



### **#3 Please Rate Each Of The Following Lifestyle Attributes According To How Important They Are To Your Present Quality Of Life In Palmer Lake**

N24-209 We love to by and are able to enjoy going down to the lake to fish in the summer. Love to watch the boys paddle board on the lake. We love to take walks around the lake and enjoy riding bikes as well. We love that the town still have the small town fell. You feel safe walking around town (even up the roads is a great workout!) Love that things haven't changed to much over the years. Keep it that way, please. That's what makes Palmer Lake unique and so specail!!!!

N42-358 We moved from Albuquerque, NM to Woodmoor because we wanted access to the trails, lake and other outdoor activities. We also like the convenient access to grocery stores and Home Depot, but still have the small town appeal.

N58-135 Close proximity to COS Airport is very important

N61-127 I don't think banning dogs to our trails is something that should happen! I've lived here for 21 years and have always taken my dog hiking with Me, always cleaned up after my dog, it's not the dogs fault HUMANS can't follow rules! Maybe ban those Humans that allow all that!

N63-100 While not a resident our son and his family live here. We live close by in Larkspur and appreciate all that Palmer Lake has to offer. A quaint small town which values families.

R100-297 Relative lack of traffic noise (cars, trucks), no large shopping center or large industrial center.

R101-296 The most important things about living in Palmer Lake, to me, are its quiet, small-town atmosphere, and its proximity to beautiful open spaces. I appreciate that there is a minimum of development, and hope we can keep it that way.

R106-290 acceptance of the differnces in the make up of members of our town

R109-287 A Town I'm proud to live in

R118-277 Proximity to CS would be less important if you allowed more businesses to thrive here.

R119-276 More paved roads and sidewalks

R123-268 The unprecedented growth of Palmer Lake is destroying the small town we treasure. We have NO WATER, but realty big business wants BUSINESS in Palmer Lake, and will not be happy until we are nothing but a Denver suburb. STOP BUILDING EVERYWHERE AND STOP THE POISEN WATER FROM THE HORRID WELL. Their efforts to destroy Palmer Lake, the efforts to erect a home on every square inch of Palmer lake that is not covered by a building is catapulting us into crime and destruction. Not one single person spoke up about Red Rocks, except to say that since we already have a trailor park, its fine to put up 37 homes WITH NO WATER TAPS AVAILABLE.....WHY WOULD THE TRUSTEES VOTE FOR THIS WHEN EVERYONE IN THE TOWN DID NOT WANT IT TO HAPPEN. THIS FORM IS A SHAM, YOU DON'T CARE ABOUT PALMER LAKE IN THE LEAST - THIS IS ENTIRELY SCAM AND



## Community Matters Institute

303 730 0396

DESTRUCTION. YOU SAY YOU WANT INPUT, THEN VOTE AGAINST WHAT EVERYONE IN THE TOWN WANTS !!! YOU ARE ALL LIARS THIEVES AND USURPERS AND NO GOOD WILL COME OF THIS!!!!!!

R125-266 Honest governance, reasonable taxes, appropriate level of services, government efficiency (why wasn't the fire department merged with Tri-Lakes? This was "small town thinking" rather than the focus on professional level services and highest value for tax dollar spent. Please remember: Palmer Lake is bigger than the Glen.

R133-257 our self-government and control over our police, fire, roads, water and parks departments

R139-248 I dearly miss the gun club, but the motorcycle track, & the frisbee course are cool

R1-416 We would like to help design and build nonintrusive, natural dog park and trails along the river in the 28 acre property just given to the town in Summer 2021. We want to help revive the Native American history and those that helped to settle this area with walking guided tours. We do not want to see any public space used for wedding or any event disruption to the neighborhood of Epworth and the Glen.

R143-241 The star, the fireworks, the small town feel, the unique home styles, the Chili Supper, the library, the local businesses.

R145-237 Not building houses where they shouldn't be built. No road access etc

R149-233 Water prices are too expensive. It's the highest utilities bill in my house.

R152-230 Palmer Lake has charm but needs to be updated with access to the Reservoir Trail to include dogs. It is a hub for multiple other trails. Roads and, yes, sidewalks absolutely need to be updated and constructed. Those attributes won't ruin the small town atmosphere. A convenience store would be great as well. We need to grow not stagnate. I'm not talking Walmart. We should not fear the future of this town and modernized infrastructure.

R155-227 Peace and quiet. No dogs barking day and night. No revving motors. No cars parking all over residential streets

R157-223 Not suburban. Not track housing by a big developer.

R161-219 Growth will come. We cannot stop it. How we grow through proactive planning is critical. Long range planning and a clear vision of how we manage growth is critical.

R166-207 As housing prices, and therefore property taxes, continue to rise while my income is stagnant, I wonder how long I can stay here.

R170-203 Would really like more businesses and things to do. And a sidewalk along 105 from the condos to the lake.

R172-200 The reason I chose to live in Palmer Lake was due in large to the access of the mountain trails with my dog. In 2008 the town had a very warm and welcoming atmosphere, not just within the citizens who lived here, but also people who would come to hike and support the local businesses. Since then, I have found the town leaning towards excluding outsiders, by limiting the parking spaces at the trailhead and giving parking tickets to those who don't live in Palmer Lake, who are supporting the local businesses. I am having a hard time comprehending why the town council is attempting to bring in more businesses, but, doesn't support those



## Community Matters Institute

303 730 0396

already in business, by limiting where their patrons may or may not park. Also at the Reservoir Trailhead, there have been many times I have tried to park in the parking lot and found every space taken. How is this supporting our local community when you turn away perspective customers by not allowing them to hike the National Forests, because of limited parking and the threat of \$100 parking tickets? This is not Manitou Springs, nor do I desire it to look and feel like Manitou Springs or Colorado Springs. Before the restrictions in the past few years, I would always pass hikers inquiring of places to eat in Palmer Lake and advising them that we have some of the bests restaurants in the Tri-Lakes area. I have not heard one request in the past several years, since the restricted parking and no dogs allowed on the reservoir trails mandates. I pray that the vision for this town makes a turn around for the friendly, people and dog loving days and supports our local businesses. The businesses deserve our support. They provide jobs to locals and a service to those who live here.

R178-192 I know this will not change, but I miss hiking with my dog up the reservoir trail as it gives access to other trails. Could us residents get a paid permit to hike with our dog along with maybe volunteer hours to maintain the trail?

R180-188 Reduce traffic through town. Stop increasing density by converting zoned residential areas from 5 acres to .5 acres, such as El Paso County approved for a parcel near Red Rock Ranch - a terrible fire hazard (likely deadly, as the congestion will dramatically constrict access to HWY 105 in a fire/emergency).

R183-183 Preservation of "The Glen" area and 105 from over development!!! Bad mass housing is starting to happen like on Spring street and Greely. This ruins the feel and atmosphere of our area!!!!

R185-180 Appearance of certain buildings and residences on 105 through town. Need to finish the park areas around the lake.

R190-168 I want to re-emphasize the criticality of the preservation of ALL of our remaining open space as well as the need for additional access to the Pike National Forest from our town. Those address the true best future for Palmer Lake, which will ensure increased property values and quality of life.

R193-164 I've lived here 35 years and moved back, in part, to hike the trails with my dogs. It makes me so upset that out of town people ruined it for those who actually live and pay taxes here! I want the reservoir trails back open to local dogs.

R196-161 Quality of Town Services

R197-160 The new bridge & all the great parks we have in town The Village Green Historical Area Historical homes in the community The great restaurants & other businesses

R199-158 Culture and entertainment

R200-156 Reversal of dog ban on reservoir trails!

R210-143 Ensuring that there are resources such as water that is affordable and available to ALL residents, including retiree's and those on fixed income, especially those who are struggling to keep up with inflation and rising costs. Water has been expensive and restricted for many years now. Growth of any sort will continue to have significant impact on availability and at a price that typical residents can afford. We cannot continue to encourage outsiders to use



## Community Matters Institute

303 730 0396

our resources that has detrimental, negative effects on residents ability to access said resources.

R214-137 Arts and recreation are extremely important and I believe is part of our town's identity

R234-103 Having better roads and maintenance.

R236-101 My career affords the possibility to reside where I chose nationwide. Having resided in 11 US states, I chose Palmer lake for all the reasons noted above. Palmer Lake is the last Colorado vestige for small town amenities and quality of life along the expanse of the entire front range.

R239-96 Keeping homeless out of Palmer Lake: extremely important

R242-93 Code Enforcement

R244-91 We've lived here 40 years. Chose it for the closeness to hiking, biking, the lake, the forest, the beauty, libraries, the schools, (although didn't have kids yet then), the feel of small town of PL & Monument, but still close to Co Springs for bigger stores, theater, activities, etc , & close enough to Denver for the same activities. A few more small businesses & restaurants would be great but nothing huge building wise in "Old PL." We could use more businesses for jobs towards Monument area & off County Line and/or in town if low profile. NO Recreational Marijuana !!! Enough people already can get the medical easily & it is NOT worth the money it would bring & to have more people coming for that! Enough is already around at the lake & the woods & affecting our youth !

R247-88 I am concerned with changes that might be made by a well intending committee or individual. As a rule of thumb it's good to just not make any changes or screw anything up. Most of us moved here because we like the town as it is.

R252-81 I like the dirt roads and small town feel

R259-74 Enforcement of all town codes...I can write a book on all the code violations in this town. No matter how many times these violations are reported, they are not enforced. This town will never be better if it can't solve code violations. I realize codes are enforced for town council pet projects but by not enforcing all the codes, it just calls into question their integrity. Improve enforcement of conditional business permits as well as issuing of new permits...the number of conditional business permits that are violated is embarrassing (or should be) and the vast majority of new business permits that are issues are to companies that have already been in operation within city limits for years. Remove "Almost Heaven" on the towns' signs...of all the small towns I have lived in across the U.S., this place is the furthest I have ever seen from "heaven." Maybe "Almost Anarchy" or "Almost Third World" would be more appropriate. I am likely to run out of space soon, so I'll leave it at that. Suffice it to say, this town is the worst (Sturgis of Colorado).

R262-71 Here for the small town, not alot of growth

R264-69 no more commerce or growth we have enough close by (Monument and cs) This was always and should stay a small town get away from the rat race.

R273-59 cleanliness of lake and walking path around lake, i.e. fish hooks and fishing string, dog poo, trash



## Community Matters Institute

303 730 0396

R275-57 Updated and well maintained infrastructure. Roads and drainage throughout the town, including the Glen. Improved water infrastructure to include engaging with regional water districts to explore a regional water system.

R278-54 Quiet bedroom community without the gas stations, loud noise, and traffic that other places have. We had a detached garage built and every one of the contractors wanted to move here because it is beautiful, QUIET, and perfect to raise kids. They loved the recreational activities around the lake and being out of the city. We do to. Palmer Lake is different from the rest of the county; it offers a unique quality of life - that's what brings people here. That's why the property values stay high - We don't need to be like everywhere else - let's keep it that way.

R284-45 Get people out of our lake.

R286-43 The unique look and feel of Palmer Lake, e.g., unlike Larkspur, no commercial metal buildings or storage businesses between County Line and Red Rocks Ranch on Hwy 105; no chain restaurants; limited lighting to preserve more dark sky; a blend of long time residents and newcomers

R289-40 Not appreciative of the influx of rentals and Airbnb's in the area, bringing in strangers walking our streets, and more crime.

R291-38 no marijuana businesses please. Protect the Lake. Pave the streets.

R29-382 The proximity to mountains and nature combined with being close to Colorado Springs and Denver is important. It's also important to me that Palmer Lake is thriving enough to support local businesses. Years ago Palmer Lake was a destination getaway for people from Denver by train. A more thriving downtown with top quality restaurants, activities and entertainment (brewery?) would be fantastic.

R294-35 low taxes, healthy wildlife, thriving small businesses

R305-22 I feel residents here should be respected by the local businesses owners. I do not feel that is the case. Being allowed to be a nuisance is not ok. For example, the rock house customers stand out front and encourage cars to lay on their car horns as they drive through town.

R309-18 I grew up in Monument and when I finished college I purchased a home in Palmer Lake to raise a family near the motocross track. I'm very disappointed that my kids will no longer be able to ride due to the closing of the track.

R31-379 Install some kind of mechanical speed control on all streets intersecting HWY 105. Traffic coming off the 105 often exceed the 20 MPH speed limit and regularly doubles it. Purpose lowing the speed on town surface streets to 15 MPH and lowering the speed limit to 25MPH on the 105 as it goes through town. Would like to see higher property taxes and make the town less dependant on business taxes. This would remove some of the excessive influence of the business owners and put decisions in the hands of the towns people. I would like to see decisions regarding the town made for the benefit of the people who live here and not have the business owners pursuing their own agendas when most of them don't even live here. Also I think that having local business owners who have physical locations of businesses in town on the town council and planning commision is a major conflict of interest.

R322-3 Not sure why growing up here is relevant



R324-1 Local access to goods & services EXTREMELY IMPORTANT. lack of this access drives traffic - everyone MUST drive everywhere. TOWN POLICY must support MAIN STREET type business developmen in the Town core. WALKABILITY: let's make it possible to walk. government preoccupation w/ serving the automobile and ignoring the pedestrian hurts small town atmosphere, hurts local businesses. lack of ATTAINABLE HOUSING: TOWN MUST enact policies that support construction of housing for the essential employees our local businesses need. Our servers, cooks, construction workers, etc, can't afford to live here and TOWN POLICIES & FEES are complicit! Our kids have to move away! Palmer Lake's small size does not immunize us from urban sprawl. Strip development along highway 105 must be avoided. This would damage "Main Street"

R339-366 Noise, light and air pollution control extremely important. Upholding zoning of single family living extremely important

R340-181 Our family has been in Palmer Lake since 1969 and we own our family home and property. The quaint, secure, beautiful town with wonderful traditions is extremely important for me. I will be a full time resident in our family home in the near future and look forward to becoming more involved in town.

R3-414 CLEAN AIR, Quiet neighborhood, Kind neighbors, Dark Skies (when I moved here they were still dark and I could was blown away by the stars!) The awesome library. Presence of the art center and artists. Good restaurants. Walking out the front door to walk out into nature.

R344-385 Palmer Lake has so much charm as of now. If development is allowed for low cost housing or shopping malls, it will deteriorate the area and become just another mass of buildings and influx of people. This is my biggest concern for the future of Palmer Lake.

R349-125 Love the small town feel. There's no other place like this anymore!

R350-85 What is most important to me is that Palmer Lake keeps its small village charm and not go into mass development like the other front range cities have and are doing. I lived in Parker for a long time and now it is losing its charm and is so crowded. For every home built, expect at least 2 cars added to the masses already on the road.

R35-375 Small businesses that are vital as well as their vitality to benefit Palmer Lake in various ways.

R53-353 This is a beautiful community and i would love to keep the small town feel. I am saddened by all the growth around us in Monument and Co Springs. I would love to see our town remain an lovely and sweet and fun and safe as it is.

R63-342 Natural surroundings are VERY important, or I would live in the city

R64-341 I'd be interested in stopping the train whistle at night. And mitigation of public land for fire safety although not extreme. Maybe occasional signs warning of potential danger of fire especially around Chautauqua mountain for visitors and new residents.

R65-340 Restricting the res road to dogs also restricts us to access to trails connected to the res road. A system could be set up to allow leashed, registered dogs with dog owners. Please don't allow the land south of Ben Lomand to be developed. There was not enough water when the previous owner asked to develop it, and there is less now.



Community  
Matters Institute

303 730 0396

R67-337 retail marijuana shops allowed would bring a lot of traffic, crime and strangers into our town. Except for Manitou Springs, we would be the only retail store between Denver and Pueblo and you can only imagine how much that would change our little town. The money is tempting but quality of life would change forever here.

R71-333 Road maintenance. Police visibility and enforcement of traffic laws.

R81-323 Living in a quiet town where I can keep the windows open at night without noise is huge. Feeling safe and protected by police and fire is HUGE!

R83-320 Please establish an architectural compatibility standard so that the new buildings in Palmer Lake blend in. Not saying all new construction has to be a cookie cutter with the old, but at least have them fit a common scheme.

R85-317 Staying a small town

R88-311 For a better quality of life over here in Palmer Lake, it would be nice to have a gas station and a convenient store where we could buy milk, eggs and bread, if we need something quick. It would also be a wonderful thing, if we could have a community vegetable garden and an even better idea, would be so wonderful if we could have a community chicken coop. Those things would make living in Palmer Lake a out of this world experience. Over here is so beautiful. We just need a little bit more things to get even better.

R95-304 Drainage--extremely important.



## #4 Which Of The Following Would Most Improve Your Future Quality Of Life Or Business In Palmer Lake? Please Select Your Top Five Choices In Any Order.

-

- N15-280 I would like to see bigger lot sizes and affordable housing
- N25-197 investment in town history, arts and culture
- N28-176 More affordable housing would be great.
- N30-153 We live in a heavily forested area. Power lines that are not underground, such as they are in the forest view area can and will cause fire problems. Many of the fires in California have been caused by power lines that have come down due to weather conditions. We need as a town to get these many power lines put underground. Fire danger is extremely high here.
- N38-29 Better leadership in major roles
- N53-174 The bridge, additional parking and many other improvements have been wonderful. Keep up the great work! Always run into new hikers with dogs that are disappointed with PL reservoir guidelines...is there a way to post dog friendly nearby trails at the trailhead? Totally agree with no dogs on that trail but just a post with close by options would be great. Gave dog friendly trail options to many people at that trailhead over the years. Keep PL Reservoir trail system the gem that it is!
- N59-130 Keeping Palmer Lake friendly/welcoming for businesses, residents, property owners, and guests. A plan to continue cleaning up and improving the lake area.
- N62-124 small business development, NO chain stores, with parking so homes and neighborhoods are not impacted
- R100-297 Protecting our water supply by limiting construction of new homes. We are already on year round restrictions.
- R101-296 I would like to see sidewalks or paths along HYW 105 (especially as it has become more busy), and ideally along Perry Park Rd. up to Aurelia St. It's very difficult to walk from the North side of town to the rest of town and the lake. Also, the lights from the industrial areas (especially the "Foxtrot" building) have really impacted the quality of life here. It no longer feels like we're living in the woods; this light fills our homes at night, and sometimes it is visible for miles. Lastly, paving some roads would help: Aurelia St., in particular, repeatedly washes away across the highway.
- R102-295 Dirt area at south end of lake completed...whether it be natural landscaping, a soccer field, a fun bike path for kids, etc.





## Community Matters Institute

303 730 0396

R103-294 The gas and groceries are 5-10 minutes away which isn't any closer than I would expect in my small SD home town. I think the fact that they are not central helps keep PL small-town in the midst of our surrounding and growing cities. The walking/hiking is superb and not as crowded as in the cities, more could be fun but what we have is great too. I love that our lake is well loved by so many, it's such a treasure to share. I would like to see improvement in the foliage and water access around the lake. Folks tend to cram together only along the east side; could the south side be made more pleasing and accessible? The private fishing spaces are nice, however, the vegetation could be better tended to bring back and Colorado's natural beauty one would expect to find around a mountain lake. General weeding would liven the area up and make the plants healthier, adding native perennial plants such as fuller shrubs and trees and maybe even wildflowers would be a nice touch too.

R107-289 Too much light pollution.

R109-287 A silent train crossing

R110-286 In addition to the "More sidewalks and paths" option, and possibly the "Better parking solutions" option, I think there shouldn't be any vehicular parking on 105 and all parking should be across the road by the baseball field/open lot parking. When people park at O'Malleys and you're trying to turn onto 105 off of Pie Corner, it's sometime difficult to see past all the cars. All parking should be in the open lot and actual cross walks should be installed in certain areas (by the Rockhouse, O'Malley's and the Art gallery) because when you're driving through town people are just crossing wherever and sometimes it's hard to see them.

R111-285 Parking passes with preference for town residents at trailheads and lake.

R121-273 More unique shops and businesses to bring in shoppers to the area. no chains. Would love to see the lake enlarged if possible.

R123-268 YOU HAVE ALREADY TAKEN ALL THE WATER THAT FALLS IN PALMER LAKE AND DRAINED IT FOR COLORADO SPRINGS, YOU HAVE DONE NOTHING FOR THIS TOWN BUT KILL ALL THE HISTORICAL TREES. YES, YOU HAVE SUCKED EVERY DROP OF WATER AWAY, LEAVING NOTHING FOR THE NATURAL VEGETATION. NO ONE MOVED HERE BECAUSE WE HAVE A SAFEWAY!!!! NO ONE WANTS OR NEEDS GROCERIES OR GAS, OR SYLVIA WOULDN'T HAVE GONE OUT OF BUSINESS!!! YOU ARE KILLING THIS TOWN!!!! LEAVE IT THE HELL ALONE!!!! NO NEW VISIBLE BUSINESS IN PALMER LAKE!!!! WE HAVE NO PARKING, INTENTIONALLY!!!! WE DO NOT WANT MORE PARKING...KILLING HUNDRED YEAR OLD CHOKECHERRY BUSHES AROUND THE LAKE SO WE CAN HAVE CURSED TRACTOR PULLS ONE DAY A YEAR WITH INSANE AMOUNTS OF PEOPLE IN PALMER LAKE WAS THE STUPIDIST THING EVER DONE TO THIS TOWN SINCE smack flat out crazy people SUNK THE ARSENIC AND LEAD WELL AND FORCED US ALL TO DRINK IT..... PARKING BRINGS CRIME-OUR CHILDREN ARE AT RISK!!! OUR PROPERTY IS AT RISK!!!! ITS ONLY A MATTER OF TIME BEFORE SOMEONE STARTS A FIRE HERE AND DESTROYS US ALL...this is a warning to all trustees----IF A FIRE BREAKS OUT HERE, YOUR IRRESPONSIBLE, UNWANTED CHANGES TO PALMER LAKE WILL BE BROUGHT HOME TO YOUR DOORSTEPS!!!! YOU HAVE NOT LIVED HERE FOR 25 OR 50 YEARS, YOU MOVE IN AND THINK EVERYTHING SHOULD CHANGE!!!!!! CURSED REALTORS WILL MAKE MONEY AND MOVE ON, LEAVING CONCRETE AND TRASH HERE AND



## Community Matters Institute

303 730 0396

ABSOLUTELY DO NOT CARE!!!!!! THE PARKING AROUND THE SCHOOL IS INSANE, AND NOW THERE WILL BE 37 MORE HOMES WITH CHILDREN THAT WILL MOVE HERE TO GET WHAT THEY ARE DESTROYING BY MOVING HERE-THIS IS ALL UNWANTED BY EVERY CURRENT RESIDENT!!! TAXES WILL RISE WITH A NEW SCHOOL NO ONE NEEDED UNTIL YOU FLOODED PALMER LAKE WITH THOUSANDS OF NEW, UNCARING PEOPLE. WE ARE NOT DENVER, AND DO NOT WANT TO BE DENVER. PEOPLE SHOULD, AND DO, MOVE TO DENVER IF THAT IS WHAT THEY WANT. SYLVIA ALREADY PUT IN GAS TANKS INTO THE GROUND 50 FT FROM THE LAKE- YOU WANT TO PUT IN SOME MORE LEAKY TANKS? YOU SAY THEY ARE NOT LEAKING???? WAIT A FEW YEARS..... SHOULD WE AS A TOWN SUE THE TRUSTEES FOR OK-ING THE RED ROCKS NO WATER FIASCO? FOR DESTROYING THE AMBIANCE OF OUR LAKE? FOR ELECTRIC LIGHTS THAT TRUSTEES DON'T PAY FOR, BUT INSTEAD FORCE US TO PAY FOR A CURSED ELECTRIC SIGN, INSANE CHRISTMAS LIGHTS...ALL TO PROMOTE MORE BUILDING, MORE PEOPLE MOVING HERE, SO WE HAVE TO CHANGE ELEC AND GAS PROVIDERS, DESTROY OUR WATER, BRING IN CRIME AND HATE...PAY FOR A 'PARK' PERSON???? TALK ABOUT PADDING YOUR POCKETS.....WHAT IS WRONG WITH YOU PEOPLE???? WHY ARE YOU KILLING OUR TOWN??? GO SOMEWHERE THAT WANTS CHANGE, WE DO NOT WANT YOUR BRAND OF CRAZY HERE...GET THE HELL OUT OF OUR BEAUTIFUL TOWN!!!!!!!!!!!!!! YOU CAN MAKE MONEY IN REAL ESTATE ANYWHERE IN THIS STATE!!!!!! LEAVE US THE HELL ALONE!!! WHY ARE YOU DESTROYING WHAT YOU CAN'T BUY ANYWHERE ELSE????? THIS IS IRREPLACABLE--DON'T YOU SEE THAT???? YOU HIDE THE ROAD TO WOODLAND PARK THAT COMES OUT IN RED ROCKS.....???? HOW ABOUT EVERYONE SHOULD LEARN ABOUT THAT????? WHAT WOULD THAT DO TO THE PROPERTY VALUES YOU LOVE SO MUCH???? SYLVIA CAN'T SELL HER PROPERTY BECAUSE OF THE EPA--- YOU WANT COLORADO SPRINGS FILTH, CRIME AND CORRUPTION, FINE THEN MOVE THERE!!!!!! GET THE HELL OUT AND LEAVE US THE HELL ALONE!!!! NO ONE MOVED HERE TO GET SIDEWALKS!!!! IF THEY WANTED SIDEWALKS THEY WOULD HAVE MOVED TO SOMEPLACE THAT HAD GOD CURSED SIDEWALKS!!!! NO ONE WANTS SIDEWALKS!!! YOU SHOULD BUY A HOME IN A PLACE THAT HAS WHAT YOU WANT, YOU DO NOT MOVE TO A BEAUTIFUL TOWN LIKE OURS TO CHANGE THE WHOLE TOWN TO SUIT YOUR SELFISH EGO AND POCKETBOOK!!!!!!!!!!!!!!!!!!!!!! THIS IS A TINY TOWN, AND WE WANT IT LEFT THE HELL ALONE!!! NOT ONE VOTE OR LETTER FROM ANYONE IN OUR TOWN WANTED RED ROCKS, HOW DO YOU JUSTIFY THIS TRAVESTY? YOU WILL BE CALLED TO ANSWER FOR YOUR ABOMINATIONS!!! EVERYTHING LISTED IS STUFF NO ONE MOVED HERE TO GET. THEY MOVED HERE TO GET PEACE AND QUIET, NOT 4TH OF JULY FIREWORKS!!!!!! THEY MOVED HERE FOR THE DIRT ROADS AND THE SMALL SCHOOL. WE ALL MOVED HERE KNOWING THERE WERE NO SIDEWALKS, NO MAIL, NO CRIME!!!! NO ONE BUT REALTORS WANT ALL THESE EXPENSIVE AND COMPLETELY UNWANTED AND NECESSARY BOONDOGGELS SO THEY CAN JACK UP THE HOME VALUES SO WE CHoke AND DIE ON TAXES AND GET US MURDERED IN OUR STREETS...YOU LAUGH? WHAT ABOUT TIM WATKINS? A DECENT PERSON LEFT IN A SHALLOW GRAVE....YOU THINK SOMEONE THAT LIVED HERE DID THAT, OR SOMEONE OUT TO STEAL HIS \$700 BIKE???? YOU ARE BRINGING CRIME AND DEATH HERE!!!!!!!!!! YOU KNOW IT IS TRUE!!!! WE HAVE NO PARKS TO SPEAK OF, AND WANT IT THAT WAY. WHY ARE YOU TRYING TO THROW AWAY OUR



## Community Matters Institute

303 730 0396

MONEY ON \$15 AN HOUR POSITION THAT IS NOT WANTED OR NEEDED BY ANYONE THAT LIVES HERE? WHY ARE YOU KILLING PALMER LAKE AND MAKING IT EXCLUSIVE AND FOR MILLIONAIRES???? WHAT HAS POSSESSED OUR TRUSTEES????? LIGHTS ALL OVER THE LAKE WE HAVE TO PAY FOR???? WHAT IS WRONG WITH YOU???? DID YOU ALL LIVE IN NYC BEFORE HERE????? LETS MAKE MORE LIGHT POLLUTION BECAUSE YOU THINK WE DON'T HAVE ENOUGH? STOP THE INSANITY NOW OR EVERY TRUSTEE IS GONE NEXT ELECTION!!! GRASSROOTS MOVEMENT WILL ROOT OUT EVERY SPENDTHRIFT AND GREED MOTIVATED PERSON ON THE COUNCIL. THIS INSANE CHANGE, HORRID SPENDING, WILL STOP NOW OR FACE YOUR DESTRUCTION. NOT ONE TRUSTEE WILL BE ELECTED ANYWHERE IN THE USA FOR TOWN MANAGEMENT WHEN THEY SEE WHAT YOU HAVE DONE!!!!!! WE WILL FOLLOW YOU WHERE EVER YOU GO AND MAKE EVERYONE AWARE OF YOUR INSANITY SPENDING AND HOW YOU DESTROYED THIS TOWN!!!!!!

R129-261 There should be a fee to park at the Lake and Reservoir trailhead so the town can benefit from all the heavy usage.

R132-258 less growth

R137-252 There should be a plan to make steady progress in paving roads, even if it is slow progress. Dust is a big problem and mud is an irritation. Every aspect of PL which could be called charm should be protected. Population will try to encroach from all sides in the future. We should try, to maintain our character as long as we can.

R1-416 Absolutely no gas, tobacco products, cigarettes, vape products, Cannabis / edibles and alcohol. Palmer Lake is known for low to zero transients, loitering and crime. Quick food shops, gas, beer and cannabis bring crime and denigration to property not to mention more problems for our police and residents. If a resident can't afford to live here without those items, don't move here. The unfortunate poverty denigration of property and unkept buildings in Monument says a lot about convenience stores with beer, gas, cannabis and quick unhealthy food. If the nostalgia and ambiance of Palmer Lake is to stay as it is, we must focus on productive community building projects that Palmer Lake already has started. 1. Storm water mitigation 2. Dry climate danger mitigation 3. Maintenance and renovation of our schools and town infrastructure. 4. More natural trails exactly like the one we have, no asphalt. Do not pave roads, people drive 40 plus MPH in 15 and 20 MPH zones. In fact install speed bumps and enforce speed limits in residential neighborhoods with photograph tickets the nearby Cities use. Paved roads require very expensive water drainage systems. If you want to understand water drainage go sit in Manitou Springs planning commission and listen to extreme experience, If our tax coffers are below our need, ask residents to either donate to projects if they can or pitch in on the end of a shovel to work on storm water & dry climate fire mitigation, natural trails, dog parks and speed bumps or speed trap cameras. Redesign and add to all the parks a better maintained look for the children and those raising them. Enforce residents not picking up their dog feces. The \$75 to \$300 should be \$300 first offense and a \$1000 for the second. Again, see how this has been remedied in near by towns. The only sidewalks should be on the State 105 highway and ask the State to help pitch in to do the work. All parks and parking should be free to all residents. A fee imposed on all out of Palmer Lake visitors should be paid at multiple kiosks payment centers. Charging locals to pay to park is of



## Community Matters Institute

303 730 0396

course a mistake and not well thought out. You don't have to drive far to Boulder, Manitou Springs to see the successes between residents and tourists. I happen to know the Town's leadership focus is community building together, so let's do that.

R149-233 No Airbnb type places.

R15-400 Better control speeding on Spring Street - it is out of control. There are homes and families with small children. The issue needs addressed and policed. Speed signs like Larkspur has are warranted on both Hwy 105 and Spring Street

R155-227 Specialty food market would. Be great. NO SUPERMARKETS (like Safeway). More upscale, bistro like restaurants, cute and original. NO CHAINS. Places that are unique, found only in PL. if you need a supermarket or gas station you can go to monument, 2.5 miles away. I want to keep PL special and unique

R157-223 Overall environment and geography. Specifically, natural landscapes, views, open spaces (Palmer Lake and surrounding park, reservoirs and hiking trails), relatively dark skies.

R160-220 #1 is stormwater drainage

R164-211 Sidewalk on 105, that's it. Don't develop any more natural area.

R166-207 Property tax relief for seniors.

R167-206 Enforcement of Night Sky ordinance already in place- Especially pertaining to the manufacturing at the district at the north end of the lake on County line Rd.

R170-203 More shops, coffee shops, theatres, for the library to reopen, more things to do.

R171-202 Better equity in Town's choice of which dirt roads within Town limits to maintain/plow or "abandon", as I've been told by PW staff.

R172-200 Now that there are trash collection containers at the trailhead, allow owners with dogs to access the reservoir trails. It was not feasible for hikers to carry their dog feces home in their vehicles. That is not a dilemma now that there is a place to deposit it at the trailhead.

R175-196 More water in the lake and fewer houses being built in town, because we do not believe we have adequate future water supply. We have water restrictions every summer, but that does not seem to curb building more houses.

R177-194 Loved it when Frenchy's old place was a small grocer that also had selected micro-brews etc. Gas would be nice but not if its going to be 15-20 cents higher like Larkspur is. People will just go to Monument if that's the case. I live on Rockridge and some days the cul-de-sac parking is just ridiculous even though there are signs stating local traffic only. I don't go to the lake often because its usually crowded. Don't want more paved roads as that makes it more enticing for out of town people to drive up my street (opinion). I think for a town our size we have excellent dining selections.

R180-188 More Restaurants that are locally owned/operated

R183-183 Paving roads cuts into peoples property. Please don't do that. We are fine with the maintenance that is current. Adding grocery and gas is not helpful as prices would be



## Community Matters Institute

303 730 0396

extreme as we have seen in the past. Traffic at the Lake adds a bit of nostalgia and helps the local businesses.

- R185-180 Buried utility lines!!!!
- R186-178 Do not allow Airbnb type rentals
- R189-169 Recreational Cannabis shop!
- R190-168 Preservation of ALL of our remaining open space and increased access to Pike national Forest are the most important improvements that we can make at this time. We do need a comprehensive drainage plan, including returning Palmer Lake to acting as the natural reservoir for our town.
- R194-163 A butcher shop
- R196-161 A 'downtown' corridor plan that keeps traffic slow, adds clear walkways, and includes planters, changes of road texture, and a few more businesses.
- R197-160 More community events like we used to have, such as the rubber duckie float (early 2000's), the Try-athlon, the Haunted Hayride, carnivals, community garage sale, etc.
- R198-159 Bike path through town
- R199-158 culture and entertainment
- R202-154 Less new building, retain open space
- R215-134 Enforcement of speed limits so I could feel comfortable letting my child play in our yard and so we felt safer taking walks through town and The Glen.
- R22-392 Dogs allowed at the reservoir.
- R225-115 Better traffic and speed control.
- R23-390 Maintain wayrr level Boat and bike rental
- R235-102 :Enforce zoning regulations :Enforce lighting ordinance :enforce noise ordinance
- R237-98 Keeping this town a small town rather than expanding and bringing the population up.
- R238-97 Absolutely no paid parking which keeps us away from other small communities and parts of the Springs. Moved out of Woodland Park due to over taxation, commercialization, small town atmosphere disappearing since poor to mid-class can't afford to live and attrition with neighbors frequently coming/going.
- R239-96 Keeping the lake level up.
- R241-94 BETTER MANAGEMENT OF THE ROADS. POSSIBLY CLOSING THRU ACCESS TO SOME AND TRAFFIC FLOW ON OTHERS.
- R24-389 Top notch fire prevention and fire control.
- R246-89 Metered parking for out of town visitors (in town and at trailheads) to help generate revenue for the town.



R247-88 Just leave it alone. Trying to improve these things adds expense to our existence and the next thing we know we wake up in a very pricey community.

R249-86 To note, whomever authored these questions had a clear bias as some of the responses are quite leading. For instance, instead of noting "Visitor volume to the lake", you write "Less human traffic at the lake." There is a clear bias for less rather than more, instead of allowing respondents to qualify. This should have been two questions. For business development, there are some who would like to see more. Same with "ability to purchase essential groceries" rather than "number of local business, such as grocery stores." Some might want more, and some less, but the question doesn't allow for choice flexibility. The question I would have liked to see is "increased tax revenue for the town to pursue critical infrastructure needs" but that wasn't an option.

R253-80 Is there presently any enforcement of town codes?

R257-76 Better protections of natural areas from further development. Set aside protected areas from development, especially at the lake and in the Glen. Education about native wildlife to protect bears, mtn lions, and canids.

R258-75 Preserving a small town feel, to improve safety of walkers in downtown area, have a sidewalk that connects to the arts center from icecream shop

R259-74 - Stop allowing businesses to turn their properties into junk yards - Cut down on the motorcycle noise (approximately 75% of the motorcycles that come through Palmer Lake fail the new noise ordinance according to their measured decibel levels) - Cut down on automotive noise (approximately 25% of the autos/trucks that come through Palmer Lake fail the new noise ordinance according to their measured decibel levels) - No Engine Braking (average engine braking is in excess of 100 decibels)

R261-72 Open space and a common earring table or bar at every restaurant... for single people to gather and eat together.

R262-71 Less building and growth keep it a small town monument is not far

R26-386 Remove all short term rentals

R271-62 Art gallery and activities.[beyond TLCA]

R273-59 no recreational marijuana sales inside town limits.

R278-54 Once again - Palmer Lake already offers a wonderful life style that is hard to find on the front range now. It is a safe, family friendly town that people love to visit because it is family friendly. Just look at the Rock House - always busy! We do not need or want a gas station. We don't need to be a crowded extension of the city. We don't need "conveniences" to clutter up the town and make it just like everywhere else. People come to Palmer Lake to get away from that. Whether it's to live or visit - that's the attraction - it's different here - it's a family friendly town. The recreational activities at the lake bring all kinds of people in to visit. Eating places are good and we could develop the base ball diamond and put in covered seating and dugouts. Attract families here and the town will make money and it will survive while being able to "remain the same" to us old timers who grew up here. My folks bought this house in 1959 and here I am back again. Because after traveling all over the world, this is my quiet home. Deer and turkeys in the dirt streets, families at the lake, young people walking their dogs and raising



## Community Matters Institute

303 730 0396

their kids in a safe and beautiful place. Let's not lose that; let's capitalize on that. This is the place to enjoy the lake - get gas and groceries somewhere else.

R283-46 Cooperation between town hall and residents in the development of future ordinances and the review of old ones.

R286-43 Owners should be allowed to have their dog on all trails!

R287-42 Less traffic to the reservoir. Protection of our water. More strict enforcement.

R289-40 Less rentals and Airbnbs, more home ownership. Enforcement of leash laws, only PL residents can use reservoir trail, no parking in residential areas unless you live there. I'm sick of our little town being overrun by tourists who don't respect the fact we live here, and criminals.

R290-39 We need to be willing to invest in our infrastructure. Road quality, drainage, parking, WATER quality, and effective sewer systems are critical to maintain if we wish to keep PL a place where people want to live and invest.

R293-36 Limited growth - keep the safe, warm small town feel

R29-382 Destination dining, events, activities.

R294-35 Keep the Lake full of water

R300-28 Ability for residents to take their dogs up the reservoir trail.

R302-26 More small businesses...for tax base and local employment.

R304-24 Cross walks or flashing lights that stop traffic when people are trying to cross the main road. Speed limit reduced through town.

R306-21 Better IT infrastructure

R309-18 Renew the lease for the motocross track so my kids can have fun

R310-17 PAVED ROADS!!!

R31-379 Reduce motorcycle noise at O'Malley's. No amplified music at restaurants. No more commercial businesses polluting the night sky. All outlying property should have a minimum of one to five acre sub divisions. Include in the master plan some kind of architectural theme: Old Western like the sanitation building or maybe a Craftsman or Victorian style. Something that would tie the buildings around the town center together. All new construction would follow this new guideline and existing businesses could be brought up to speed when they need renovations or remodel.

R317-10 Less cops harassing citizens

R322-3 Improved water drainage and wildfire mitigation should be a priority

R323-2 No more paved roads; speeding is an issue now and paving would increase speeds significantly. The cost to pave and then maintain is prohibitive. Part of our charm is the small, rural feel, the slower pace and mountain forest. Don't make this another Monument or Black Forest. Town members bought homes for the charm and rural feel.



- R324-1 BETTER PARKING SOLUTIONS means "on-street parking" along 105. Mainstreet 101: pedestrian sidewalk serves storefront retail - on-street parking provides essential need, protects the pedestrian zone from the adjacent roadway, and calms traffic. SAFER! TRAFFIC CALMING on 105: structured on-street parking w/ landscaped peninsulas w/ street trees / crosswalks. The peninsulas/trees produce the perception of a narrower street which slows traffic, and provides shorter safer crosswalks aiding pedestrians and walkability. All of which supports local businesses. Preoccupation w/ increased traffic flow allows traffic to more quickly speed through town to get somewhere else - damaging local business. BETTER PARKS DEVELOPMENT: improve the ball field, provide a playfield north of the Lake, landscape around the bridge and institute good park design w/ efficient parking (instead of the unsightly, inefficient parking lot built north of the ball field)
- R325-316 Maintenance of the lake (water levels, etc)
- R327-239 More water in the lake. Fresh sand around the lake. Love the activity on the lake...and the community it brings!
- R328-186 Love PL the way it is! Quaint. We live in unincorporated El Paso County near Ben Lomand (sp?) mountain. We come often for the serenity!
- R331-175 More robust business district. Maintaining the charm of Palmer Lake.
- R339-366 Keeping the small town charm! Keeping the parking for visitors by the lake - NOT on residential streets. Maintaining noise control.
- R340-181 Less noise from the shooting range & moto cross course. A noise impact study for the rail road crossing (quite zone study) could result in a safer RR crossing that would eliminate the train horns to sound - thus creating a quieter town.
- R3-414 Enforcing dark sky ordinance. Enforcing dog leash ord. +poop clean up/excessive barking problems. Less traffic noise from HWY105, Less "noise" from regular "music" events, Less focus on Police safety and more on community created safety. Support for community gardens. Support for community events like yoga, meditation and dances.
- R34-376 Affordable housing for my children and grandchildren (children are grown with babies, but cannot afford to live here) Not becoming a "ski town" with many airbnbs, empty homes, pot stores, and dining facilities. How much new development is enough, seems like every empty space is getting housing built at expensive amounts.
- R346-244 More quaint shopping and kid\ family winter fun. More kid/ family art opportunities. More tourist opportunity
- R347-240 More of a walkable and inviting downtown.
- R352-214 Other retail goods establishments that drive tax revenue to the town.
- R36-374 Merge with tri lakes fire for a department that is worthy of my tax dollars that has a chance of handling big issues with competency and equipment - Along with improving my insurance rating!
- R37-373 Quit punishing visitor for visiting Palmer Lake. No parking signs every where and stupid local traffic only signs. There's a vacant lot on the north end of town that is being used for staging. Great location for a Cum & Go or Maverick. They would build to towns needs. Income





for the town. Meeting needs for locals and visitors. The walk over bridge paths aren't finished. The regional park is a joke. As is the ball field for our youth. There's an open field with a gazebo that's perplexing. Not a park or anything else. Not a pleasing area when you come into our town from the north. Not much on the other end as well. Beautify the town so when people visit and or just pass through it's a place to remember. Something pleasing not just a 3/4 full Lake.

R40-369 1) Halting of paving of roads: when roads are paved; the trees die or get destroyed in the process (ie Douglas Ave), traffic increases, traffic speeds increase and safety decreases. 2) Code of conduct so newbies coming into the area are aware of wildlife, winter conditions, what's expected of pets (ie nuisance barking dogs, roosters, goats, donkeys etc), wildfire potential and good neighbor conduct. 3) Installation of a round-about at the top of Spring street would aid 105 traffic flow w/o increasing speed 4) Mailboxes instead of the post office.

R41-368 Less people coming here.

R43-365 need stop signs and slower speed limit on 105 through town. cross walks also need to be present with appropriate signs. pedestrian crossing 105 is super sketchy

R4-413 We need a consistent water level in our lake. This might be done by installing an outlet out of the lake over to Monument stream. The would allow the same amount of water to be sent downstream by taking more out of the reservoirs and holding it in the lake. Also we need the have a 4 gate system at the crossing at County Line Road to eliminate the trains whistling thru town.

R49-359 Dogs off leash enforcement

R53-353 I don't think quality of life would be improved by any of the above except fewer people. With every 'improvement' there is a down side. If we have gas we have increased traffic, if we have a big grocery store we have more parking issues and more people in town... We are so close to Monument and Larkspur that the negatives out weigh the positives for us.

R5-412 High-end deli / grocery store.

R54-352 Knock off the crap! Leave our town small and amazing. Every new board comes in and wants to line their pockets and make this town suck- STOP IT.

R58-347 A small corner store for kids to walk to

R59-346 The blatant visibility of trash-dumpsters along the 105 highway in old-town is not acceptable. This is not an image of a town that cares about maintaining a positive appearance. There are six, maybe more, visible from the highway with no concealment measures present. Monument seems to have an ordinance requiring dumpsters be enclosed in a gated, walled pad. Exceptions should be made for construction and re-modeling debris with reasonable time limits on their use. In residential zoned areas, I can think of no rational reason why dumpsters should be allowed, on a continuous basis, as is now the case on Glenside Rd. The dumpster there is up-front and next to the paved road. Construction and remodeling exceptions should be allowed as above. Please, Take some pride in the looks of the town. You only get one chance at a good first impression. If not realized, then maybe someday we will be known as something other than "Almost Heaven."

R63-342 Electric charging stations.

R64-341 Some less traffic at the lake.



## Community Matters Institute

303 730 0396

- R65-340 Enforcement of parking on town streets; the large parking lots on 105 should suffice. A stop sign on 105 across from the parking lots would slow traffic through town and keep pedestrians safer.
- R67-337 Less Air B & Bs allowed.
- R68-336 Other types of stores such as a bakery, clothing and hiking supplies etc.
- R75-329 we have only lived here about 6 months and I don't know enough about these to select.
- R76-328 Dark Sky at night
- R77-327 No more cosmetic surgeons in retail spaces. Get some quaint, unique shops to boost our town visitation and economy.
- R78-326 Better enforcement of parking, dog bans on/around the trails. We often can't take our kids to glen park on the weekend because visiting hikers park in all the playground/tennis spots. Visitors to the trails are littering, treating residents rudely and parking on the side of roads/grass areas (destroying vegetation). There was no police enforcement this summer and fall.
- R81-323 More nice businesses to help with the taxes, so we can improve/support our fire and police departments.
- R87-314 Fix the drainage issues
- R88-311 A community vegetable garden and community chicken coop
- R90-309 Not overdeveloping the area, not increasing traffic, not allowing overcrowding
- R96-303 Better care of Shady Lane. Conditions are difficult to manage but snow removal has been scant
- R97-302 More family friendly activities
- R99-298 Bike lanes on the 105 and County line



**#5 Palmer Lake's infrastructure includes roads, bridges, water, sanitation, light, and other similar elements. Thinking about the current status of the infrastructure in Palmer Lake, please rate your satisfaction with the following:**

R101-296 As for the street lights, let's keep the neighborhoods dark. This is a small mountain town, right? Light pollution from some industrial buildings (especially Foxtrot) is really bad. I don't believe lights should be prohibited, but it's a little ridiculous -- it looks like a Wal-Mart. Sidewalks would be nice along HWY 105.

R10-406 Street lighting--too much. Dark skies!

R105-292 The Lilian heights subdivision is plagued by massively bright lights from the industrial area on the north side of town

R106-290 what steps are being taken to protect our water supply from over use and a lack of conservation. What shape is the infrastructure of our water system ? I see more and building but hear nothing of conservation.

R107-289 I don't live in downtown Palmer Lake but I know the draining is terrible for the people who do.

R111-285 Removal of unnecessary street lights in wooded areas would be appreciated.

R123-268 I RESTATE WHAT WAS ALREADY WRITTEN....WE HAVE INTERNET, WE DO NOT NEED AN EYESORE TOWER...YOU HAVE DESTROYED OUR WATER SUPPLY!!!! OUR WATER WAS PRISTINE UNTIL THE CURSED WELL WAS SUNK. WE HAVE NO DARK SKY ARES ANYMORE THANKS TO OUR CURRENT TRUSTEES OUR STORM WATER AND DRAINING SYSTEMSWERE FINE UNTIL PEOPLE STARTED TO BUILD ON THE STEEP SLOPES....MORE TRUSTEE DETRIMENT INTERFERENCE !!!!!!!!! WE ALL WANT LESS OF EVERYTHING, THATS WHY WE MOVED HERE. YOU WANT MONEY. THAT'S WHY YOU MOVED HERE. WHEN IT ALL BURNS DOWN WILL YOU BE SATISFIED? SNOW REMOVAL? PAD THE POCKETS WITH 1" SNOWFALL, AND THEY'RE OUT THERE -- GET A FOOT LIKE LAST NIGHT, AND THEY ARE NO WHERE TO BE SEEN.

R136-254 Houses on hills get no help from town as far as runoff drainage onto property

R137-252 We should have similar dark sky policy to some of the other mountain town. It's wonderful to be in a place where stars can be clearly seen. We should encourage less use of security lights unless there is a crime problem. I paved roads to my house get washed out when rain comes and ruts in front of the driveway actually let the car bottom out trying to get in the drive when ruts are bad. Attention to smoothing the road can take weeks sometimes.

R1-416 There are professionals and professors living here that can tell you we will run out of water, that is going to happen. And at the rate the entire country is going it's will either be sooner or later. New



## Community Matters Institute

303 730 0396

water taps has to end, we can't say there is a moratorium on water taps then agree to 4 in a row on Spring Street or Greeley Blvd. Watering lawns must be banned and teach residents how to let indigenous plants take back their private property grounds. Let's be the example to other communities in water conservation.

R151-231 Business lights off county line (foxtrot) are way too bright. Ruins the dark sky atmosphere. Please don't add more of the LED street lights from IREA/CORE. They're terrible.

R152-230 Roads in the area are substandard and dangerous and sidewalks are non-existent and that is dangerous. We look like a third world country and that's not quant. We can remain quant but be safe on our roads.

R15-400 Speed Control on Spring Street

R160-220 we don't need a public transportation system, #1 fix the storm water drainage issues, pay for it with retail pot sales tax revenue

R164-211 Yeah there is too much light at night here now. I will leave this town if it becomes just like every other over-developed front range suburb. We need less light.

R167-206 We need a better system of gutters and culverts. Paving roads would help prevent massive amounts of dirt from roads from washing away and clogging existing culverts.

R170-203 The main issue is the lack of available sidewalks on 105

R171-202 Town's selection to "abandon" certain dirt roads within Town limits (Pueblo Ct.) has never been satisfactorily explained to me by PW staff despite more than 1 request to do so. I pay the same property tax rate that everyone else around me does, but receive NO dirt road maintenance/plowing that other dirt roads right across Greeley Blvd. receive routinely. Why?!?

R172-200 My only complaint to the lighting question is the obnoxious looking lighted billboard sign that shows info regarding the city meetings. That thing is ugly and detracts from the beauty of our town. Not sure why this was needed.

R177-194 I grew up here and unfortunately "dark sky areas" is really no longer an option because of light pollution from Castle Rock and Colorado Springs. I used to be able to see the Milky Way!! No more. I don't want to see street lights anywhere other than possibly the commercial area right around 105. I definitely don't want street lights on my street. I think if there was more public transportation, it will lead to more people visiting, and to me that is not necessarily a good thing. Sidewalks for me is like street lighting. Good in the commercial area, don't want it everywhere.

R178-192 I don't mind walking on the roads but people need to slow down!

R180-188 Love the Dark Skies. One exception I would make is the commercial area on the main road through town presents a dangerous low lighting situation for pedestrians crossing HWY 105. Even a lighted crosswalk between O'Malley's and parking directly east would be a huge safety improvement. Someone could lose their life:-(

R183-183 The Water needs to be addressed!!!! We have clear mountain water and they are putting horrid Chlorine and Borine into it!!! It smells and tastes horrid. Sometimes in the night when I get up to



## Community Matters Institute

303 730 0396

get a drink it tastes like YWCA pool water! And smells like a pool when I take a shower. Really this needs to be addressed. I don't detect this in other areas of the US when I travel.

R185-180 Too many bright business and residential yard lights

R190-168 We do not need any paving projects and certainly no more street lighting. Those will actually degrade the quality of our small town lifestyle. We need to establish and enforce our dark skies intent; the commercial lighting along County Line Rd is excessive.

R193-164 I love, absolutely love, the dark sky! I would be disappointed if lights were added!

R196-161 To clarify: the dark sky ordinance is great. But the will to apply it, especially to businesses, is non-existent. All the industrial business on CountyLine ruin any attempt at dark sky.

R200-156 Please ensure and enforce that is a Dark Sky community!!!

R203-151 Street Lights too bright. About internet...Do Not Want 5G, especially around elementary school.

R22-392 Need Hwy 105 widen with a middle lane to be available to turn for both directions from the lake to Monument. Especially at RRR(3R) road Need a sidewalk at Hwy 105 from town home to the parking lot

R236-101 The "Dark Sky" ordinance is extremely important. There are few places outside of rural areas where one may enjoy a truly dark sky. There are two points on this subject in Palmer Lake which I feel would better serve the community if addressed. The new LED street lights located in the glen emit extreme undiffused light . A 3-5 inch collar around the lenses would direct the light more directly downward instead of flooding an unlimited line of sight. My neighbors have also voiced their complaints since the installation of these upgraded lights. No one I've talked with have stated they think the lights are an improvement to safety or quality of life. More emphasis through communication and enforcement of the dark sky ordinance with regards to private residences where property lighting directly impacts other residents. I've spoken with many residents whose outdoor lighting were constantly on at night and directly affecting their neighbors. About half of the residents I spoke with responded positively. The other half dismissed my concern and made no changes to their lights. I don't feel it's unreasonable to ask residents to respect their neighbors and the ordinances of Palmer Lake.

R237-98 I like the fact that I can look up in the sky at night and see the stars and moon without extra lights deflecting. I love that the town is mostly dirt, bringing in sidewalks and paved roads makes of feel less authentic. That's why I chose to live here! Our roads department needs some assistance. There's pot holes all over town that have needed attention for a while. Isn't that what our tax dollars help pay for?

R238-97 Circle Drive desperately needs improvement (owned property 12 years without notable improvements).

R2-415

R241-94 BETTER DRAINAGE ALONG WITH THE ROAD MAINTENANCE. DRINKING WATER TASTE IMPROVEMENT WOULD BE NICE.

R243-92 I moved here because I liked the town the way it is. I feel it's best to leave things as is.



## Community Matters Institute

303 730 0396

- R247-88 I wanted to emphasize my dislike for streetlights. I would like to see stars at night like we used too.
- R253-80 Quit filling up the Lake. It seems there would be more than ample water supply if the town quit wasting it by filling up the Lake.
- R255-78 I prefer less street lighting and more dark areas. That's why i'm Not very satisfied, not because i want more lights.
- R258-75 Storm water drains have improved over the years, NO SIDEWALKS PLEASE, Except for one on main road from icecream to art center to improve access to businesses and safety of pedestrians. NO STREET lights please, dark sky ordinance is extremely important. Currently the lights are blinding and need skirts , diffusers or lower softer wattage
- R259-74 - Improving dark sky areas is easy by simply enforcing the lighting ordinance that was amended in 2018. This will have to include the businesses with owners that bullied town employees and town council members in 2019.
- R262-71 Love the stars and not impressed with all the new lighting and building off of county line that has really hampered the star gazing. The roads for what they serve are great. We live here to be in a small mountain town without the mountain drive. Keep palmer lake small
- R263-70 Regarding street lighting, I would prefer it's kept to a minimum to retain as much dark sky as possible.
- R266-67 Putting a crosswalk or a pedestrian sign from the bridge's sidewalk access to O'Malley's possibly would access and safety.
- R270-63 There is a very bright light recently put on our corner that totally ruins our star gazing. None of the other neighborhoods have lights like that and we hate not being able to see the stars. It's not a busy street or close to the school so there is no reason for it.
- R273-59 mitigation of fire hazards within town. identify properties that are obviously a fire hazard without being overzealous....a tough call.
- R276-56 Most if not all street lights should be down-shielded, in concert with moving toward El Paso County's Dark Sky Corner.
- R278-54 These are big city questions. I like the town as it is. I don't need paved streets, street lights, or sidewalks. I would rather spend the money on the base ball diamond, recreation activities near the lake, opening the library, maintaining the town hall for functions, and ensuring our water supply and quantity remains high. Let's keep the lake filled and attract day visitors - forget the sidewalks and street lighting! We could give the police a raise and ensure we keep the town safe for our visitors.
- R289-40 Keep Palmer Lake small town!
- R292-37 The public drinking water is full of chlorine and is at hazardous levels. On top of extremely high prices we have to pay for filters and bottled water. It smells like an indoor swimming pool while I bathe my children. There has to be a better way to clean our collective water source.
- R310-17 Lights are way too bright for such a small town. Should strive for a dark sky



- R313-14 20 years ago our roads were plowed clear by 7:00 am not now and we have less snow
- R31-379 I know that it is expensive but we need better storm drainage. Would like to see street lighting more focused to the ground and not adding to night time light pollution.
- R322-3 We don't need a public transportation system, do need a sidewalk along west side of 105 between marked crosswalks in town. Cell and internet service here can be improved, but fail to see how you will fix that. Focus on storm water drainage
- R324-1 STREET LIGHTING violates our lighting ordinance. IREA MUST PROVIDE CUT-OFF FIXTURES. "DARK SKY" isn't what's important - what's important is lighting bothering residents - shining into your windows or your eyes while driving! Lighting at County Line Road warehouses MUST be cut-off fixtures! WATER SUPPLY AVAILABILITY is precluded to those who want to build ATTAINABLE HOUSING or MAINSTREET BUSINESS by exorbitant water and sewer tap fees.
- R328-186 Do not like Peak Structural's lighting. You can see it for miles!!
- R33-377 I think we should severely limit light pollution in out town and outlying areas.
- R339-366 Feel like new street lights violate dark sky ordinances - too bright! Need to maintain dark skies.
- R340-181 I have concern for enough water to supply the growing town - the reservoirs cannot last forever with dry years. It is difficult to walk "to town" with no safe sidewalks nor crossings at convenient locations. The addition of the bridge over the train tracks is a wonderful & safe improvement.
- R3-414 Snow removal seems to have not been as good this year as in past. Not sure why, put in past was very satisfied. Roads need some improvements, but I prefer dirt to pavement. Slower speeds to needing speed humps. Now that traffic has increased so much we need more sidewalks and trails.
- R347-240 Roads should be paved and proper drainage as to not impact property owners.
- R35-375 Speed limit on 105 near shops and restaurants should be 25 mph and enforced!
- R40-369 The questions are worded poorly. Let me explain. There is too much street lighting. I don't want sidewalks - if people want sidewalks they should move to the Springs. Public transportation is something I would not use even if it were available (especially in the age of covid), the roads were fine as dirt - now that some are being paved they have degraded the look and feel of the area and are a safety hazard. Roads in Palmer Lake should NOT be paved and should be narrow to keep down speeds. I would support speed bumps. Snow removal is fine - less mag chloride would help wildlife and lessen damage to aquatic ecosystems - salts in general are bad for soil, trees and wildlife. Storm water and draining is a joke. Everytime Bob R. or Jason fix something they make it worse - witness Douglas Ave - water now runs over the road during storms - this is the opposite of progress.
- R43-365 stop signs/ speed bumps/ slower speed limit / cross walks on 105 to get to and from the lake
- R58-347 Too much bright lights at night
- R59-346 I am well aware of budget constraints. Any plan should allow for improvements and maintenance not only on the above but also on town buildings and properties. Any well thought out



plan concentrates on Needs vs Wants and prioritizes each. I know it is hard to satisfy anyone much less everyone.

R64-341 I live on Largo Ave. ghe drainage is very bad on our dirt roads. Drains need to be put in so so much scraping to level road has to be done.

R65-340 More dark sky areas should be encouraged.(lots of front porch lights and some backyard lights are unecessarily left on all night)

R67-337 We as residents should be able to have an outside light at night on as a safety precaution. Darkness invites crime. This is especially true in the Glen area. Also we have a lot more wild animals, i.e. bears and mountain lions. If you want total darkness I suggest you go live in the desert. Sorry if this offends some people, but as elderly residents we might not be able to protect ourselves as much as the younger generations can.

R76-328 I'm not happy with the more recent addiction of street lights. I was happy they came down a couple weeks later. We need a plan to address keeping our sky's dark and the enforcement of existing ordinance

R77-327 We have a major drainage situation ( where a culvert should be) at Pie Corner and Upper Greenway. We've been told for years it is going to be fixed sometime. I am on the corner of the school route and our town snow removal continually pushed the snow into a pile on my property...often making our shoveling totally pointless. It would be nice if they could think about the residents getting out and not just the street. I don't expect them to do anything special just not completely destroying my shoveling...

R78-326 Several new builds behind the lake have spotlights and excessive outdoor lighting at night. We love the "dark sky" efforts and would support better enforcement. Snow removal has been a delight and very well managed. I'm a nurse and essential worker - I so appreciate the towns efforts to keep roads drive able in poor weather

R81-323 Our first responders are not taken care of. It's abhorrent!

R8-409 Parks and trails are improving - keep it up!

R87-314 We don't need a public transportation system, we need the storm water drainage system fixed





## # 6 Thinking about the current status of the Town of Palmer Lake's local parks, recreation areas, and recreation facilities, please rate your satisfaction with the following:

R106-290 understanding the beauty of the trail to the reservoir but that should not turn a blind eye to that is our only water supply and people do stupid things that could impact our well being

R123-268 KEEP THE DOG SHIT OUT OF PALMER LAKE!!!! NO MORE PARKS, NO MORE TRAILS, NOTHING...KEEP PEOPLE THE HELL OUT OF PALMER LAKE!!!!

R12-404 Parking at trailheads is a problem. Water tank trail in poor shape and badly eroded. Trails poorly marked.

R127-264 The question about human traffic is confusing? "Less human traffic" if I respond that I'm satisfied what does that mean? I'm satisfied with less human traffic? Please reframe this.

R131-259 Reservoir trail should be dog-friendly

R137-252 This is a recreation area and it's a good thing to see our trails and lake used. I've had no problem with either lake or trail overcrowding. We might consider dragging a sled to make cross country ski trails along the Front Range trail when snow level permits.

R1-416 Absolutely no gas, tobacco products, cigarettes, vape products, Cannabis / edibles and alcohol. Palmer Lake is known for low to zero transients, loitering and crime. Quick food shops, gas, beer and cannabis bring crime and denigration to property not to mention more problems for our police and residents. If a resident can't afford to live here without those items, don't move here. The unfortunate poverty denigration of property and unkept buildings in Monument says a lot about convenience stores with beer, gas, cannabis and quick unhealthy food. If the nostalgia and ambiance of Palmer Lake is to stay as it is, we must focus on productive community building projects that Palmer Lake already has started. 1. Storm water mitigation 2. Dry climate danger mitigation 3. Maintenance and renovation of our schools and town infrastructure. 4. More natural trails exactly like the one we have, no asphalt. Do not pave roads, people drive 40 plus MPH in 15 and 20 MPH zones. In fact install speed bumps and enforce speed limits in residential neighborhoods with photograph tickets the nearby Cities use. Paved roads require very expensive water drainage systems. If you want to understand water drainage go sit in Manitou Springs planning commission and listen to extreme experience, If our tax coffers are below our need, ask residents to either donate to projects if they can or pitch in on the end of a shovel to work on storm water & dry climate fire mitigation, natural trails, dog parks and speed bumps or speed trap cameras. Redesign and add to all the parks a better maintained look for the children and those raising them. Enforce residents not picking up their dog feces. The \$75 to \$300 should be \$300 first offense and a \$1000 for the second. Again, see how this has been remedied in near by towns. The only sidewalks should be on the State 105 highway and ask the State to help pitch in to



## Community Matters Institute

303 730 0396

do the work. All parks and parking should be free to all residents. A fee imposed on all out of Palmer Lake visitors should be paid at multiple kiosks payment centers. Charging locals to pay to park is of course a mistake and not well thought out. You don't have to drive far to Boulder, Manitou Springs to see the successes between residents and tourists. I happen to know the Towns leadership focus is community building together, so let's do that. There are professionals and professors living here that can tell you we will run out of water, that is going to happen. And at the rate the entire country is going it's will either be sooner or later. New water taps has to end, we can't say there is a moratorium on water taps then agree to 4 in a row on Spring Street or Greeley Blvd. Watering lawns must be banned and teach residents how to let indigenous plants take back their private property grounds. Let's be the example to other communities in water conservation. Great questions!! Again, see what is working in successful tourist mountain towns like Manitou, El Dorado and Boulder. Tourists have to pay, that's all there is to it. If they want to tour, be prepared to pay for trail access and parking. Make certain we do not advertise trails like Limbaugh and Chautauqua. And have signs 1/4 mile up that states these are local resident trails only. Code ENFORCEMENT of dog poop and dog poop bags filled with poop left on the ground are executed. Cameras, rangers, hiker photographers spilling the beans on a lazy dog owners. There are successful ways to enforce and encourage dog owners to pick up after their dog. I happen to know 3 dog owners residents who do not pick up after their dogs. It's remarkable but why have a dog if you are incapable of caring for it and our environment. This is not only to maintain our trails but keep dog feces from disturbing the wilderness, wild life and water supply. It a shame that people can not take their dogs to the mountain lakes due to irresponsible dog owners. Go to Rampart Range Lake water supply and watch how the rangers stick tourists with heavy fines for not picking up after their dogs. Same on Pikes Peak lakes. Reservations to the 3 lakes should be considered for tourists. The main Lake needs pay to park kiosks everywhere. When the parking is full the lake is full. Same as the dog feces as with tackle garbage, \$300 first offense and \$1000 thereafter. Adults, Kids and their parents need to keep the hooks and trash off the ground. For the parking Kiosks, don't let a company say they will pay for and maintain the equipment and the town gets 20% of the proceeds. Let's buy and maintain the equipment. Let's ask our residents to help pay for them if we can't afford them. There is so much open space where more natural trails could be used. Take a hike Monument Rock & the Forest Service Nursery road area, there are so many wonderful trails and they are natural and maintained in a low footprint way. The 28 acres the town just received could become a jewel of Palmer Lake with some shovels and light equipment to form a trail along the river to the beaver ponds. There could be a spectacular dog agility course and dog park. Softball diamond. There could be walking tours of the historic buildings. There should not be a single Town first responder building there. If this area is needed for dry climate equipment that would be ideal, but not the fiasco our police did a few Friday nights ago with firing rounds at 8:30 at night with no warning. What the heck were they thinking? Wow Can we work together and make adult decisions that build our community. That is the goal.

R142-242 More parks/community areas for children and teens would be great.

R152-230 I used to hike the Reservoir Trail every other day to get to all the other trails that come off it. Since dogs are not allowed I go to Mt Herman and Limbaugh Canyon and the 14ers. Hiking is with my dog. Really the reasons given are not valid for keeping dogs away. There are solutions which were presented but the then Mayor of the town was not open to them. Very disappointing. This is my town, I should be able to use my trails in a way I want.



## Community Matters Institute

303 730 0396

- R159-221      Would very much like to be able to bring my dog on the trails with me.
- R160-220      keep the dogs off the reservoir trail...charge for parking at the trail. don't need a dog park
- R167-206      I would like to see the parks that we do have planted with trees and flowers and maintained. The pedestrian bridge is not handicapped accessible and needs better grading on both sides to make it less dangerous.
- R170-203      We have lots of outdoor activities, but no ways for kids to meet each other or get together outside of school. We are a homeschool family and have had a very difficult time trying to meet people for our daughter to get to know here.
- R171-202      Pedestrian access to most trails requires walking in/along roadways.
- R177-194      I am not in favor of making things easier for access as this will draw more people from out of town. I think the current trail access is already overwhelmed and during the summer can get a bit ridiculous. If the town can legitimately enforce parking in designated parking areas and thus force out of town hikers to park there and walk to the trailheads, then I would be for that. But the last two years with the "local traffic only" postings has done zippo to curb out of town vehicles from clogging things up. As for biking lanes, something in the commercial area would be nice, however, between Monument and Palmer Lake we already have the Santa Fe trail and I believe more people should use that opposed to trying to ride on 105. We have the dog park off Greenland Open Space already which I believe is sufficient.
- R178-192      Please allow residents to walk dogs. We need to bring in revenue at the lake by having concession stands, food trucks etc. as many people enjoy the trails and lakes but do not bring in any revenue.
- R180-188      The trails near PL are fantastic. Visitors do create a crowding challenge. Like the idea of parking concentrated just outside of town (to north near CLR-Spruce Mtn intersection?) and walk to trails. Please AVOID parking in our neighborhoods if possible.
- R181-187      Peking at trailheads is at a premium and I live in town. Makes it hard for people to come from out of town and hike and spend money eating here.
- R183-183      Adding a sidewalk/bike path ONLY along 105 in town would be helpful and safe for people. People could then walk through the town to frequent businesses safely.
- R185-180      Dog park! Yes!
- R190-168      Access to the Pike National Forest from Palmer lake is inadequate. Additional access points (trailheads) should be procured and established. This should be done with or without USFS coordination; they are too slow to react.
- R194-163      It would be nice if a dog park was added if part of the lake was included for dogs to swim like they have up in Estes Park
- R200-156      Better access of trails for dogs please! Need bike lanes for all paved roads, especially Hwy 105. Yes, we have the Santa Fe trail but it is not plowed in the winter!



- R218-126 Enforce ban of dogs on Reservoir trail!
- R22-392 Need a middle turn lane before the road widening for a bike lane.
- R236-101 There is no need for a dog park as they are allowed in so many areas. The Reservoir Trail should continue to prohibit dogs, as past events have repeatedly demonstrated abuse by irresponsible dog owners. The only sidewalk which may improve safety would be located roughly between The Rock House and the parking area to Palmer Lake across from O'Malleys. I feel additional signage at the tennis court in the glen prohibiting dogs would be of benefit. Lots of folks use this area to play with their dogs because it's fenced.
- R238-97 Don't charge for trail-head parking because people won't come support the town. Allow dogs to come, but offer bags at each trail head to encourage responsibility.
- R2-415
- R24-389 I would like a dog park here. I would like to see safer bike riding and walking on 105 from PL to Monument.
- R243-92 We're a small town with limited resources. We should leave it as is.
- R247-88 I have seen the parks dept. used to restrict parking in the past. I consider this unethical. Sufficient parking should be provided for those interested in activities.
- R255-78 Since the reservoir trail is an access point to the National Forest, i wish there was a dog friendly solution to this. I'd love to take my dog up the trail but NOT to the second reservoir. If responsible residents could have dog access/permit, that would be ideal, but i understand the challenges involved with allowing certain dogs on the trail.
- R256-77 The "dedicated pedestrian access" question: I am not satisfied with the current non-motor vehicle access to trails, but I do not want pedestrian-only access. Bikes and feet.
- R258-75 We have so many trails available that there are plenty to access by walking to them. All but one are dog friendly and that is the perfect selection for a trail to KEEP dogs off of. (Reservoir trail) ALL the other trails accept dogs and clean up of dogs is consistent or not impacting the trails. When dogs were on the reservoir trail it became a game of dodging feces and chasing dogs. If anything a sign needs to be added at the gate by the second reservoir that States No Dogs And No Fishing at lower reservoir. The same needs to be added at lower reservoir as people fish there constantly.
- R259-74 The last thing this town needs is more focus on parks and recreation.
- R261-72 The charm of the town is it's open space and outdoor recreation and natural beauty. It should be safeguarded and expanded.
- R262-71 Not pleased with how crowded lake gets and how disrespectful people are from out of town leaving trash around lake
- R270-63 Dogs should be allowed on the reservoir trail, they allow fishing and there are tons of wild animals. Fines for not cleaning up after them but dogs should be allowed. I have a disability and was told my service dog couldn't go up, so I can't go up, and that isn't fair



- R276-56 NO to dog paks-take your mutt to Greenland. Use the Elephant Rock property for teen programs, in part. Strictly enforce leash laws at all times and in all areas. Deputize firefighters to ticket dog owners on our trails with random 4-wheeler patrols.
- R278-54 These questions are worded in a confusing way. It should read "What do you want to see more of?" I would like to see more attention and money spent on family friendly trails, parks, and a dog park.
- R286-43 I don't understand what dedicated pedestrian access to trails throughout town refers to
- R287-42 More reservoir enforcement
- R289-40 We don't need a dog park in Palmer Lake, we need dog owners to actually obey leash laws. We also need strict, enforced heavy fines for littering anywhere in Palmer lake from the actual lake to the town and the trails surrounding it. Same for dogs off leash.
- R290-39 Our reservoir trail is very popular AND it helps support and important customer base for local businesses. We can think smart regarding this (charge for parking and improve it, charge for dog licenses, provide poop bags and cans, and then enforce codes).
- R322-3 Don't need anymore parking at the trail head, keep dogs off the reservoir trail and enforce it.
- R324-1 - Allow dogs at reservoir trail - Questions about less people show bias in this survey. Many think wanting fewer people is an excuse for not providing town amenities because they attract people? We need MORE amenities for residents and can't concern ourselves w/ whether or not that brings in more out of towners. We need nicer parks and nicer trails and more connectivity to and between neighborhoods for ourselves. - Glen Park needs on-street parking by the playground on Walnut to serve residents. - 105 needs an adjacent pedestrian trail connecting Palmer Lake to Monument. Town needs to push on this w/ CDOT.
- R328-186 PL has become too popular!!
- R337-112 I'm not concerned for pets of others. I'd rather have access for humans on trails and paths.
- R339-366 Again, feel strongly about visitor parking remaining by the lake, not on residential streets. Too many out of town visitors on lake - maybe create a reservation/permit system so residents are also able to enjoy the lake
- R340-181 The increase of human traffic at the lake creates congestion and access difficulties. Giving access to trails will only increase human traffic and reduce the ability to enjoy the outdoor beauty quietly. A dog park would give dog owners a place, rather than have them on trails that affect wildlife.
- R3-414 Human safe trails and walkways should be the priority, as well as places where people enjoy their sports, but since space is limited enforcement of common curtesy seems necessary. Dog owners need to be required to clean up after their dogs and keep them leashed trails and streets. Bikes and horses need to give humans the right of way.
- R35-375 I would like to see a cross walk on 105 between the bridge parking area and O' Malleys for example or a 4 way stop during high volume weekends especially. It's long overdue. Get the speed limit down to 25 mph. Too many speeders all the time!! 30 mph is now too high.



Community  
Matters Institute

303 730 0396

- R39-371 We need to charge for non resident parking
- R40-369 I don't even hike the reservoir anymore due to parking and presence of Nazi's on the trail who feel it is their duty to tell everyone how they should and should not use the trail.
- R43-365 volume of human traffic is NOT a problem, but rather a fact of life. it supports businesses here and we need to find more ways to accommodate the traffic... ie more dining, brewery, welcoming atmosphere.
- R53-353 Right now we have access to quite a bit. I am saddened that I cannot take my dogs through the reservoir trail, but I understand. There are other areas. My kids loved the area and were able to hang out with friends all over the area's beautiful outdoor spots.
- R5-412 Need a bike lane on Hwy 105.
- R59-346 Dog Park?
- R60-345 At the lake in the summer I've experienced numerous times people coming from out of town, being disrespectful, setting up in front of others and littering
- R64-341 As much as I like people enjoying the lake it was a bit much some of last year.
- R65-340 Access to open trails (with a leashed, licensed dog) I don't want a dog park in Palmer Lake
- R66-338 Less human traffic on trails doesn't make sense to me. People that visit the lake trash it. I love how many people visit, but our lake is taking a serious beating.
- R78-326 Again, we love our park (Glen) but often can't access it due to hikers monopolizing the parking (despite the signs). It's difficult to see folks trashing/littering at the lake as well. I wish there was a better balance between welcoming visitors while preserving the small town feel of the Glen where we live
- R81-323 Clean water comes first, long before dogs.



## Now we'd like to ask you about urban planning in Palmer Lake. How important are the following to future development of residential and industrial or retail areas in Palmer Lake?

R101-296 It's important to protect the town's open spaces. As for emergency service facilities: I think it's important to keep and support our volunteer fire department. Plus, they deserve for the citizens to finally pay for a modernized facility.

R103-294 Accessory dwelling units and/or smaller homes mixed with larger homes within residential areas could have a more positive impact on our community by providing more dignified options and affordable prices while also promoting responsibility and community involvement as this would encourage independent living and residential mingling instead of folks becoming isolated in large characterless buildings and dumpy areas.

R106-290 I have no objections to well thought out light, clean industry here. Many of the ideas floated about over the years are not based on the long term impacts on health or income. It seems many are based on personal relationships.

R110-286 Palmer Lake doesn't really need to develop (not in the way Monument or Woodmoor are developing). Sometimes it's inconvenient to have to drive over to Jackson Creek for things, but I wouldn't sacrifice the small town/natural openness of Palmer Lake to have amenities in the town itself. Let Monument turn into Castle Rock. Leave Palmer Lake alone.

R123-268 THIS IS A VERY BAD SURVEY, YOU HAVE WORDED IT SO PEOPLE CAN'T KNOW HOW TO VOTE-DEPENDING ON HOW YOU PHRASE IT, YOU COULD CHANGE THE ENTIRE THRUST. ATTEMPTING TO STOP RENTALS BY HOME OWNERS IS ONE STOP BEFORE GOD CURSED HOA'S....NO ONE HERE WANTS MORE RESTRICTION ON THEIR LAND. STOP TRYING TO MAKE US INTO 2 STORY HELL!!!! NO ONE HERE WANTS APARTMENT BUILDINGS TO SKYROCKET OUR POPULATION....THIS IS A VERY FRAGIL EGO SYSTEM YOU ARE DESTROYING!!!!!!!!!!!! YOU WANT TO CRAM STUFF OUR SCHOOL, SO WE ARE FORCED TO CHANGE DRINKING WATER - WE WILL HAVE TO BUY RECYCLED SHIT WATER, USING RESOURCES WE DON'T HAVE OR WANT!!!!!!!!!!!! YOU ARE ALL CRAZY!!!!!! WHY DO YOU HATE US?????

R124-267 Development is a good thing. I'm tired of this town complaining about things that are really just holding it back from getting new incoming revenue which would give the town the money it needs to improve sidewalks and other important quality of life factors here.

R125-266 Limiting short term rentals to 45 days is INAPPROPRIATE action by the town of Palmer Lake. It is NONE OF THE TOWNS BUSINESS. what time periods property is rented.

R127-264 Traffic routed from I-25 to 105 is out of control. Officers NEED to enforce our speed limit and discourage this as an alternate route. Speed limit thru town should be strictly enforced, and



really should be lowered to 20 or 25. It's almost impossible to turn left out of the neighborhoods onto 105 in the evening due to high volume and speeding on 105.

R130-260 Air B&B's ruin neighborhoods.

R137-252 I do it think we can do a thing about development around our area, but we can avoid being overtaken by it and preserve our small town status. We don't like to see population grow but there does need to be housing for families getting started and people with service and non-professional jobs as well as those who are more secure.

R1-416 This is not a town that people come or come here to buy only to see it become like everywhere else. If you want the same look, same stores where every where you go looks the same, then move there. Move near Jackson Creek you will love it. Palmer Lake is for living, resting and watching the stars at night. Don't ruin it with development we have no water for, More residential cheap dump apartments and mixed use retail the more water and more lamination. Again, if you want Palmer Lake to have more people and look like everywhere else, sell your house and move to somewhere where everything looks the same. If you have never lived in a big City, go do it, then come back here and wish you had never left. This is a community of hikers, bicycles, fishing, relaxing, laughter on your porch and watching the stars. These questions above are so out of sync with what Palmer Lake is and should stay.

R152-230 We can develop but still maintain our small town atmosphere. I look at Larkspur, driving through and it is still the small town feel but roads and parks are nice. Some of our roads make Palmer Lake a laughing stock. I don't consider that atmosphere just backward

R155-227 Please control sSTRs. If too many no place for permanent residents that care for town and traditions and we lose our of our town. No 6 stories mixed use buildings. See Castle Rock. Ruined their downtown with multi use buildings.

R167-206 I'm not sure what you mean by questions # 1, 4 and 5. I do not want to see huge houses being built and blocking views of existing residents. The numbers and density of housing should respect our small town feel as should the businesses that come into Palmer Lake.

R170-203 Of course we don't want to seriously mar the landscape or lose important Mountain View's, but we need to be more growth friendly and create more opportunities for community and businesses

R177-194 I am 100% against subsidized housing, duplexes, four-plexes and apartments. In my opinion all this will accomplish is: 1. Degrade the quality of our small town atmosphere. 2. Invite more criminal activity. 3. Cause congestion. The more you "build up" the town, the less "small town" it is going to feel. More people and more housing (especially low income like apartments) is opposite of small town feel. Every person I grew up with when they come back here after many years is disheartened on how much Monument has changed but delighted that Palmer Lake is still a nice small town.

R178-192 I think the STR should be limited for the people that do not live in the resident but only use it as STR.





Community  
Matters Institute

303 730 0396

R180-188 Prefer to accept short term rentals over commercial lodging. I believe people want to live in their homes here full time, and see much lower risk of the negative aspects related to ST Rentals.

R183-183 PLEASE please do not ad multi family housing to our town. It's ugly and not part of us. Please curb the mass housing development that is being allowed in the glen. PLEASE. This is an area of single family homes and we need to keep it that way.

R189-169 "Inclusion of multi-family residences, such as duplexes, four-plexes, apartments, subsidized housing or multiple families in a single residence" That would be a very bad thing, as would: "Limiting the number of short-term rentals of 45 days or less"

R190-168 Due to limitations in available water resources (which already has a negative impact on current property owners) for irrigation and fire suppression use, no further development should be approved in Palmer Lake for the foreseeable future. We need a moratorium an ALL new taps.

R193-164 I would hate to see any more open lots sold! The best part of living here is the open space between lots! I love the open views and all the natural beauty! I also appreciate the overall quiet.

R223-117 Short term rentals would be ok with the exception of large parties (i.e. a large home rented to host weddings or large parties on a regular basis would be very disruptive to the community)

R22-392 No more town home! Enough trouble with the current town home

R230-107 More people, more problems...no low income buildings for rentals. Monument can handle that.

R235-102 There should be no urban development if the town wishes to maintain its small town atmosphere. They are incompatible. If the town wants more urban development, the police force needs to be drastically improved. They don't do an adequate job now.

R236-101 Multi family use, subsidized housing, and apartment complexes have historically had vastly negative impacts small communities.

R2-415

R241-94 YOU CAN'T STOP THE GROWTH BUT IT CAN BE MANAGED. IF GROWTH IS TO TAKE PLACE MAKE SURE IT FITS IN WITH THE AESTHETICS OF A SMALL TOWN. MAKE IT SO THAT IT DOES NOT LOOK LIKE COLORADO SPRINGS OR EVEN THE NEW MONUMENT

R24-389 I want our community to be SAFE, small town. I would support a fee for lake visitors. I support residents getting parking and lake passes for very limited \$

R243-92 This town cannot afford to live like a city. Keep it a small town atmosphere.

R244-91 Sneaky question since Already defined in town as 30 days or less. Shouldn't be a huge limit on ones that are in or on properties that people own & live in already, as it is bringing more visitors to town which has financial impact on our restaurants, as well as the. owners many of whom are retirees adding to their ability to still live here.

R247-88 Commercial and industrial tax contributions are vital for a towns revenue.



## Community Matters Institute

303 730 0396

R253-80 Palmer Lake has no use for commercial or industrial properties. The town is 2 miles from Monument and 5 miles from Colorado Springs. These towns provide all of the commercial and industrial resources, including jobs, that Palmer Lake would ever need. Palmer Lake is not a rural town in the middle of nowhere. Any discussion of the need for more commercial or industrial is wrong and necessarily reduces the quality of life in Palmer Lake.

R254-79 In order to maintain the quiet, small town atmosphere of Palmer Lake, short term rentals should not be allowed in Palmer Lake.

R258-75 Having short term rentals is a key to helping keep small town vibe and atmosphere. Avoid large businesses and chains. Keep that feel of train travel summer destination with local flare by allowing short term rentals

R259-74 The more development, the more crime, the more pollution, the more police force that is needed. Do anything that increases the number of people in or through Palmer Lake, the more crappy it will become.

R262-71 Live in a small town for a reason! To not have loud disrespectful short term neighbors and duplexes, and multifamily housing to close together and building to big of houses to close together on to small of lots

R26-386 Wording in this survey is word salad. These monster homes, multi family dwells, etc are not "small town" living that Palmer Lake was in the past.

R276-56 Leave STR's alone. Plan and execute restrictive access to the town; do not expand Hwy 105. Keep things intentionally small. No more street lights. No bike lanes. Enforce the codes we have.

R278-54 Confusing questions about density. We DO NOT need more houses or apartments here! Limit the water taps!!!! We CAN attract short term visitors to the lake and eating establishments. More development means spending more on infrastructure, police, fire, and leads to all the congestion and trouble that we see everywhere else. NO!!! Sell real estate somewhere else!

R284-45 These questions are too open ended. The most important thing is no apts, no fed funded housing, Come on - what stupid questions. That is what the trailer Park is for 🙄

R286-43 There is a big difference between allowing duplexes and townhouses (more in keeping with current architectural guidelines) and apartment buildings

R289-40 A huge NO To multi family, duplexes, Low income housing. A huge NO to adding more houses to PL!!! And no more Airbnb's!!

R300-28 The air b&b are eliminating available housing for permanent residences

R322-3 You already addressed STR, why is that on here

R32-378 We need to limit the development of the town to maintain it as a rural community. Lot sizes should not be less than one acre.

R324-1 - MIXED USE OCCUPANCY is desired by is affected by building codes requirement for sprinklers in such buildings and Town water tap policy / fees. Local zoning, water policy, and Fire Dept policy can and should support mixed use because it's good for businesses, attainable housing concerns, and



creates less traffic. - Many questions imply bias against density. Density is good within the Town core near mainstreet business district and existing infrastructure - provides nearby customers in zone serviceable by existing roads and utilities. Infill development is good. Density is not good outside Town core where it creates more traffic and can damage scenic views and the environment. - ATTAINABLE HOUSING needs Town policy support so our kids and lower income workers can live here. These people are essential to the success of our Town. - ROAD & PARKING POLICY key determinants in SMALL TOWN ATMOSPHERE. Need Mainstreet sidewalks and on-street (105) parking, street tree peninsulas, and crosswalks. - SCENIC VIEWS particularly important on 105 east. Avoid strip development here.

R33-377 I want no smaller than one acre parcels-only one house per acre. We need to severely limit growth because we do not have the infrastructure to support the size of the town now..how will we be able to when we grow?

R335-120 No parties should be allowed.

R340-181 Preserving the natural features and small town atmosphere is extremely important. Maintaining a refuge for wildlife to live is critical. Large volume housing, dense development should not be allowed as there are issues with crowded roads and volume of vehicles with the current residents & visitors.

R3-414 We are so close to Monument that we only need a small footprint of local emergency services. Limiting the number of investor/nonresident STR's is very important. But how residents manage rentals should be flexible as every situation needs different consideration. For example residents may move away temporarily or spend 4 months away during the winter and wish to rent out their house. The question about existing development density is unclear to me. I feel that the density should not surpass the water that is available with out causing harm to future generations. And lot line to lot line huge homes that block views are not fitting with the small town feel.

R344-385 Please keep development away!

R347-240 Free market should dictate short-term rental demand. Without a hotel, visitors support restaurants, bars and shops in town.

R36-374 Emergency response times are important, but the caliber of the responders and the equipment cannot be any less important. We DO NOT have the funds for a legitimate fire department. Merging is the right answer if you care about my well being and my pocket book. Chili suppers are great, AND so are qualified and equipped personnel!! And to turn away this opportunity to us would be criminal.

R39-371 Permits for short term rentals to residents that have owned and lived at property for a minimum of 5 years

R40-369 People that rent do not have a vested interest in maintaining the area therefore rentals/subsidized housing and multi-family residences should be curtailed or eliminated. Keep the town small and you won't have to worry about adequate infrastructure.

R43-365 no more industrial development! they kill the vibe of this amazing town.. ie light pollution, truck traffic, just plain ugly

R53-353 I hope we don't over populate the area. We will loose sooooo much.



Community  
Matters Institute

303 730 0396

R5-412 Do not want subsidized housing in Palmer Lake.

R59-346 There have been problems with late night, early morning parties at rental properties and trespassing on private property.

R64-341 Do not want apartment complexes. Want to maintain towns current integrity.

R65-340 The land south of Ben Lomand should not be developed. It somehow should be kept as an open space. Do not trust the current landowner. There was not enough water to develop that area years ago and there is less now.

R67-337 Brings strangers into our town, some wonderful people, some not.

R76-328 Limiting vacation rentals sounds like a anti-business strategy to me. Not at all for that!

R77-327 Stop allowing cosmetic surgeons to rent prime retail space. Plastic surgery et Al can manage just fine on a second floor. Unique retail shops should be on street level real estate to help our small town atmosphere and economy.

R78-326 We moved here to escape what Colorado springs has become. Please don't ruin the small town, rural feel!! Outside short term rental owners should be discouraged.

R81-323 NO mixed-use occupancy places, please. Keep houses and businesses separate.



## **#8 Please rate each of the following factors according to their importance for commercial/industrial development in Palmer Lake.**

N24-209 It would be nice to see that buildings and home keep with the small town atmosphere. Unlike Castle Rock which now have several 4 - 6 story tall buildings down town. Which have destroyed the small town feel!

R101-296 I do miss the little gas station and general store, but let's not ruin the town with fast food chains and big-box stores, please!

R103-294 of course, industry too far from residential areas leads to rush-hour congestion, not the small-town vib we're all going for, neither would certain types of industry, especially if said industry is already within reasonable distances

R110-286 Think of Palmer Lake like Larkspur. Do not develop this area into anything excessive. People move here specifically because it's small and offers natural Colorado beauty without having to deal with the nightmare of urban development.

R123-268 LET ME PUT THIS SO YOU CANNOT CHANGE THE MEANING OF THIS SURVEY...THIS IS A SNEAKY, UNDERHANDED SURVEY THAT DOES NOT CLEARLY INDICATE THE ANSWERS OF THOSE TAKING IT, IT IS VERY MUCH OPEN TO INTERPRETATION. THIS ISN'T.....NO DEVELOPMENT!!!! PERIOD, END OF STORY, NOTR UP THE HILL, NOT IN THE GLEN, NOT NET TO MY HOUSE OR ON 105....NO NO NO NO NO NO NO BUILDING...THERE IS NO WATER!!!! UNLESS THEY BRING THEOIR OWN WATYER WE DON'T WANT THEM HERE!!!!!!!!!!!!!!!!!!!! DO YOU UNDERSTAND THAT? NONE...THERE IS NO WHERE THAT IS NOT CLOSE TO HOMES IN PALMER LAKE. WE DO NOT WANT A MIX OF STYLES, WE LIVE IN LEAVE IT TO BEAVER LAND, AND THAT IS WHY EVERYONE MOVED HERE, NOT FOR A JOB!!!!!! WE DON'T WANT A MIX OF BUSINESS, WE DON'T WANT ANY VISUBLE BUSINESSES AT ALL!!!!!! WE DID NOT MOVE HERE FOR ECONOMIC DEVELOPMENT!!! THERE CAN BE NO 'Commercial/industrial appearance of the development is congruent with the Town' BECAUSE NO ONE HERE WANTS BUSINESSES TO BE THE FUNCTION OF THIS TOWN!!!!!!!!!!!!!! THIS IS A BEDROOM COMMUNITY, WHY ARE YOU MAKING IT NYC?????? YOU SERIOUSLY THOUGHT OF PUTTING IN A MCDONALDS???? YOU ARE SO OUT OF TOUCH AS TO WHAT THIS TOWN WANTS IT IS BEYOND PITIFUL. GO SOMEWHERE THEY WANT THIS INSANITY!!!!!! I HAVEN'T SPOKEN TO ANYONE IN THE TOWN THAT IS HAPPY WITH THE DIRECTION OF THIS TRUSTEE BOARD. YOU ARE MAKING FUNDAMENTAL CHANGES THAT AREDESTROYING PEOPLE LIVES HERE....YOU HAVE NO CONCEPT!!!!

R137-252 We can establish a style (similar to what Woodland Park did) so that new commercial buildings don't look like something which doesn't fit. We should do this in a way which minimizes costs for new businesses to comply. If we allow new business, then we should be welcoming for it. Location and appearance and impact on traffic are factors to consider, but business is good for any small town.



R1-416 I can see by these questions there are some people dying to develop, that can't happen and we will not support developers in anyway. Palmer Lake has survived all these years without commercial development. Those creating this questioner are aware there is very little water. We have no water, why would you want to develop a town without enough water? Why would you want to ruin the night time dark sky with security lights and street lights polluting the amazing view that has vexed us all and has existed forever here? Don't ruin our Town because you never lived in a big City. Just go and live in a big City and leave our town as it is, And by the way, why would you want to develop more when a few of the businesses that exist are dirty, dilapidated, grungy and unattractive. Why would town leadership want to take on more infrastructure when the town hasn't kept clean and presentable with what we have? If those that want more are going to let the new get just as unkept as what the town allowed to deteriorate why should the town have another crack at it? Show the residents you can fix what you have before you go trying to create a same as everywhere else town. Plus there are way more of us that want the town as it is.

R149-233 The question in this survey are terrible. Word salad

R152-230 There is a need t bring more business into this town that is not a restaurant.

R155-227 I would like to see building code that limimt building styles to craftsman, Victorian, cottage style, to fit with existing architecture styles of PL

R167-206 Building styles should be charming and low profile. Would like to see small shops lending themselves to small town feel - including more arts and crafts, galleries, restaurants, horse rental stable, paddle board/ boat, bike rentalscurio, books

R170-203 I'm not looking for fast food and junky stores, but we could use some more coffee shops, book shops, restaurants, community spaces!

R178-192 We need a grocery store and place to buy gas.

R180-188 Prefer PL to remain separate from where we work. I do not support attempting to build commercial activity for the purpose of job creation which will increase population density and alter the appeal of our natural and open space. There are plenty pf cities to live in commercial areas to allow people to choose.

R183-183 Industrial developement is a sad thing to ad to our area

R185-180 Last question makes no sense considering all the other questions

R190-168 Developers pay 100% for needed infrastructure improvements.

R193-164 I really don't want to see the town developed..... it's such a short drive to Safeway or restaurans.

R235-102 Reduce the amount of commercial and industrial in Palmer Lake. We are so close to Colorado Springs and Denver.

R236-101 Box stores, restaurant chains, gas stations equally have negative consequences on small communities. Palmer Lake lost a significant amount of charm when The Mosaic was turned into a rehab center and the bowling alley was turned into a pot shop. Big Loss on both counts!



## Community Matters Institute

303 730 0396

- R238-97 as long as it is affordable what the town is asking
- R2-415
- R24-389 No more than 1 story buildings. Limited foot prints of square space used for businesses. No more apartment houses. No more townhouses. Water supply issues need to dictate any growth. I love our dirt roads and non suburban lake.
- R243-92 No high rise buildings or chemical related industries
- R253-80 Commercial/industrial development is incongruent with retaining a small town atmosphere so close to the large urban areas nearby.
- R258-75 Small town, sleepy town feel is essential to keeping Palmer lake a desired destination. Buildings should reflect historical not commercial
- R259-74 Palmer Lake needs less, not more, commercial/industrial
- R262-71 We do not want to be known as a the little big industrial town.
- R26-386 Remove the bars and allow marijuana sales. Marijuana sales will bring in revenue that this town needs.
- R278-54 NO DEVELOPEMENT. This is Palmer Lake NOT Colorado Springs. Develop SOMEWHERE ELSE!
- R286-43 "Mix of building styles" requires definition
- R289-40 We do not need commercial or industrial development and a Palmer Lake at all!!
- R293-36 No retail marijuana!
- R302-26 We need to develop in unique ways to keep our small town atmosphere.
- R309-18 We need to limit development in Palmer Lake
- R31-379 Would like to see architectural theme for the business along HWY 105
- R322-3 Retail pot will increase town revenue
- R324-1 - DEVELOPMENT NEEDS TO BE IN CLOSE PROXIMITY TO NEIGHBORHOODS! This presumes small town businesses that support residents, not regional development that supports traffic and it's inherent negative effects. Can Town partnerships w/ major franchises support "mainstreet development?"
- R340-181 Keep the town residential, with small businesses to avoid congestion & over crowding.
- R3-414 businesses should be required add to the quality of life in all small town aesthetic and community criteria. All commercial buildings should be required to meet night shy ordinance.
- R43-365 no more warehouses, get rid of the existing ones!
- R53-353 I don't believe we need more commercial and industrial development at all. Most people that live here work elsewhere.
- R56-350 Do not want "anything" to do with Marijuana sales inside inside city limits.



## Community Matters Institute

303 730 0396

- R59-346 No recreational cannabis sales in P.L. !
- R64-341 Development ok if outside of town, on County Line or 105 coming from south.
- R65-340 There should be limits on use of Palmer Lake; way too many people there in the summer. There is no supervision/law enforcement.
- R67-337 Development is a broad term. No big semi activity or concrete companies should be allowed we already have plenty to the east , north and south of us.
- R76-328 Not in favor of economic opportunities via Retail marijuana
- R77-327 Again...be smart about who is renting our retail spaces in town.
- R78-326 No more marijuana stores or industry. That is not the answer to development
- R81-323 We need to get some chains in town so we can get tax money.
- R86-315 Opportunity for our local businesses not outsiders
- R87-314 We don't want to be like Leadville





## # 9 Should the Town of Palmer Lake impose architectural guidelines for retail, commercial or residential development? PLEASE SELECT ALL THAT APPLY. (64)

R324-1 - Architectural guidelines preclude the development of good architecture. Style is unimportant. What's important is function, being a good neighbor, and good design decisions that support business success. Zoning codes can try to regulate these things. Current codes begin to do this but can be improved. Don't shine lights into your neighbors windows is a good example. Reg's requiring provision of sidewalks and on-street parking and walkability in commercial areas need improved upon. - the one exception to the previous comment relates to the question: How do we preclude the type of typical large home developer tan stucco boxes that characterizes many of the new large residences east of the Lake? - Current municipal policies support development of "track mansions". Fees for home construction require large expensive homes in order for developers to make money. This invites the type of homes one sees east of the Lake.

R196-161 A general guideline could help create a better 'downtown' destination. Walkways are just as important.

R77-327 A house was recently built...by a family in Texas. Plans looked like the house sat into the mountain...but it's a huge monstrosity that destroyed many neighbor's mountain/lake views. This is unacceptable.

R210-143 Absolute restriction of commercial and limited residential development due to present lack of resources such as water. An increase in tap fee does not address the lack of water. The increase in water cost, to deter water use, just slaps the current and long term residents while inviting those outsiders who can afford to pay and don't care.

R81-323 Absolutely we should have guidelines. Let's make the town a charming place to visit with a mountain-town theme that will attract tourists.

R127-264 Absolutely. No ugly commercial buildings and houses need to be cleaned up! So many homes with trash/junk/clutter that are not kept up and overgrown with noxious weeds. This is hazardous to all of us and needs to be addressed.

N24-209 Again it would be a terrible thing to have tall and ugly building built in town. There is one home that comes to mind that is NOT in keeping with the small town theme! We have seen this up close in Bentonville, AR. They have torn down older homes and gentrified many of the nice neighborhoods. Let NOT do that to Palmer Lake, please.

R53-353 Again, I hope we don't have a lot more retail, commercial and residential development.

R190-168 Any new development must require developers (including private landowners) to pay for extensive overdue infrastructure improvements.



## Community Matters Institute

303 730 0396

- R236-101 As a community, I feel the majority of business owners and residents take pride in the appearance of their property. As property values have risen dramatically, so has the level of responsible new owners. I feel this has, and will continue, to improve the aesthetics of our community. In the cases where strong opposition exists to the appearance of property, it would be most effective to deal with each circumstance on an individual basis.
- R66-338 As long as it's not HOA.
- R302-26 Certainly need guidelines on height, leaving natural space, parking provisions, lighting. Big consideration is water! Not on style of architecture...We like the eclectic vibe we already have.
- R338-48 Development standards not guidelines
- R330-179 Does not matter
- R247-88 Enforcement adds more expense to the town operations. Just leave it alone and be a small town.
- R26-386 Final a clearly written question. Congratulations you are capable
- R24-389 Future Building based on water supply. Evacuation routes for town #1 safety issue.
- R40-369 Generally speaking, people should be able to build what they want within reason. People should not be allowed to chop down all the trees on their lot because they want a lawn. I'm opposed to privacy fences that hinder the movement of wildlife - fences give the town a suburbia look as well. People should NOT be allowed to store big, ugly RVs on their lots or other unsightly items like junk cars - this gives the town a very trashy look - currently the town is exploding with RVs on lots.
- R310-17 Get rid of RV's parked on side of the road. They're not only ugly but unsafe when kids are running from behind one out to the street.
- R15-400 Guidelines can allow a fresh, new and modern look and still be in line with aesthetics. Be realistic- we currently look closer to the stone age then the sign of the times. A balance of both is needed- Buena Vista, Salida & Woodland Park are good examples.
- R347-240 Guidelines can make a town look cookie-cutter.
- R137-252 Guidelines should be devised business, industry and new rental or multi-family properties. These should try for good taste, compatibility with the western mountain town setting, and not too much of a distraction from what exists. Effort should be made to minimize the expense of complying.
- R300-28 Height caps on new housing to preserve the views
- R193-164 I don't think there should have been, but definitely should no longer allow large homes! They take up too much of the lot and obstruct views!
- R343-313 I have no opinion at this time.
- R255-78 I would like to see a limit on light pollution at night.
- R340-181 If retail/industrial buildings are constructed, they should be aligned to the natural beauty or historic values the town has.



## Community Matters Institute

303 730 0396

- N42-358 I'm not sure what the architectural guidelines would be since the architecture is a mishmash now. The one architectural item may be limits to height of buildings so that views are not obscured.
- R103-294 individuals, generally, make decent choices for themselves and may really not be anyone else's business anyway. Groups, on the other hand, especially those who may have power, require accountability for their impact on the group.
- R276-56 Limit design and location of duplex housing. Let the market handle low income housing. CLEARLY inform current and prospective developers and builders of the fixed number of Water Taps. Residents should be able to understand when PL's build-out will be achieved.
- R124-267 Most people move here because there are currently no CCRs and restrictions on what they can/can't do to their property. Adding restrictions would deter other people from investing in this region.
- R264-69 no hoa's
- R172-200 No retail marijuana businesses in this area. In the past, there have been complaints from the Monument home owners regarding the smell emitted from the current growing operation now located in the old bowling alley. With my windows rolled up on my vehicle, I have smelled the odors from the dispensary at least twice this past week. I would be incredibly upset if my home were located next to a business like that. It is unfortunate that the citizens of Monument have to put up with a Palmer Lake business that creates a residential home situation like that, that interferes with their quality of life and home values.
- R1-416 No, the Town should have no retail development at all, ever. The town should only have architectural guidelines for the existing business buildings. It's not hard to find the eye sore business. And there should not be one more building permit granted or water tap until we get fixed the infrastructure. Revenue increases can come from parking and park and trail fees. If taxes have to be raised to do it, let's do it. Taxes collected from same as everywhere businesses is nit the holy grail to a successful town.
- R244-91 None for residential other than apartments or large developments. Individual properties or custom home should be whatever someone wants.
- R54-352 Now YOU WANT AN HOA???? Good Lord! GROW UP!
- R180-188 Perhaps a vision statement for residential development that captures desired elements?
- R99-298 Residential and Commerical should be required to do xeriscape with drought tolerant plants to limit water use
- R171-202 Residential development should have SOME parameters for reasonable area-fitting appearance, but don't dictate like many over-empowered HOA's do! As long as I keep my property clean & asthetically pleasing for my neighborhood, I wouldn't live here if I had some overreaching dictator telling me how to live on my property!
- R243-92 Residential guidelines only as to height and number of residences



R10-406 Residential guidelines should discourage cookie-cutter development, but building look and materials are none of the town's business.

R3-414 Santa Fe is an example of a town that has remained beautiful by imposing architectural guidelines. But the cost to build there is greatly increased and that creates economic disparity. I am in favor of guidelines for business, but would want any residential guidelines to avoid the traps of economic disparity and allow for freedom of expressivity.

R238-97 Should be up to the land owner

R125-266 The architecture in the town demonstrates there was no planning for residential or commercial development. If this continues it will continue to get worse. An appropriate level of congruity would be good for Palmer Lake. Take control, please.

R59-346 The imposition of guidelines should be measured and consistent with maintaining freedom of expression but not allow appearances offensive to common sense.

R168-205 The new home/duplex built on Upper Glenway is a good example. The home does not fit the appearance of Palmer Lake at all.

R259-74 The town allows businesses to become dumping grounds for disabled vehicles and trash piles...what would the architecture of the building matter?

R43-365 the town should be opposed industrial development/ warehouses and should look to be a destination / recreation/ residential place

R108-288 There are already guidelines for residential development via the building codes. If you are referring to dictating the exact styles of structures, I do not believe that should be implemented. The same sentiment is held regarding commercial other than it is always nice for businesses to maintain a clean and organized appearance, but I believe that kind of thing is already addressed within the town's ordinances.

R170-203 There should be some minimal guidelines, but we also need to be more business friendly and welcome new players

R200-156 This is a major failing of town planning - it seems like anything builders want to do gets approved. We really need to have an established "look" that new construction must comply with. Otherwise we will end up with more big, ugly stucco boxes.

R76-328 This question is poorly worded.

R278-54 This should be a nice, attractive community not slum row. Planning and standards will allow that. It will also keep property values high. Once development happens the days of \$550,000 homes that were built in mid-century are over. We will have property values go down and lose the small town family friendly atmosphere we have now - never to return.

R253-80 This town cannot even enforce codes and zoning it currently has. How is it going to have architectural guidelines.

R136-254 To a certain degree. New houses, apartments whatever should never block Mountain View's of houses behind it



Community  
Matters Institute

303 730 0396

R183-183 well obviously this depends on if you are a developer or a resident. But we should indeed be insistent about the way things are built. A good example is the Religious/Christian buildings that went up on 105 a number of years ago. They look great and were made to fit into the area aesthetically. And then we let the rehab place build a HORRID pool edifice that ruins the eastern view. Bad Bad decision to allow that!!!! I still can't believe that was approved.

R123-268 WHAT A SCAM.....THIS ENTIRE SURVEY IS SET UP TO GET YOU THE ANSWERS YOU WANT TO PULL FROM IT. IT IS SNEAKY AND UNDERHANDED LIKE THE PEOPLE ON OUR TRUSTEE BOARD. YOU ARE ALL RESPONSIBLE FOR THIS AND WILL BE HELD RESPONSIBLE FOR THIS. HAVING GUIDELINES INSINUATES WE WILL HAVE GROWTH. THE ONLY GUIDELINES WE WANT IS FOR YOU TO STOP GROWING THIS TOWN. WE DO NOT WANT ANY INTERFERENCE WITH WHAT THIS TOWN HAS BEEN FOR NEARLY A HUNDRED AND FIFTY YEARS. LEAVE IT THE HELL ALONE!!!! THERE WILL BE NO CEMENT FACTORIES HERE, NO APARTMENT BUILDINGS, NO BUILDINGS ON OUR MOUNTAINS SO THE HOUSES CAN FALL INTO HOMES BELOW AND JACK UP OUR INSURANCE COSTS LIKE 1963!!!! IRRESPONSIBLE BUILDING, CHANGING THE BILLING, FARMING OUT WHAT AT ONE TIME COST US NEARLY NOTHING, TO WHAT NOW COSTS WAY MORE THAN THIS TOWN CAN AFFORD. STOP SPENDING!!!! THIS IS NOT AN UNLIMITED CREDIT CARD FOIR YOUR BENEFIT -- YOU ARE GREEDY, LOW LIFE DESTROYERS!!!! YOUR VOTES ON THE RECORD WILL BE YOUR DOWNFALL. STOP DESTROYING THIS TOWN BEFORE IT BURNS DOWN!!!! WE WILL COME AFTER EACH OF YOU IF IT DOES UNTUL YOU HAVEN'T GOT TWO PENNIES TO RUB TOGETHER.....THIS IS ALL YOUR FAULT!!!!!! GOD CURSED PEOPLE FROM OTHER PLACES WITH NO ECO SYSTEM ARMAGEDDEON MOVE HERE AND YOU THINK YOU KNOW EVERYTHING....THIS IS A VERY SPECIAL PLACE AND YOU WANT TO KILL IT!!!!!!!!!!!!!! YOU HAVE ALREADY MURDERED ONE OF OUR TOWNS LEADING CITIZENS, IS THAT NOT ENOUGH? HOW MANY DO YOU WANT DEAD????? LOOK TO YOUR FAMILIES!!!! YOU WANT THEM TO FOLLOW TIM WATKINS? YOU WANT TO WORRY ABOUT YOUR KIDS? HOW MUCH CRIME DO YOU HAVE TO BRING HERE BEFORE IT HAPPENS TO YOU YOU YOU ?

R106-290 With the changing of our environment all construction plans should be based on survivability, and adding to the feel of our town.

R287-42 Zoning compliance and less variances.



Community  
Matters Institute

303 730 0396

# 10 Please rate each of the following factors according to how much value each would add to your experience of living in Palmer Lake.

N42-358 Keep in mind I don't live in Palmer Lake, but visit frequently.

R100-297 We can drive a short distance to many/most of the services listed above. We don't need them right here.

R101-296 Dining (not a chain) is always appreciated, as would a \_small\_ neighborhood grocery or market.

R103-294 A small hotel could help with visitors and would be a nod to our vacation-recreational history, although I would hope it would be small and quaint rather than ostentatious, and I have a concern against bringing too large a volume folks. As for grocers, independent grocers rather than a single "full service" store could maintain our small-town atmosphere while providing more opportunities for more business-owners, and more variety of goods. (I'm referring to inviting a bakery, a butcher, a farmer's market for fresh local produce and not a Walmart-neighborhood-market-style store). For more diverse retailers, I can see one or two unique boutique retailers being a positive addition with a few clothing items, kitchen tools, general decor goods... Again, I'd prefer to see a few small, independently owned/operated, unique options that suit our town's size, needs and traditions.

R118-277 It would be great to have a hotel for the town to get money from instead of most the houses in Palmer Lake being air bnb and the town gets none of those tax dollars.

R121-273 No hotels. Let the Airbnb community thrive here.

R123-268 NONE OF THIS TRASH WAS WHY ANYONE IN PALMER LAKE MOVED HERE!! WE DO NOT NOW, NOR DO WE WANT ANY OF THIS HORRID DESTRUCTION IN THE FUTURE!!!!!!!!!!!!!!!!!!!! INSTALLING ANY OF THIS TRASH IN PALMER LAKE WOULD CHANGE THE FUNDAMENTAL FEEL OF THIS TOWN. THERE IS NO NEED TO FILL EVERY PLACE THAT HAS 10 PEOPLE GATHERED TOGETHER WITH STRIP MALLS MCDONALDS' AND GARBAGE - TAKE YOUR BIG CITY WAYS AND SHOVE THEM WHERE THE SUN NEVER, EVER, SHINES. ANYTHING LIKE THE ABOVE CAN BE HAD IN THE SPRINGS OR DENVER, DON'T MOVE HERE IF YOU CAN'T HACK THE DRIVE, WE DON'T WANT YOUR POLUTION, YOUR BIG CITY BULL, YOUR CRAZY IDEAS OF BRINGING US INTO THE MADDNESS OF THE WORLD, WE LIKE OUR PEACE OF MIND JUST AS IT IS, AND THAT IS WHY PEOPLE MOVE HERE---YOU ARE DESTROYING THIS TOWN!!!! WE ALL MOVED HERE BECAUSE THERE WAS NO BIG CITY BULL SHIT LIKE THIS!!!! KEEP IT THE HELL AWAY FROM US!!!! A BUS GOING THRU TOWN TWICE A DAY WOULD BE ENOUGH FOR ANYONE HERE FOR TEENAGERS. NO ONE MOVES TO PALMER LAKE WITHOUT A CAR!!!!

R130-260 We have a small tax base. Sure miss the Villa.

R137-252 For a small town, we have a good selection of restaurants. Access to groceries, etc. could be better but not at the cost of too much commercialization for the town. Some of the other ideas could be OK if placed closer to Monument.

R1-416 You are throwing rocks at a hornets nest and I for one will be opposing any retail stores. I know dozens of home owners who are here to retire, not turn the great town of Palmer Lake into every other



town. You want to generate revenue and opportunities, I get it. That can be done without retailers and water taps we can not afford to shell out.

R152-230 A convenience store/deli/gas would be nice for essentials

R155-227 Again, keep any new retail unique, interesting, not found anywhere but PL. be selective. Galleries, antique store, fly fishing gear, brewery. Our retail should be a little more high end to attract people with money to spend. Can't support town on liquor sales and food alone. Attractive, unique, diverse shops and boutiques with unifying architectural style

R167-206 whatever we do it should be small and charming to fit the natural beauty we have been blessed with. No McMansions. Low profile buildings.

R171-202 Many retail opportunities available in Monument, Castle Rock or the Springs, so no need to duplicate much of that here in P.L. just to save a 5 to 20 minute drive. Please don't turn our nice little Town into another Aurora, Castle Rock or even Monument, just for a few minutes time-saving convenience!

R180-188 As I answered your questions I found I like the idea of activities that increase our ability as town members to get together, meet each other, and be social. Small festivals, team and individual sports, 4th of July, Christmas, St. Patrick's Day - whatever it is the Town has enjoyed together would be nice to grow. For example, I LOVE driving through Larkspur on summer mornings and seeing little league baseball! Let's do that for our ball-field and rally to the Larkspur v. Palmer Lake little league rivalry:-)

R183-183 Don't let a hotel be built. Please. Palmer Lake center for the Arts is awesome and the more programs they offer the better. The building and parking are already there. Because we are so close to Monument I do not really see a reason for adding some of these things that cannot compete financially anyway. That's why the mini mart and gas have had to keep closing. Doesn't work. Restaurants do well if they meet a niche market. We have the buildings. (Depot etc..), It would be great if restaurants could succeed in the existing places.

R189-169 A recreational cannabis shop would be nice.

R218-126 Train connecting Denver Palmer Lake & Colorado Springs

R235-102 None of these things will make Palmer Lake better.

R236-101 Strongly opposed to full service hotels/motels. This would not only degrade our community, but increase traffic on every street to exponential levels. Air B&Bs/ Bed and Breakfasts would be far better for the preservation of our small town while still serving visitors.

R239-96 Quiet, small town keeping Denver out of Palmer : extremely valuable

R2-415

R241-94 IF BUSINESSES MOVE TO PALMER LAKE IT WOULD BE BECAUSE THE TOWN/AREA WOULD BE ABLE TO SUPPORT THEIR BUSINESS MODEL. IF IT CAN'T SUPPORT THE BUSINESS THEY WOULDNT MOVE HERE ANYWAY.



- R24-389 Shuttle from PL to several stops: Safeway lot, Corner of 105 and 2nd St, Park and Ride. Then back the other way. Visitors could park at park and ride and shuttle in.
- R243-92 Between Monument and Colorado Springs we have these services available.
- R244-91 No place to add to answer question: For deli YES, for big grocery don't need it, for small market probably don't need it but when we had the little gas station/shop years ago that was great to let kids go get treats or pick up milk: that would be great!
- R247-88 Encouraging non profit groups to come to town take things in the wrong direction as far as tax revenue goes.
- R253-80 All of these things can be found within 10 minutes of Palmer Lake. None of these are important.
- R259-74 Most people want to live in Palmer Lake for serenity. Everything you listed here will unequivocally reduce that.
- R262-71 We already have plenty to choose from for restaurants and opportunities monument is 5 min away
- R264-69 again we have enough within 10 miles
- R276-56 Beating a dead horse
- R278-54 The value is in the fact that these choices are NOT here and we are left with a quiet small town everybody loves to come to. Drive down and look at the area around the Interquest Exit and the Wolf Hotel. Is that what we want for Palmer Lake?
- R284-45 Absolutely NOT
- R289-40 We don't need to build a Palmer Lake... look what happened to Castlerock area, which is happening to Monument...
- R293-36 Do not want transient businesses. Plenty of hotels nearby.
- R310-17 Hotel is a bad idea. Someone have an agenda?
- R31-379 Most development means losing our small town feel. Monument is not far enough away to merit duplicating shopping and hotels.
- R324-1 re: dining in Palmer Lake. We don't necessarily need more but we can't lose what we have!
- R327-239 I miss the gas station and little store!!
- R328-186 Would be nice to have a front range passenger train stop in PL. could commute to Denver MUCH easier!
- R339-366 The diverse retail shopping should be small business (no chains or big brand) - should be like Finder's keepers.
- R3-414 We have great restaurants and need to support the ones we have. Maybe some food trucks on occasion would help bring in diversity and not diminish sales at our local restaurants. A deli or food store would be nice if they actually sold organic and high quality foods- otherwise of no value at all.





Community  
Matters Institute

303 730 0396

- R40-369      Bike lanes. I would pedal my bike to get the mail but 105 is too dangerous.
- R53-353      I don't think this will add to life satisfaciton
- R54-352      You guys are reaching here. Leave the town how it is! Stop trying to make a buck off of making this town crap.
- R56-350      Again, no recreational or medical marijuana sales within city limits to help with city income.
- R59-346      The Museum and Library are core services that are not present in many if not most small towns. They must be promoted and allowed to flourish for the wellbeing of the residents.
- R64-341      An inn might be ok.
- R65-340      Not sure what "Individual recreational sports" means.
- R67-337      Small town atmosphere is and should continue to bePalmer Lake.