

**TOWN OF PALMER LAKE, COLORADO**

**RESOLUTION NO. 37-2021**

**A RESOLUTION AMENDING A CONDITIONAL USE PERMIT TO ALLOW REPAIR, RENTAL AND SALES OF VEHICLES ON A PROPERTY CURRENTLY ZONED C-2 GENERAL BUSINESS AND COMMERCIAL ZONE DISTRICT AND LOCATED AT 626 HIGHWAY 105 ("PROPERTY")**

**WHEREAS**, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Town of Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado; and

**WHEREAS**, Section 17.37.020 of the Palmer Lake Municipal Code provides that vehicle rental, sales and repair is determined a conditional use in the C-2 General Business and Commercial Zone District; and

**WHEREAS**, the Planning Commission makes recommendations of approval or denial of conditional uses to the Board of Trustees, which has the final authority to grant or deny such applications; and

**WHEREAS**, published and posted notice of the public hearings before the Planning Commission and Board of Trustees as required by Section 17.76.010 was duly and timely accomplished; and

**WHEREAS**, on July 21, 2021, the Palmer Lake Planning Commission recommended approval of amending the conditional use to allow appropriate number of trailers, in an orderly manner on the property. and include landscaping (outdoor screening) meeting code section 17.37.080, with a fifty percent emphasis on landscaping (vs. fencing), reference Master Plan guidelines within two years and, if/when a site plan is developed, it is to be reviewed by the Planning Commission.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, COLORADO AS FOLLOWS:**

1. The application for a conditional use permit to allow an appropriate number of trailers, in an orderly manner on the property and include the following condition:

Include landscaping (outdoor screening) meeting code section 17.37.080, with a fifty percent emphasis on landscaping (vs. fencing), referencing Master Plan guidelines and when a site plan is developed, it is to be reviewed by the Planning Commission, within two years.

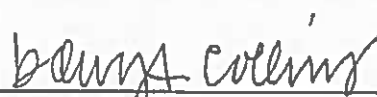
2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

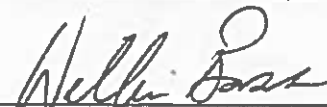
3. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

**INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 12TH DAY OF AUGUST 2021.**

ATTEST:

TOWN OF PALMER LAKE, COLORADO

  
\_\_\_\_\_  
Dawn A. Collins  
Town Administrator/Clerk

BY:   
\_\_\_\_\_  
William Bass  
Mayor

## Dawn Collins

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**From:** Mark Thompson <tanglewoodtrailers@gmail.com>  
**Sent:** Thursday, August 11, 2022 10:07 AM  
**To:** Dawn Collins  
**Subject:** Re: Scan of Artistic Rendering

-----WARNING: This email originated from outside the Town of Palmer Lake. DO NOT CLICK on any attachments or links from unknown senders or unexpected emails. Always check the sender's display name and email address are correct before you communicate.-----

The plan calls for:

- leveling of the lot using materials(dirt) already on site
- relocation of trees already on site
- a 36" buried storm drain
- rip rap at the inlet of the storm drain
- boulders sourced locally
- some additional gravel for the drive lanes adjacent to the road

On Thu, Aug 11, 2022 at 9:27 AM Dawn Collins <[dawn@palmer-lake.org](mailto:dawn@palmer-lake.org)> wrote:

Thank you. Can you also provide an explanation – narrative – of the material you intend to use and area of the lot?

If this is completed this week, we can schedule it back before the Planning Commission.

Let me know, thanks,

Dawn Collins

Town of Palmer Lake

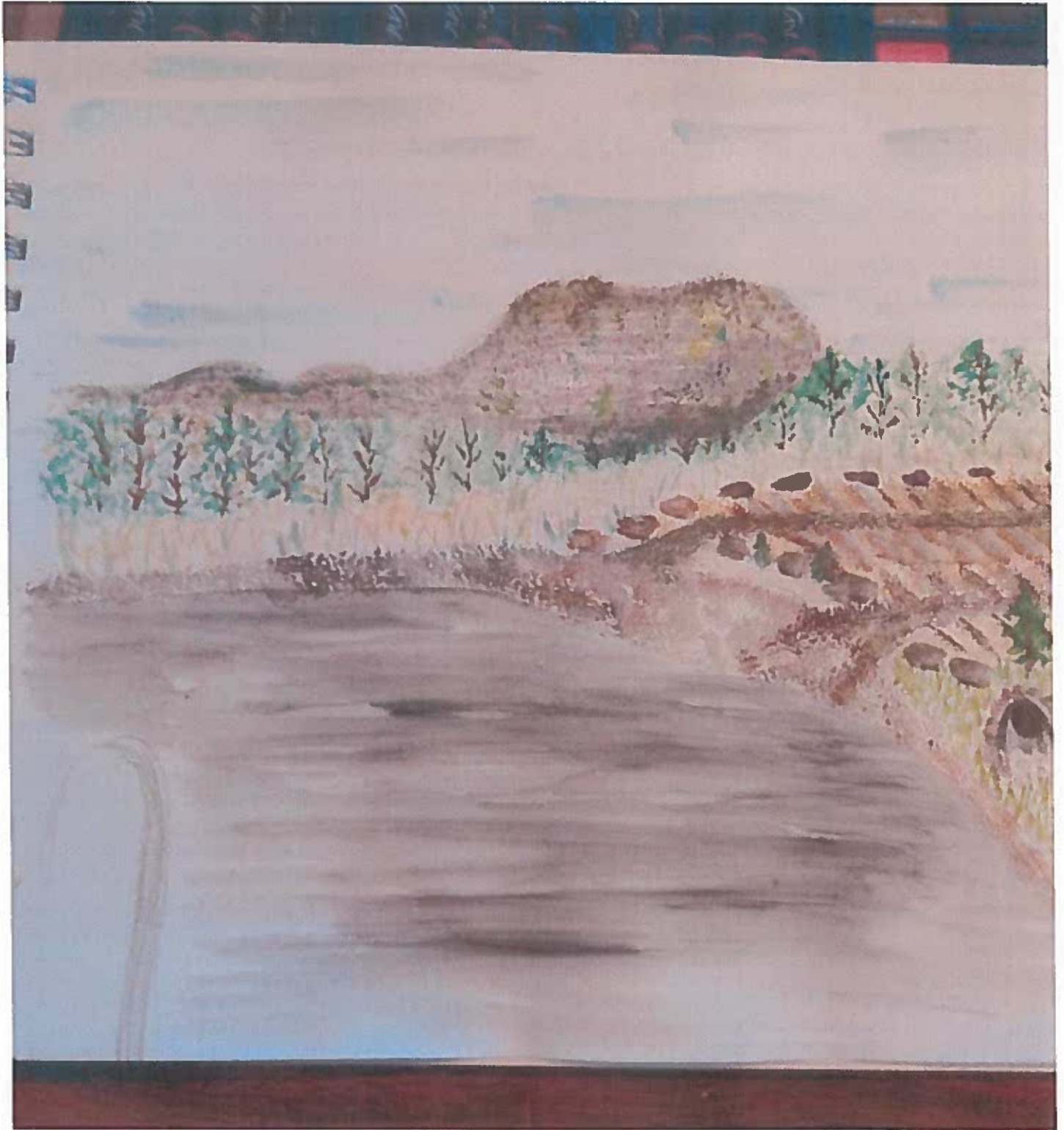
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**From:** Mark Thompson <[tanglewoodtrailers@gmail.com](mailto:tanglewoodtrailers@gmail.com)>  
**Sent:** Thursday, August 11, 2022 8:10 AM  
**To:** Dawn Collins <[dawn@palmer-lake.org](mailto:dawn@palmer-lake.org)>  
**Cc:** Bruce Thompson <[bruce\\_29005@msn.com](mailto:bruce_29005@msn.com)>  
**Subject:** Scan of Artistic Rendering

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Ms Collins,  
Please find the attached.

Best regards  
Mark



Sent from my iPhone