



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

<b>DATE:</b> March 2024	<b>ITEM NO.</b>	<b>SUBJECT:</b> Consider Recommendation on Conditional Use Permit in C2 Zone, Landscape Yard, Illumination Point - Hwy 105
<b>Presented by:</b> Town Administrator /Clerk		

**Background**

Greater Grounds purchased a lot at the Illumination Point site. It is in a C2 zone district, found here - [https://library.municode.com/co/palmer\\_lake/codes/code\\_of\\_ordinances?nodeId=COOR\\_TIT17ZO\\_CH17.48C2GE\\_BUCOZO](https://library.municode.com/co/palmer_lake/codes/code_of_ordinances?nodeId=COOR_TIT17ZO_CH17.48C2GE_BUCOZO)

The C2 zone does not specify outside storage (found in the M1 zone); however, with approval of a conditional use permit, can operate as requested.

The owner has been cooperative in completing the process to request a conditional use permit for a landscape yard including the outdoor storage of material. Additionally, the landowner is working on a land use application for the site improvement.

At the January meeting, the PC approved to continue the hearing to March for the following –

*MOTION (Miner, Hutson) to continue the hearing for the applicant to bring back a site plan showing appropriate screening from Hwy 105 and residential areas of the landscape material, a designated roadway to the business, a fit to the zone district, and a detailed dust control plan for the March meeting.*

Enclosed in the packet is the material received by Mr. Whiteley.

A memo from the town stormwater consultant is forthcoming. I will distribute a copy to the Commission members upon receipt and add to the packet.

**Recommended Action**

Consider a recommendation to the Board of Trustees for conditional use in a C2 zone as requested.