

Dawn Collins

From: Kathy Allen <kallen75@aol.com>
Sent: Tuesday, January 16, 2024 5:40 PM
To: Bill Fisher; Amy Hutson; Susan Miner; Lindsey Zapalac; Dawn Collins
Subject: Citizen input for 1/17 Planning Commission meeting

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I do not see Tim Caves or Mark Bruce's email addresses on the Town of Palmer Lake website so could you share this email with both of them please? Thank you!

I have been a resident of the Town of Palmer Lake since the late 1970's. I am not able to attend the Planning Commission meeting on Jan 17th, but I wanted to share my concerns with you about the agenda item "Rezoning Parcels to RE for United Congregational Church." In a letter that was sent to adjoining property owners it includes wording about the "annexation" of part of the property that is in the County that the owner is requesting be annexed to the Town of Palmer Lake. When I look at the proposed size of this development and the rezoning request to smaller lots, I realize the impact this large development could have on our Town. How would we provide emergency and police services, road maintenance, an increase in traffic, space in our schools, etc. without affecting the quality of these services to the existing community? I do not feel there is any way that the Town of Palmer Lake could handle taking on this large development. Rezoning to smaller lots just increases the density and increases the number of homes that would be built. I would ask that you vote "no" on both the annexation and rezoning requests.

I have followed the proposed development of this parcels for years. I know that the landowner had requested that PL release the land that falls in the Town of Palmer Lake town limits so it could be annexed to the county and PL refused, for good reason. I believe when the owner made this request it was so they could avoid following the Town's guidelines and fees, and so that the State would most likely approve well permits for the new homes without needing the Town of Palmer Lake approval of these well permits. So now they are asking for the part of their land that is in the County be added to the Town of Palmer Lake. It seems they will not stop with their requests and desire to develop a new subdivision. But I believe the Town of Palmer Lake needs to say "no" to their requests and we need to refuse to give up our ground water for this large subdivision. We all know that the ground water comes from the same aquifer no matter who is the approving authority and I appreciate that Palmer Lake has water rights for the ground water under the entire town. With the revised Palmer Lake fee schedule

each well permit that is granted by the Town comes with a requirement to pay the town the same amount as a residential water tap fee. The drilling of the well is included in this amount and, according to my calculations, I think the Town stands to gain about \$8,000 per well permit. This enables the Town to collect a substantial amount of money when they approve well permits and the Town also charges building & use fees for all construction that takes place so the dollars the Town stands to gain is substantial. But the Town should not approve the rezone request based on dollars and cents. We should not "sell out" to this developer due to pressure from the developer or owner, or the money the Town stands to gain.

Ask yourselves how does this development help the existing population and services of our Town?

And how does it hurt us?

Thank you for hearing my concerns and voting for what's best for the citizens of our Town by denying these requests.

Kathy Allen

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Via Email

January 17, 2024

Town of Palmer Lake Planning Commission

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Palmer Lake, CO 80133

RE: Proposed Lindo Residential Property Development – Business Item #17 Consideration of Application for Vacation of Underdeveloped Right of Way (Petite Ave.)

Dear Planning Commission:

My law firm represents Dave Sanchez, the owner of the lot located at All of Block 52, Glenn Park, Palmer Lake, Colorado (the “Sanchez Property”).

We are requesting the Planning Commission do not approve the Application for Vacation of the Underdeveloped Right of Way (Petite Ave.). The right of way is the closest legal access to the Sanchez Property. The Sanchez Property is a buildable lot within the town limits of Palmer Lake. At this time, the best and most efficient access to the property has not been determined by my client.

My client has met with the Town in a pre-planning meeting with his surveyor. The Town is aware of my client’s intent to have this lot be an accessible lot. Additionally, Petite Avenue provides legal access to pedestrian traffic.

Should the Planning Commission approve the vacation of Petite Avenue, the vacation would reduce the property value of the Sanchez property and in essence be a taking by the Town of Palmer Lake. My client only discovered on the evening of January 16, 2024 that the matter was set for hearing this evening. As such, my client has not been provided adequate time to prepare for this hearing.

Additionally, we believe that there is a conflict of interest for one of the Planning Commission members who lives near this area. We understand that this person has made statements to neighbors that would cause a conflict in this matter. This person needs to recuse himself from voting on the Application.

We respectfully request the Planning Commission deny this Application for Vacation or at the very least reschedule the hearing until my client has adequate time to prepare and present testimony in person regarding this matter.

Sincerely yours,

Cynthia M. Daughtrey, Esq.

Cc/ David Sanchez