



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

DATE: March 13, 2025	ITEM NO.	SUBJECT: Direction for Elephant Rock Property
Presented by: Town Administrator/Clerk		

Background

As a result of the 3/6 workshop about elephant rock property and additions to the Parks and Trails Commission vision for use of the property, several questions arose from the discussion, as follows for Board discussion.

- What about the existing main building/lodge?
 - Are we interested in determining the cost to renovate or repair it to preserve what exists?
 - Are we interested in determining the cost to demo all or a portion of what exists?
 - Are we interested in hearing additional proposals for use of this building?
- What about the Parks and Trails Commission vision for the property?
- Should an easement for use of the field or option to sell the field to Willans be considered?
- What is the desired threshold for future development of the property?
- Should any part, other than current lease and option to purchase, be sold?

Feedback from CDOT will be provided.

Monthly costs of the property (2023 to date) is enclosed and current insurance coverage for the entire property is about \$7690 annually.

Also enclosed with this item is the Planned Development process per regulations required for the property. This explanation was also provided to the current property tenant. The town is responsible for meeting town regulations in collaboration with the tenant.

Recommended Action

Direction to staff regarding the property and/or a workshop for continued discussion.