



**TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO**

DATE: AUGUST 12, 2021	ITEM NO.	SUBJECT: PUBLIC HEARING & Resolution to Approve Amending Conditional Use for Tanglewood Trailers (Hwy 105)
Presented by: Town Administrator / Clerk		

Recommended Action

Per the recommendation of the Planning Commission, allow the amended conditional use for rental, sales and storage of vehicles (trailers) on the purchased property owned by Mr. Thompson with the specific condition to screen with emphasis on landscaping (vs. fencing) per zoning code and, if/when a site plan is developed, to present to the Planning Commission for review.

Background

Tanglewood Trailers were originally approved in a C-2 zone, located on the Illumination Point property, for a conditional use of the property with a limited number of vehicles. Upon review of business license renewals, it was learned that an administrative letter was provided to remove conditions for Mr. Thompson's use. Town administration does not have authority over a conditional use; thus, prior to renewing a business license, Town staff requested that Mr. Thompson follow proper process to *amend* his conditional use for Tanglewood Trailers.

The item before you is a public hearing – first – to hear any remarks for or against the conditional use. Following public remarks, please note that the Planning Commission reviewed the use, discussed it at length, and concluded a recommendation to provide Mr. Thompson the amended use of the property; including conditions to screen the parking area with 50% landscape vs. fencing and, when/if the site develops further, to review the site plan with Planning Commission respectively.

The property owner intends to be present to address questions from the Board. The handout provided to the Planning Commission is included with this item.