



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

DATE: September 12, 2024	ITEM NO.	SUBJECT: Intersection of Commercial/Circle Traffic Sign
Presented by: Town Administrator Collins		

Background

PLPD has received regular complaints about the intersection of Commercial/Circle. Commercial Way is a platted, undeveloped roadway/right of way that was approved for a commercial property landowner to use the ROW as a private driveway, current access established for retail store.

In summary, along with the approval of the retail MJ store early in 2023, the Board also approved private use of the platted, undeveloped right of way Commercial Way, for access to Alpine Essentials. Historically, this specific commercial space was approved for wholesale use only, not to be utilized for retail activity, including the private drive. A change of use in 2023 took place with the opening of the retail store, and the continued private use of the undeveloped Commercial Way was approved by the Board.

Note the enclosed memo from PLPD about the concerns within the neighborhood. The PLPD requests Board support for the installation of an enforceable traffic sign at the corner of Commercial and Circle.

It remains the opinion of staff that Commercial Way should be constructed to proper roadway standards from Circle to Meadow, which will assist for retail visitor access and alleviate the following issues that have been expressed:

- Concern of tenant not having visibility from Hwy 105 – additional access point of Meadow from Hwy 105
- Concern of tenant not being found on mapping programs – additional access point from Meadow (as Commercial is platted)
- Concern of neighborhood residents sharing a single ingress/egress from Circle for retail activity – providing additional entrance/exit from retail store via Meadow
- Concern of PLPD to enforce dedicated town traffic signs on Commercial Way

Generally, installing a town stop sign is an operational decision. However, considering the past discussions about this undeveloped right of way used privately, staff is requesting Board direction and support.