



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

<b>DATE:</b> July 19, 2023	<b>ITEM NO.</b>	<b>SUBJECT:</b> Reconsider Conditional Use at 56 Hwy 105 (Sylvia Amos)
<b>Presented by:</b> Town Administrator /Clerk		

**Background**

Ms. Sylvia Amos was granted a conditional use in 2019 for a mixed use of commercial and residential; however, the approval by the Board included a *condition* limiting to two stories not the proposed three-story structure with commercial on the first level and residential dwelling in the upper two. As explained by Ms. Amos, this does not meet the desire of the development – making the dwelling units larger and more expensive, defeating her intent. Ms. Amos will be present to speak about her plans.

**Recommended Action**

Staff supports a recommendation to the Board of Trustees to approve conditional use for mixed use excluding a condition of two stories. The proposed mixed use meets the Community Goals of the Community Master Plan, including CC2 and Guiding Objective CC-6.1, as well as numerous Economic Sustainability (ED) including ED-1.2, ED-2, ED-3, ED-4, among others.

Staff suggests the Planning Commission members determine a height not to exceed that is supported and include such condition to the recommendation to approve. The current CC zoning code requires a height not to exceed 30 ft.