



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

DATE: July 27, 2023	ITEM NO.	SUBJECT: Resolution to Approve Minor Subdivision, Phillips
Presented by: Town Administrator /Clerk		

Background

Mr. Phillips proposes to subdivide his residential property into 3 total lots, keeping his residence on the lot furthest to the US Forest, making two lots available to build. Access is available via Rockridge. Water is accessible. There is a chance the private water line to his home may require moving from the area of the two lots to develop into the town ROW. This cost will be on the landowner.

Staff supports the subdivision as presented, recognizing the street front width of the two new lots will require a variance for the required 150 feet of street frontage per R1 zoning code, sec 17.24.030.

Planning Commission did hear this request and moved the following on 7/19:

Consider Application for Subdivision Rock Ridge Reserve (Phillips). Discussion took place about access to the area. MOTION (Fisher, Hutson) to recommend approval of the minor subdivision of Rock Ridge Reserve. Motion passed 6-0.

Action

Approve the request to subdivide one lot to three for Rock Ridge Reserve.