



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

<b>DATE:</b> August 24, 2023	<b>ITEM NO.</b>	<b>SUBJECT:</b> Application to Annex and Rezone Parcel for Parco
<b>Presented by:</b> Town Administrator /Clerk		

**Background**

Noting (Town of Palmer Lake resident) Mr. Jim Parco’s explanation of a transfer of property with neighbor’s Fitzgerald (County resident), they each own a parcel outside their residing jurisdiction. Mr. Parco approached the town to assist in making this proper for tax purposes and incorporate into their existing lot, zoned R1.

This annexation and subsequent disconnect of Mr. Parco’s property will change the boundary line of the town but not officially increase or decrease property within the town boundary.

Staff reviewed the concerns from Mr/s Miller and included the staff memo for the record with no concern. The Planning Commission members reviewed this request, heard the concerns, and moved the following:

2. *Application to Annex and Rezone Parcel 7109013007 (J.Parco). Chair Ihlenfeld invited the applicant to address the Commission. Mr. Jim Parco, property owner and resident, explained the swap of property with his abutting neighbor, Mr. Jim Fitzgerald (County resident) in 2013. They are seeking to clean up the fact that each have an approximate 7000 sq ft portion of property in a different taxing jurisdiction. Mr. Parco provided the sequence of events and requested that the County portion be annexed and rezoned to his current town property, R1. No questions came from the Board. Chair Ihlenfeld opened the floor to the public. Mr. Dave Miller explained his background, formerly owning a large area of the property in the Town and El Paso County. He expressed concern about various equipment on the property and not wanting to see storage on the property. He stated the following concerns – access easement locked to his five-acre parcel and inadequate slope to the Fitzgerald property; drainage easement should differ to his property (EPC jurisdiction). Discussion took place about the location of a motor home. Mr. Miller reviewed the history of the property. Collins stated that staff met on the property and reviewed the issues presented by Mr. Miller and confirmed there is no issue with the access, the drainage, nor the storage of a trailer. Mr. Jim Parco stated that there is a gate to the access easement and the code was provided to the Millers multiple times. Mr. Parco stated there is no other activity on the property but temporarily storing an airstream on his property, which does not impact the access easement. Mr. Miller stated that the access is his and the lock is inconvenient. Discussion took place about the access easement on Mr. Parco’s property and keeping unwanted activity off the property. Chair Ihlenfeld thanked Mr. Miller for his comments and closed the hearing.*

**Business Items**

3. *Consider Request to Annex and Rezone Property. MOTION (Bruce, Miller) to recommend approval of the annexation request and rezone the parcel to R1. Motion passed 7-0.*

**Recommended Action**

Staff supports the Resolution Making Findings of Fact and the Ordinance to annex and rezone to R1 as requested.