



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

<b>DATE:</b> April 2024	<b>ITEM NO.</b>	<b>SUBJECT:</b> Discussion relating to Approved Conditional Use Permits
<b>Presented by:</b> Town Administrator /Clerk		

**Background**

There have been several approved conditional use permits (CUP) that have not come to fruition as approved for the property. Recent examples include:

- Slapshot hockey lanes at Hwy 105 – a lease was not agreed upon
- The Movement Church at TLCA – moved elsewhere
- Mixed use of residential/commercial and fabrication studio at Hwy 105/Page St – no sale

Staff suggested the Board consider adding a provision in the code about time to commence or general language that allows the Board to approve the permit with a provision for an effective timeline of the conditional use permit. The purpose is to alleviate any future confusion to property owners when a CUP does not take effect.

**Recommendation**

Attorney Krob suggested that language be vague to provide latitude for consideration on a case by case basis. This item is discussion to bring a draft of amended code to the next meeting for recommendation to the Board of Trustees to consider.