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**Dawn Collins**

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**From:** Glant Havenar  
**Sent:** Thursday, March 2, 2023 1:03 PM  
**To:** Dawn Collins  
**Subject:** Fw: Elephant Rock possibility

From Chris Jeub,

Glant Havenar  
Mayor of Palmer Lake  
(303) 246-4552



ghavenar@palmer-lake.org  
Town of Palmer Lake  
42 Valley Crescent/PO BOX 208  
Palmer Lake CO 80133  
[www.townofpalmerlake.com](http://www.townofpalmerlake.com)

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**From:** Chris Jeub <chrisjeub@gmail.com>  
**Sent:** Sunday, February 26, 2023 7:38 PM  
**To:** Glant Havenar <ghavenar@palmer-lake.org>  
**Subject:** Elephant Rock possibility

-----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.-----

Hi Glant. Just heard of Carter-Payne falling through at Elephant Rock. Would Palmer Lake be interested in perhaps leasing the land to Monument Glamping? We could explore some profitable possibilities.  
<https://monumentglamping.com>

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**Chris Jeub**  
[chrisjeub@gmail.com](mailto:chrisjeub@gmail.com)

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**Dawn Collins**

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**From:** Amanda Hinnen <ahinnen@yahoo.com>  
**Sent:** Wednesday, March 15, 2023 7:33 PM  
**To:** Dawn Collins  
**Subject:** The Elephant Rock Concept  
**Attachments:** Overview for Board of Trustees.pdf; Elephant Rock Private Public Partnership.pdf; Resort Rules and Regulations.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

-----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.-----

Hi Dawn,

Here are our thoughts on the Elephant Rock property.

We have tried to include a fair amount of detail from all of our discussions.

Thank you for sharing with the board.

I hope they get the opportunity to discuss it tomorrow in their meeting.

Thanks,

Amanda  
and  
Charles

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Board of Trustees  
Palmer Lake, Colorado

March 16, 2023

RE: Elephant Rock Concept Idea

Dear Board Members,

We are so pleased to offer a concept for your consideration. It is our belief that we can facilitate a public/private partnership for the property that will continue to increase the appeal and enjoyment for Palmer Lake residents and those visiting Southern Colorado.

The Elephant Rock property has good bones. It lends itself to multiple uses.

We suggest a:

1. High-end RV Park
2. Lease, to the Wonders of Nature Forest School for future expansion to K-12
3. "The Loop" Walking Trail, suggested and built by Parks.
4. Pickle Ball Courts with parking
5. Flex Space items determined by Board: Community Gardens, Play Structure, Splash Pad etc
6. Lodge rooms and apartments for short term rentals, to include shower and laundry facilities.
7. Cabins for short term rentals, with 10+ parking spots
8. Camp Community event center; also utilized by the Palmer Lake community as scheduled
9. Commercial Kitchen to lease to caterers or potential restaurant.
10. Care Taker Cabin
11. Spa, amphitheater, basketball building, maintenance (to be shared), and soccer field as separately negotiated with the Willan's. If this negotiation doesn't materialize, we would like to request those spaces.
12. Future potential expansion ideas: ropes course, zip line, Corporate Leadership training/retreats....

We would like a 30-year lease of the property (terms to be negotiated), less the Willan's areas. For this to be revenue generating for the Town, we propose, in lieu of monthly fees, resort fees based on occupancy, going directly to the Town's General Fund. Fee amounts could be negotiated every 3 years. Additionally, water/sewer charges will increase revenue into the Town. Any further development of the property would be approved by the Board.

Discussions for private loan funding and contractors for renovations have been tentatively agreed upon. Umbrella liability insurance is planned to cover the entire property, including the Loop Trail. Other businesses will have to carry their business insurance.

If this is to be viable for the considerable investment to be made, we need to begin work asap, with the goal of site rentals to begin by summer 2023. Pending contractor's timeline, cabins and lodge rooms may be open by summer as well.

Please advise next steps.

Sincerely,

Amanda Hinnen, Principal  
Charles Roubidoux, Principal  
Susie Schulze, Consultant, and previous owner of multiple RV parks

The book cover features a light blue background with large, abstract shapes in shades of red and purple. A stylized floral pattern in a muted brown color is visible in the lower-left quadrant. The title is centered in a large, black, serif font.

# RV Park Resort and Spa

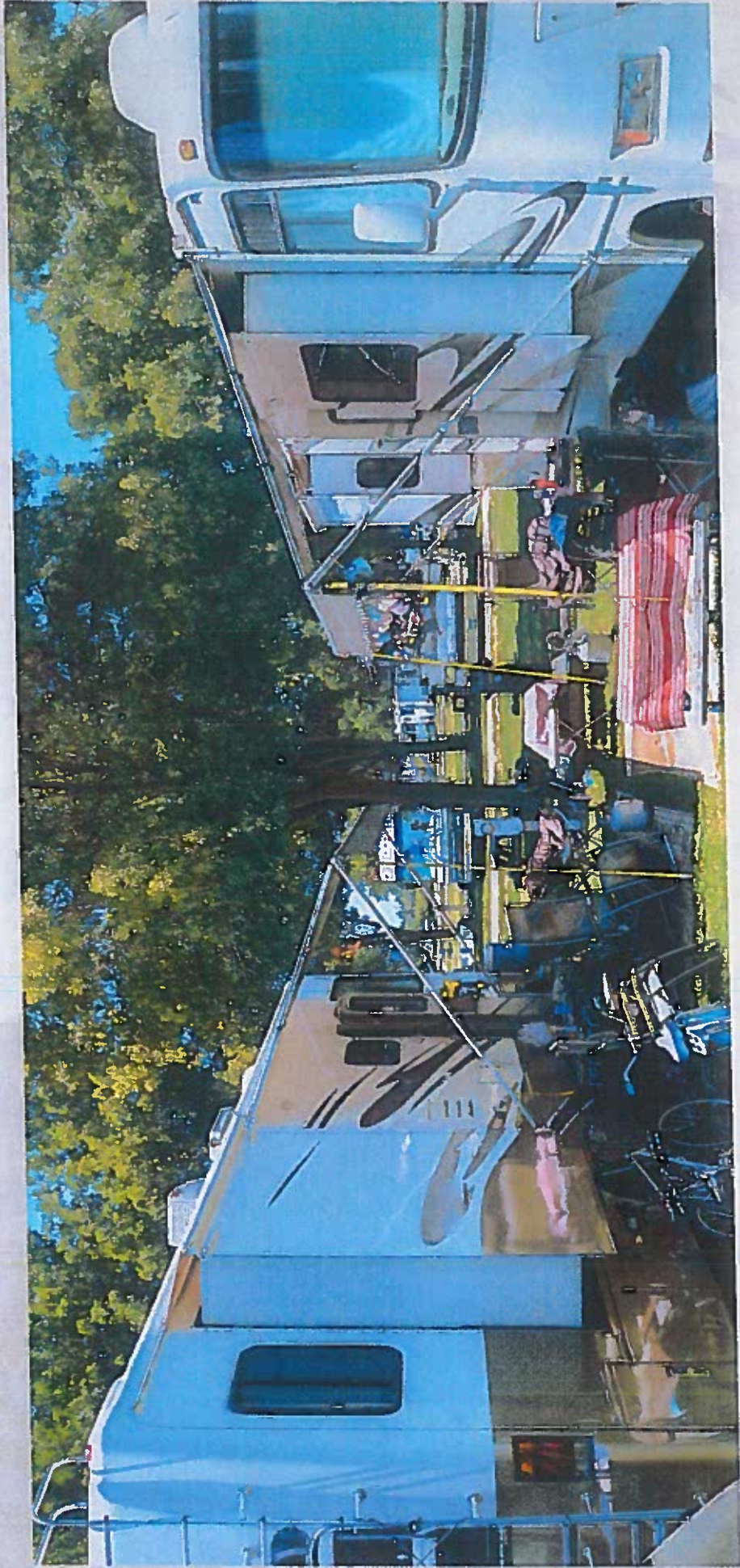
With

The Wonders of Nature Forest School

# introduction

We are excited to facilitate a collaboration with the town of Palmer Lake. We believe an RV Park Resort and Spa will not only benefit the general fund for the town but also many small businesses. A controlled influx of people frequenting local businesses will have a positive impact on revenue.





Elephant Rock Public Private Partnership

# ELEPHANT ROCK

PROPOSED SITE PLAN  
March 16, 2013



- RV Site
- Parking
- Flex Space
- Community Gardens
- Lodge Rooms Apartments
- Community Event Center
- Caretaker's Quarters
- Wonders of Natuno Forest School
- Pavilion
- Historic Site
- Cabine
- Maintenance Shed
- Basketball Court
- Spa
- Amphitheater
- The Loop Walking Trail
- Pickleball Building
- Pickleball Courts

# Potential Town Revenue

	RV SITES	SHORT TERM RENTALS	WATER	TOTAL
Year 1	\$46,500	\$18,877	\$5,600	\$70,977
Year 2	\$52,925	\$17,330	\$7,770	\$78,025



# Our Estimated Start Up Expenses

Lodge Boiler	\$100,000.00
Apartments/Lodge rooms/Event Ctr Showers and Laundry	\$416,000.00
Cabins with bathrooms	\$192,000.00
Roofs	\$45,000.00
RV sites	\$250,000.00
Dirt Work/Roads	\$250,000.00
Electrical	\$47,000.00
Site pads gravel: 14 ton/93 3/4 screen Rd Base	\$105,000.00
Landscaping/picnic tables	\$150,000.00
Water/Sewer site Installation	\$22,500.00
Care-Taker Cabin	\$150,000.00
Furnishings: TVs, Beds, lamps, tables	\$250,000.00
Contingency	\$10,000
Marketing	
Total	\$1,987,500.00

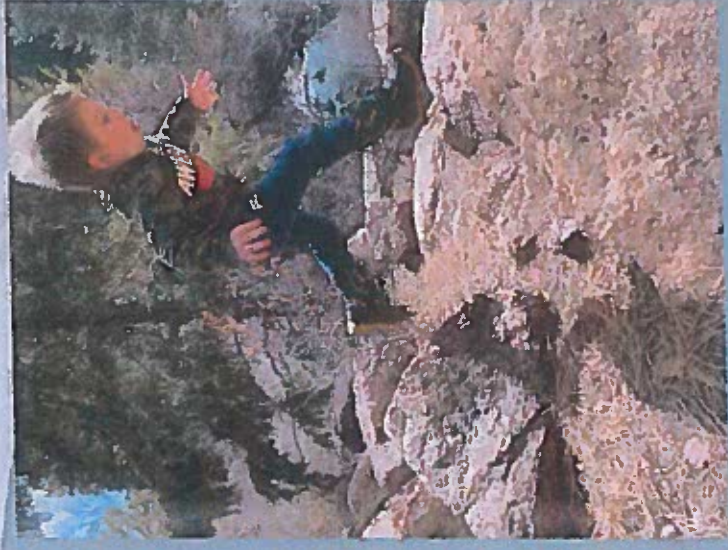
# Wonders of Nature Forest School

## OUR FOUNDER + TEACHER: ERIC RIEGLER

Eric is a lifelong lover of all things nature. He grew up in the forests of Kentucky and has lived in Colorado for the last 10 years. Being a multi-instrumentalist, he loves to incorporate music into our learning, starting with basic rhythms. While obtaining his graduate degree in early childhood education, he became fascinated with and wrote many articles on the benefits of outdoor learning, particularly in the primary years. Creating his own forest school was a dream of his for many years, and in 2019 he was ecstatic to watch that dream come true. When not at school you can find him and his son Solstice exploring the forest surrounding Painor Lake, creating new music around the campfire, or playing a concert in the Colorado Springs area.

## CO-TEACHER: MARILYN ROME

Marilyn went to college to become a veterinarian. After receiving her Animal Sciences degree at the University of Arizona, she realized she had a connection not only with animals, but with children as well. She returned to school and earned a master's in Special Education with an emphasis in Behavior Management. She was hired as a center-based Special Education teacher working with elementary kids who were diagnosed with Emotional Disabilities in Muskogee, Oklahoma. Her love for the mountains drew her to Colorado where she was hired as a Childhood Special Education Teacher. She finished her endorsement in Early Childhood Education and Early Childhood Special Education. After 10 years of teaching preschool in District 20 she joined Wonders of Nature as our co-teacher. "I have seen the tremendous impact that being outdoors provides for children. Forest School children are brilliant, resilient, risk takers and comprehend at a level that is beyond what students within a classroom setting can achieve. I feel blessed to be a part of Wonders of Nature Forest School. Though they refer to me as teacher, it is truly the children who continue to teach me."



# Forest School Accreditation

Currently there are no accredited forest schools in Colorado. There is only one state with this accreditation, Washington. There is, however, current legislation discussion in Colorado. The town of Palmer Lake could be on the forefront of supporting this curriculum and educational platform in the state.



# timeline

**MARCH 2023**

Collaborate with the town of Palmer Lake and secure a lease agreeable for all parties.

**JUNE/JULY 2023**

Soft Launch!

**APRIL 2023**

Finalize funding and begin work

**MAY 2023**

Continue renovations of existing structures.

**AUGUST 2023**

Update board of trustees.

# summary

This partnership will continue to increase the appeal and enjoyment for Palmer Lake residents and those visiting Southern Colorado while also providing revenue to the town.





thank you

Amanda Hinnen

[ahinnen@yahoo.com](mailto:ahinnen@yahoo.com)

Charles Roubidoux



# Rules & Regulations

## CANCELLATION POLICY

- Reservation must be paid in full at the time of booking.
- If your reservation is cancelled prior to 3 days of arrival guests are charged a \$25 cancellation fee.
- If your reservation is cancelled within 3 days of arrival guests are charged the equivalent of one night's stay.

Check-out is at 11:00am. Check-in is at 3:00pm for cabins, rooms, and apartments and 1:00pm for all others.

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## SITE RULES

- Observe and obey all posted signs throughout the resort and adjacent property.
- Please respect guest's privacy by not walking through occupied sites.
- All waste disposal hookups must be sealed with all hoses and connections free of leaks.
- Trash pick-up at site is scheduled between 10-11am. Please do NOT set trash out overnight. No large or bulk items.
- Please keep your campsite area neat and organized.
- ONLY one recreational vehicle per site.
- ONLY 2 cars per site. All vehicles including golf carts must fit on the gravel site.
- Maximum of 6 persons per site and no more than 4 adults per site.
- No motorized vehicles on the grass.
- Propane: If you would like your tanks filled, please put them at the end of your site by 10:00 A.M. with your name and site number. We will fill them, return them, and charge your card on file.

## OUTDOOR LIVING SPACE:

- Only customary outdoor patio/lawn furniture and accessories may be left outside.
- Please do not remove picnic tables from their sites without resort approval.



- Please close awnings, canopies, and umbrellas when RV is unattended. Strong winds can cause serious damage or loss of property.

## ALLOWED/OK:

- Enclosed Cargo Trailer – Cargo Trailers are for storage only (NOT living space)
- Outdoor Patio Furniture
- Drying Rack (for swimwear/towels only)
- One (1) golf cart
- Traditional Grill
- Kayaks/Paddleboards

## PROHIBITED/DON'TS:

- Tents or Tarps
- Pools, Hot Tubs
- Perimeter fencing/pet fences or pet pens
- Clotheslines
- Indoor Furniture
- Open Trailers
- Affixing to Trees
- No ATV's/ Minibikes/ Go Carts or Side by Sides
- Drones/ remote controlled toys
- Fireworks/firearms/bow and arrows/ pellet guns
- Hazardous materials

Resort personnel will periodically inspect sites to assure compliance with resort rules.

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## RV POLICY

- All recreational vehicles must be currently registered and maintained in good condition and in running order.
- Management approval must be obtained for any RV 15 years and older prior to making reservations.

- No RV deemed to be in “poor” condition (e.g., broken or cracked windows, flat tires, rusted, badly dented, or in need of paint) will be allowed in the RV Resort.
  - Approved recreational vehicles include: Class A, Class B and Class C Motorhomes, Fifth wheels, hard sided Travel Trailers, Pop up Trailers and Toy Haulers.
  - All RV’s must be leveled and supported with the proper equipment.
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## VEHICLE POLICY

- Management is not responsible for damage, injury, or loss to either person or property. The owner/management of Palmer Lake RV Park and Resort absolve themselves from all liability and responsibility pertaining to loss by fire, theft, weather, acts of God, property damage, accident or any other cause whatsoever, and guest agree to save, protect and hold harmless The Resort and Cousin Eddy’s Enterprises LLC.
  - Automobiles and RV’s must park in designated parking areas. TWO (2) motorized vehicles/ or TWO (2) motorcycles are allowed per site; the vehicle(s) may not infringe on adjacent sites or grass areas.
  - RV’s, automobiles, and motorcycles must be currently registered, in good running order and operated by a licensed driver. Issues such as flat tires, dead battery, leaks, broken windows are deemed to be in general poor condition, including exterior, may not be parked within the RV Resort.
  - All vehicle repairs, maintenance (e.g., oil changes, lubes, etc.), and washing RVs are prohibited.
  - Golf carts are allowed to be operated only by licensed drivers and all passengers must be safely seated.
  - All posted traffic signs must be obeyed, and the posted speed limit is 5 mph and is strictly enforced.
  - No boat, utility, storage, or auto trailers may be parked in the RV Resort without RV Resort approval. Vehicles in violation of these rules will be towed at the owners’ expense.
  - ATV’s, Side-by-Side’s, Minibikes are prohibited from resort premises.
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## CUSTOMER RESPONSIBILITY

- Any customer or guest destroying/damaging park or other customer’s property will be required to make restitution. If your RV has an electrical problem creating a problem with the park electric and a certified electrician has to be called, you will be responsible for the cost of the electrician’s service call and damages.

- The Resort shall provide utility hook-ups at the site for sewer, water, and electrical service. Guests shall not make any alteration to the electric, water or sewer connections provided by the Resort.
  - The Resort's responsibility shall extend only to the point of connection and the Resort shall not have any responsibility for the condition or functioning of any pipes, conduits, or wires from such point of connection to the guest's RV. Wastewater must be disposed of properly, no dumping on the ground. Please use the appropriate sewer connection.
  - The Resort reserves the right to disconnect utilities in order that repair, alterations, or additions may be made. Guests will be notified, when possible, of any planned utility system shutdown.
  - The Resort shall not be responsible for any loss suffered by any guest from planned or emergency shutdowns.
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## PARKING

- There can be no parking on any street per the Fire Marshal.
  - Any vehicle (car, golf cart, watercraft, etc.) parked illegally is subject to being towed (at owner's expense), and/or locked and fined \$50.
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## CHILDREN

Parents are responsible for the whereabouts, safety and conduct of their children at all times so keep an eye on them please. All minors must always have adult supervision. They will otherwise be given puppies and fed espresso.

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## WHEELED TOYS

Bicycles/skateboards/roller skates must be operated with extreme caution and an adult must supervise minors while operating on premises.

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## CODE OF CONDUCT & POLICIES

- As our guests, please observe the following rules and most importantly, let us be reminded of the Golden Rule: "Do unto others as you would have them do unto you."
  - All guests should be courteous to other guests; ensuring noise levels are acceptable even during the day. Loud music is not permitted at any time. RV owners shall be responsible for the conduct of their family members, guests and/or visitors while at the RV Resort. RV owners, their family members, guests, or visitors who create a disturbance or behave in a manner that constitutes a threat or substantial nuisance to other RV Resort guests will not be allowed to remain on the property.
  - Quiet time is 10:00 p.m. to 8:00 a.m. No motorcycles, diesel vehicles or other vehicles with louder than normal exhaust may be operated inside the RV Resort during this time.
  - No generators may be used in the RV Resort.
  - Please place trash in plastic bags and dispose of garbage in the resort provided dumpsters and do not throw personal garbage in restrooms, laundry, clubhouse, or other facility trashcans.
  - Please do not flush anything in toilets other than toilet paper that is provided.
  - Please keep building doors closed.
  - Please do not tamper with the landscaping, electric or plumbing systems.
  - Please do not chase or harass any of the wildlife.
  - No soliciting, peddling, loitering, trespassing, or trading allowed in the park.
  - No criminal or drug related activity in or near the Park will be tolerated.
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## PET RULES

- Pets are welcome and must be kept on a leash or always confined to the RV owner's site. (This is a State Law.) Up to two (2) pets, subject to approval, per site.

- We do not allow any pens, fences, or kennels in the park.
- Please do not leave your pets unattended or exposed to the environment and surrounding wildlife. Rattlesnakes and other wildlife have been found on the Resort.
- All pet waste is to be cleaned up as soon as deposited, including the RV owner's site. This is a health issue and if you do not comply you will be asked to vacate the Park.
- We prohibit breeds as having aggressive or unfriendly behavior to both dogs/cats and humans. Breeds restricted are: Pit Bulls, Staffordshire Terriers, American Bulldogs, Rottweilers, Chow Chows, Doberman Pinschers, Akitas and Mastiffs. If your pet shows aggressive behavior, you will be asked to remove the animal from the park.
- Pets must be on leashes (maximum 12') when outside of RV's.
- Pets must be accompanied by an adult (over 12) when outside of the RV. No animal is to be left outside the RV when the RV owner is away from the site.
- Service animals of any breed are welcome however these animals may not exhibit aggressive behavior.
- Aggressive or barking dogs will not be allowed to remain at the Resort.
- The pet owner is solely responsible for any damage done to persons or property by the pet.
- Only pets that belong to registered RV guests are allowed on property.
- Wildlife/farm animals are not considered pets and not allowed.

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## LAUNDRY ROOM

- Use of the laundry room is restricted to registered guests.
- Restrooms/Shower: Use of the restrooms/showers is restricted to registered guests and their visitors. Personal belongings may not be stored or left behind. All such items will be discarded.
- No Smoking: No smoking is permitted inside the restrooms/showers/pool area or any other RV Resort building.

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## FIRE SAFETY

- Fire safety is of the utmost importance at the RV Resort. No campfires are allowed in the Resort. A fire extinguisher must be available in the RV.

- Allowed: LP Gas for BBQ's, fire pits (contained with screen) or heaters. When not in use, such equipment must be placed back in storage.
  - Prohibited: Open flame equipment (not allowed)
  - All posted signs regarding health, safety, ordinance, and law must be observed and are strictly enforced.
  - All public laws and ordinances shall be obeyed within the RV Resort. The RV owner will notify management should it be necessary.
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## WIDLIFE

- The Resort is situated adjacent to a mountain where we have the usual mountain wildlife, bears, mountain lions, fox, deer, racoons, rattlesnakes, and coyotes just to name a few.
  - Please do not use high voltage or excessively bright lighting at night.
  - Beware of natural creatures indigenous to the region. We are not responsible for any personal injury or property damage caused by the wildlife.
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## DAMAGES

- The Guest is responsible for all damage or destruction of property, and any injury to persons, caused by the guest or his or her family, visitor or pets.
  - The Resort reserves the right to charge guests accordingly for any damage they cause to the grounds and/or Resort facilities, including but not limited to broken waterlines, damaged/missing sewer connections, cable lines, landscaping, and excessive debris (bottle caps, zip ties, cigarette butts, broken glass, etc.)
- 

## THE FINAL SAY

- The Resort retains the right to alter and modify any of the Rules and Regulations in keeping with the fairness and best interest of all participants.
- Management's decisions in all disputes are deemed final.
- Violation of these rules and regulations that result in damage or destruction to Resort property or threaten the safety of resort guests will result in the termination of your stay.
- Additionally, resort management reserves all rights to terminate guests' stay for any reason.

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*Management is not responsible for damage, injury, or loss to either person or property. The owner/management of The Resort absolve themselves from all liability and responsibility pertaining to loss by fire, theft, weather, acts of God, property damage, accident, or any other cause whatsoever, and guest agree to save, protect and hold harmless The Resort and Cousin Eddy Enterprises LLC from all such liability.*

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**Dawn Collins**

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**From:** Nick Ehrhardt  
**Sent:** Thursday, March 16, 2023 7:15 PM  
**To:** Dawn Collins  
**Subject:** Fw: I hope you will consider before making decisions on ERP  
**Attachments:** ERP concerns.docx

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

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**From:** Reb Duke <rfduke@hotmail.com>  
**Sent:** Thursday, March 16, 2023 3:49 PM  
**To:** Glant Havenar <ghavenar@palmer-lake.org>  
**Cc:** Sam Padgett <spadgett@palmer-lake.org>; Dennis Stern <dstern@palmer-lake.org>; Shana Ball <sbball@palmer-lake.org>; Kevin Dreher <kdreher@palmer-lake.org>; Jessica Farr <jfarr@palmer-lake.org>; Nick Ehrhardt <nehrhardt@palmer-lake.org>  
**Subject:** I hope you will consider before making decisions on ERP

-----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.-----

I hope that this email finds you well.

I am attaching a letter regarding some concerns that I have regarding ERP decisions that I have heard might be made in the near future. I am unable to attend the retreat/workshop this evening to address my concerns in person. So, I wanted to write them down. I apologize for the late delivery to you. Please give some consideration to these points before making your decision.

Thank you for your contribution to our community.  
Rebecca

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***Rebecca Angelo Duke***  
*Continuum Wellsprings Practitioner*  
*Certified in Advanced Myofascial Techniques*  
*Licensed Massage Therapist & Registered Yoga Instructor*



For me the highest principal for the Elephant Rock Property is that our current citizens and BOT act as the best stewards of this gift that we possibly can so we can leave a pristine natural land to future generations. I believe that to achieve this a Master plan should be in place before giving access to any projects for development. I understand that there is probably considerable pressure from some members in the Parks Commission and perhaps from the Willans to get started on their proposed projects ASAP, which is understandable. But I ask that the BOT consider problems that can inadvertently be created when parts of projects move forward without maintaining the whole vision.

Some issues that I have heard discussed and that cause me concern:

1A) Using "free" logs that have been removed from the forest: if the trees in question were dead due to "beetle kill", is there a chance that this can spread the infestation? (this is a question that I do not know the answer to).

1B) Using "free" mulch on trails from landscapers who as part of their job cut down diseased trees, will this mulch introduce disease or other contaminants, including pesticides/herbicides to the area? (I have experience with this issue from using donated manures in an organic garden. Herbicidal contamination is a long lasting problem).

2) Compacting of soil causes the destruction of native plant life, encourage noxious weeds and potentially cause erosion problems. There is visible damage left from the CORE contractors. I think we can expect more of this if a plan is not in place and enforced that will require all parties to minimize their impact on the natural soils, wildlife, grasses, and watershed. (Keep in mind that it takes many years to restore natural grasses and dealing with noxious weeds is very difficult and an ongoing problem so prevention is key.)

3) Engaging the Air Force Academy to engineer one or more bridges before the master plan is complete. Is the placement of a bridge is premature to when it is wise to provide access?

4) I support the value that the land was given to the people of this town to enjoy in perpetuity. I would like to see this land kept natural and well planned. It concerns me that so much emphasis has been placed on the idea that the ERP "park" needs to "make money" in order to support the park area. Many "activities" have been proposed that include "attractions" focused on uses by citizens outside of our community. I question the balance in these money-making attractions with preserving the natural environment for our community.

5) I ask that the BOT and citizens of PL be informed specifically as to how the "arts project" will work before approving that the gym building to be included in agreement with the Willans. This may be a great idea, or not... Who will be in charge? Will leadership be delegated to others? What will be curated, included/excluded? Will TOPL and neighbors have any say in what goes on there? How long will this arrangement be in place? Many things can fall into the arts category. Some of these do not make good neighbors! I know this first hand, I use to be an artist and live in the arts warehouse district in a big city. This building is directly across the street from my property and the answers to these questions will impact me for a long time. Thank you for considering my comments.

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Jawn Collins

Subject: FW: Elephant Rock property concept submittals

Subject: Elephant Rock Property Concept

-----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.-----

Submitted on Saturday, March 25, 2023 - 1:16pm

Submitted by anonymous user: 67.174.109.77

Submitted values are:

First Name Jina  
Last Name Brenneman  
Phone Number 5757796018  
Email [beforethegrid@aol.com](mailto:beforethegrid@aol.com)  
Describe your request:

Dear Palmer Lake Trustees,

This is a four part proposal for consideration:

1. Within recent years our federal ad State governments have urgent concerns to preserve natural lands. Both offer incentives to towns like ours by way of paying the owners of the land to NOT do anything except preserve it. If selected for one of these gifts, the town would not have to be a landlord or manager. The town would only need to deposit monthly checks. Here are several opportunities for State and Federal monies.. Here are several examples of available monies: <https://www.doi.gov/lwcf>, <https://www.naco.org/advocacy/western-interstate-region>.  
<https://www.nfwf.org/programs/rocky-mountain-rangelands/restore-colorado-program>
2. In now way should the decision regarding Elephant Rock camp not take into consideration members of the community. One idea, determine the significant organizations in Palmer Lake (history, restaurant, art, church, school etc..) have a round table discussion with its leaders. Please consider the 'call for suggestions' that were filled out a year ago by community members.
3. Historic preservation - Several of us have done extensive work on researching theElephant Rock Camp. I have spoken with them and we are willing to write a historic preservation grant. We would write and give to the town to submit. A historic preservation grant must be submitted by the property owner. Not all of the buildings qualify, byt many of them do. Historic Preservation typically has a difficult time distributing the monies they are required to give at the end of each year. Our chances are extremely good.
4. I have heard rumor of an 'adopt a cabin' suggestion. If this is true, I believe it is a foresightful and doable idea. As the president of the Palmer lake Arts Council, I have the boards permission to claim sponsorship of all of the coins, if they are not already claimed. We believe we can locate a funding source.

The long view of deciding what to come of this property is to make it the Elephant Rock Cultural Center, protect the wildlife and preserve and care for the land. This will undoubtedly bring tourists to eat in our restaurants, shoppers to buy in our stores (predicting that those cars will have unusual and special items for sale, and increase our tax revenue. It is difficult to take the long view. It is hard work in the beginning, but I promise you, there are people in Palmer Lake who are professional, capable and committed to help write grants and organize. Taking shortcuts to avoid having to deal with the property will make Palmer Lake become like every other city/town on the Front Range.

Concept File [proposals for elephant rock camp- jina brenneman.pdf](#)

The results of this submission may be viewed at: <https://www.townofpalmerlake.com/node/7718/submission/4035>

**Dawn Collins**

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**To:** Glant Havenar; Dennis Stern; Sam Padgett; Jessica Farr; Shana Ball; Kevin Dreher; Nick Ehrhardt  
**Subject:** FW: Elephant Rock Property Concept

FYI

5

**Subject:** Elephant Rock Property Concept

-----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.-----

Submitted on Thursday, March 30, 2023 - 3:20pm

Submitted by anonymous user: 71.229.249.233

Submitted values are:

First Name Amy  
Last Name Hutson  
Phone Number 18655569477  
Email [hutsona@gmail.com](mailto:hutsona@gmail.com)  
Describe your request:

The arts in Palmer Lake have been hijacked by the inability to use the TriLakes Art Center as it was intended. PLAC has been looking for a space for galleries, coops, classrooms and even an international artist residency. With possible funding from benefactors, grants, adopt -a-cabin sponsors, and historical preservation funds, some if not all of the cabins and the long hall could be used for this purpose. Even if PLAC is unable to use these spaces, the buildings themselves have historical value and could be restored for museum type use similar to the PL jail in front of town hall. I'm sure at one time that too was very run down.

Additionally I think it is important to have a cohesive plan for the entire acreage instead of a piece meal parceling out of portions. It might work out but in fact might look very unprofessional and not give a good impression to the visiting public.

Concept File

The results of this submission may be viewed at:

<https://www.townofpalmerlake.com/node/7718/submission/4037>

**Dawn Collins**

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**From:** Glant Havenar  
**Sent:** Wednesday, April 5, 2023 6:03 PM  
**To:** Dawn Collins  
**Subject:** Fw: Star View Ranch Follow Up Letter

6

Glant Havenar  
Mayor of Palmer Lake  
(303) 246-4552



ghavenar@palmer-lake.org  
Town of Palmer Lake  
42 Valley Crescent/PO BOX 208  
Palmer Lake CO 80133  
[www.townofpalmerlake.com](http://www.townofpalmerlake.com)

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**From:** Lindsey Truitt <lindsey.paravicinis@gmail.com>  
**Sent:** Tuesday, April 4, 2023 7:15 PM  
**To:** Glant Havenar <ghavenar@palmer-lake.org>  
**Subject:** Star View Ranch Follow Up Letter

-----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.-----

Dear Mayor Havenar,

It is our hope that you have had a chance to read our letter of intent. We would like to know what questions you might have for us to help facilitate your decision.

We are excited to work in conjunction with The Board of Trustees, the Parks and Trails Commission and the Willan's to find the best strategy to move forward on this project together. This letter is meant to discuss our involvement in the master plan, why it is crucial for our team to visit the site, and our potential financial benefits to The Town.

We believe that it would benefit the process for us to be involved in the development of the master plan. Our vision is committed to minimum change of landscape and buildings as it is our goal to repurpose what already exists. Our involvement in the master planning process will help clarify our intentions and needs, eliminating the guesswork for The Board. This would also help us in our pre-planning evaluation as we will gain a better perspective on what The Board's vision is.

The pre-planning evaluation process is vital for laying the foundation for the project's overall success. This will also allow us an assessment of the scope of the project. In this phase we plan to meet with builders, architects, engineers, and our design team. Without rushing the process, it is imperative that our team gets on site for evaluation of the property. This will allow the ability to assess if the project is financially feasible. Once we assess and decide to move forward, the sooner we can move forward on the project preventing further deterioration, vandalism, and other damages that continue to occur.

The financial benefits our venue will provide to the town of Palmer Lake will, first and foremost, be tax revenue. We will be committed to a minimum of \$30,000 a year after our first year of operation, if we do not meet the minimum, we will write a check for the difference at the end of the year.

We are excited to hear your decision on our plan to move forward.

Sincerely,

Franco Pisani

Lindsey Truitt

This is to serve as a letter of intent. A full proposal will be provided upon the Board of Trustees agreement that Star View Ranch is a good fit for the Town of Palmer Lake's master plan.

## **Business Overview**

Star View Ranch is a proposed full-service, for-profit event venue located in the heart of Palmer Lake. The Ranch will offer a unique, sophisticated venue with a rustic touch to our clients for their events.

Nestled in the pines, the natural scenery combined with the spectacular sunset of Colorado will make Star View Ranch the premier destination for weddings, bridal and baby showers, reunions, holiday parties, repasts, retirement ceremonies, family events, and corporate events and galas.

Star View Ranch is excited to work in conjunction with the Town of Palmer Lake, and Richard and Lindsay Willans with EcoSpa to develop the site in a manner that aligns with the Town of Palmer Lake's master plan. With our intended use of the property, our plan will have minimum impact on the land and our surroundings. We will also work closely with event coordinators, decorators, staff, and vendors to provide a clean, accessible, and affordable facility that has a positive impact in the community.

## **Venue Description**

Star View Ranch is a highly adaptable property. It is a unique destination that proudly holds a lot of potential. We will focus on the preservation and revitalization of what is already existing. Our work on the site will begin with the main building as phase one. Here we will start by bringing the existing structure back to code and improving on the buildings rustic charm. The interior of The Ranch will include a full-service catering kitchen, restrooms, food service area, storage closet and an open floor space that can be configured into various layouts. With the ability to serve alcohol (beer, wine, and spirits) on the premises, we plan to also include a bar.

The venue will offer technology capabilities with high quality AV equipment and Wi-Fi access. The event center would only be open when there is an event scheduled, for tours and in person reservations. Live entertainment associated with some of the private catered events (weddings, birthday parties, etc.) would consist of deejays, musicians, vocalists, etc. Keeping the community in mind, all exterior doors will be kept closed when amplified or live music is being played at The Ranch. To ensure that noise is kept to a minimum all events will end by 10 pm.

Phase two will begin with work on the side of the main building with the addition of a second event space. Phase two will also focus on improving the additional lower structure to the south of the main building.

## **Service Offerings**

The following are examples of the services Star View Ranch will be able to offer its clients:

- Three different event spaces to choose from
- Two different ceremony sites
- Ample parking
- Onsite full-service catering
- Audio/visual equipment
- Recommendations for pastry, floral, and DJ services
- Elegant and classy decor for any event
- An adequate supply of tables, chairs, and linens for any event
- A highly qualified and experienced team of event coordinators

## **Star View Ranch Operators History**

Star View Ranch will be operated by business partners Franco Pisani and Lindsey Truitt. Franco is an award winning, local chef who is known for blending traditional family recipes and the freshest seasonal ingredients to create contemporary Italian culinary concepts. His passion for food was passed down from his mother. After attending culinary school, Chef Franco opened Paravicini's Italian Bistro, now a local landmark, in 2003. In 2017, Franco opened Ristorante di Sopra located above Paravicini's.

Where Paravicini's is today, once was a vacant, forgotten corner at the end of Colorado Avenue. With Franco's influence, it is now a busy intersection with new businesses opening and thriving. Franco has spent the last 20 years contributing to the success of Old Colorado City. He sat as the president of the Old Colorado City Association for six years and continues to support the growth of his local community.

Franco's love affair with Palmer Lake started in 1997 when he first moved to Colorado Springs. He became the executive chef at The Villa at Palmer Lake and was able to establish his roots by making lots of friends and connections. He soon moved to the position of food and beverage director of The Woodmoor Country Club where he was able to continue to grow and maintain these connections.

In 2008 Jeff Hulsmann presented Franco with an offer he couldn't refuse and Franco went back to The Villa at Palmer Lake. Franco took this opportunity and opened La Zingara which he operated for three years before selling it. Recently another old connection from the Tri-Lakes area reached out knowing that Franco had a desire to open an event center and that is what brings him back to the Town of Palmer Lake once again.



Lindsey has worked as an event coordinator for over ten years. Her experience as an event coordinator has given her the ability to manage all types of clients and events. Lindsey understands the unique challenges each client brings, and her customer service skills combined with her organization makes her a perfect fit for the job.

Over the years, Franco and Lindsey have attended numerous corporate galas, non-profit fundraiser galas, and weddings. They noticed all the key components required to have a highly sought after event venue. Star View Ranch gives Franco and Lindsey the perfect space to build their event venue that provides all the required ambience for a memorable event.

### **Conclusion**

With the understanding that all mechanical infrastructure in the main building is in question, HVAC, plumbing and electrical need to be reworked from scratch. A full assessment of the structure's foundation, roofing, siding and deck foundation will need to be completed. Before we move forward with financial proposals we ask for site visits with a team of engineers, design consultants, architects, contractors, plumbers and HVAC specialists.

PLAN - CONCEPT MASTER PLAN



Legend
1 EXISTING WAREHOUSE BUILDING - RELOCATED
2 EXISTING WAREHOUSE BUILDING - RELOCATED
3 EXISTING GARAGE - DESTROY
4 EXISTING BUILDING
5 EXISTING HOUSE - OWNER RELOCATE HOUSY
6 EXISTING PAV-LAWN - CITY PLANNING USE

<b>CMP</b>	DATE: 04-14-10
	SCALE: AS SHOWN
DESIGNED BY:	
CHECKED BY:	

**Elephant Rock Event Center - Concept Master Plan**  
 290 CO-105  
 PALMER LAKE, COLORADO 80133

**nelson ross** ARCHITECTS  
 675 N. High  
 7th St. Suite 200  
 Denver, CO 80202  
 303.733.8888  
 www.nelsonross.com

CONCEPT MASTER PLAN

## Dawn Collins

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**Subject:** FW: FYI - Elephant Rock Property Concept



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**From:** Palmer Lake Website <[palmerlake-co@municodeweb.com](mailto:palmerlake-co@municodeweb.com)>

**Sent:** Monday, April 10, 2023 9:34 AM

**To:** Dawn Collins <[dawn@palmer-lake.org](mailto:dawn@palmer-lake.org)>

**Subject:** Elephant Rock Property Concept

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Submitted on Monday, April 10, 2023 - 9:33am

Submitted by anonymous user: 98.245.214.61

Submitted values are:

First Name Stu

Last Name Vezey

Phone Number 719/499-7467

Email [joyontherock@gmail.com](mailto:joyontherock@gmail.com)

Describe your request:

We would like to lease the sanctuary for Joy on the Rock and use the adjacent building for classrooms, offices, and an after school youth center with ping pong, foosball pool, etc. We would also like to turn the rest of the property into a community center open to the public with swimming pool, baseball field, basketball court, and perhaps a small restaurant with a few cabins rentable by the public, perhaps as a bed and breakfast. If that sounds interesting, we would be glad to provide more details upon further discussion. :-)

Stu / JOTR

Concept File

The results of this submission may be viewed at:

<https://www.townofpalmerlake.com/node/7718/submission/4043>

## Dawn Collins

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**From:** Palmer Lake Website <palmerlake-co@municodeweb.com>  
**Sent:** Monday, April 17, 2023 2:19 PM  
**To:** Dawn Collins  
**Subject:** Elephant Rock Property Concept



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Submitted on Monday, April 17, 2023 - 2:19pm

Submitted by anonymous user: 199.245.156.248

Submitted values are:

First Name Cindy  
Last Name Powell  
Phone Number 7194825481  
Email cindyeducate@yahoo.com

Describe your request:

I sent a copy of this idea to Glant. I have a letter composed with the history of the Salvation army camp which was located on this property. I want to send this letter out to several youth organizations (YMCA, D38, Girl and Boy Scouts, Boys and Girls clubs, youth groups) and propose "adopt a cabin".

Richard Willan has agreed to repair the 8 buildings with ~ cost \$60-70,000. Groups can also share the cost of adopting a cabin. I already have 4 groups interested. We can put their name on the cabin too. In return (depends on BOT), each group can use all 8 buildings for 2 weeks out of the year. The other times can be rented out. Jina Brennamen has a plan on how this can be managed until the town gains enough \$ to hire someone. Richard and Linsday have a couple that is interested in fixing up the two main buildings and they would rent them out to parties, weddings etc. They would cook the meals for the events and also for the campers.

Concept File

The results of this submission may be viewed at:

<https://www.townofpalmerlake.com/node/7718/submission/4046>

## Dawn Collins

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**From:** Palmer Lake Website <palmerlake-co@municodeweb.com>  
**Sent:** Friday, April 28, 2023 9:44 AM  
**To:** Dawn Collins  
**Subject:** Elephant Rock Property Concept

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**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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Submitted on Friday, April 28, 2023 - 9:44am

Submitted by anonymous user: 174.24.79.92

Submitted values are:

First Name Ashley  
Last Name Larkin  
Phone Number 9492461320  
Email ashleylrkn@gmail.com

Describe your request:

I sincerely hope that the town of Palmer Lake creates a place for the community to go. Maybe even a private club so to speak? Like Garden of the Gods? Not as extravagant, but something where citizens would have to pay a yearly fee. This WOULD BE SO AMAZING! A gym, a pool, a restaurant, maybe even a small hotel for traveling guests, a walkable trail for people to get there, The community needs this! There is not much do do in Palmer Lake and we nearly have to drive everywhere to get to things. Thank you for reading :)

Concept File

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The results of this submission may be viewed at:

<https://www.townofpalmerlake.com/node/7718/submission/4052>

## Dawn Collins

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**From:** Palmer Lake Website <palmerlake-co@municodeweb.com>  
**Sent:** Saturday, April 29, 2023 5:24 PM  
**To:** Dawn Collins  
**Subject:** Elephant Rock Property Concept

10

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Submitted on Saturday, April 29, 2023 - 5:24pm

Submitted by anonymous user: 209.201.3.2

Submitted values are:

First Name Judith R  
Last Name Harrington  
Phone Number 7192299636  
Email harrington\_jr@icloud.com

Describe your request:

Please include as many recreational concepts as possible, especially enough with fees and potential events with potential to pay for themselves and possibly create revenue for Our Town—to include kiosk/pay parking along Highway 105. Attached is the image of a “ladders” mountain bike course, which would offer fire break potential.

Also, is there hydro energy to be had in the creek’s degree of fall as it courses through Palmer Lake, in particular along the west edge of the Elephant Rock land?

Concept File [823d5796-f9d4-4998-84ba-3e38e6df0662.jpeg](#)

The results of this submission may be viewed at:

<https://www.townofpalmerlake.com/node/7718/submission/4053>