

TOWN OF PALMER LAKE, COLORADO

PLANNING COMMISSION

RESOLUTION NO. XX - 2025

**A RESOLUTION RECOMMENDING APPROVAL WITH CONDITIONS OF 'THE
Highbrook Subdivision 2' Final Subdivision Plat**

WHEREAS, the Palmer Lake Town Code and applicable statutes authorize the Planning Commission of the Town of Palmer Lake (the "Commission") to review certain land use applications and other matters, and based on that review, to provide recommendations to the Board of Trustees of the Town of Palmer Lake; and

WHEREAS, TriLakes Developers, LLC (the "Applicant"), is the owner of certain property described as on Exhibit A, attached (the "Property")

WHEREAS, the Applicant has submitted an application for approval of a Minor Subdivision Final Plat ("Final Plat") for the Property, attached as Exhibit B, which has been referred to the Planning Commission for its review and recommendation; and

WHEREAS the Planning Commission considered the application at its duly noticed public meeting on December 3, 2025; and

WHEREAS, based on the materials provided in the application and the matters presented to the Planning Commission, the Planning Commission finds that the Application meets the applicable criteria under the Town Code and should be recommended for approval, provided the conditions set forth in Section 2., below, are satisfied in full.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
TOWN OF PALMER LAKE, COLORADO AS FOLLOWS:**

1. The Planning Commission recommends that the Board of Trustees approve 'The Highbrook Subdivision 2' Final Plat, provided the conditions outlined in Section 2, below, are satisfied in full.
2. The Planning Commission's recommendation to approve the Final Plat is subject to the following conditions. Unless specifically indicated to the contrary, all conditions must be satisfied before the Final Plat is submitted to the Board of Trustees for its consideration:
 - a. The items set forth in GMS' memorandum to the Applicant dated October 24, 2025, attached as Exhibit C, have been fully addressed.
 - b. The final plat must meet the drawing requirements pursuant to Table 16.1 and section 16.20.100 (2) (e).
 - c. Easements must be dimensioned per Title 16 and of adequate width. The Town of Palmer Lake easements (including but not limited to the waterline easement, the tank site access easement, the tank site electric easement, the tank drain pipe easement, and the drainage easement) must be recorded prior to all other easements and plat documents. All other easements, including required CORE easements, and plat documents shall be recorded after the Town of Palmer Lake easements have been recorded.
 - d. Any existing Town of Palmer Lake easements intended to be corrected or replaced shall be vacated through the new Town of Palmer Lake easement agreement(s).
 - e. When fully developed, each proposed lot must conform to the Slope and Stormwater Control (FKA Hillside Overlay District) requirements in the Town's current Municipal Code.
 - f. As required by Title 16 of the Municipal Code- Minor Subdivisions, "The document shall

be named with the same name as that of the original subdivision and shall indicate thereon that it is a replat of the original subdivision."

3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

4. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

INTRODUCED, RESOLVED, AND PASSED AT A REGULAR SPECIAL MEETING OF THE PLANNING COMMISSION OF THE TOWN OF PALMER LAKE ON THIS 3RD DAY OF DECEMBER 2025.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Erica N. Romero
Town Clerk

BY: _____
Planning Commission Chair