



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

DATE: April 10, 2025	ITEM NO.	SUBJECT: Direction for Elephant Rock Property PD Plan Process
Presented by: Town Administrator/Clerk		

Background

As previously discussed with the Board, the town's Elephant Rock property is zoned Planned Development (PD). The town regulations should be followed for the entire 28 acres, PD zone property, including the following steps – PD Sketch Plan, Planned Development Plan, and Final PD Plan.

The 2.8 acre leased area will be incorporated into the town application for the entire 28-acre site.

Trustee Caves and Hutson have reviewed plans for the property and intend, with the Board's approval, to coordinate with the Town's planning consultant and engineering to complete the PD applications. Estimates can be brought back with Board direction and begin laying out a timeline of processes for concurrent review and approval of the PD steps.

Example steps to follow –

- Develop narrative and sketches for PD Sketch Plan, sec 17.72.130
 - Including application for zoning (PD)
- Complete application for Planned Development Plan, sec 17.72.140 – review by Town Development Review Team
- Complete application for Final PD, sec 17.72.150
 - Including redevelopment agreement for 2.8 acre leased portion of property

Recommended Action

Provide direction for the completion of the town's PD application for the elephant rock property.