

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

<b>DATE:</b> July 25, 2024	<b>ITEM NO.</b>	<b>SUBJECT:</b> Resolution to Approve Conditional Use for Landscape Yard in C2 Zone at 650 Illumination Point
<b>Presented by:</b>  Town Administrator Collins		

**Recommended Action**

Consider the Resolution and recommendation from Planning Commission to approve the Conditional Use Permit for Greater Grounds with the proposed conditions for the use.

**Background**

After several months of continuing the hearing, the Planning Commission reviewed the consideration of a landscape yard in a C2 zone specifically for business owner, Mr. Jared Whiteley for Greater Grounds.

Note that Mr. Whiteley continues to work with CDOT to meet the requirements of the access permit from Hwy 105 for Illumination Point. Additionally, a recent modification from Mr. Whiteley is that he does not intend to conduct retail sales at this time, which previously raised a concern of additional truck traffic and dust at the Illumination Point site.

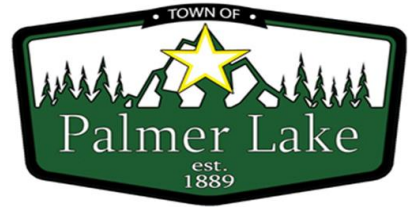
The minutes from the Planning Commission meeting discussion of this item follows –

**Public Hearing**

2. Application for Conditional Use - Landscape Yard in C2 Zone, Greater Grounds. Collins provided review of the activity with Greater Grounds, the applicant's absence, and the change from the applicant to not pursue retail sales at this time. No person spoke for or against the use. Chair Ihlenfeld closed the hearing.

**Business Items**

3. Recommendation on Conditional Use Permit - Landscape Yard in C2 Zone, Greater Grounds. Discussion ensued about violations and moved to various conditions so the business complies with a conditional use. Collins noted that CDOT and Town regulations are required to be met regardless. It was noted that the use does not comply with the Master Plan vision for that part of the Hwy 105 corridor. Discussion took place about the conditions that members previously discussed and would like to see for a landscape yard in a C2 zone. Members returned to the prior list, discussing dust control, screening with fencing and trees, and limiting the conditional use to this applicant and business only.



MOTION (Hutson, Zapalac) to recommend approval of the conditional use for a landscape yard in a C2 zone with the following conditions – dust control as presented by the applicant with a dedicated pick up mounted water truck as needed and applying Dust R/X Hydro as needed; screening to be completed within 90 days of the effective date of the conditional use permit and will include an 8 ft opaque fence (not wildlife) at the north and east lot lines and evergreens outside the fence - minimum of 4 ft high at 20 ft on center at the north and east lot lines; any dumpster/other storage must remain behind the screening; no retail sales activity; all required CDOT, town regulations met; limited to this business owner and business, Greater Grounds. Motion passed 7-0.