



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

DATE: March 28, 2024	ITEM NO.	SUBJECT: Resolution for Conditional Use Permit for Multi-Family Residential in C1 Zone (Albright/Tedeschi)
Presented by: Town Administrator		

Background

Property owners, Becky Albright and Phil Tedeschi, will speak to the request to develop a portion of their property and the town parcel, upon purchase (as previously accepted offer) with multi-family and single family residential with common space.

The Planning Commission reviewed this application on February 21 and made the following recommendation:

Consider Recommendation on Conditional Use of Multi-Family Use in C1 Zone - Albright/Tedeschi. Commissioner Zapalac inquired about the estimated square footage and Ms. Albright responded approximately 1200 sq ft per unit, two-story, and she explained limitations due to septic systems. Discussion ensued about sale prices, private maintenance, septic regulations, future right of way vacation. Commissioner Caves expressed concern about sharing costs for the roadway development. Commissioner Ihlenfeld expressed concern about single tap for duplex units. Ms. Albright suggested that if the town wants attainable housing options, alternatives for tap fees must be considered. Collins stated the conditional use for multi-family use is before the Commission and that water and roadway development will come at a future step. MOTION (Caves, Miner) to recommend approval of the conditional use for multi-family in a C1 zone. Motion passed 5-0 with 1 abstain (Fisher).

The residential zoning code R4 prohibits septic systems (now referred to as “on-site wastewater treatment systems” or “OWTS”) for multi-family residential developments such as the one being proposed. Thus, the proposed development could not occur unless (1) the Board amended the zoning code to allow shared septic in certain limited circumstances, such as duplexes of a certain maximum size, or (2) the applicant made other arrangements for sewer. However, the sewer district has indicated it cannot serve the property at this time. The Town’s engineer has preliminarily indicated that having two residences served by one OWTS could work from an engineering standpoint, as long as the OWTS is properly designed for the total loading from both residences. The ongoing maintenance and repair of the shared OWTS would need to be addressed in any code change, either through a single ownership requirement or some type of owners’ association. The lot arrangements and sizing may be an issue, but not an issue for the consideration of a conditional use permit for multi and single family.

Recommended Action

Town staff suggests approval contingent on a review of the septic system design of the project and modification of R4 zoning to allow septic for duplex.