

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, December 20, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a Conditional Use application for simulated hockey in C2 zone, located at 870-872 Hwy 105, Palmer Lake. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thursday, January 11, 2024, at 6 PM. A copy of the complete application is on file at the Town Clerk office at 719-481-2953. /s/ Dawn A. Collins, Town Clerk



42 Valley Crescent
 PO Box 208
 Palmer Lake CO 80133
 719-481-2953 – office

Office Use Only	
Case Number:	_____
Date:	<u>11/1/23</u>
Fees:	<u>\$250.00</u>
Check #:	<u>2902</u>
Rec'd By:	<u>DAL</u>
Application Complete:	<u>11/3/23</u> <u>12/20</u> <u>1/25</u>

Conditional Use Application Form (c2)

Name of Applicant/Property Owner: Nicole Tahmindjis

Address: 17914 Gypsum Canyon Ct Phone#: 720 244 1111

Email: nlorett@hotmail.com

Name of Proposal: Slap Shot Hockey Lanes

Legal Description or Address: 870-872 HWY 105

Note: If the applicant is someone other than the property owner, the applicant must provide a notarized letter from the property owner giving permission to be represented in this action.

This is a Conditional Use – A request for a use not permitted under certain zoning categories subject to review by the Planning Commission and consideration by the Board of Trustees.

Criteria for approval of a conditional use – Include a “site plan” or building design where a structure is involved to address the following criteria in which the Planning Commission and the Board of Trustees must find evidence, both factual and supportive, provided by the applicant.

- The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this ordinance.
- The site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use.
- Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other ordinance standards or other reasonable conditions of approval.
- If of benefit to the community, any proposed structures will be of a design complimentary to the surrounding area.



By signing this application, parties agree to the following:

- Town of Palmer Lake staff or its consultants may enter the property to inspect the property and evaluate the proposal.
- The applicant/petitioner is liable for all non-refundable fees and costs associated with the Town's review of this application. Fees may include, but are not limited, to engineering and consultant fees, public notice costs, publication/recording fees, and any other fees paid by the Town in connection with, or related to, review of this application.
- Payment of fees as described is due within 10 days of the date of filing and, if not received within 30 days will be considered past due. Payment of the above fees shall not relieve the payment of any other fees imposed by the Town.

As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.

Applicant Signature: [Handwritten Signature] Date: 11/1/23

If the applicant is not the owner:

As owner of the above property, I agree to the application.

Owner - Print: Rick White

Owner - Signature: RE White Date: November 1, 2023

Villa Toscana, LLC

864 Highway 105
Palmer Lake, CO 80133
303.717.8211

November 1, 2023

Re: Unit 870-872

To Whom It May Concern:

My name is Rick White and I'm the owner of the Villa Toscana building in Palmer Lake. We are contacting you to inform you that it is our intent to go to lease with Slap Shot Hockey Lanes, LLC and give permission for their intended use of this property as outlined in their Conditional Use Application. We look forward to the success of this business in our community! Please let me know if you have any other questions.

Sincerely,

RE White

Rick White

Villa Toscana, LLC

Town of Palmer Lake
42 Valley Crescent
Palmer Lake, CO 80133

To Whom it May Concern,

I have submitted an application for a Conditional Use Permit for the property located at 870-872 Highway 105. It's my intention to open Slap Shot Hockey Lanes in this location.

If you play baseball/softball you go to batting cages to practice. If you play golf, you can go to the driving range to hit balls. Slap Shot Hockey Lanes (SSHL) will give hockey players a place to go for dryland training to practice shooting pucks at goals. There will be 9 lanes with interactive goals. Each lane will have a different target - goals that automatically rebound the pucks back to the shooter, electronic boards that have 10 fun games, cowbells, electronic targets and a lane with a radar that will measure the speed of your shots.

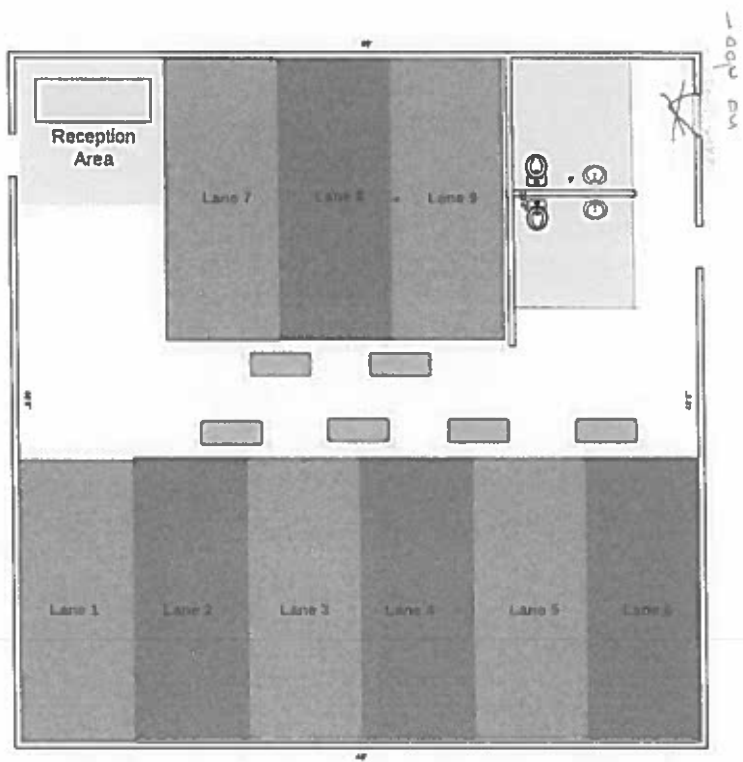
There are over 2000 hockey players in the Tri-Lakes and Colorado Springs Area and with only 6 ice rinks, ice time is at a premium. I have talked with several local hockey coaches and they agree that this will be a valuable tool to add to their training routine. It will allow them to focus on shooting and free up time when they are on ice to work on other essential skills.

Slap Shot will also give the kids in the Palmer Lake and Monument areas something to do in the immediate area. Being close to Colorado Springs there are many options for entertainment but you have a 15-20 minute drive to get to them. SSHL will be open to all ages and abilities, even those who have never played hockey before will have fun shooting at the targets and playing games.

After reading all 127 pages of the Palmer Lake December 2022 Community Master Plan, I also realized that SSHL would fill a void in the Town Palmer Lake as well. The history of Palmer Lake shows that it has always been an area for recreation and entertainment. While the Town is still centered on recreation and highlighting the natural resources in the area, not every day is conducive to being outdoors. Having an indoor option for people to visit on cold and snowy days or in the summer when it's too hot to hike and the lake is packed, will help fill that void.

I look forward to being a part of the Palmer Lake community and offering something new and different. Thank you in advance for your time and consideration on this matter.

Sincerely,
Nicole Tahmindjis
Owner/Slap Shot Hockey Lanes



To Whom It May Concern,

We, the owners of CrossFit 7070, are in full support of Slap Shot Hockey opening their business nearby. There is a huge need for sport specific businesses in town, helping families to stay local with training, as well as drawing population into the area. We have a family attending our CrossFit gym that moved here from Texas so that their sons could play travel hockey with our local teams. Allowing space for Slap Shot will only strengthen that draw and provide more skill practice space for a rink already very booked. Sport specific youth businesses thrive in our area. We can speak from experience after recently opening 7070 Athletics, a basketball training organization.

We are very excited to see Slap Shot Hockey coming in!

Mark & Shannon VanderMeer

CHAPTER 17.48. - C2 GENERAL BUSINESS AND COMMERCIAL ZONE

17.48.010. - Permitted uses.

Permitted uses in the C2 zone are as follows:

- (1) Restaurants.
- (2) Licensed liquor and beer outlets.
- (3) Bed and breakfast.
- (4) Funeral homes and mortuaries.
- (5) Medical and dental clinics.
- (6) Service establishments, such as barbershops and beauty shops, watch and jewelry repair, pharmacies, pick-up stations for laundry or dry cleaning, retail good shops.
- (7) Commercial buildings, libraries, parks, museums, art galleries and post offices.
- (8) Retail stores, including the following: liquor store, drug store, miscellaneous good items, clothing store, sporting goods, books, groceries, antiques, gift shop, hardware, and furniture.
- (9) Art, photographic, health, dance and music studios.
- (10) Light/small equipment sales and repair.
- (11) Day care centers.
- (12) Building supplies.
- (13) Light assembly of prefabricated parts.
- (14) Arts/crafts shops such as woodworking, pottery, jewelry or other craft-based industries.
- (15) Small animal veterinary clinic.

(Code 1973, § 17.37.010; Ord. No. 4-1995, § 2, 1995; Ord. No. 18-2000, § 15, 2000)

17.48.020. - Conditional uses.

Conditional uses in the C2 zone are as follows:

- (1) Wholesale businesses.
- (2) Drive-in commercial uses.
- (3) Bowling alleys.
- (4) Educational institutions.
- (5) Religious institutions.
- (6) Public and semi-public uses (per definition in section 17.08).

For required off-street parking and loading, see chapter 17.84.

(Code 1973, § 17.37.050; Ord. No. 4-1995, § 6, 1995)

17.48.060. - Signs.

Signs in the C2 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.37.060; Ord. No. 4-1995, § 7, 1995; Ord. No. 18-2000, § 17, 2000)

17.48.070. - Sewerage.

Septic tanks may be permitted if all of the following conditions are met:

- (1) Inability to tap existing sewer lines.
- (2) Ability to meet current county sewage disposal regulations.
- (3) Compliance with the provisions of chapter 16.48.

(Code 1973, § 17.37.070; Ord. No. 4-1995, § 8, 1995)

17.48.080. - Outdoor storage and buffering.

All outdoor storage must be screened from view by landscaping or fences. Landscaping and/or buffering must also be provided between commercial and residential areas.

(Code 1973, § 17.37.080; Ord. No. 4-1995, § 9, 1995)
