



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

DATE: September 12, 2024	ITEM NO.	SUBJECT: Request for Public Use of ER Property
Presented by: Town Administrator Collins		

Background

A citizen has approached staff about possibly using a portion of Elephant Rock property for a large gathering the summer of 2025. Staff met and listened to the request with the understanding that the Board of Trustees have not officially identified the full use of the property.

It is important to consider the process that elephant rock property must undergo due to a change of use. The property was formerly used as a church and is now being considered and planned for retail spa use, community venue and entertainment use, and public park purposes, as identified to date.

The change of use of the property will require plans and be presented to CDOT for respective access from Hwy 105. In addition to meeting CDOT access requirements, the town and tenants will need to bring the property to current code regulations including building codes, roadway development, drainage management plan, parking, etc. Along with these regulations, the property infrastructure will require repair and/or extension (ie., gas, power, sewer, water). These improvements will be necessary prior to opening the property for use by the public.

As staff and officials review the 2025 budget, it is the appropriate time to consider prioritizing funds for development of the property; however, direction from the Board of Trustees is essential. The annual hard cost to the Town is approximately \$10,000, excluding general maintenance labor hours and special projects, such as the asbestos removal.

This is for information purposes, unless the Board determines further direction for the property to staff, and anticipated the ER property discussion will be brought back to the Board.