

- Habitat Construction, Second and Front Street improvement project - \$96,880

### Tri-Lakes Views' ninth annual Art Sites walking tour

Sky Hall, president of volunteer-run Tri Lakes Views, presented slides of all the sculptures available on the 2017-18 Art Sites walking tour, includ-

ing those at Big Red, along the Santa Fe Trail, and at the roundabout on Old Denver Road and Baptist Road—at least 24 of them! This is “public art in the Tri-Lakes region of northern El Paso County, Colorado.” To see the map, ask at local businesses or see [www.trilakesviews.org](http://www.trilakesviews.org).

“We are self-funded, plus help from the community. It's an acknowledgement that

what is going on is good and we want to continue it,” Hall said. It's almost time for the 2018 “call to artists,” and he hopes for financial help from people so they can do more.

The meeting adjourned at 7:38 p.m.

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A second budget workshop is scheduled for Nov. 18 at the Tri-Lakes Chamber of Commerce meeting room, from 9

a.m.-2 p.m.

The Monument Board of Trustees usually meets at 6:30 p.m. on the first and third Mondays of each month at Monument Town Hall, 645 Beacon Lite Road. The next meeting is scheduled for Nov. 20. Call 884-8014 or see [www.townofmonument.org](http://www.townofmonument.org) for information about live video streaming of meetings. To see upcoming agendas and

complete board packets for the Board of Trustees or to download audio recordings of past meetings, see <http://monumenttownco.minute-sondemand.com> and click on Board of Trustees. To see if you live within the boundaries of the Town of Monument, see <https://arcg.is/0TTjib>.

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### Palmer Lake Town Council, Oct. 12 and 26

## Town Council adds restrictions on marijuana-related businesses

By James Howald

The Palmer Lake Town Council met twice in October: on Oct. 12 and Oct. 26. The council returned to the topic of marijuana-related businesses and added restrictions to the ordinance that defines how those businesses may operate in Palmer Lake. Updates to the ordinance restricting outdoor burning also were debated. The council withdrew the moratorium it recently put in place on new construction and passed a resolution in support of the Great Outdoor Colorado (GOCO) organization. Also, the council addressed several other administrative issues.

### Controls on marijuana-related businesses tightened

At the Oct. 26 meeting, Trustees Paul Banta and Mark Schuler returned to the long-discussed topic of how to regulate marijuana-related businesses in Palmer Lake. Both argued that the town's ordinance contained a loophole that could, under some circumstances, allow the existing two licensees to add additional licensees within the town boundaries.

Town Attorney Maureen Juran presented to the council an updated ordinance that limited the number of licensees in the town to two, while still allowing those two existing license-holders to transfer their licenses to others. The updated ordinance requires that if an existing license holder chooses to transfer their licenses, they must transfer all licenses, so that there are never more than two licensees operating within town boundaries, Juran said.

In public comments, the updated ordinance met with objections from Dino Salvatori, owner of Palmer Lake Wellness and one of the two license-holders legally doing business in Palmer Lake. Salvatori argued

that the updated ordinance is not what the council agreed to in January 2016, and hindered his ability to develop his business. Salvatori said the new ordinance would prevent him from bringing his son into the business. Trustee Glant Havenar pointed out that Salvatori's son could be added to Salvatori's limited liability corporation, and could join the business in that way.

After a lengthy discussion that touched on the requirement that there be a 500-foot separation between marijuana-related businesses and many other topics, the council voted to approve the updated ordinance. Trustees Havenar, Shuler, and Banta voted to approve the updated ordinance, as did Mayor John Cressman. Trustees Mitchell Davis and Rich Kuehster voted nay. Trustee Bob Mutu was not present at the meeting.

### Fire ordinance takes shape; town writes first \$1,000 campfire ticket

At the Oct. 12 meeting, Town Administrator Kathy Green-Sinnard told the council that Ordinance 23 of 2017, which addresses outdoor burning, had been rewritten to make all open burns of slash illegal. The rewritten ordinance allows recreational fires such as barbecues and adds a requirement that fire pits constructed by homeowners must be inspected and permitted, Green-Sinnard said.

Green-Sinnard mentioned that the town had recently given its first \$1,000 ticket to someone who had an illegal campfire near the town's reservoir.

After discussion, this ordinance was tabled at both the Oct. 12 and Oct. 26 meetings.

**Moratorium on new land use permits lifted**  
Cressman told the council that he felt the revised per-

mitting process for new construction in Palmer Lake was too expensive for developers and put the town in the position of having to enforce regulations that it did not have the resources to enforce.

The council voted to lift the moratorium on new land use permits, with Banta abstaining.

### GOCO gets vote of approval

Cressman told the board that GOCO had contacted the town to ask for a statement of support for its mission, to encourage the state of Colorado to continue funding the organization.

The council voted unanimously to write a letter in support of GOCO.

### Other administrative actions taken

- The Palmer Lake Liquor and Marijuana Licensing Authority granted a liquor license to Matt Beck of BG Capital Group, which is reopening The Villa restaurant at 75 Highway 105 as a family Italian restaurant
- The council granted a business license to Dr. Jason Golec of Southwest Mobile Chiropractic at 755 Highway 105, Suite 2C-1
- The request to vacate a portion of Spring Street was withdrawn
- The council began consideration of a preliminary budget for 2018

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The two meetings for November will be at 6:30 p.m. on Nov. 9 and 23 at Town Hall, 42 Valley Crescent. Meetings are normally held on the second and fourth Thursdays of the month. Information: 481-2953.

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### El Paso Board of County Commissioners, Oct. 3, 10, and 17

## Rezoning approved for outdoor RV, boat storage

By Helen Walklett

At its Oct. 10 meeting, the El Paso Board of County Commissioners (BOCC) voted 3-1 to approve a rezoning application made by Dave Hellbusch to allow the operation of an RV and boat storage yard on his land north of Monument Lake Road and Mitchell Avenue. The BOCC also made decisions in October relating to the Jackson Ranch and Settler Ranch developments and to the Pikes Peak Brewing Co. premises on Lake Woodmoor Drive.

### Hellbusch rezoning

The request was to rezone a 3.75-acre parcel of land currently zoned RR-5 (residential rural) to CS (commercial service) to allow the operation of an RV and boat storage yard at the site. In 2013, the BOCC approved a variance of use for the land to allow a small-engine repair business to operate legally on the site. In 2016, a separate variance of use request to allow the outdoor storage business to operate legally was turned down by the BOCC after having been recommended for approval by the county Planning Commission. The Planning Commission heard the rezoning request at the beginning of September and recommended denial amid concerns that a rezoning would also allow other uses that might not be appropriate at the site. See article at <http://www.ocn.me/v17n10.htm#epcpc>

At the Oct. 10 meeting, Hellbusch addressed the commissioners, saying, “I've been told over and over to be in compliance and that's what I'm trying to do.” He stated that he had misunderstood the process and had been mistaken to start up the storage business in 2016 before the variance of use request had been heard. He said, “I learned my lesson and it's [the site's] empty.” Project Manager/Planner II Nina Ruiz of the Planning and Community Development Department

confirmed that the site had been cleared following issuance of a violation notice, and that the applicant was now in full compliance with the current zoning.

Duncan Bremer, attorney for the applicant, said that historically the site had a commercial use and argued that it was suitable for limited commercial use given the lack of a sewer connection and the very restricted access. He stated that the proposed use would have “virtually no adverse impacts.” He detailed the county's specific screening requirements for outdoor storage and said that his client was fully prepared to comply with all of them. Such requirements would be agreed upon and set out in a site development plan.

The county had notified the two adjacent property owners. Sue Huisman spoke in opposition to the request. Thomas Pennewell, the owner of the three properties that surround the Hellbusch property, had written a letter in favor of it.

Commissioner Longinos Gonzalez raised the Planning Commission's concerns that a rezoning would allow other uses. Ruiz confirmed that this was correct but said that any further use would require the applicant to go back to county for an additional site development plan.

Commissioner Peggy Littleton stated that the only reason she had voted against the variance in 2016 was because Hellbusch had developed the property before the application had been heard. After hearing that the site had been cleared and having seen the owner go through the application process, she supported the rezoning application.

Commissioner Darryl Glenn said, “when you look at the overall historic use of this property, it's clearly more in line with commercial zoning so I am not in a position where I am concerned.” Although sharing a lot of Commissioner Gonzalez' concerns,

Commissioner Mark Waller thought that considering the circumstances, the rezoning was the right thing to do.

The BOCC voted 3-1 to allow the rezoning request. Commissioner Gonzalez opposed and Commissioner Stan VanderWerf was absent.

The applicant now has 120 days from the date of the BOCC decision to apply for and have approved a site development plan demonstrating compliance with all development standards, including landscaping.

### More approvals

Other items unanimously approved by the commissioners:

- Oct. 3—the appointment to the county Planning Commission of Jane Dillon and Sharon Friedman. Their appointments will run until Oct. 30, 2018. Dillon was previously a member of the Planning Commission from 2009 to 2016 and was vice chair for four years.
- Oct. 17—the first partial release of a letter of credit for public improvements of Jackson Ranch Filing No. 2 for \$89,723 following completion and inspection of the public improvements in this subdivision.
- Oct. 17—the first partial release of a letter of credit for grading and erosion control of Settlers Ranch Filing 2B for \$28,245 following completion and inspection of the improvements.
- Oct. 19—an application by Colorado Brewers Group LLC (trading as Pikes Peak Brewing Co.) for a modification of its premises on Lake Woodmoor Drive in Monument.

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