

**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: July 2025	ITEM NO.	SUBJECT: Update on Illumination Point Site, Hwy 105
Presented by: Town Administrator		

Background

The following landowners and entities met on June 30 to review the pending issues for the Illumination Point site.

Owners: Mike and Lynn Tucker (Lot 1), Bruce Thompson for Mark Thompson, Tanglewood Trailers (Lot 2), Jared Whitely, Greater Grounds (Lots 3, 4)



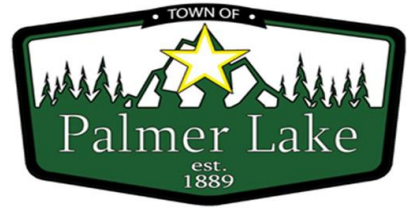
Along with CDOT rep, Adam Lancaster, stormwater consultant John Chavez, Atty Krob and I, we reviewed the pending issues with the Illumination Point site.

Enclosed with this item is a summary, approved conditional use for two landowners, and stormwater requirements as noted by John Chavez. A drainage report relevant to current and future uses needs to be developed for Lots 2, 3 and 4. This report should be submitted with or shortly after submittal of two required forms. To the extent that the extended detention basin located in Lot 1 can be demonstrated to handle any of the developed flows from Lots 2, 3 and 4, that is acceptable with a use agreement between all parties. The Town will require a Maintenance and Access Agreement, which includes an easement for access, for all permanent stormwater control facilities. When grading of Lot 2 occurs, then some additional checklists will be needed for the Grading and Erosion Control and Stormwater Management Plans required with that land use permit.

CDOT will require all uses included in the traffic report to update the access permit for Hwy 105.

It is expected that all property owners will communicate the timeline to complete plans by the end of July.

Greater Grounds should provide evidence of the conditions in item 3a-e to the town. Additionally, a land use application explaining the lot improvement/changes and any material should be submitted with the enclosed (incomplete) land use application, including the grading plan.



Tanglewood Trailers should provide evidence of the landscaping (outdoor screening) and a site plan to be reviewed by Planning Commission (past due) and complete a land use application with the lot improvement/changes, including the grading plan.

This is for information purpose and updates will be provided.