



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

DATE: October 9, 2025	ITEM NO.	SUBJECT: Update/Direction on Elephant Rock Planned Development.
Presented by: Interim Town Administrator Glen Smith		

Background

As previously discussed with the Board of Trustees, the elephant rock property requires a Planned Development Plan (PDP) per the land use regulations.

Trustees Caves and Hutson have drafted the start to the narrative for the PDP and involved the tenant, EcoSpa. As directed by the Board, staff sought estimates from town consultants to assist in the creation of the PDP.

The following was received –

Survey work of the elephant rock property is required –

Includes finding, setting all corners, showing known easements, any flood zone areas that might affect the property, square feet / acres area of the entire site, an exhibit can be completed for detail of existing improvements to include the road and remaining buildings (topography and tree/vegetation areas are not included).

The next steps include authorizing town consultants to assist with the PD process and further review the plans for completeness to schedule before Planning Commission for recommendation of the PD Plan to the Board of Trustees.

A meeting was held on 10/6/25 with the Applicant, Prism, Town Attorney, Town Engineer, Mark Morton and Interim Town Administrator to determine where this project is in the process and the best way to move forward to assist the Applicant and not stall progress.

Recommended Action

Staff recommends the town move forward with separate PD Plans for each property involved. This will provide clear direction to the Eco Spa applicant moving forward in the process and will not delay progress based on the PD Plan for the second parcel.