



Town of Palmer Lake
Minutes of the Planning Commission
March 17 at 6:00 PM
28 Valley Crescent, Town Hall, Palmer Lake CO

Planning Commission members present:

Chairman Dave Cooper
Commissioner Bill Fisher
Commissioner Amy Hutson
Commissioner Shana Ball

Commissioner Charles Ihlenfeld
Commissioner Vic Brown
Commissioner Mark Bruce

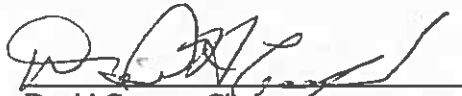
1. **Call to Order.** Chairman Cooper called the meeting to order at 6:00 PM.
2. **Approval of Minutes from February 17, 2021.** MOTION (Bruce, Ihlenfeld) to approve the minutes. Motion PASSED.
3. **Update from Master/Comp Plan Team.** Susan Minor provided an update from the North End neighborhood meeting. The residents wish the roads to stay dirt. However, they would appreciate the roads to be crowned with ditches. A copy of the El Paso Master Plan was given to the team and may be used as a reference/guideline. The industrial “neighborhood” needs to be added to upcoming meetings. They may be added to the Streetscape group meetings. A Restaurant group meeting is being coordinated. They would like to survey the restaurant customers to get a better sense of who is visiting the Town. They would also like to do a survey on the Town’s capacity for future growth. This data may be helpful for future grant applications. It was suggested to have Commissioner Ball available for questions from the Board of Trustees concerning the Master Plan reports. The Planning Commission welcomed Shana Ball to the Commission.
4. **Review of Zoning Code – Specifically to bring zoning language current to what is permitted.** General discussion took place about the need for affordable housing; how to zone for high density housing; where to place them; and how would it affect the already strained water and sewer systems. Dawn Collins gave an update on the water taps. Based on past study of the surface water supply, there are approximately forty taps. The Board of Trustees will explore future water supply, as well as an accounting of residential wells and water conservation plans.
 - **Consider Building Height Restriction.** Collins requested the Commission address the language in code concerning the height allowed in residential zones. Discussion ensued about how height is measured and contradictory language. MOTION (Hutson, Ball) to recommend the Board amend the height requirement to be no higher than thirty feet above the average grade to the highest point of the roof line. Roll call vote – aye (7); nay (0). Motion PASSED.



- **Consider Residential Permitted Use vs. Conditional Use.** The Commission reviewed the spreadsheets prepared by Commissioner Hutson with R-3 lots including vacant lots. They discussed increasing lot size to 7,500 sq ft from 5,000 sq ft and how such a move would impact the residential zones and what impact it would have on the current property owners with 5,000 sq ft lots. They also discussed how residential permitted use differs from conditional use. Staff offered to gather a list of examples from other municipalities to bring back for review.

5. **Next Meeting (April 21) and Future Items.**

6. **Adjourn.** Moved to adjourn at 7:59 PM.


David Cooper, Chair

ATTEST: 
Julia Stambaugh, Deputy Town Clerk