

# Conditional Use Permit Tanglewood Trailers

Tanglewood Management LLC

dba

Tanglewood Trailers

719-960-0600

[www.tanglewoodtrailers.com](http://www.tanglewoodtrailers.com)

# Contents

- Historical Timeline
- Current Status
- Current Uses
- Benefits to the residents of Palmer Lake
- Benefits to the Town of Palmer Lake
- Conclusion
- Attachment: Letter from Town of Palmer Lake

# Historical Timeline

- April 2011 Business established with Colorado Secretary of State, holds status of "Good Standing."
- August 2017 Trade Name of Tanglewood Trailers established, holds status of "Effective."
- March 2019 Submitted applications for a Business License and Conditional Use Permit to the Town of Palmer Lake.
- April 2019 Town of Palmer Lake Planning Commission and Board of Trustees approved the Application and the Town issued a business license.
- May 2019 Noticed an opportunity to expand the business by acquiring Lot 2 Illumination Point. Prior purchasing the land, Tanglewood Trailers submitted another Conditional Use Permit Application.

# Historical Timeline Con't.

- June 2019 Tanglewood Trailers was advised by Town Manager Valerie Remington and Town Clerk Verla Bruner that the second Conditional Use Permit could be handled administratively and prepared a letter providing authority:

***“under permitted uses 17.37.010(j) Light Equipment sales and repair. Including new and used on-highway trailers and similar products to operate within the capacity with no conditions placed on the Business License.”***

- July 2019 Based upon the authority granted by the Town of Palmer Lake, Tanglewood Trailers:
  - Initiated and subsequently completed the purchase of Lot 2 Illumination Point.
  - Applied for and received a Franchise Dealers License from the State of Colorado, Automotive Industry Division.
- March 2020 The Town of Palmer Lake (Mr. Redosevich) expressed concerns with the business activities that were taking place on my land. The Town referred the matter to their attorney. Ultimately, the Town renewed the business license for Tanglewood Trailers without restriction.

# Current Status

- For 2021, The Town of Palmer Lake has:
  - Declined to renew the business license for Tanglewood Trailers:
    - advising their contention that the permissions granted by previous Town Staff exceeded their authority.
    - The decision to decline the renewal of this business license is directly contrary to the authority granted, in writing, by the Town in June 2019.
  - Authorized Tanglewood Trailers to continue operations until the matter is resolved.
- Even if the Town's Staff exceeded their authority, the Town remains responsible for the actions of their employees:
  - The responsibility of government does not end with changing of staff or administrations.
  - When Federal Employees overstep their bounds, The U.S. Government calls these situations "unauthorized commitments," recognizes their responsibility for the actions of their employees, disciplines the employee(s) and takes responsibility.

# Current Uses

- Tanglewood Trailers, (utilizing 626 Hwy 105, a portion of the attached shop and Lot 2 Illumination Point) provides the following services:
  - New and used vehicle sales
    - Colorado Auto Industry Division License #444547
    - PJ Trailers Dealership
    - Texas Pride Trailers Dealership
    - Cargo Express (a division of LGS Industries) Dealership
  - New and used snow plow sales
    - BOSS Snow Plow Dealership
    - Snow Dogg Snow Plow Dealership
    - Western Snow Plow Dealership
  - Vehicle Service and Repair
  - Vehicle Rental (U-Haul)
  - Welding and Fabrication Services

# Benefits to the residents of Palmer Lake

- Tanglewood Trailers provides the aforementioned services and support to the residents of Palmer Lake and surrounding areas.
- The residents choose Tanglewood Trailers for several reasons:
  - Location
  - Quality of Work
  - Fair Pricing
- The residents of Palmer Lake represent:
  - 20% of our sales and service customer base
  - 30% of our outgoing U-Haul rentals
  - 50% of our incoming U-Haul returns
- 43% of the current Planning Commission have patronized Tanglewood Trailers. I want to personally thank you for your patronage.

# Benefits to the Town of Palmer Lake

- The Town of Palmer Lake's primary source of revenue is Sales Tax
  - Sales tax is collected by individual for-profit businesses that sell tangible goods, on a retail level, within Town limits.
  - Sales tax is not assessed or collected on services, wholesale sales, non profit organizations, manufacturing operations with wholesale distribution.
- There are seven businesses that operate from the Illumination Point Business Center, yet, only two have retail sales licenses and only one has any significant retail sales volume.
- Sales Tax revenue for the Town of Palmer Lake (past 18 months)
  - Significant decline due to:
    - 2 Palmer Lake restaurants had major fires causing lengthy closures, loss of jobs for staff and a huge loss of sales tax revenue.
    - A global pandemic has caused even more businesses to close and otherwise be significantly impacted, causing even greater reductions in sales tax revenues.
  - During this same period of time, Tanglewood Trailers has:
    - been fully operational due to essential designation awarded to Tanglewood Trailers via U-Haul
    - Retained all staff
    - Collected approximately \$45,000 in sales tax revenue for the Town of Palmer Lake

## Benefits to the Town of Palmer Lake Con't.

- Tanglewood Trailers provides the following additional benefits to the Town and community:
  - Pays rent on 626 Hwy 105 and attached shop which:
    - Contributes to the payment of property taxes, a portion of which goes to the Town of Palmer Lake
    - Contributes to the sustainment of Tucker Enterprises and those who derive their financial well being from operating this business
  - Pays property taxes on Lot 2 Illumination Point which:
    - A portion goes to the Town of Palmer Lake
  - Employs 4 people, who's earnings stretch out and provide the necessities of life to over ten people

# Conclusion

- The Town of Palmer Lake:
  - previously granted permission to Tanglewood Trailers to conduct the business activities stated herein
  - is legally and morally obligated to uphold these permissions
  - is financially dependent upon the sales tax revenues generated by the retail for-profit businesses operating within Town Limits, including those generated through the operation of Tanglewood Trailers
  - patronizes Tanglewood Trailers, and as we grow, will likely increase their utilization of our parts and services.
- The residents of Palmer Lake have voted:
  - Through their patronage, to keep Tanglewood Trailers
  - Through their patronage, to keep U-Haul
  - Through their patronage, to keep all of the supplies and services we provide.



RE: Tanglewood Trailers

626 Highway 105

Palmer Lake CO 80133

June 24, 2019

The Town of Palmer Lake is pleased to authorize, Tanglewood Trailers Located in the C2 General Business and Commercial zone under permitted uses 17.37.010 (j) Light Equipment sales and repair. Including new and used on -highway trailers and similar products to operate within the capacity with no conditions placed on the Business License.

Town Clerk

A handwritten signature in cursive script that reads "Verla Bruner".

Verla Bruner