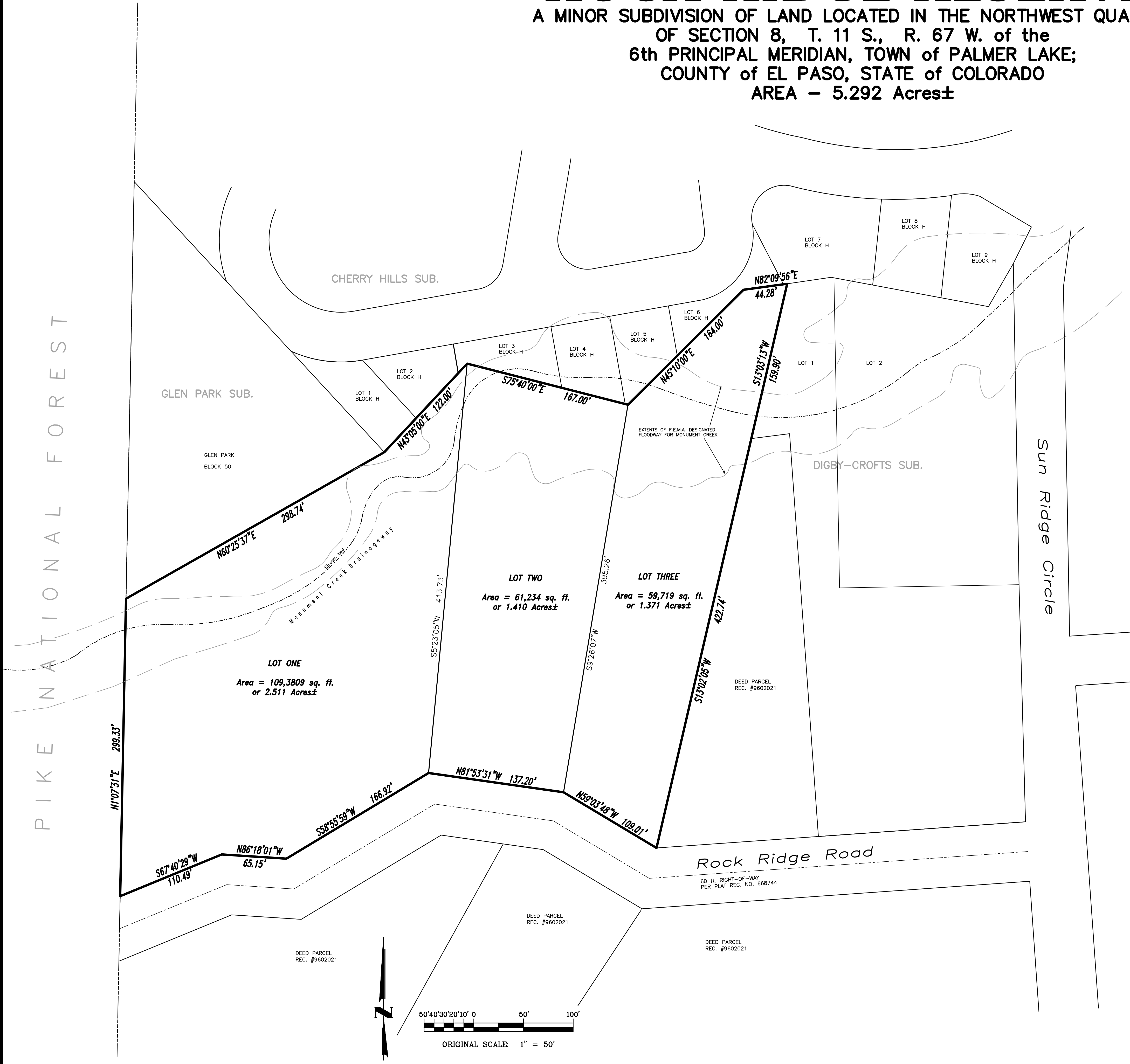
I would like to propose a sub-divide of my property located at 550 Rockridge Rd here in Palmer Lake. The purpose of this division would be for me to split my current 5.2+ acreage into 3 separate plots where-by two new 1+ acre plots would be available for sale, and I would retain the remaining furthest west plot of 2.5 acres along with my home for my personal use.

I am looking to do this sub-divide based on the current price for open lots in Palmer Lake along with already existing interest in the two new proposed single-family home properties. I am not looking to personally develop these two new pieces of property myself.

Sincerely,

Scott Phillips

FINAL PLAT
ROCK RIDGE RESERVE
 A MINOR SUBDIVISION OF LAND LOCATED IN THE NORTHWEST QUARTER
 OF SECTION 8, T. 11 S., R. 67 W. of the
 6th PRINCIPAL MERIDIAN, TOWN of PALMER LAKE;
 COUNTY of EL PASO, STATE of COLORADO
 AREA - 5.292 Acres±



CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SCOTT PHILLIPS BEING ALL THE OWNER OF ALL THAT REAL PROPERTY SITUATED IN THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8; THENCE NORTH 406.86 FEET ON THE WEST LINE OF SAID SECTION 8 TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROCK RIDGE ROAD AS FILED OF RECORD IN PLAT BOOK L-2 AT PAGE 74 OF THE EL PASO COUNTY, COLORADO RECORDS FOR THE POINT OF BEGINNING OF THE TRACT HEREBY DESCRIBED; THENCE CONTINUE NORTH ON THE WEST LINE OF SECTION 8 A DISTANCE OF 299.33 FEET TO THE SOUTHWEST CORNER OF BLOCK 50 IN GLEN PARK IN PALMER LAKE, COLORADO; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 50, A CHORD DISTANCE EAST OF 269.13 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1 IN BLOCK H IN CHERRY HILLS, A RESUBDIVISION OF BLOCKS 40 TO 49 INCLUSIVE, GLEN PARK, PALMER LAKE, EL PASO COUNTY, COLORADO AS SHOWN OF RECORD IN PLAT BOOK X AT PAGE 58 OF SAID EL PASO COUNTY RECORDS; THENCE N 41°29' E 122.0 FEET FOLLOWING THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK H; THENCE CONTINUE ON SAID SOUTHERLY BOUNDARY LINE S 77°16'E 167.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 5 IN SAID BLOCK H; THENCE CONTINUE ON SAID SOUTHERLY BOUNDARY LINE N 43°34' E 164.00 FEET TO AN ANGLE POINT IN LOT 6 IN SAID BLOCK H; THENCE S 11°55'42" W 422.78 FEET TO AGAIN INTERSECT THE NORTHERLY RIGHT OF WAY LINE OF SAID ROCK RIDGE ROAD, AFOREMENTIONED, AT AN ANGLE POINT THEREON; THENCE FOLLOWING THE NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING ON THE FOLLOWING COURSES AND DISTANCES; THENCE N 60° 11' W 109.00 FEET; THENCE N 83°01' W 137.21 FEET; THENCE S 57° 48' 30" W 166.93 FEET; THENCE N 87° 25' 30" W 65.15 FEET; THENCE S 66° 33' W 110.49 FEET TO THE POINT OF BEGINNING,

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND CREATED THE SAME INTO LOTS AND EASEMENTS AS SHOWN HEREON AND DESIGNATE THE SAME AS "ROCK RIDGE RESERVE", IN THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO AND DO HEREBY DEDICATE AND CONVEY FOR PUBLIC USE THE UTILITY EASEMENTS NOTED HEREON FOR UTILITY PURPOSES ONLY.

EXECUTED THIS ____ DAY OF _____, 20__

BY : SCOTT PHILLIPS

SIGNED _____

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME THIS ____ DAY OF _____, 20__ BY SCOTT PHILLIPS

WITNESS MY OFFICIAL HAND & SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

PLANNING COMMISSION APPROVAL CERTIFICATE

THIS MINOR SUBDIVISION PLAT WAS RECOMMENDED FOR APPROVAL BY THE TOWN OF PALMER LAKE PLANNING COMMISSION ON ____ DAY OF _____, 20__

SIGNED BY CHAIRPERSON _____ ATTEST BY _____ DATE _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS MINOR SUBDIVISION PLAT IS APPROVED BY THE TOWN OF PALMER LAKE, BOARD OF TRUSTEES, THIS ____ DAY OF _____, 20__ AD, FOR THE FILING WITH THE CLERK AND RECORDER, AND FOR ACCEPTANCE BY THE TOWN FOR ANY DEDICATIONS SHOWN HEREON

SIGNED BY MAYOR _____ ATTEST BY _____ DATE _____

SURVEYOR CERTIFICATE

HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON MARCH 15th, 2023. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

SIGNED & DATED _____

CLERK and RECORDER CERTIFICATE

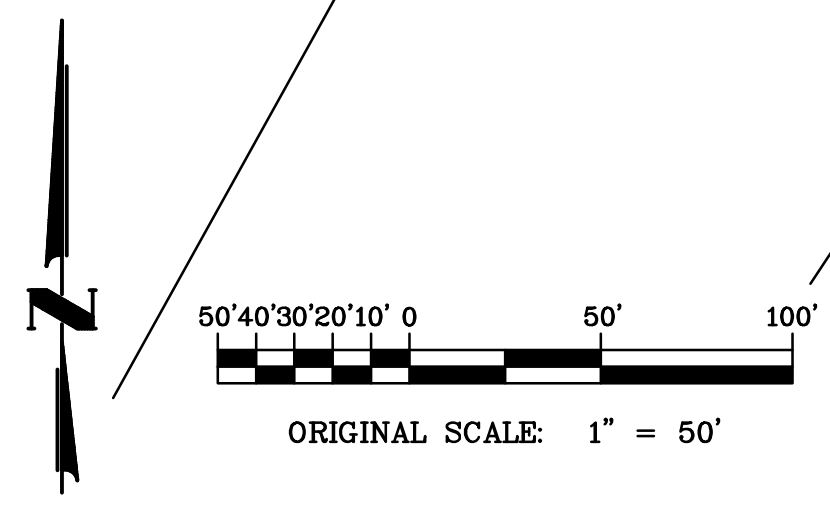
COUNTY OF EL PASO }
STATE OF COLORADO }

I HEREBY CERTIFY THIS PLAT WAS FILED FOR THE RECORD ON THE ____ DAY OF _____, 20__ AT ____ AM/PM AND DULY RECORDED AT RECEPTION NUMBER _____

CLERK OR DEPUTY _____

PRELIMINARY

PREPARED BY:
WLR SERVICES
 13609 COUNTY RD. 94
 ELBERT, COLORADO 80106
 Phone : (303) 648-9755



EL PASO COUNTY - COLORADO

7108200022
550 ROCKRIDGE RD

Item 2.

Total Market Value
\$734,501

OVERVIEW

Owner:	PHILLIPS SCOTT M
Mailing Address:	PO BOX 536 PALMER LAKE CO, 80133-0536
Location:	550 ROCKRIDGE RD
Tax Status:	Taxable
Zoning:	R1
Plat No:	-
Legal Description:	TRACT IN SW4NW4 SEC 8-11-67 AS FOLS, BEG AT POI OF W SEC LN WITH NLY R/W LN OF ROCKS RIDGE RD, TH NLY ON AFSD W LN 299.33 FT TO SW COR OF BLK 50 IN GLEN PARK PALMER LAKE, ELY ALG S LN OF SD LOT 269.13 FT TO MOST SLY COR OF LOT 1 BLK H IN CHERRY HILLS, RUN ALG SLY BDRY LN OF SD BLK IN NELY DIRECTION TO AN ANG PT IN LOT 6 IN SD BLK, S 11<55'42" W 422.78 FT TO INTSEC NLY R/W LN OF ROCKS RIDGE RD AT AN ANG PT, TH WLY ALG NLY R/W LN OF AFMD RD TO POB

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$161,900	\$10,950
Improvement	\$572,601	\$38,740
Total	\$734,501	\$49,690

SPLIT LEVEL (1)

Market Value \$572,601

Assessment Rate	6.765	Above Grade Area	1,932
Bldg #	1	First Floor Area	996
Style Description	SPLIT LEVEL	Above First Floor Area	936
Property Description	FRAME AVERAGE QUALITY	Lower Level Living Area	0
Year Built	1972	Total Basement Area	-
Dwelling Units	1	Finished Basement Area	
Number of Rooms	6	Garage Description	-
Number of Bedrooms	4	Garage Area	-
Number of Baths	2.00	Carport Area	-

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	6.765	3.5 Acres	\$161,900

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	04/20/2010	\$0	-	210036190
+	04/16/2007	\$386,000	Good sale; Changes not yet assessed	207050738
+	03/14/1997	\$0	-	97028725
+	04/01/1986	\$0	Cannot Verify; no TD1000	-

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Item 2.

Tax Area Code: PDZ Levy Year: 2022 Mill Levy: 73.312

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.732	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF PALMER LAKE	21.238	DAWN A COLLINS	(719) 481-2953
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
LEWIS-PALMER SCHOOL NO 38	40.500	BRETT RIDGWAY	(719) 488-4705
PIKES PEAK LIBRARY	3.512	RANDALL A GREEN	(719) 531-6333
PALMER LAKE SANITATION	0.000	BECKY ORCUTT	(719) 481-2732



No Photo Available



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

17.24.010. - Permitted uses.

Permitted uses in an R1 zone are as follows: Single-family dwelling and accessory uses.

(Code 1973, § 17.20.010; Ord. No. 15-1973, § III:6:a, 1973; Ord. No. 5-1999, § 3, 1999)

17.24.020. - Conditional uses.

The following conditional uses may be permitted as specified:

- (1) Education institutions, provided that a frontage of 100 feet will be necessary and that there will be 50 feet between the principal structure and the neighboring lot line and that appropriate screening will be provided and that the design of the use and grounds will be in keeping with the residential character of the neighborhood.
- (2) Foster homes, subject to the home being licensed by the state and subject to receipt by the town of notification in writing by the licensing authority that the occupant of the home is licensed and for how many children.
- (3) Churches and synagogues restricted as educational institutions.
- (4) Town, county and neighborhood parks.
- (5) Private stables and kennels, provided that the lot size is five acres or more.
- (6) Water tanks.
- (7) Day care homes.
- (8) Group homes for the aged. Owner occupied or nonprofit group homes for the exclusive use of not more than eight persons 60 years of age or older per home. The board of trustees shall consider the following criteria in determining whether a conditional use should be granted:
 - a. The size of the house and available yard space of the applicant;
 - b. Satisfactory evidence of the applicant's good character;
 - c. The character of the neighborhood surrounding the proposed group home for the aged, and in the density of the neighborhood;
 - d. The compliance of the group home with state, county and municipal health, safety and fire codes;
 - e. The number of persons 60 years of age or older who would be housed in the group home, which number shall not exceed eight;
 - f. That the proposed use is not for persons 60 years of age or older who need skilled or intermediate facilities;

g. That no other group home for the aged is located within 750 feet of the applicant;

h. The wishes and desires of nearby property owners.

(Code 1973, § 17.20.020; Ord. No. 15-1973, § III:6:b, 1973; Ord. No. 15-1978; Ord. No. 2-1980, § 3, 1980; Ord. No. 3-1985, § 2, 1985; Ord. No. 1-1986, § 20, 1986; Ord. No. 1-1987, § 2, 1987; Ord. No. 7-1990, § 6, 1990; Ord. No. 7-1992, § 3, 1992; Ord. No. 5-1999, § 8, 1999)

17.24.030. - Lot sizes and dimensions.

The sizes and dimensions for a lot in an R1 zone are as follows:

- (1) Minimum lot size: one acre.
- (2) Minimum lot width: 150-foot street frontage.
- (3) Minimum front yard setback from property line: 25 feet.
- (4) Minimum side yard setback from property line: ten feet.
- (5) Minimum rear yard setback from property line: 25 feet.

(Code 1973, § 17.20.030; Ord. No. 15-1973, § III:6:c, 1973)

17.24.040. - Structure height and area.

The structure height and area requirements for an R1 zone are as follows:

- (1) Maximum building height: 30 feet.
- (2) Maximum area covered by structure: 35 percent of lot.

(Code 1973, § 17.20.040; Ord. No. 15-1973, § III:6:d, 1973)

17.24.050. - Required off-street parking.

For required off-street parking, see chapter 17.84.

(Code 1973, § 17.20.050; Ord. No. 15-1973, § III:6:e, 1973)

17.24.060. - Signs.

Signs in the R1 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.20.060; Ord. No. 15-1973, § III:6:f, 1973; Ord. No. 18-2000, § 5, 2000)

17.24.070. - Sewerage.

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

- (1) Inability to tap existing sewer lines.

(2) Ability to meet current county sewage disposal regulations.

(3) Compliance with the provisions of chapter 16.48.

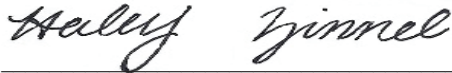
(Code 1973, § 17.20.070; Ord. No. 3-1981, § 1, 1981; Ord. No. 14-1987, § 3, 1987)

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Haley Zinnel, being first duly sworn, deposes and says that he 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 06/28/2023**

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.



Haley Zinnel
Sales Center Agent

Subscribed and sworn to me this 06/28/2023, at said City of Colorado Springs, El Paso County, Colorado.

My commission expires June 23, 2026.



Karen Hogan
Notary Public
The Gazette

KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
TOWN OF PALMER LAKE
Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, July 19, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider an application for a minor subdivision for Rock Ridge Reserve subdivision - Parcel 710820022 located at 550 Rockridge Rd, Palmer Lake. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thursday, July 27, 2023, beginning at 6 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 June 28, 2023.

Document Authentication Number
20224024441-321156



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

received
 6/5/23 *CLB*

Item 3.

Office Use Only

Case Number: _____
 Date: 6/5/23
 Fees: \$250.00
 Check #: 1256
 Rec'd By: CLB.
 Application Complete: L.A.L. July PC on

*Publish 6/16 sent
 6/28*

Conditional Use Application Form

Name of Applicant/Property Owner: Sylvia Amos
 Address: 56 Hwy 105 Phone#: 229.380.2840
 Email: Palmerlakecountrystore@yahoo.com
 Name of Proposal: Palmer Lake Sunshine Village
 Legal Description or Address: 56 Hwy 105

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: *Sylvia Luce* Date: June 5, 23

If the applicant is not the owner:

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

Owner – Print: _____

Owner – Signature: _____ Date: _____

Date: June 8, 2023

To: Palmer Lake Planning Commission

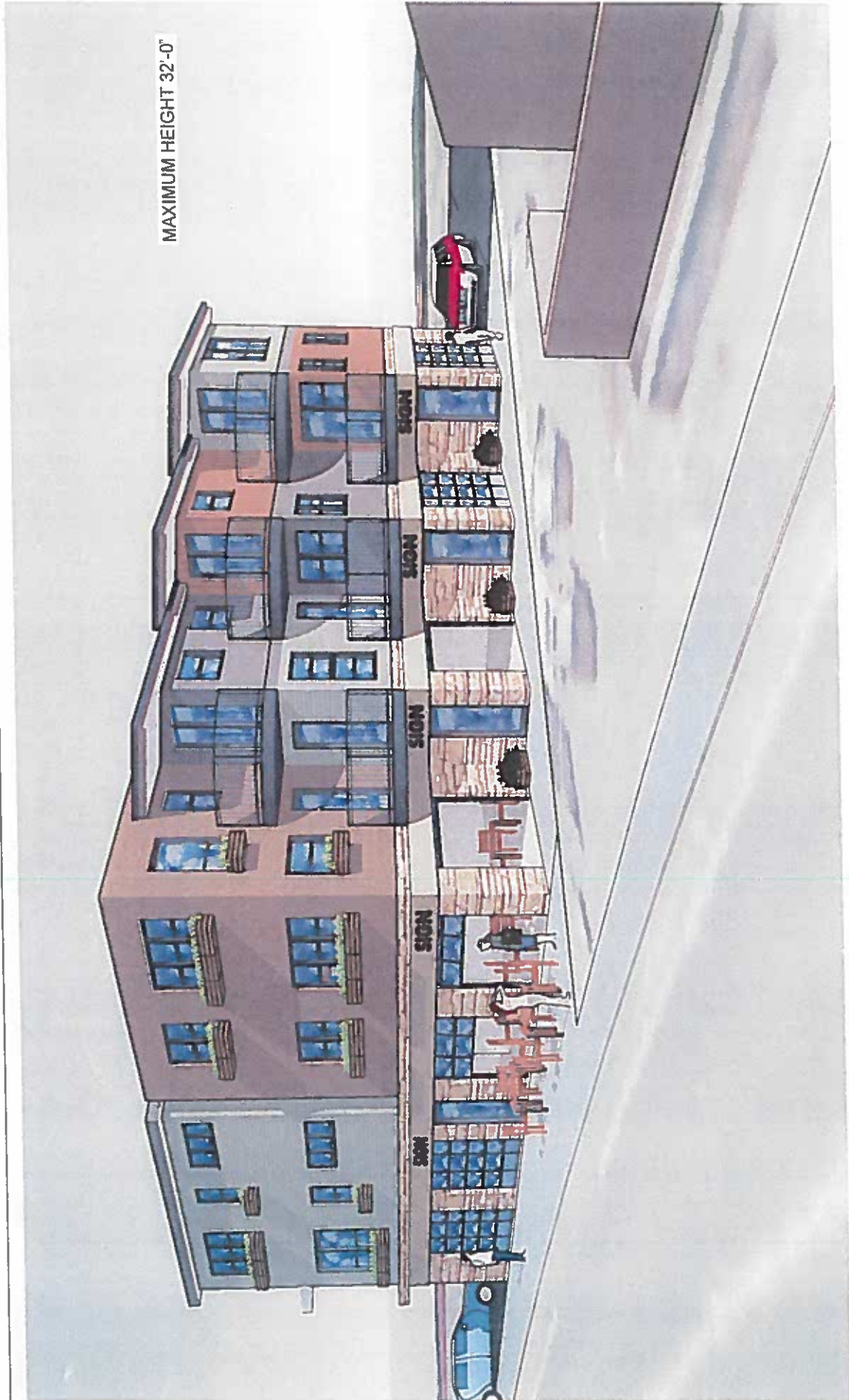
From: Sylvia D. M. Amos

Subject: Conditional Use Letter of Intent

I am applying for a conditional use permit for the property located at 56 A and B HWY 105. This is in reference to Resolution No. 5 of 2019 a conditional use permit. The resolution was approved and adopted on March 28th 2019. This letter of intent is in reference to the resolution approval of only 2 stories vs the original plans for 3 stories. Please reference the letter of intent written for January 12, 2019 Planning Commission. My intent for the site Mixed Use Commercial retail space on the bottom with residential apartments on top.

The current 3 stories plans meet all zoning and height requirements of 32ft. The plans have also meet the parking requirements for the 3 stories.

Thanks,, Sylvia Amos



MAXIMUM HEIGHT 32'-0"

CONCEPTUAL DRAWINGS
FEBRUARY 20, 2019

PALMER LAKE SUNSHINE VILLAGE

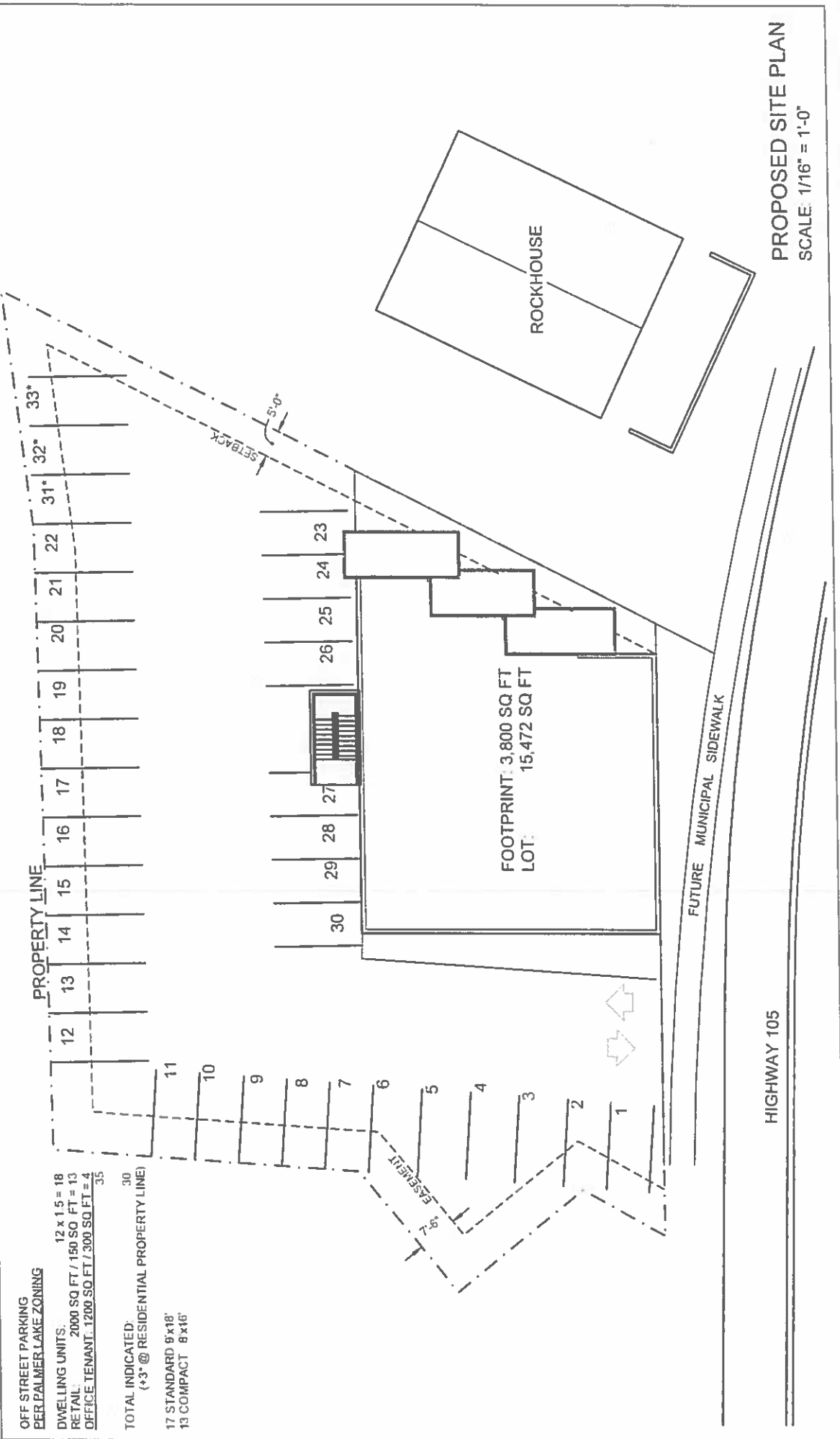
Item 3.

OFF STREET PARKING
PER PALMER LAKE ZONING

DWELLING UNITS. 12 x 1.5 = 18
RETAIL. 2000 SQ FT / 150 SQ FT = 13
OFFICE TENANT. 1200 SQ FT / 300 SQ FT = 4

TOTAL INDICATED: 35
(+3 @ RESIDENTIAL PROPERTY LINE)

17 STANDARD 9'x18'
13 COMPACT 8'x16'



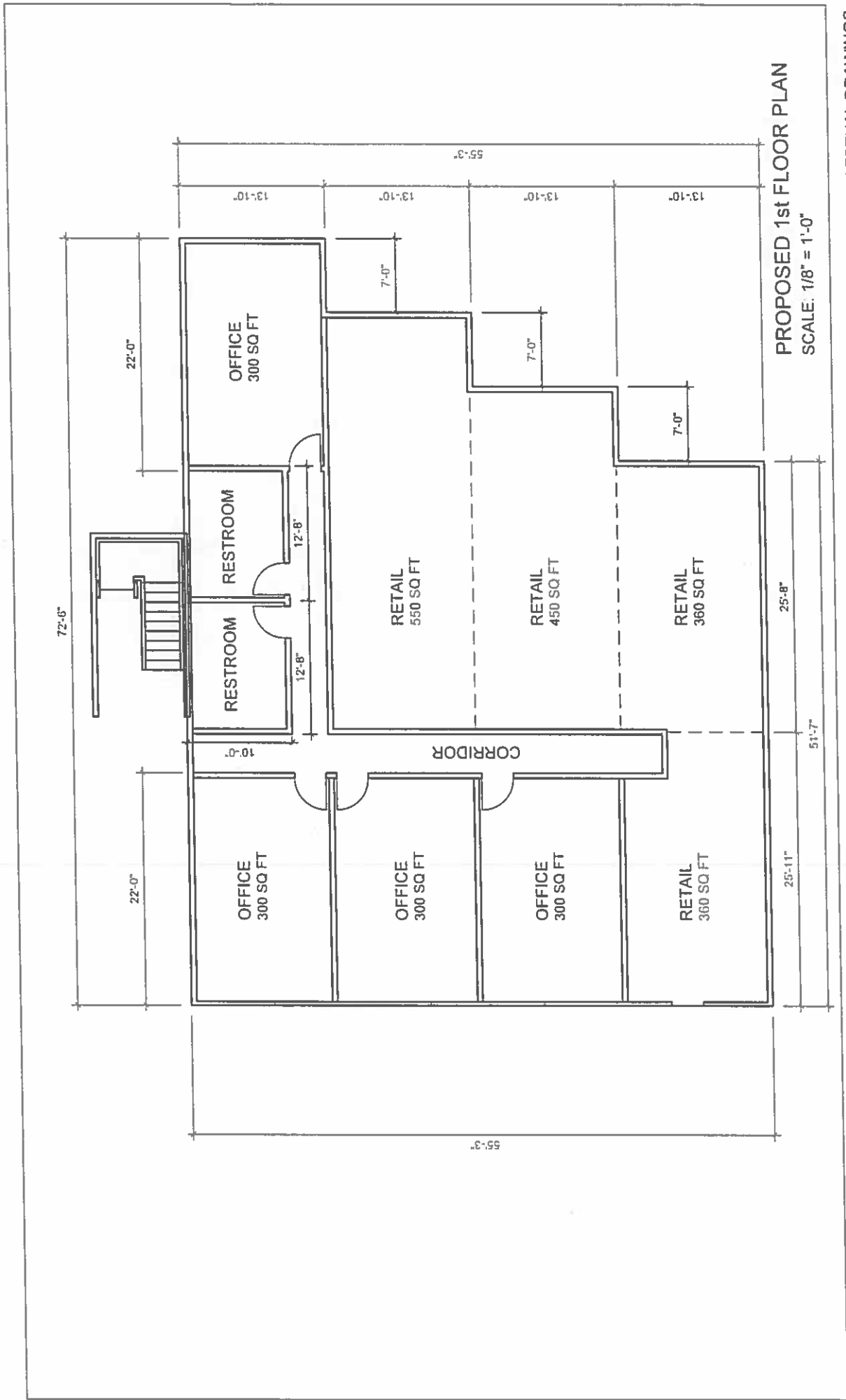
PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

CONCEPTUAL DRAWINGS
FEBRUARY 20, 2019

PALMER LAKE SUNSHINE VILLAGE

56 HIGHWAY 105 PALMER LAKE COLORADO

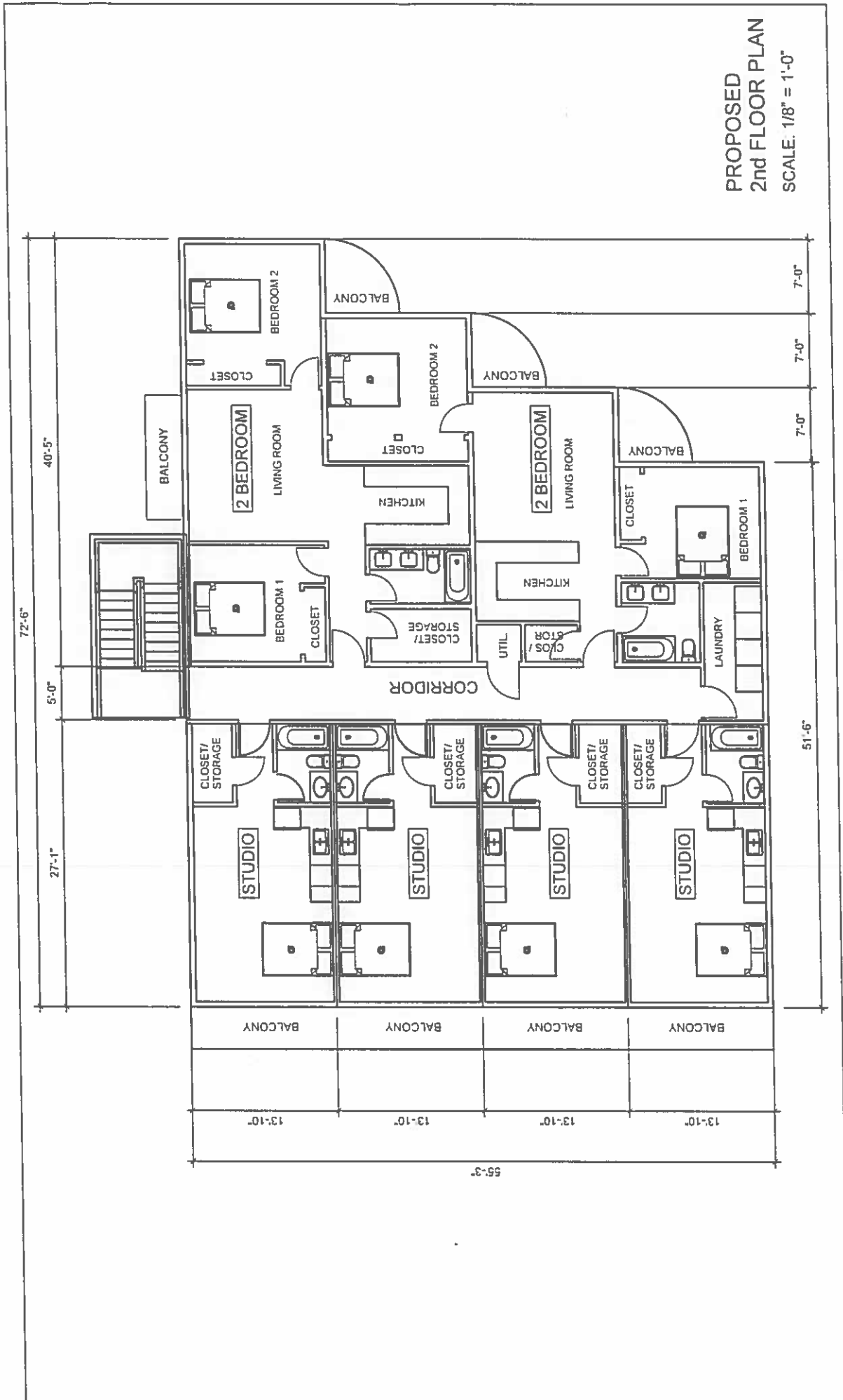
Item 3.



CONCEPTUAL DRAWINGS
FEBRUARY 20, 2019

PROPOSED 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

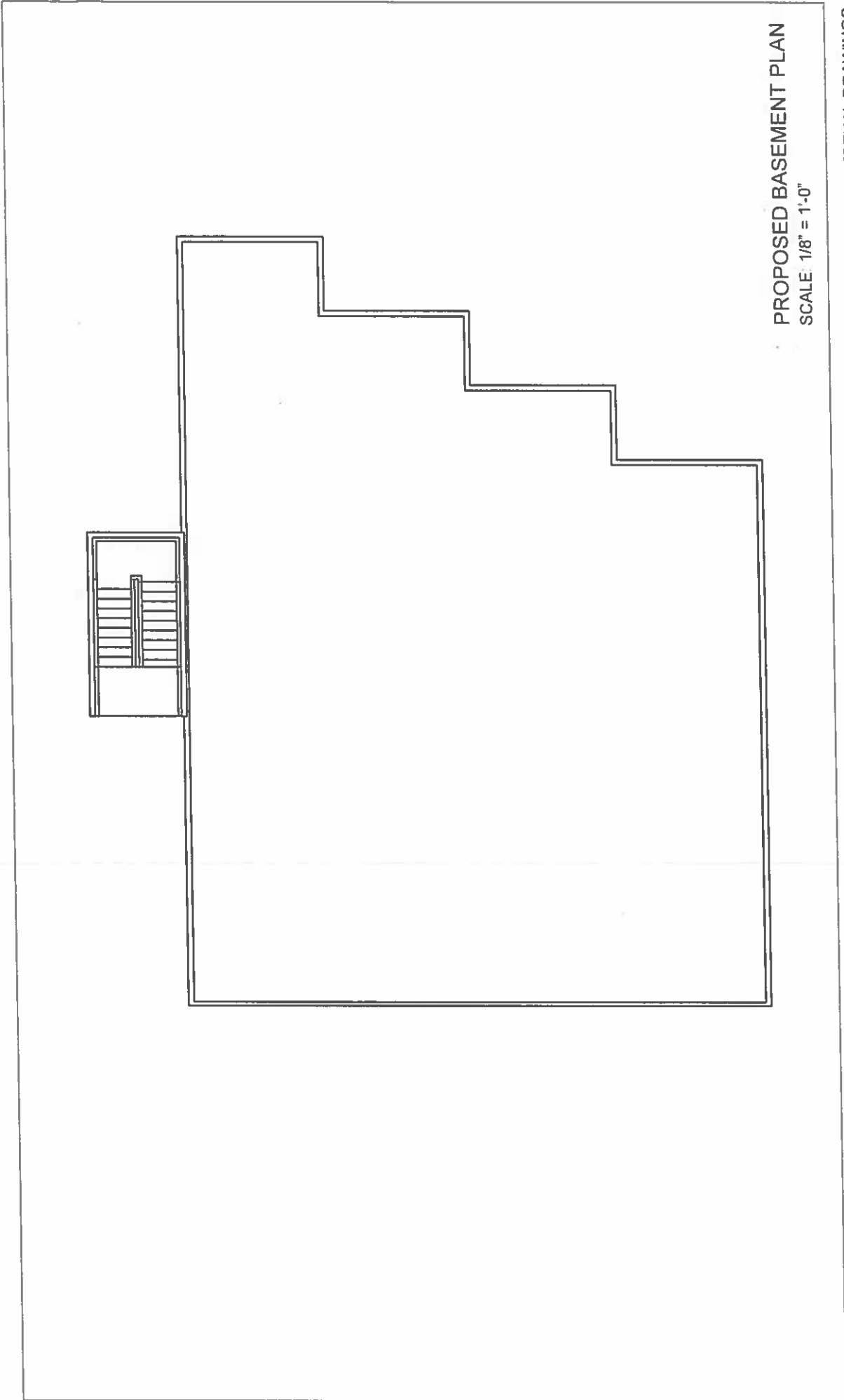
PALMER LAKE SUNSHINE VILLAGE



PROPOSED
2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONCEPTUAL DRAWINGS
FEBRUARY 20, 2019

PALMER LAKE SUNSHINE VILLAGE



PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0"

CONCEPTUAL DRAWINGS
FEBRUARY 20, 2019

PALMER LAKE SUNSHINE VILLAGE

Item 3.

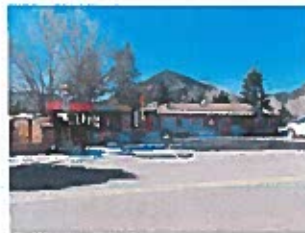
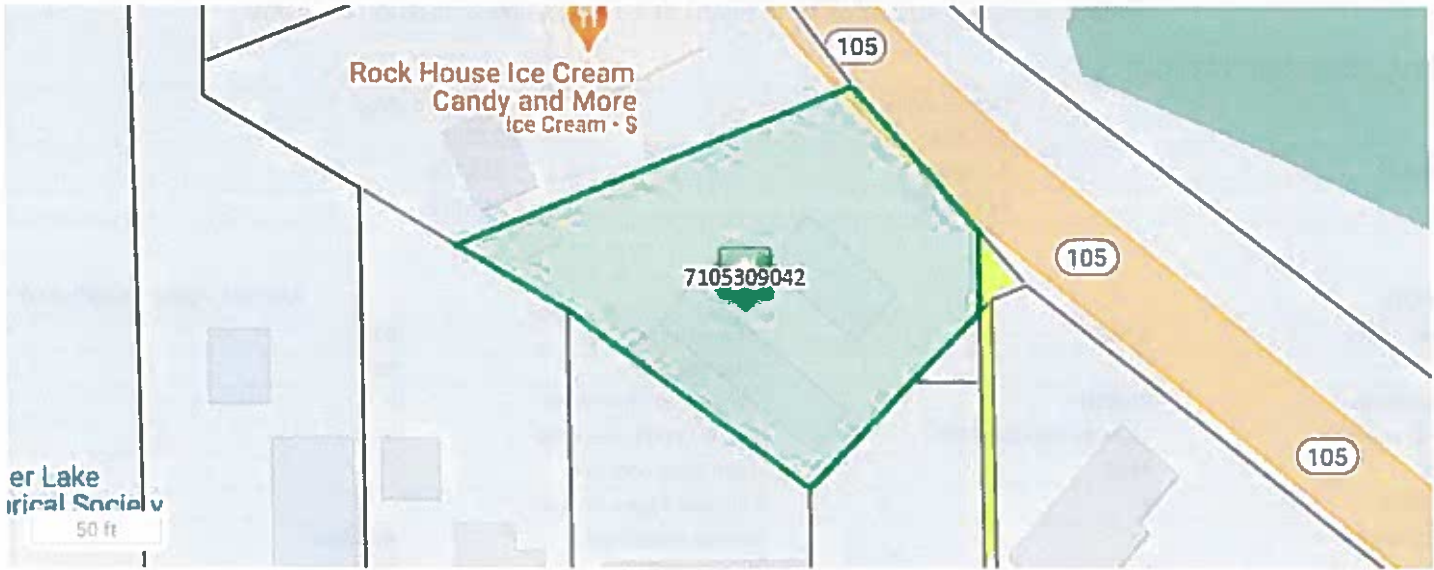
TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Item 3.

Tax Area Code: PDZ Levy Year: 2022 Mill Levy: 73.312

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.732	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF PALMER LAKE	21.238	DAWN A COLLINS	(719) 481-2953
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
LEWIS-PALMER SCHOOL NO 38	40.500	BRETT RIDGWAY	(719) 488-4705
PIKES PEAK LIBRARY	3.512	RANDALL A GREEN	(719) 531-6333
PALMER LAKE SANITATION	0.000	BECKY ORCUTT	(719) 481-2732



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

PALMER LAKE, COLORADO

RESOLUTION NO. 5 OF 2019

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
TO ESTABLISH A MIXED RESIDENTIAL DWELLING AND COMMERCIAL USES OCCURRING IN
THE SAME BUILDING ON A PROPERTY CURRENTLY ZONED C-C CONVENIENCE
COMMERCIAL
ZONE DISTRICT AND LOCATED AT 56 HIGHWAY 105 ("PROPERTY")**

WHEREAS, PALMER LAKE IS A STATUTORY TOWN ORGANIZED UNDER AND AUTHORIZED PURSUANT TO PART 3 OF ARTICLE 4 OF TITLE 31 OF THE COLORADO REVISED STATUTES; AND

WHEREAS, SECTION 17.38.020 OF THE PALMER LAKE MUNICIPAL CODE PROVIDES THAT A MIXED RESIDENTIAL WITH COMMERCIAL USE IS A CONDITIONAL USE IN THE C-C CONVENIENCE COMMERCIAL ZONE DISTRICT; AND

WHEREAS, SECTION 17.08.090 PROVIDES THAT THE PLANNING COMMISSION SHALL MAKE 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, SECTION 17.08.090 FURTHER PROVIDES THAT THE APPLICANT FOR A CONDITIONAL USE SHALL FOLLOW THE SAME PROCEDURE AS IS REQUIRED FOR AN APPLICATION FOR A ZONING DESIGNATION CHANGE, INCLUDING THE POSTING AND PUBLICATION OF LEGAL NOTICE; AND

WHEREAS, CHAPTER 17.76 SETS FORTH THE PROCEDURE FOR ZONING AMENDMENTS ALSO APPLICABLE TO CONDITIONAL USE APPLICATIONS; AND

WHEREAS, PUBLISHED AND POSTED NOTICE OF THE PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION AND BOARD OF TRUSTEES AS REQUIRED BY SECTION 17.76.10 WAS DULY AND TIMELY ACCOMPLISHED; AND

WHEREAS, THE PALMER LAKE PLANNING COMMISSION RECOMMENDED APPROVAL OF THIS CONDITIONAL USE.

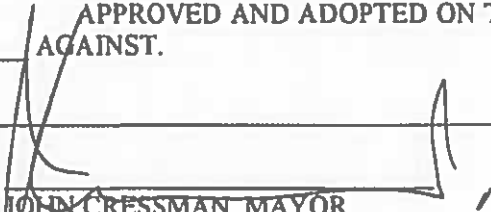

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, EL PASO COUNTY, COLORADO, AS FOLLOWS:

Section 1. The application pursuant to Section 17.38.020 for a Conditional Use Permit to establish a mixed residential with commercial use on property currently zoned "CC" Convenience Commercial, and located at 56 Highway 105 is hereby approved, subject to the following conditions:

1. The building will not exceed two stories.
2. The preliminary site plan and building design will be brought to the Planning Commission for final review,
3. Construction of a sidewalk in front of building.

Section 2. This Resolution shall be effective immediately.

APPROVED AND ADOPTED ON THIS 28th DAY OF MARCH 2019, BY A VOTE OF __ FOR AND
AGAINST.

<p> _____ JOHN CRESSMAN, MAYOR</p> <p>ATTEST:  _____ VERLA BRUNER, TOWN CLERK</p>	<p>Approved as to Form:</p> <p>_____ MAUREEN JURAN, TOWN ATTORNEY</p>
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RECORD OF MINUTES

Thursday, March 28, 2019

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

Board of Trustees Present

- Mayor John Cressman
- Mayor Pro Tem Mark Schuler
- Trustee Paul Banta
- Trustee Bob Mutu

Staff Present

- Town Administrator Cathy Green
- Interim Town Administrator/Finance Director Valerie Remington
- Town Attorney Chris Price
- Town Clerk Verla Bruner

1. Call to order

Mayor Cressman calls meeting to order at 6:02 PM

2. Pledge of Allegiance

Pledge of Allegiance lead by Mayor Cressman

3. Roll call

Trustee Mitch Davis- Absent

Trustee Glant Havenar -Absent

Trustee Gary Faust- Absent

4. Approval of the Agenda

Mayor Pro Tem Mark Schuler makes a motion to approve Agenda seconded by Trustee Bob Mutu All Aye Motion passes.

5. Approval of minutes from February 28, 2019

Trustee Paul Banta asks for the Minutes of February 28th, 2019 be amended to reflect no percentage identifier in the discussion item number Seven.

Trustee Paul Banta makes a motion to approve Minutes from February 28th as amended, seconded by Trustee Bob Mutu. All Aye Motion Passes.

7. Douglas Ave. Project- Notice of Award and Agreement

Mayor Pro Tem Mark Schuler makes a motion to approve awarding the Douglas Avenue Roadway and Drainage Improvement CDOT Project #21150 to Avery Asphalt Seconded by Trustee Paul Banta. All Aye Motion Passes.

Mayor Pro Tem Mark Schuler makes a motion to approve the agreement between the Town of Palmer Lake and Avery Asphalt, INC. for the Douglas Avenue Roadway and Drainage Improvement CDOT Project # 21150 Seconded by Trustee Paul Banta. All Aye Motion Passes.

8. Resolution NO.4 of 2019

A Resolution of the Board of Trustees of The Town of Palmer Lake, Colorado, Setting and Increasing the Water Tap Fees, Water Base Rates and Water Usage Rates for the Town.

Trustee Paul Banta makes a motion to table Resolution # 4 of 2019 -A Resolution of the Board of Trustees of The Town of Palmer Lake, Colorado, Setting and Increasing the Water Tap Fees, Water Base Rates and Water Usage Rates for the Town until April 25th 2019, Seconded by Mayor Pro Tem Mark Schuler. All Aye Motion Passes.

9. Resolution NO.5 of 2019

Public Hearing and Consideration of a Resolution Approving a Conditional Use Permit to Establish a Mixed Residential Dwelling and Commercial Uses Occurring in the Same Building on a Property Currently Zoned C-C Convenience Commercial Zone District and Located at 56 Highway, 105

Trustee Paul Banta makes a motion to approve Resolution #5 of 2019 with three conditions;

1. *The building will not exceed two stories.*
2. *The preliminary site plan and building design will be brought to the Planning Commission for final review,*
3. *Construction of a sidewalk in front of the building*

Seconded by Mayor Pro Tem Mark Schuler. All Aye Motion passes.

10. Resolution NO.6 of 2019

Public Hearing and Consideration of a Resolution Approving a Conditional Use Permit to Establish a Single-Family Use on a Property Currently Zoned C-1 General Business and Commercial Zone District and Located at 296 Spring Street- Applicant Richard Willian

Trustee Paul Banta makes a motion to approve Resolution #6 of 2019 seconded by Trustee Bob Mutu. All Aye Motion passes.

11. Resolution NO.7 of 2019

Public Hearing and Consideration of a Resolution Approving a Conditional Use Permit to Establish a Day Care Home on a Property Currently Zoned R-3 Medium Density Residential and Located at 279 Walnut Ave- Applicant Maria Arefieva

Mayor Pro Tem Mark Schuler makes a motion to approve Resolution NO.7 of 2019 with three conditions;

- 1. A Children at Play sign placed on Walnut Ave.*
- 2. Business sign to reflect the style of Daycare home*
- 3. If The Town of Palmer Lake receives more than two complaints within a one year period the applicant will be required to have a new review by the Planning Commission.*

Seconded by Trustee Paul Banta. All Aye Motion passes.

12. **Unscheduled Public Comments (At Mayor's discretion)-** Reserved for members of the public to make a presentation to Council on items or issues that are not scheduled on the agenda. As a general practice, the Council will not discuss/debate these items, nor will Council make any decisions on items presented during this time, rather will refer the items to staff for follow up. Comments are limited to three (3) minutes per speaker.

Mr. Bill Dandino of 232 Park Street Palmer Lake asks for an update on the Pedestrian bridge.

13. Purchase of Water Truck – Jason Dosch

Trustee Bob Mutu makes a motion to approve the purchase of a 2005 Freightliner M2-106 in the amount of \$ 41,750.00 and the sale of the current water truck. Mayor Pro Tem Mark Schuler seconds the motion. All Aye Motion passes.

Trustee Bob Mutu makes a motion to approve the check to DTI Trucks in the amount of \$ 41,750.00 seconded by Mayor Pro Tem Mark Schuler. All Aye Motion passes.

16. Executive Sessions

Trustee Bob Mutu makes a motion to convene into Executive Session seconded by Trustee Paul Banta. All Aye Motion passes.

- 1. CRS 24-6-402 (4)(b) For the purposes of receiving legal advice on specific legal questions regarding liquor license transfers.*
- 2. CRS 24-6-402 (4)(f) For the purpose of a personnel matter with the permission of the person that is the subject of the session.*

Trustee Paul Banta makes a motion to adjourn Executive Session seconded by Trustee Bob Mutu. All Aye Motion passes.

17. Adjourn

Trustee Paul Banta makes a motion to adjourn the regular meeting at 9:26 PM seconded by Mayor Pro Tem Mark Schuler. all Aye Motion passes.

Mayor John Cressman

Town Clerk Verla Bruner



Town of Palmer Lake
Minutes of the Planning Commission
February 20, 2019 @ 6:00 PM
 28 Valley Crescent/ Town Office

Planning Commissioners Present:

Chairman Cooper

Commissioner Bruce

Commissioner Padgett

Commissioner Ihlenfeld

Commissioner Mettler

Commissioner Brown

Planning Commissioners Absent:

Commissioner Fisher

Agenda:

1. Call to Order

Chairman Cooper called the meeting to order at 6:00pm.

2. Approval of Minutes (January 16, 2019)

Commissioner Mettler made a motion to approve minutes from 1.16.19. seconded by Commissioner Ihlenfeld. Motion passed 6-0.

3. V-1-19. An Application for a Street Vacation and Replat for parts of Trinity Addition, Palmer Lake, CO.

Chairman Cooper asked that V-1-19 be tabled until the March 20, 2019 meeting. Commissioner Ihlenfeld made the motion to table V-1-19, Commissioner Bruce seconded. Motion passed 6-0.

4. Z-1-19. An Application for a Conditional Use Permit for a Mixed Residential/Commercial Development in a CC Zone District. Applicant Sylvia Amos.

Staff explained that this request was for a conditional use permit to build a mixed use building with both residential and commercial in the same building, and that it was not to be taken as an approval of any specific floor plans, site plans or illustrations of buildings. Also, developments on this site must first show proof of water and sewer service, and conform with the requirements of the zone district and

any conditions that the Commission and/or Council place on the proposed permit.

Applicant Sylvia Amos described her vision of what the development would look like with commercial on the ground floor and residential units on the second and third floor. She said that she had been working with Pikes Peak Community College to possibly lease space to their culinary school. She does not yet know how many taps she would need or if they are available.

Matt Stephens spoke and asked that the Commission consider its location on HWY 105 and require that a sidewalk be placed in front of the building.

Commissioner Ihlenfeld made a motion to recommend approval of Z-1-19, seconded by Commissioner Bruce. Motion passed 6-0.

5. Z-2-19. An Application for a Conditional Use Permit for a Single-Family Home in a C-1 Zone District. Applicant Richard Willian.

Applicant Richard Willian explained where the property was located and said that he wants to build a single-family home. He has the required taps to build one home. He would like to add up to 3 more homes on the property in the future, however he will have to first subdivide the property.

Commissioner Padgett made a motion to recommend approval of Z-2-19, seconded by Commissioner Mettler. Motion passed 6-0.

6. Z-3-19. An Application for a Conditional Use Permit for a Day Care Home in an R-3 Zone District. Applicant Maria Arefieva.

Staff explained the general concept of a Day Care as a conditional use in a residential zone district. Applicant Maria Arefieva explained the concept of a Forest School which is common in Europe. These are day schools where children are in a natural area with trees and grass instead of plastic and concrete.

Jim Adams who live across the street, spoke in favor of the application but had the following concerns:

- **Traffic at the trailhead can be dangerous. Applicant described where and how they would cross streets.**
- **Should there be concerns about registered sex offenders? (PD was asked and said no)**
- **Bears. Will there be enough supervision to protect against wildlife? Applicant answered yes that state requires one adult per 12 children, and they will have 1 adult per 8 children.**
- **Will private residents be restricted from growing cannabis if the live close the day care. No.**
- **Gate closure on driveway. There was a discussion about how the driveway gate would be opened and closed, especially during snow events.**

Commissioner Mettler made a motion to recommend approval of Z-3-19 with two conditions: 1. A children at play sign be installed in

the roadway, and 2. The business's sign be built with a shingled roof to reflect the design of the house.

Motion was seconded by Commissioner Bruce. Motion carried 6-0

7. Commissioner Comments

Commissioner Ihlenfeld asked that the Commission consider recommending an ordinance amendment to require larger lots. A discussion followed regarding how this could and couldn't be done. It was decided that staff should plan a Planning Commission dinner/workshop to discuss this and other topics. If any Commissioner has an idea for discussion, it should be emailed to Cathy.

8. Adjourn

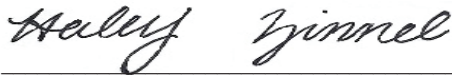
At 7:45 Commissioner Mettler made a motion to adjourn, seconded by Commissioner Brown. Motion passed 6-0.

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Haley Zinnel, being first duly sworn, deposes and says that he 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 06/28/2023**

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.



Haley Zinnel
Sales Center Agent

Subscribed and sworn to me this 06/28/2023, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.

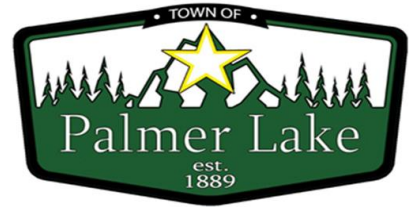


Karen Hogan
Notary Public
The Gazette

KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
TOWN OF PALMER LAKE
Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, July 19, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to reconsider a Conditional Use application for a mixed use of residential dwelling and commercial office with three stories, located at 56 Hwy 105, Lot 1 Block 1, parcel ID 7105309042. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thursday, July 27, 2023, at 6 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 June 28, 2023.

Document Authentication Number
20224024441-320804



Item 4.

**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

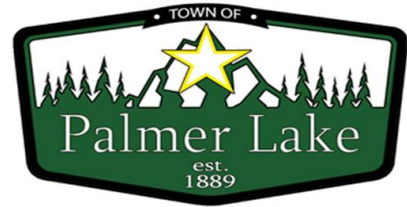
DATE: July 19, 2023	ITEM NO.	SUBJECT: Consider Application for Subdivision – Rock Ridge Reserve
Presented by: Town Administrator /Clerk		

Background

Mr. Phillips is a resident of the town and owns the parcel at 550 Rockridge Rd. He is interested to subdivide the property to three lots - current lot remain about 2.5 acre and sell off two new 1+ acre lots. Access will remain from Rockridge Rd.

Recommended Action

Staff does not have any issue with the proposed subdivision; however, the water service line may require relocation from the main to the applicant’s property to be away/clear of the subdivided property at the applicant expense. Staff supports a recommendation to the Board of Trustees to approve the minor subdivision.



Item 5.

**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: July 19, 2023	ITEM NO.	SUBJECT: Reconsider Conditional Use at 56 Hwy 105 (Sylvia Amos)
Presented by: Town Administrator /Clerk		

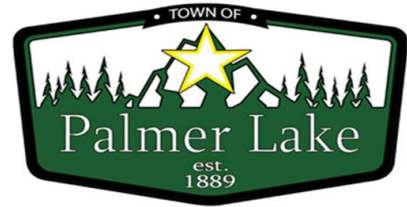
Background

Ms. Sylvia Amos was granted a conditional use in 2019 for a mixed use of commercial and residential; however, the approval by the Board included a *condition* limiting to two stories not the proposed three-story structure with commercial on the first level and residential dwelling in the upper two. As explained by Ms. Amos, this does not meet the desire of the development – making the dwelling units larger and more expensive, defeating her intent. Ms. Amos will be present to speak about her plans.

Recommended Action

Staff supports a recommendation to the Board of Trustees to approve conditional use for mixed use excluding a condition of two stories. The proposed mixed use meets the Community Goals of the Community Master Plan, including CC2 and Guiding Objective CC-6.1, as well as numerous Economic Sustainability (ED) including ED-1.2, ED-2, ED-3, ED-4, among others.

Staff suggests the Planning Commission members determine a height not to exceed that is supported and include such condition to the recommendation to approve. The current CC zoning code requires a height not to exceed 30 ft.



**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: July 19, 2023	ITEM NO.	SUBJECT: Review Process for Elephant Rock Property
Presented by: Town Administrator /Clerk		

Per the direction of the Planning Commission at the June meeting, the recommendation to complete a master plan before any significant work begin was brought to the Board on 7/13.

A result of discussion was direction to staff to communicate the following process for the elephant rock property:

1. Staff will complete negotiation of a lease agreement for the Eco Spa (near complete) and Star View Ranch;
2. Board will approve the lease agreements for control of the premises as defined at a public meeting;
3. Board will provide direction for the master plan (anticipated at the upcoming July meeting);
4. Trustee Farr will continue working with partners planning development of the property and provide updates;
5. Tenants will assemble plans for improvement (Eco Spa, amphitheater, gymnasium, event venue);
6. Upon complete submittal of plans to amend the existing PUD, hearings will be set before the Planning Commission and Board of Trustees respectively to amend the PUD;
7. Only upon approval of the plans will land use applications for remodel/addition/improvement, etc., begin to allow construction activity.