


**DATE:** March 11, 2026

**TO:** Town of Palmer Lake Planning Commission

**FROM:** John B Chavez 

**CC:** Mark Morton, Glen Smith, Erica Romero

**RE:** Illumination Point

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**Greater Grounds (Jared Whitely)**

Chavez Consulting met with Mr. Whitely on February 13th. During the meeting Mr. Whitely was notified that the Town Board requested a Notice of Hearing to Revoke the Conditional Use be drafted for Tanglewood Trailers and Greater Grounds. Mr. Whitely expressed a willingness to promptly address the remaining issues, which included planting additional trees and installation of screening on the fence. He also offered to include Tanglewood Trailers in his site grading plan. Mr. Whitely committed to addressing the remaining items and submit a Land Use Permit application and a Grading and Erosion Control Plan to the Town for review and approval.

On Wednesday, March 3rd Mode Civil Services submitted the required permit application, a drainage letter, grading and erosion control plan, and required MS4 applicability forms. Next steps include completing the review of the submitted documents and verifying the tree and screening installation are adequately completed and the MS4 Permit requirements are met.

**Tanglewood Trailers (Mark Thompson)**

Chavez Consulting meet with Mr. Thompson on January 29th. During the meeting Mr. Thompson was notified that the Town Board requested a Notice of Hearing to Revoke the Conditional Use be drafted for Tanglewood Trailers and Greater Grounds. Mr. Thompson stated that he had submitted a site plan to the Town back in 2021. He claimed the Town never responded to his submittal. He was informed that the plan that was submitted was inadequate, and review comments had been provided. Mr. Thompson was informed that he would need to submit a new Land Use Application and a new grading and erosion control plan to the Town for review.

On February 19th Mr. Thompson was contacted by email and was informed that Mr. Whitely was nearly completed with his grading and erosion control plan and that he is willing to incorporate lot 2 grading into his plan, if he was interested. Chavez Consulting suggested this would be a very cost-effective way to get all three lots into compliance with Town Code and the Conditional Use requirements and asked Mr. Thompson to please consider partnering with Jared. A meeting to discuss the arrangements was offered to Mr. Thompson. No response was received from Mr. Thompson. Given the lack of communication and willingness to respond to the request to submit a new land use application and site plan, it is recommended that the Town proceed with drafting the Notice of Hearing for Tanglewood Trailers once a new Town Attorney is hired