



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

DATE: May 25, 2023	ITEM NO.	SUBJECT: Resolution to Extend a Temporary Conditional Use (Diacut-Hayco, Hwy 105)
Presented by: Town Administrator /Clerk		

The temporary conditional use was issued for one year in 2022 with a condition that the landowner return to the Planning Commission if additional time is required. Below is the request as it took place at the Planning Commission meeting on 5/17.

Consider Recommendation to Extend Temporary Conditional Use, 773 Highway 105 (Diacut / Hayco) – The property owner, Bruno Furrer of Diacut, requested an extension for the temporary conditional use of the property on behalf of tenant Hayco for one year with the possibility of extending it three years. Due to multiple circumstances, the tenant is not able to move from the property. Hayco’s general manager, Mr. Loren Burlage, was questioned about the lack of screening on the property and his plans to screen the area. Mr. Burlage stated he did not have a plan to address screening. Discussion took place about the ongoing repair/replacement of fence posts and screening due to previous high winds. Town Clerk, Dawn Collins informed the Commission members that other than a question of screening on the fence, there were no complaints on file. Commissioner Hutson asked about the screening requirements in the approved conditional use. Collins stated screening was not included, only that the conditional use was to come back before the commission if additional time was requested for use. For new Commissioners, Collins explained when a conditional use is needed. Commissioners expressed concern that a three-year extension would set a precedent for others. Mr. Roger Moseley encouraged the Commission to follow the Town’s zoning and ordinances. MOTION (Hutson, Miner) to recommend to the Board of Trustees extending the Temporary Conditional Use for an additional twelve (12) months. Motion PASSED (6-0).

Staff recommendation is to support this Resolution with a caveat that the same condition apply if additional time is needed.