



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

<b>DATE:</b> March 31, 2022	<b>ITEM NO.</b>	<b>SUBJECT:</b> PUBLIC HEARING
<b>Presented by:</b> 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.