

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wed., June 21, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a Conditional Use application for a mixed use of residential dwelling and commercial office in a CC zone, located at Lots 1, 2, 3, Block 27, parcel ID 7105214001, at Primrose and Columbine. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thu., June 22, 2023, at 6 PM. A copy of the complete application is on file at the Town Clerk office at 719-481-2953.

/s/ Dawn A. Collins, Town Clerk

* Spoke with Julia

received
4-28-23 AX



42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Office Use Only	
Case Number:	_____
Date:	_____
Fees:	\$250.00 pd.
Check #:	_____
Rec'd By:	JS 4/28
Application Complete:	5/2 BOT

June PC BOT
6/21, 6/22
publish 5/24

Conditional Use Application Form

Name of Applicant/Property Owner: Applicant Curtis Claar / Owner Phillip David Haskett

Address: 6146 Mountain Brook St, Colorado Spgs CO 80923 Phone#: 719-494-9519

Email: curtis@claar.com

Name of Proposal: Request to for mixed usage per 17.38.020(K) Residential/Commercial Office

Legal Description or Address: LOTS 1, 2 + 3 BLK 27 PALMER LAKE AMD FIL (Tax Sched# 7105214001)

Note: If the applicant is someone other than the property owner, the applicant must provide a notarized letter from the property owner giving permission to be represented in this action.

This is a Conditional Use – A request for a use not permitted under certain zoning categories subject to review by the Planning Commission and consideration by the Board of Trustees.

Criteria for approval of a conditional use – Include a “site plan” or building design where a structure is involved to address the following criteria in which the Planning Commission and the Board of Trustees must find evidence, both factual and supportive, provided by the applicant.

- The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences. parking, loading, landscaping, and other features required by this ordinance.
- The site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use.
- Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other ordinance standards or other reasonable conditions of approval.
- If of benefit to the community, any proposed structures will be of a design complimentary to the surrounding area.



By signing this application, parties agree to the following:

- Town of Palmer Lake staff or its consultants may enter the property to inspect the property and evaluate the proposal.
- The applicant/petitioner is liable for all non-refundable fees and costs associated with the Town's review of this application. Fees may include, but are not limited, to engineering and consultant fees, public notice costs, publication/recording fees, and any other fees paid by the Town in connection with, or related to, review of this application.
- Payment of fees as described is due within 10 days of the date of filing and, if not received within 30 days will be considered past due. Payment of the above fees shall not relieve the payment of any other fees imposed by the Town.

As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.

Applicant Signature: Ann Cleary Date: 4-27-2023

If the applicant is not the owner:

As owner of the above property, I agree to the application.

Owner - Print: Phillip David Hastott

Owner - Signature: [Signature] Date: 04-27-2023

Phillip David Haskett
Po Box 3761
Flagstaff, AZ 86003
928-310-8820

April 27, 2023

Letter of Authorization

Regarding: A Colorado property legally described real estate in the County of El Paso as Lots 1, 2 & 3 Blk 27 Palmer Lake Amd. Fil., known as: 0 Columbine Road, Palmer Lake, CO 80133

I am the owner of record for the referenced property. I hereby grant Curtis Claar or his agents or representatives permission to represent me and act on my behalf to request conditional use approval and variance approvals from the Town of Palmer Lake.

Phillip David Haskett
Printed Name (Phillip David Haskett)

[Signature]
Signature (Phillip David Haskett)

Location Signed

Printed Name (Witness)

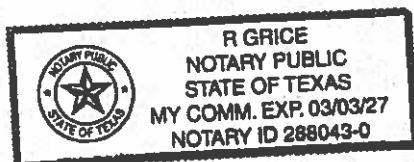
Signature (Witness)

04-27-2023
Date Signed

State of Texas, County of Galveston

On this 26th day of April, 2023, before me personally appeared PHILLIP DAVID HASKETT whom I know personally, and acknowledged that he/she executed the same.

R. Grice 4-27-23
Notary Public



LETTER OF INTENT

6146 Mountain Brook St
Colorado Springs CO 80923
April 17, 2023

Town of Palmer Lake
42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133

Re: Variance and Conditional Use Request for Columbine Rd triangle (Tax Sched 7105214001)

Attn: Dawn Collins

I will be requesting a Conditional Use approval to develop this property following the Zoning Ordinance for R-3. I will additionally be requesting a variance to allow that since the property is 3,850 square feet but the minimum lot size for R-3 is 5,000 square feet.

Prior to submitting the request to the Commission, I am requesting a meeting to make sure I'm following the correct processes.

Thanks,



Curtis Claar

LETTER OF INTENT

6146 Mountain Brook St.
Colorado Springs CO 80923
April 28, 2023

Town of Palmer Lake
42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133

Re: Conditional Use Request for Columbine Rd triangle (Tax Sched 7105214001)

I am purchasing the 3,850-sqft vacant, triangle-shaped lot on the same block as the Post Office, in Old Town. The small lot size is in line with the small-town character of Palmer Lake and its unique shape gives it even more character. My plan is to move my electric vehicle charging network main office to Palmer Lake as well as my primary residence. I look forward to making Palmer Lake my home, both for my business and for me personally. I believe this move will be as beneficial for the Town as it will be for me.

The triangle has been sitting undeveloped for many years and is in the Old Town area where, based on the Master Plan, rather than sitting empty or being developed with strictly residential use, the Town would prefer to have development of businesses that bring a broad range of essential services to the town. Due to its unique size and shape, I am proposing a custom-designed, mixed-use building that will both serve as my residence and the main office for EV Trail (with a separate entrance and parking).

Additionally, to support one of the visions of the Town, I am proposing that I also build a public charging station. This service will meet the everyday convenience needs of residents as well as visitors, some of whom may initially visit the Town because of the charging station. While charging, visitors will have the opportunity to dine or recreate in Palmer Lake. Perhaps a small boost to sales tax revenues for the Town, but a boost, nonetheless. I believe this is a very effective use of this compact lot to add commercial services that deliver services to the community.

My intention is to design and build an attractive structure that will cover approximately 12% of the lot's space, well below the maximum allowed coverage of 75%. Arguably, to follow the historical pattern of smaller homes in the core area, the building will be small, but it will *not* be a tiny home or a trailer house. It will be custom-designed, site-built, and will have all amenities needed for comfortable living in the residential portion as well as sufficient amenities in the commercial office space. I anticipate two off-street parking spaces for residential use and three

off-street parking spaces to support the low-traffic office use and occasional electric vehicle charging.

I intend to connect to the Town's water and sewer systems located on Columbine Road and will fully comply with the terms and conditions set forth by the Town. Further, any signage to support EV Trail will fully comply with the terms and conditions set forth by the Town.

If the Town approves this conditional use request, before moving forward, I also anticipate requesting a variance on the lot size since the lot is smaller than the 6,600 square foot minimum for the CC Zone.

Your partnership to help advance this development project while bringing another business to Palmer Lake will be appreciated.

Summary:

1. The proposed development will add services to the community and will not detract from the look and feel of the neighborhood or the community.
2. The proposed use aligns with many vision statements found in the December 2022 Master Plan, largely related to the introduction of convenience service needs of visitors and residents, maintaining the historical pattern of smaller homes and compact commercial services, all while keeping with the small-town character.
3. The proposed use meets the required standards of the CC Zoning because mixed use is a conditional use in the CC Zone.
4. The proposed commercial office and electric vehicle charging station will have a de minimis impact on neighborhood traffic because the business is not a retail storefront and the charging use is limited based on the number of stalls.

Thanks for your consideration,



719-494-9519

Attachments:

- 02 Conditional Use Application
- 03 Letter of Authorization from the current owner of the property
- 04 Concept Site Plan
- 05 Rendering of house concept
- 06 EV Trail Certificate of Good Standing
- 07 EV Trail and Curtis Summary

CONCEPT SITE PLAN

All designs subject to change per requirements from architect, engineer, the Town of Palmer Lake, and Pikes Peak Regional Building Department



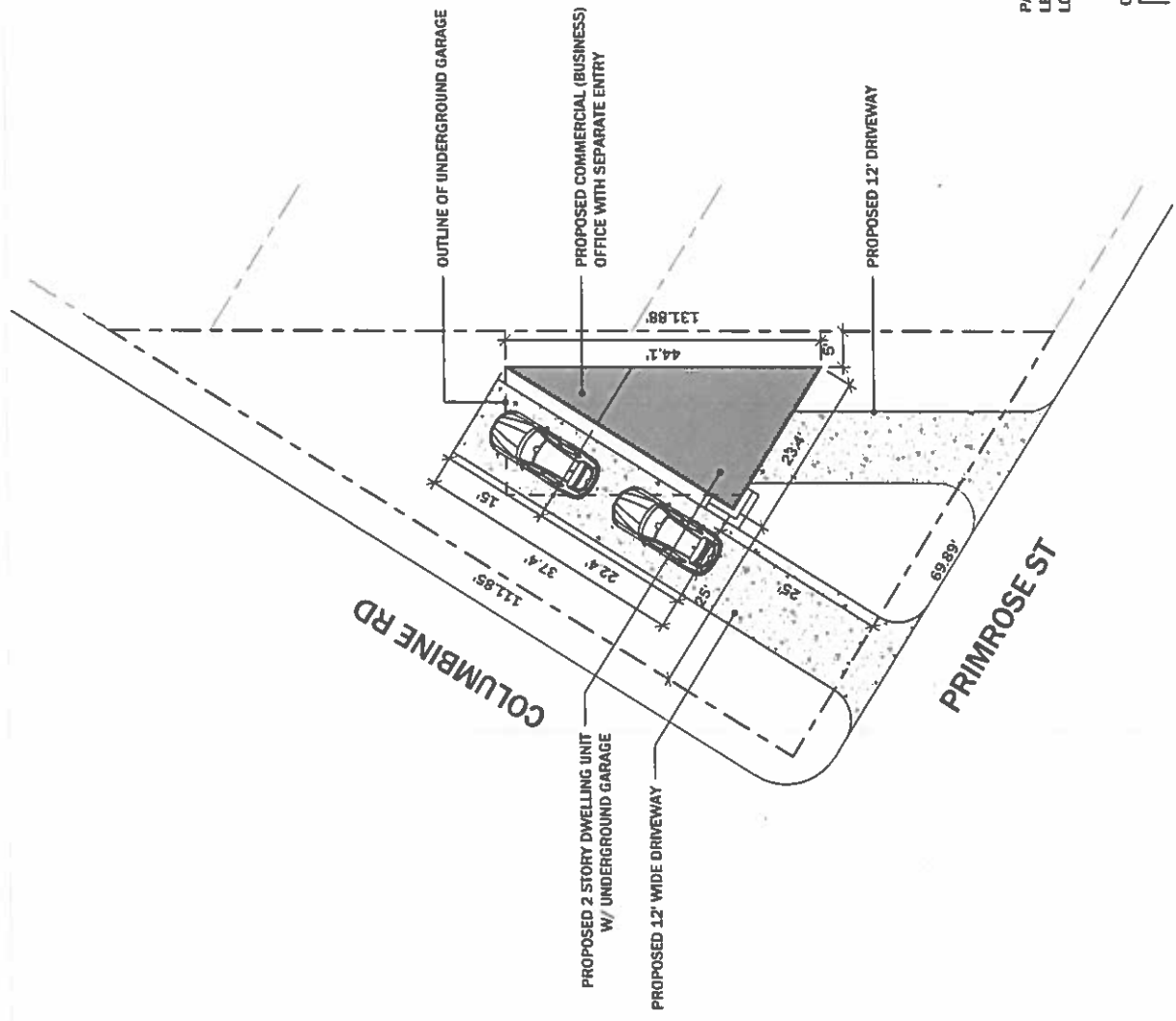
REVISION DATE

PROJECT:
Columbine Rd,
Palmer Lake, CO
80133

SITE PLAN

SCALE: 1/16" = 1'-0"

C-1

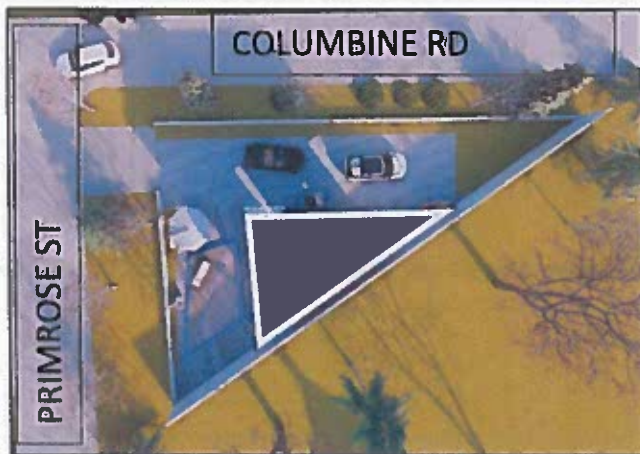
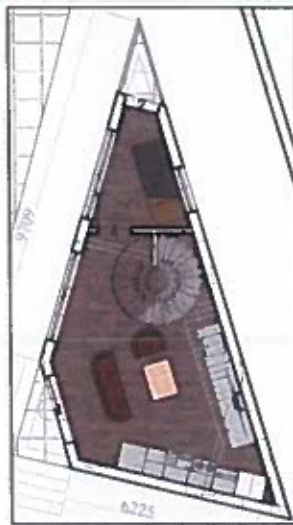
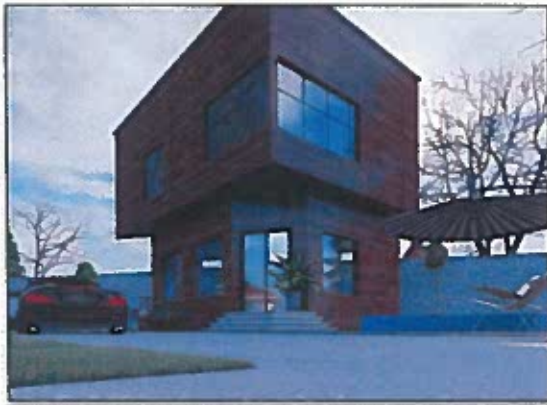
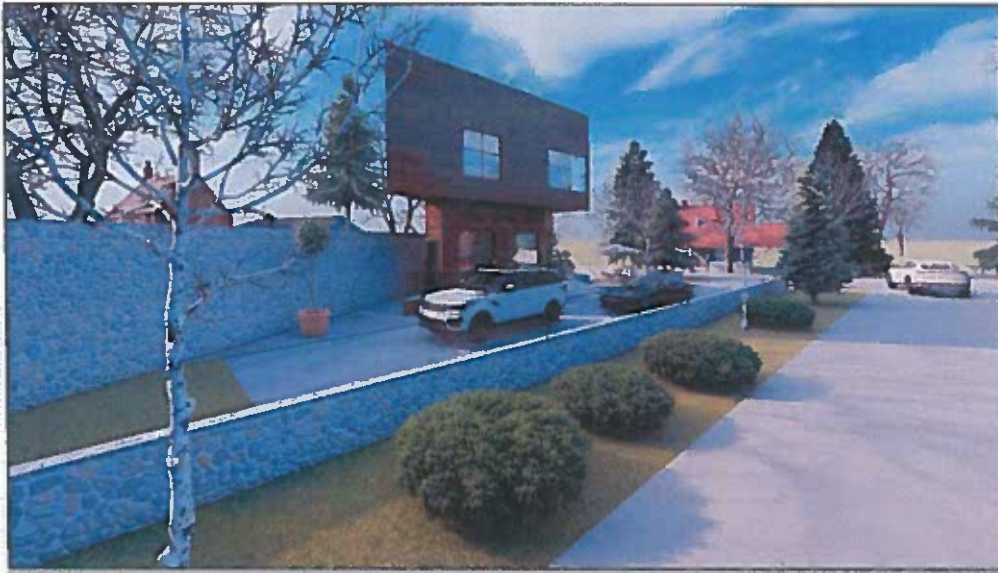


PARCEL: 7105214001
LEGAL DESCRIPTION: LOTS 1, 2 + 3 BLK 27 PALMER LAKE AND FIL
LOT AREA: 3850 SQFT



Building concept renderings

Proposed Mix-Used
of the Triangle at
Primrose and Columbine



All designs subject to change per requirements from
architect, engineer, the Town of Palmer Lake, and Pikes
Peak Regional Building Department

The EV Trail Journey

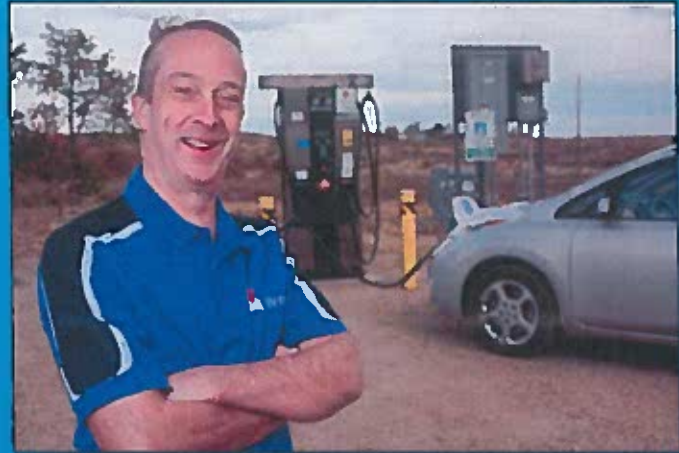
Innovating thru a pandemic



◀ 2018 – Curtis learned the hard way there were no fast chargers in Wyoming when his battery died during a blizzard.



◀ 2019 – research for custom EV charger manufacturers spanned 5+ continents



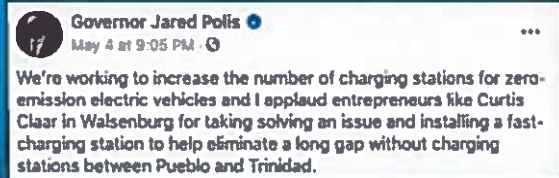
Curtis Claar and EV Trail installed the first DC Fast Charger in Huerfano County Colorado and cut the largest charging gap on Colorado's I-25 in half.



◀ 2020 – the COVID-19 pandemic cancelled supplier trips to China and Israel and almost stopped project.



▲ 2020 – developed first-of-its-kind payment software to use the universal Open Charge Point Protocol to communicate with EV chargers.



▲ 2021 – the Governor supports our work towards our goal.



◀ 2021 – the installation effort became a family project with assistance from Curtis' father.

▼ May 2021 – went live expecting 1-2 charge sessions per month and now averaging 3-4 per day.

▶ Earth Day 2021 – ribbon cutting for the first EV charging station in Huerfano County attracted public officials from multiple agencies.



833-44-TRAIL
evtrail.com

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

EV Trail LLC

is a

Limited Liability Company

formed or registered on 10/29/2018 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20181856507 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 04/21/2023 that have been posted, and by documents delivered to this office electronically through 04/28/2023 @ 08:28:36 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 04/28/2023 @ 08:28:36 in accordance with applicable law. This certificate is assigned Confirmation Number 14917370 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****
Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."