



PLANNING COMMISSION

Wednesday, December 20, 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 November 15, 2023

Public Hearing – Chair will introduce the item and hear the applicant request. Chair will ask if any public member wishes to speak for or against the request. Public should address the Commission members directly while members listen. Applicant may provide closing remarks and members may ask questions of the applicant. Chair will close the hearing and members will discuss the item, move a recommendation, or continue the hearing to a particular date.

- [2.](#) Application for Conditional Use Permit in M1 Zone, Event Center (707 County Line Rd)
- [3.](#) Application for Conditional Use Permit in C2 Zone, Slapshot Hockey Lanes (870-872 Hwy 105)

Business Items

- [4.](#) Consider Recommendation for Conditional Use Permit in M1 Zone, Event Center (707 County Line Rd)
- [5.](#) Consider Recommendation on Conditional Use Permit in C2 Zone, Slapshot Hockey Lanes (870-872 Hwy 105)
- [6.](#) Consider Additional Downtown Design Criteria for the Community Master Plan

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 (January 17) and Future Items

**Annexation/Rezoning for Ben Lomand Mountain Village*

**Request to Vacate Undeveloped Right of Way, Petite Ave*

**Application for Conditional Use Permit in C2 Zone, 650 Illumination Point*

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.

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, November 15, 2023 at 5:00 PM

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

MINUTES

Call to Order. Commission member Mark Bruce called the meeting to order at 5 pm.

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

Approval of Minutes.

- Minutes from October 18, 2023. MOTION (Hutson, Caves) to approve the minutes as presented. Motion passed 5-0.

Public Hearing

- Application for Conditional Use in CC Zone - Religious Institution (304 Hwy 105). Mr. Jeff Rudder introduced himself, representing The Movement church, established as a 501c3, to use the open space of the TLCA at 304 Hwy 105 for Sunday morning service. He explained there will be about 80-100 people attending and a lease agreement is established for the space. Mr. Roger Moseley challenged the application applicant name and title of Mr. Maddox and provided comments about Mr. Maddox's background. Ms Genevieve Vatt provided background about Mr. Maddox filing bankruptcy. Mr. Walt Moore stated his opposition to the use because of the original intent of the structure. Mr. Tim Eckert stated the original intent should be considered. Ms Dusty Severn questioned this use in the past. Collins stated that PPRBD stopped the former remodel for residential but allowed ongoing use as TLCA. She also stated the church is recently formed and is working to be compliant with code requiring a conditional use. Commission member Bruce closed the hearing.

Business Items

- Consider Conditional Use in CC Zone - Religious Institution (304 Hwy 105). Commission member Susan Miner stated her concerns about the legal review of the work previously done in the building and actual capacity. She reiterated the original intent of the gift to the community for community use and concern of a long-range plan to become a church. Amy Hutson spoke about the master plan intending the space for arts. Mark Bruce stated the corridor is already limited to add commercial property. Tim Caves stated his concern about unpermitted work previously done being inspected by Fire and PPRBD for safety. MOTION (Miner, Caves) to recommend approval of the conditional use for religious institution including a condition to complete inspection by Fire and PPRBD and any violation corrected. Roll call vote taken – aye 3; nay 2 (Hutson, Bruce). Motion passed.

Mr. Roger Mosely stated that Collins was correct that PPRBD allowed the original use of TLCA to continue. Mr. Tim Eckert offered to inspect the building with Fire.

4. Review Downtown Design and Consider Incorporating into the Community Master Plan. Commission member Susan Miner reviewed the downtown design to be incorporated into the Master Plan. MOTION (Hutson, Zapalac) to amend the Community Master Plan to include the downtown design. Motion passed 5-0.

5. Review and Consideration of Revised Sign Code. Members reviewed the revised sign code. Collins will forward the modifications to legal.

Public Comment. Mr. Jeremy Feranti, landowner at Illumination Point, requested the Commission demand a stop work of his two neighbors occupying land – Tanglewood Trailers and Greater Grounds. He reviewed at length the lack of permits and plans for any change to the property. He provided Commission members his background and expertise and stated what his neighbors needed to develop. Collins explained that all property owners of Illumination Point need to collaborate for the benefit of the entire site.

Next Meeting (December 20) and Future Items

Adjourn. MOTION (Hutson, Miner) to adjourn at 6:48 pm. Motion passed.

Minutes by: Dawn Collins, Town Clerk

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, December 20, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a Conditional Use application for an event center in a M1 zone, located at 707 County Line Road. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thursday, January 11, 2024, 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



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

received
10/31/23

PAID
\$250.00
CK # 4185

Office Use Only

Item 2.

Case Number: _____

Date: _____

Fees: \$250.00

Check #: 4185

Rec'd By: JRC / TT

Application Complete: JRC 12/20/23

Conditional Use Application Form (M1)

Name of Applicant/Property Owner: Paul Sutton- Bbjj Property 2 LLC

Address: 12678 Berrywood Dr Colorado Springs 80921 Phone#: 719-205-2070

Email: Ron@Primehometeam.com

Name of Proposal: Conditional use to allow for Event Center

Legal Description or Address: 707 County Line Rd. Palmer Lake, CO 80133

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: 10-30-23

If the applicant is not the owner:

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

Owner – Print: _____

Owner – Signature: _____ Date: _____

Paul Sutton- Bbjj Property 2, LLC
12678 Berrywood Dr, Colorado Springs, CO 80921

Town of Palmer Lake
42 Valley Crescent
P.O. Box 208
Palmer Lake, CO 80133e

Re: Conditional Use Permit Request for:
707 County Line Rd. Palmer Lake, CO 80133
Tax ID: 71042-09-011
Legal Description: LOT 2 BLK 1 COUNTY LINE RD OFFICE/MANUFACTURING FACILITY

I have owned the property at 707 County Line Rd., and have conducted business in the Town of Palmer Lake since May of 2015. The building is no longer needed for light industrial use. It is my intent to make the necessary improvements to this building in order to make it a beautiful Events Center.

The existing building is 24,000 square feet and is already of adequate size and shape to accommodate the event center. There will be no need to add additional structures to the site, however, it is our intent to beautify the exterior of the building in keeping with the motif of an event center. The site already contains yards, spaces walls, fences and parking needed. There will be a need for additional landscaping in order to beautify the site. Any improvements will be complimentary to the surrounding area, and will enhance the look of the community.

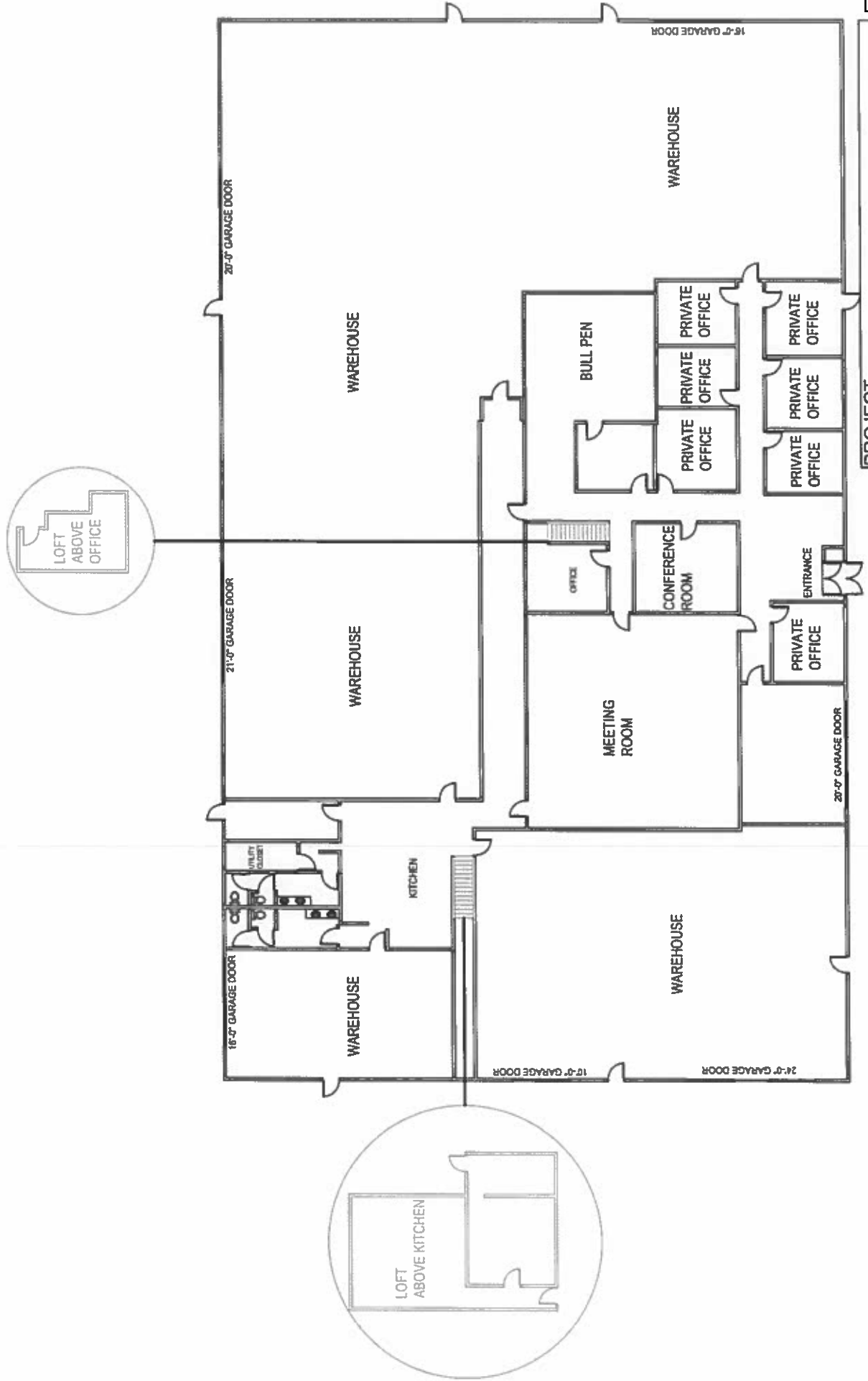
The site is located directly off County Line road, one mile west from Interstate 25. There will be no traffic impact to the town of Palmer Lake for guests attending events. We do, however, expect a positive effect to the town of visitors who will stay in town, shop and dine in local establishments.

We do not anticipate any negative impacts of the proposed use on adjacent properties and on the public. The adjoining properties are all commercial/industrial. There are no single family homes in the area.

We believe that this proposed conditional use will greatly benefit the Town of Palmer Lake, in that, it will help to create sustainable growth, benefit the other merchants of the town and increase sustainable, durable tax and other revenue streams for Palmer Lake into the future.

Thank you for your consideration of this proposal.

Attachments:
02 Conditional Use Application
03 Aerial View of the Site
04 Marketing Information for the site
05 Existing Floor plan



PROJECT
NAME: 707 County Line Rd, Palmer Lake, CO 80133
DATE: 5-18-2022



PALMER LAKE INDUSTRIAL

FOR LEASE | 707 County Line Rd. Palmer Lake, CO 80133



STRATA
GROUP

Item 2.



PROPERTY OVERVIEW

Industrial space perfect for a variety of uses. Direct access to I-25. Over 5ac with a large fenced and secured yard. 7 drive in doors. Fully built out office including a large conference room, training room, and break room/kitchen area. Tenant pays NNN, utilities, and trash. 3phase/480v power, Palmer Lake water, septic system.



OFFERING SUMMARY

AVAILABLE
SQUARE FT.

12,000 -
24,000 sf

LEASE RATE

\$9.50 psf +
\$4.50 NNN

LOT SIZE

5.17 ac

ZONING

M-1

NIKI FIELDS

(719) 464-5475

Niki@StrataGrpCo.com

 **STRATA**

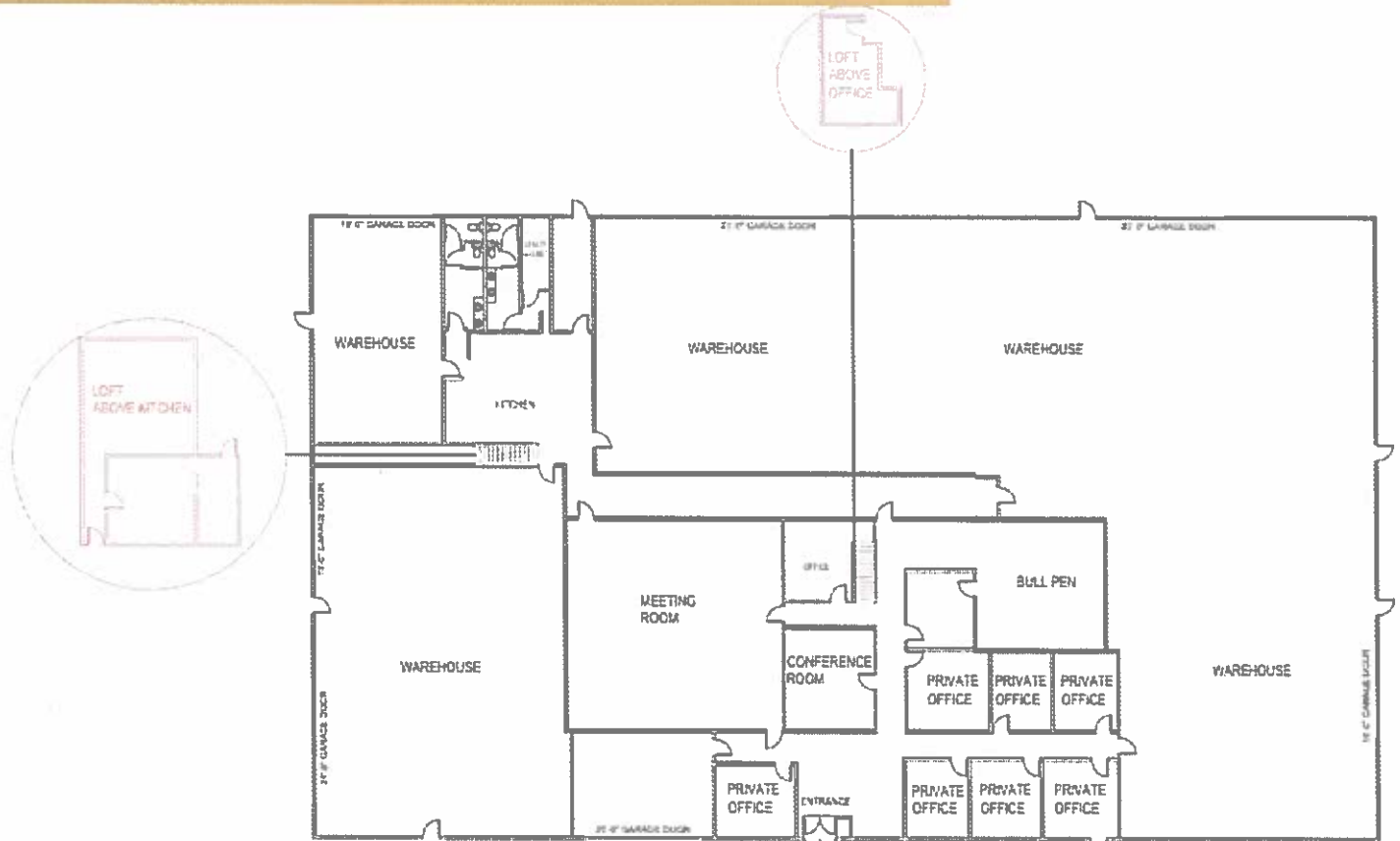
PO Box 1415 | Colorado Springs, CO 80901
(719) 535-0500 | StrataGrpCo.com

Building Opportunity Through People and Place
REAL ESTATE • DEVELOPMENT • INVESTMENT

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Strata Group acting as Landlord's/ Seller's Agent. A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

PALMER LAKE INDUSTRIAL

FOR LEASE | 707 County Line Rd. Palmer Lake, CO 80133



PROJECT
NAME: 707 County Line Rd. Palmer Lake, CO 80133
DATE: 5-18-2022



NIKI FIELDS

(719) 464-5475

Niki@StrataGrpCo.com

STRATA

PO Box 1415 | Colorado Springs, CO 80901
(719) 535-0500 | StrataGrpCo.com

Building Opportunity Through People and Place
REAL ESTATE • DEVELOPMENT • INVESTMENT

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Strata Group acting as Landlord's/ Seller's Agent. A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

17.56.010. - Permitted uses.

Permitted uses include:

- (1) Warehouses and wholesale business.
- (2) Parking garages.
- (3) Wholesale businesses.
- (4) Light equipment sales and repair.
- (5) Vehicle sales and service.
- (6) Public and semi-public uses.
- (7) Ambulance services.
- (8) Light assembly of prefabricated parties.
- (9) Mini-warehouses and storage rental spaces.
- (10) Food and drink processing.
- (11) Light manufacturing.
- (12) Sale and storage of building materials.
- (13) Heavy equipment sales and service.

(Code 1973, § 17.40.010; Ord. No. 2-1980, § 7, 1980; Ord. No. 17-2000, § 22, 2000)

17.56.020. - Conditional uses.

Conditional uses in the M1 zone are as follows:

- (1) Research and testing facilities.
- (2) Breweries and distilleries.
- (3) Canneries.
- (4) Freight yards.
- (5) Metal fabrication.
- (6) Kennels, provided that a minimum of five acres is available for said kennel.
- (7) Laboratories.
- (8) Optional premises cultivation operations as such term is defined in chapter 5.30 as and if otherwise allowed and regulated by chapter 5.30.
- (9) Healing Centers.

(10) Other such uses as listed and permitted which are not more detrimental, as determined by the planning commission and town board.

Item 2.

(Code 1973, § 17.40.020; Ord. No. 2-1980, § 8, 1980; Ord. No. 17-2000, § 23, 2000; Ord. No. 9-2001, § 1, 2001; Ord. No. 15-2017, § 3, 8-24-2017; Ord. No. 15-2023, § 1, 6-8-2023)

17.56.030. - Lot sizes and dimensions.

The sizes and dimensions for a lot in an M1 zone are as follows:

- (1) Minimum lot area: 10,000 square feet.
- (2) Minimum lot width: 100 feet street frontage.
- (3) Minimum street yard: 25 feet.
- (4) Minimum side yard: 20 feet.

(Code 1973, § 17.40.030; Ord. No. 15-1973, § III:11:c, 1973)

17.56.040. - Structure height.

The maximum building height in an M1 zone shall not exceed 30 feet.

(Code 1973, § 17.40.040; Ord. No. 15-1973, § III:11:d, 1973)

17.56.050. - Required off-street parking and loading.

For required off-street parking and loading, see chapter 17.84.

(Code 1973, § 17.40.050; Ord. No. 15-1973, § III:11:e, 1973)

17.56.060. - Signs.

Signs in the M1 zone are permitted provided they comply with chapter 17.76.

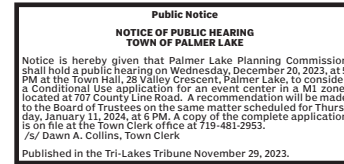
(Code 1973, § 17.40.060; Ord. No. 15-1973, § III:11:f, 1973; Ord. No. 18-2000, § 24, 2000)

17.56.070. - 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, § 17.40.070; Ord. No. 3-1981, § 1, 1981; Ord. No. 14-1987, § 8, 1987)

AFFIDAVIT OF PUBLICATION**STATE OF COLORADO
COUNTY OF El Paso**

Item 2.

I, Kate Dickens, 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 11/29/2023**

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.

Kate Dickens
Sales Center Agent

Subscribed and sworn to me this 11/29/2023, at said City of Colorado Springs, El Paso County, Colorado.

My commission expires June 23, 2026.

Karen Hogan
Notary Public
The Gazette



Document Authentication Number
20224024441-814475

NOTICE OF PUBLIC HEARING**TOWN OF PALMER LAKE**

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, December 20, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a Conditional Use application for simulated hockey in C2 zone, located at 870-872 Hwy 105, Palmer Lake. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thursday, January 11, 2024, 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



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

Office Use Only

Case Number: _____

Date: 11/1/23

Fees: \$250.00

Check #: 2902

Rec'd By: DAL

Application Complete: 11/3/23 12/20/23

Conditional Use Application Form (c2)

Name of Applicant/Property Owner: Nicole Tahmindjis

Address: 17914 Gypsum Canyon Ct Phone#: 720 244 1111

Email: nlorett@hotmail.com

Name of Proposal: Slap Shot Hockey Lanes

Legal Description or Address: 870-872 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: [Signature] Date: 11/1/23

If the applicant is not the owner:

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

Owner – Print: Rick White

Owner – Signature: RE White Date: November 1, 2023

Villa Toscana, LLC

864 Highway 105
Palmer Lake, CO 80133
303.717.8211

November 1, 2023

Re: Unit 870-872

To Whom It May Concern:

My name is Rick White and I'm the owner of the Villa Toscana building in Palmer Lake. We are contacting you to inform you that it is our intent to go to lease with Slap Shot Hockey Lanes, LLC and give permission for their intended use of this property as outlined in their Conditional Use Application. We look forward to the success of this business in our community! Please let me know if you have any other questions.

Sincerely,



Rick White

Villa Toscana, LLC

Town of Palmer Lake
42 Valley Crescent
Palmer Lake, CO 80133

To Whom it May Concern,

I have submitted an application for a Conditional Use Permit for the property located at 870-872 Highway 105. It's my intention to open Slap Shot Hockey Lanes in this location.

If you play baseball/softball you go to batting cages to practice. If you play golf, you can go to the driving range to hit balls. Slap Shot Hockey Lanes (SSHL) will give hockey players a place to go for dryland training to practice shooting pucks at goals. There will be 9 lanes with interactive goals. Each lane will have a different target - goals that automatically rebound the pucks back to the shooter, electronic boards that have 10 fun games, cowbells, electronic targets and a lane with a radar that will measure the speed of your shots.

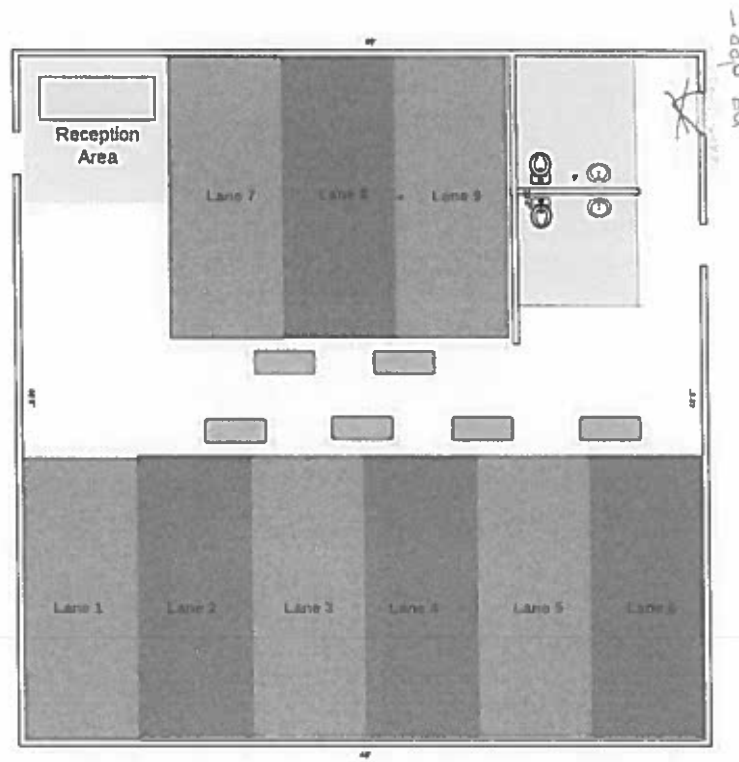
There are over 2000 hockey players in the Tri-Lakes and Colorado Springs Area and with only 6 ice rinks, ice time is at a premium. I have talked with several local hockey coaches and they agree that this will be a valuable tool to add to their training routine. It will allow them to focus on shooting and free up time when they are on ice to work on other essential skills.

Slap Shot will also give the kids in the Palmer Lake and Monument areas something to do in the immediate area. Being close to Colorado Springs there are many options for entertainment but you have a 15-20 minute drive to get to them. SSHL will be open to all ages and abilities, even those who have never played hockey before will have fun shooting at the targets and playing games.

After reading all 127 pages of the Palmer Lake December 2022 Community Master Plan, I also realized that SSHL would fill a void in the Town Palmer Lake as well. The history of Palmer Lake shows that it has always been an area for recreation and entertainment. While the Town is still centered on recreation and highlighting the natural resources in the area, not every day is conducive to being outdoors. Having an indoor option for people to visit on cold and snowy days or in the summer when it's too hot to hike and the lake is packed, will help fill that void.

I look forward to being a part of the Palmer Lake community and offering something new and different. Thank you in advance for your time and consideration on this matter.

Sincerely,
Nicole Tahmindjis
Owner/Slap Shot Hockey Lanes



To Whom It May Concern,

We, the owners of CrossFit 7070, are in full support of Slap Shot Hockey opening their business nearby. There is a huge need for sport specific businesses in town, helping families to stay local with training, as well as drawing population into the area. We have a family attending our CrossFit gym that moved here from Texas so that their sons could play travel hockey with our local teams. Allowing space for Slap Shot will only strengthen that draw and provide more skill practice space for a rink already very booked. Sport specific youth businesses thrive in our area. We can speak from experience after recently opening 7070 Athletics, a basketball training organization.

We are very excited to see Slap Shot Hockey coming in!

Mark & Shannon VanderMeer

17.48.010. - Permitted uses.

Permitted uses in the C2 zone are as follows:

- (1) Restaurants.
- (2) Licensed liquor and beer outlets.
- (3) Bed and breakfast.
- (4) Funeral homes and mortuaries.
- (5) Medical and dental clinics.
- (6) Service establishments, such as barbershops and beauty shops, watch and jewelry repair, pharmacies, pick-up stations for laundry or dry cleaning, retail good shops.
- (7) Commercial buildings, libraries, parks, museums, art galleries and post offices.
- (8) Retail stores, including the following: liquor store, drug store, miscellaneous good items, clothing store, sporting goods, books, groceries, antiques, gift shop, hardware, and furniture.
- (9) Art, photographic, health, dance and music studios.
- (10) Light/small equipment sales and repair.
- (11) Day care centers.
- (12) Building supplies.
- (13) Light assembly of prefabricated parts.
- (14) Arts/crafts shops such as woodworking, pottery, jewelry or other craft-based industries.
- (15) Small animal veterinary clinic.

(Code 1973, § 17.37.010; Ord. No. 4-1995, § 2, 1995; Ord. No. 18-2000, § 15, 2000)

17.48.020. - Conditional uses.

Conditional uses in the C2 zone are as follows:

- (1) Wholesale businesses.
- (2) Drive-in commercial uses.
- (3) Bowling alleys.
- (4) Educational institutions.
- (5) Religious institutions.
- (6) Public and semi-public uses (per definition in section 17.08).

For required off-street parking and loading, see chapter 17.84.

(Code 1973, § 17.37.050; Ord. No. 4-1995, § 6, 1995)

17.48.060. - Signs.

Signs in the C2 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.37.060; Ord. No. 4-1995, § 7, 1995; Ord. No. 18-2000, § 17, 2000)

17.48.070. - Sewerage.

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

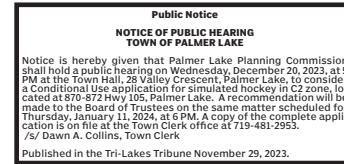
- (1) Inability to tap existing sewer lines.
- (2) Ability to meet current county sewage disposal regulations.
- (3) Compliance with the provisions of chapter 16.48.

(Code 1973, § 17.37.070; Ord. No. 4-1995, § 8, 1995)

17.48.080. - 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.

(Code 1973, § 17.37.080; Ord. No. 4-1995, § 9, 1995)

AFFIDAVIT OF PUBLICATION**STATE OF COLORADO
COUNTY OF El Paso**

Item 3.

I, Kate Dickens, 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 11/29/2023**

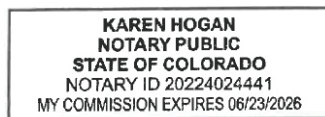
That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States 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.

Kate Dickens
Sales Center Agent

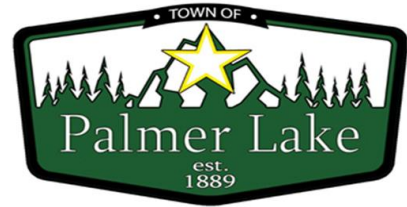
Subscribed and sworn to me this 11/29/2023, at said City of Colorado Springs, El Paso County, Colorado.

My commission expires June 23, 2026.

Karen Hogan
Notary Public
The Gazette



Document Authentication Number
20224024441-814066



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

DATE: December 2023	ITEM NO.	SUBJECT: Consider Application for Conditional Use Permit in M1 Zone, Event Center (707 County Line Rd)
Presented by: Town Administrator /Clerk		

Background

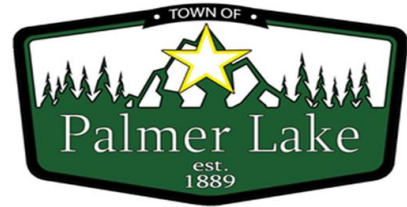
A new business is interested in this location for an event venue at 707 County Line Road, which is zoned M1, found here -

https://library.municode.com/co/palmer_lake/codes/code_of_ordinances?nodeId=COOR_TIT17ZO_CH17.56M1GEINZO

The owner and tenant request a conditional use pursuant to 17.56.020. (10) as the Planning Commission interprets the conditional use.

Recommended Action

Consider a recommendation to the Board of Trustees for conditional use as requested.



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

DATE: December 2023	ITEM NO.	SUBJECT: Consider Application for Conditional Use Permit in C2 Zone, Slapshot Hockey Lanes (870-872 Hwy 105)
Presented by: Town Administrator /Clerk		

Background

A new business is interested in this location for hockey simulation at Hwy 105, which is zoned C2, found here - https://library.municode.com/co/palmer_lake/codes/code_of_ordinances?nodeId=COOR_TIT17ZO_CH17.48C2GE_BUCOZO

The owner and tenant request a conditional use pursuant to 17.48.020. (3) as the Planning Commission interprets the conditional use.

Recommended Action

Consider a recommendation to the Board of Trustees for conditional use as requested.

Dawn Collins

From: William Fisher <bill@fisharch.com>
Sent: Friday, December 8, 2023 3:53 PM
To: Dawn Collins
Subject: Re: Hwy 105 Streetscape Concept
Attachments: 10 Principles.pdf; Palmer Lake Streetscape Concept.jpg; streetscape plan dimensional studies 7-27-22.pdf

-----WARNING: This email originated from outside the Town of Palmer Lake. DO NOT CLICK on any attachments or links from unknown senders or unexpected emails. Always check the sender's display name and email address are correct before you communicate.-----

Sorry Dawn. Thought I had sent this but just found it in my drafts folder.

I do not have anything on the old streetscape plans that you included in the packet. Those graphics were generated by others before my time. I may have done some of the 3d rendering but it's been 20 years. I do have comments, however, that I'd like included in a narrative w/ the adoption of the graphics - a list of intentions - if everyone agrees:

- This plan doesn't show the on-street parking or sidewalks that we want.
- Parking lots should be screened / landscaped
- Storefront awnings and ground level transparency encouraged to attract shoppers.
- YES to street trees that would greatly enhance sense of place and consequent business success.
- "Highway transitional" inaccurate. Mainstreet should encompass Erhardt property.
- The DT Design Plan shows Park improvements not intended for Mainstreet Plan.

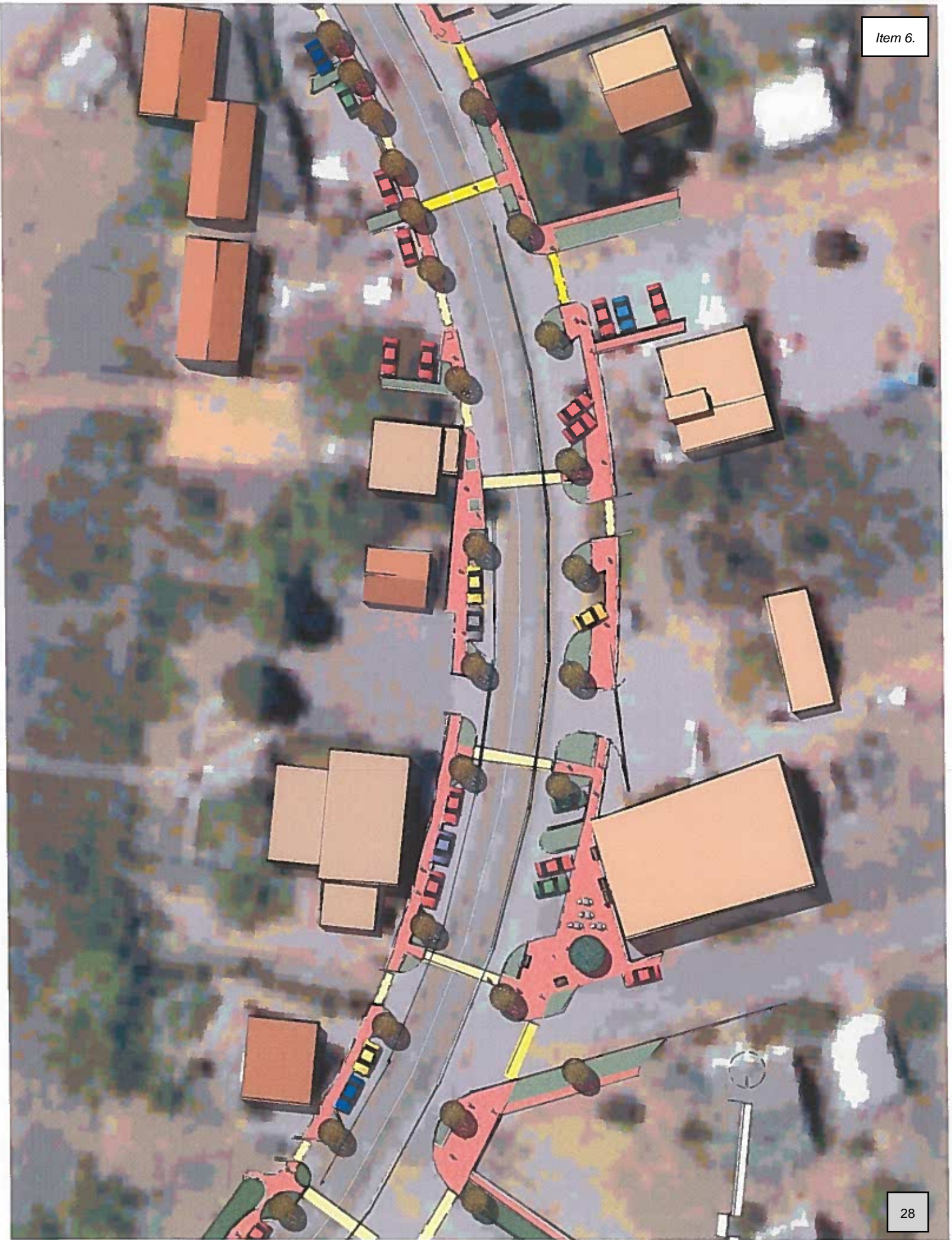
AND I WOULD ADD

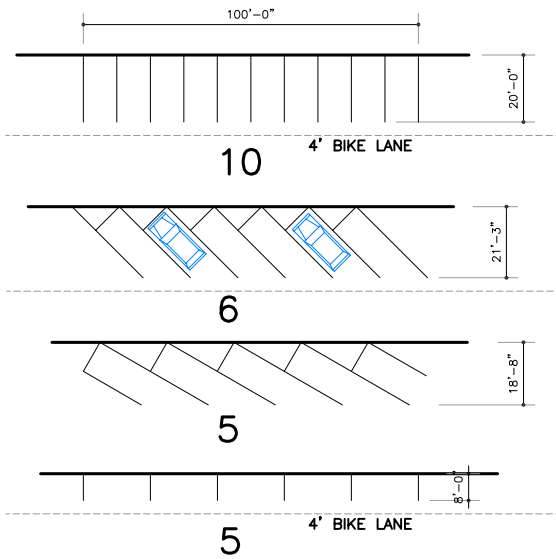
- Sidewalk fingers or islands that encompass parking and create shorter safer crosswalks for the young and the old.

GMS needs to contact CDOT about their evolving policies concerning parking types and safety in conjunction w/ their sidewalk work. I just read a study from Nebraska CDOT that said there's no difference in safety between angled and parallel but angled is safer for people getting in and out of their cars and parallel parking can endanger bicycle traffic. It said the negative for any on-street parking was it reduced traffic speed and flow. I'm thinking those aren't negatives. Transportation engineers don't consider pedestrians in their safety calculations.

William L Fisher RA Leed AP
FISHER ARCHITECTURE
 719.660.4356

From: Dawn Collins <dawn@palmer-lake.org>
Sent: Friday, December 8, 2023 11:42 AM





NUMBER OF SPACES IN 100'

— HEAD IN	10
— 45° DIAG	6
— 30° DIAG	5
— PARALLEL	5

Item 6.

HEAD IN OR DIAGONAL NOT ALLOWED BY CDOT.
PARALLEL PARKING PROVIDES ± SAME COUNT
AND MOST SPACE FOR SIDEWALKS

40'–60' EXISTING R.O.W. WIDTHS ON
MAINSTREET MEANS SOME ON-STREET PARKING
& SIDEWALKS MUST BE ON PRIVATE PROPERTY.

STREETSCAPE WIDTHS
NOT ALLOWING FOR ACTIVITY ZONE
(DISPLAY, CAFE SEATING, ETC)

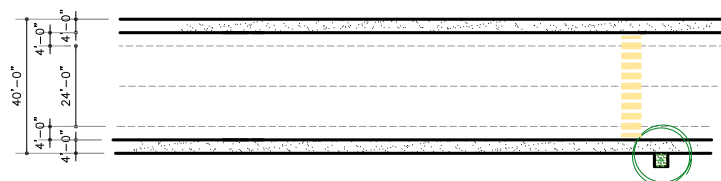
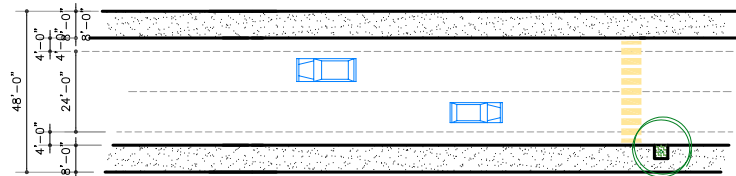
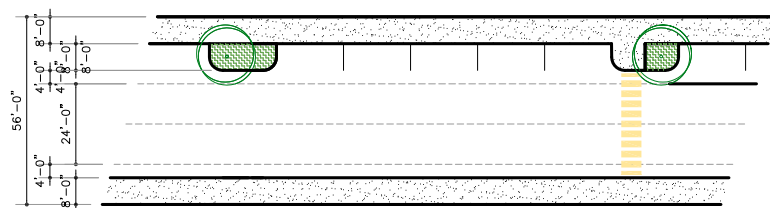
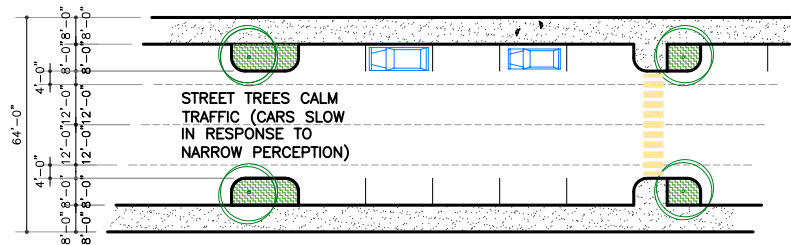
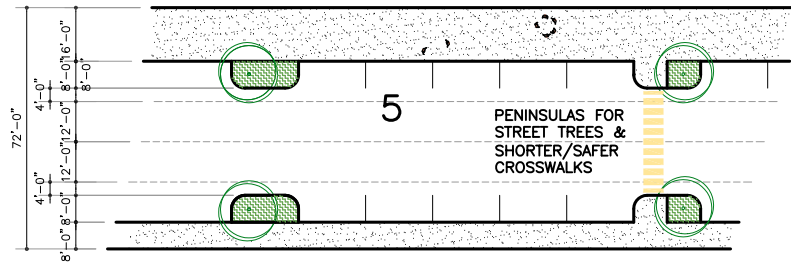
DESIRED MIN. W/ PARKING, 16'
SIDEWALK 1 SIDE & 8'
SIDEWALKS OTHER SIDE

DESIRED MIN. W/ PARKING &
8' SIDEWALKS BOTH SIDES

PARKING 1 SIDE

PARKING 0 SIDES

PARKING 0 SIDES W/ 4'
SIDEWALK TO FIT IN 40' R.O.W.



1 Design on a Human Scale

Compact, pedestrian-friendly communities allow residents to walk to shops, services, cultural resources, and jobs and can reduce traffic congestion and benefit people's health.



2 Provide Choices

People want variety in housing, shopping, recreation, transportation, and employment. Variety creates lively neighborhoods and accommodates residents in different stages of their lives.



3 Encourage Mixed-Use Development

Integrating different land uses and varied building types creates vibrant, pedestrian-friendly, and diverse communities.



4 Preserve Urban Centers

Restoring, revitalizing, and infilling urban centers takes advantage of existing streets, services, and buildings and avoids the need for new infrastructure. This helps to curb sprawl and promotes stability for city neighborhoods.



5 Vary Transportation Options

Giving people the option of walking, biking, and using public transit in addition to driving reduces traffic congestion, protects the environment, and encourages physical activity.





6

Build Vibrant Public Spaces

Citizens need welcoming, well-defined public places to stimulate face-to-face interaction, collectively celebrate and mourn, encourage civic participation, admire public art, and gather for public events.



7

Create a Neighborhood Identity

A "sense of place" gives neighborhoods a unique character, enhances the walking environment, and creates pride in the community.

8

Protect Environmental Resources

A well-designed balance of nature and development preserves natural systems, protects waterways from pollution, reduces air pollution, and protects property values.

9

Conserve Landscapes

Open space, farms, and wildlife habitat are essential for environmental, recreational, and cultural reasons.



Design Matters

Design excellence is the foundation of successful and healthy communities.



10

Design Alternatives for a "Big Box" Development

Existing conditions. Can you imagine your favorite "big box" retailer sitting in the middle of the field surrounded by parking?



Bump-outs at the corners shorten the distance. Good sidewalks create an environment where people feel comfortable walking.

First-floor commercial uses contribute to street life. Parking is integrated within the block.



Articulated frontages and appropriate landscaping define successful public spaces and create livable communities built on a human scale.