

My name is Charles Townsend and I reside at 275 Park St. Palmer Lake CO. 80133. I could not attend the Feb. 15th meeting due to being out town with my daughter on a college tour. I understand there is an attempt to break 235 Milton into three lots. I can only assume the personnel who put in this request are doing so to be able to build structures on these lots in the near future. While I am not one to tell someone what they can and cannot do with there land, I do have some concerns.

The pandemic changed the culture of some occupations and mine was one of them. I now work 100 percent from home. Future construction in that area could cause major disruptions for myself and others in the area, such as internet outages, power outages and noise pollution. This could effect my ability to perform my job effectively. I fear this could hinder work performance for me as I work in information technology. My wife also works a hybrid schedule and works from home. Please consider this not only for myself, but for others that now work from home in the area.

I understand there is a water issue in the town and another of projects are now tapped into Palmer Lake's water supply. This should also be considered for this lot spilt for 235 Milton Rd

This is a quite area in a quite town. Are we going to allow more growth in a quite mountain town? Children play in the street on park street. I voted for a group of personnel I thought would hold onto those small town values and I really hope I these folks prove me right and we do not let outside developers come in and totally transform our small beautiful town into something unrecognizable.

I don't want to cause tension with the town or the folks wanting to split the property but I hope the items I mentioned will be considered when making a decision. Thank you for hearing me and I apologize for not being present at the meeting

A handwritten signature in black ink, appearing to read 'Charles Townsend', with a long horizontal flourish extending to the right.

Charles Townsend

To: Mr. Brent Allen
222 Brook St.
Palmer Lake, CO 80133

February 9, 2023

From: Arlon and Sylvia Martin
215 Canon Ave
Santa Barbara, CA 93105

Re: Notice of Intent to Vacate and Replat

Dear Mr. Allen,

As required by the Palmer Lake Municipal Code, we are providing you with notice of our intent to vacate and replat the portion of Brook Street that borders our property, at 253 Milton Street.

The Northerly One Half of Brook Street would remain as access to the unimproved alley adjacent to the rear of the property, officially described as Lot 10 Block 58.

A portion of the Southerly Half of Brook Street was previously vacated by PARKVIEW SUB Replat.

Our plan is to create two large lots from our property. Each lot would be > 10,000 sq feet and border both Viola and Park. The stipulation for the subdivision would be that neither lot could be further subdivided. This would prevent someone in the future from putting up a row of condos, for example, and diminish the charm of the neighborhood

We would appreciate a letter of support before February 15th. Even an email note would be fine. Please cc Ms. Dawn Collins, dawn@palmer-lake.org.

If you have any questions, please contact us at arlonmartin@gmail.com or by cell 805-698-8551.

Best Regards,

Arlon and Sylvia Martin

Cc: Dawn Collins, Town Administrator/Clerk, Palmer Lake, CO

To: Mr. Blake Menter
348 Park St.
Palmer Lake, CO 80133

January 27, 2023

From: Arlon and Sylvia Martin
215 Canon Ave.
Santa Barbara, CA 93105

Re: Notice of Intent to Vacate and Replat

Dear Mr. Menter,

As required by the Palmer Lake Municipal Code, we are providing you with notice of our intent to vacate and replat the portion of Brook Street that borders our property.

The Northerly One Half of Brook Street would remain as access to the unimproved alley adjacent to the rear of the property, officially described as Lot 10 Block 58.

A portion of the Southerly Half of Brook Street was previously vacated by PARKVIEW SUB Replat.

If you have any questions, please contact us at arlonmartin@gmail.com or by cell 805-698-8551.

Best Regards,



Arlon and Sylvia Martin

Cc: Dawn Collins, Town Administrator/Clerk, Palmer Lake, CO



KROB LAW OFFICE, LLC
Attorneys at Law

MEMORANDUM

**To: Planning Commission
Town of Palmer Lake, Colorado**

From: Matthew Z. Krob, Town Attorney

Date: February 22, 2023

Re: Process for Elephant Rock Villas, PUD

Commissioners:

I have been asked to provide some clarity regarding the process for reviewing the Elephant Rock Villas, PUD submittal.

Section 17.72.160 of the Town Code provides for a maximum time of one year after approval of the final plan, absent extensions for good reasons allowed by the Planning Commission and the Town Board for the development of the property. We are well past that time and the vested rights time period as well.

However, the original PUD referred to this portion of the property for future expansion. So, whether this application is in response to that future expansion (and possibly a “amendment to the original PUD”), or whether this application is all together a new PUD plan for that portion of the property, the process, requirements, and standards are the same.

The PUD plan should be reviewed by the Planning Commission pursuant to 17.72 and 16.16 and a recommendation regarding the proposed PUD plan should be sent to the Board of Trustees.

Dawn Collins

From: Dawn Collins
Sent: Monday, February 20, 2023 1:59 PM
To: cficonstruction; bill@fisharch.com; Amy Hutson; susanminer.twinpine; carmarkb; Tim & Laurie Caves; l.zapalac12@gmail.com
Cc: Julia Stambaugh
Subject: REVISED Planning Commission Agenda for 2/22
Attachments: PC Agenda 2-22-2023 Rev2-20.pdf

Hello all,
Note the rescheduled Planning Commission meeting agenda is *revised* (copy enclosed) to include a continued pre-application review of the Elephant Rock Villas proposed development to allow for two new members to address the applicant. This is a casual exchange of feedback to the applicant about the project. There will not be new material presented. Emails relating to this continued pre-application are copied below.

Dawn A. Collins, CMC
Town Administrator/Clerk



Town of Palmer Lake
42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719.481.2953
dawn@palmer-lake.org
www.townofpalmerlake.com

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Hi Dawn,

Thanks for including me. I unfortunately won't be in attendance at the 2/22 meeting. (I have a previously booked work trip.) I do, however, share Tim's concerns with the proposal as laid out in his email below, as well as those voiced from commission members and citizens during the meeting on 1/25/23.

Overall, I don't see that the proposal in its current state reflects the objectives of the newly adopted Master Plan.

I am hopeful that Mr. Dorman can provide an updated proposal with the feedback received on the setbacks, density, open space/tree coverage and overall timing of the project to better align with the visions desired by our community.

Best regards,
Lindsey Zapalac

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Good morning, Dawn.

I am hoping that I can put myself and Lindsey (if she is interested) on the agenda for Wednesday Feb 22, Planning Commission meeting. I believe that we should have the opportunity to join the conversation regarding

the pre-submittal of the Elephant Rock Villa project given that we are two of the seven voting members on the Council. It is my understanding that the preapplication meeting is designed to help the applicant address any major concerns prior to investing in the requirements of a full project submittal. After long careful thought, I see there are two major concerns that would and should halt this project as going forward, as it was presented.

1. Just the fact of a 5-phase project that could be 15years or more to complete, is a dealbreaker. The list of things that can go wrong with this concept is long and I would like to share them with Mr. Dorman and the rest of the Planning Commission.

2. A single owner townhouse project is basically apartments with garages. Our town Master Plan clearly states that apartment rentals are not a part of our goals. The fact that we would not have single family owners for each unit leaves the decisions and responsibilities of the HOA to a single owner that doesn't even live on the property. Even apartment complexes have staff on site during standard working hours to address non-owners concerns as needed. Again, I feel the need to talk through this issue with Mr. Dorman and the rest of the Council.

These concerns and many others are totally relevant to the pre-submittal portion of the Master Plan procedure. I have tremendous respect for Mr. Dorman and hope there can be some compromises that could allow this project to move forward, that would create two winners, himself and our Town of Palmer Lake.

Respectfully,
Tim Caves