

Dawn Collins

Sent: Tuesday, August 15, 2023 11:34 AM
To: cfconstruction; bill@fisharch.com; carmarkb; Amy Hutson; susanminer.twinpine; l.zapalac12@gmail.com; Tim & Laurie Caves
Subject: PC Item 2-3 re: Annexation Request
Attachments: dm.annx.pdf; easemt.pdf

All,

Note the enclosed letter from Mr/s Miller relating to the requested annexation to be heard on 8/16. Also included is a map displaying the recorded drainage easements (highlighted).

Staff reviewed this letter as well as the drainage and access easement areas on Mr. Parco's property and confirm the following –

- Mr/s Miller have no authority over Mr. Parco's use of private property, in compliance with town zoning
- Changes made in 2013 for access were agreed to, do not prohibit Mr. Miller access, and subsequently the easement was properly filed in 2015
- Any consideration of drainage is a completely unrelated issue from this request to annex
- Activity on County property is authorized by El Paso County, not the Town

Copies of this information will also be on your tabletop for the meeting.

Thank you,

Dawn A. Collins, CMC
Town Administrator/Clerk



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Allen D. (Dave) & Beverley B. Miller
D & B Miller Family Trust
PO Box 567, Palmer Lake, CO 80133
719-481-2003

August 7, 2023

Board of Trustees &
Planning Commission
Town of Palmer Lake
Palmer Lake, CO 80133

Commissioners & Planners
El Paso County
200 S. Cascade Ave.
Colorado Springs, CO 80903

Subject: Parco Requested Annexation Into Town of Palmer Lake (August 16, 2023 Planning Meeting)

Dear Board of Trustees, Commissioners & Planners:

As former owners of the Fitzgerald property in El Paso County, and the Parco property now in Town of Palmer Lake, we have no objection to the Parco-Fitzgerald exchange and annexation of 7,910 square feet of Parco Property into Town of Palmer Lake. However, as nearby property owners and developers in both El Paso County and Town of Palmer Lake, our approvals are conditioned on the following Town of Palmer Lake and El Paso County restrictions:

- None of the exchanged Parco-Fitzgerald properties shall be used for construction of additional buildings, or outside storage of any vehicles, equipment, motor homes, and other items of any kind;
- None of the exchanged properties shall be used for creation, sale, and/or distribution of any products and/or equipment;
- Any owner-caused changes to natural property elevations and vegetation shall be restored to original natural conditions;
- The Miller's thirty feet wide Access Easement may only be used for Miller-approved purposes;
- If either the Town or County wishes to include a Drainage Easement within Miller's Access Easement to their five (5) acre property within the Town of Palmer Lake, this Easement shall be confined in an appropriately sized pipeline located on either the extreme north or south side of Miller's recorded Access Easement. This drainage pipeline shall also be sized and physically connected to properly handle any and all drainage from the Town of Palmer Lake's recently paved Douglas Avenue and adjacent properties;
- Although the Douglas Avenue Drainage Easement is primarily a Town of Palmer Lake responsibility, El Paso County drainage experts shall also assure proper drainage through the Fitzgerald's lower property in El Paso County.

Many thanks for both Palmer Lake and County officials for objectively honoring these comments involving properties, easements, and drainage within both jurisdictions.

Sincerely,


Allen D. (Dave) Miller


Beverley B. Miller

cc: Please forward copies of this letter to Parco's and Fitzgerald's prior to Palmer Lake's Planning Meeting.

