



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

DATE: March 31, 2022	ITEM NO.	SUBJECT: Resolution to approve a
Presented by: Town Administrator /Clerk		Minor Subdivision – French’s Hill – Parcel 6-8 to 4 lots (Willan)

Background

Mr. Willan is requesting a minor subdivision of parcel 6-8 to 4 lots (D, E, F, G). This property is a C1 zoning. Lots intended to be residential – potentially D, E, F – will require a conditional use permit for a dwelling unit. Lot G is planned for commercial use. Staff reviewed the subdivision and addressed access from Vale, and the property owner responsibility to build and maintain the roadway as there is no feasible turnaround for town vehicles. Staff also addressed access from Spring Street for Lot G and requires it be a minimum of 34 ft wide for ingress/egress.

This application was reviewed at a public hearing at the March 16 Planning Commission meeting. No person spoke against the proposed subdivision. It was approved unanimously with the following recommendation:

“recommend to the Board of Trustees approval of the application with consideration to require the applicant to request a variance for street frontage lot F at Vale St., before development”