

any time over two days and would report on their run to the event's organizers.

Trustees Schuler, Banta, Miner, Mutu and Mettler, as well as Cressman, voted to approve the permit. Trustee Havener voted no.

Board votes on request to vacate right of way

Realtor Sara Smith came before the board at the July 23 meeting to request the vacation of a right of way to the south of three lots her customer was interested in buying. The Palmer Lake Planning Commission had already approved the vacation, she said, on the condition that the interior lot lines for the properties be eliminated.

Miner and other board members expressed concern that vacating the right of way could make it impossible for the town to access an alluvial well that the town may someday need to drill. Smith was able to demonstrate to their satisfaction that the town would have access to the alluvial well site through a different path.

Trustees Banta, Havener, Miner, Mettler and Mutu voted to approve the vacation. Cressman also voted yes. Schuler voted no.

Odor ordinance discussion focuses on cannabis businesses

At the July 23 meeting, the board debated language for an ordinance addressing odor enforcement for cannabis businesses. Krob told the board that the town code requires cannabis businesses to use odor controls, but the challenge is how to measure the level of odor outside the business. Krob recommended

amending the code to require odor controls that "filter out the odor of marijuana so that the odor is not capable of being detected by a person with a normal sense of smell at the exterior of the center or facility or any adjoining business, parcel or tract of real property."

Trustee Banta said he felt the board had been too lenient on this issue in the past.

The discussion that followed focused on how to make the question of odor measurable in an objective way. Some municipalities use a piece of equipment called a Nasal Ranger to measure odor levels.

Melissa Woodward, owner of one of the town's cannabis businesses, said she was committed to improving her business's performance in eliminating odor and that she had acted promptly to address odor issues when they were reported to her business.

Resident Gary Atkins said the odor of cannabis was impinging on his right to enjoy his residence.

Cressman ended the discussion by asking staff to investigate empirical ways of measuring odor, adding that the town made a mistake in allowing cannabis cultivation so close to residences.

Ordinance governing sexually-oriented businesses debated

In response to a question from Trustee Miner, Krob said the town could not ban all sexually oriented businesses outright but could regulate where they could do business. Banta argued such businesses should not be allowed within 2,000 feet of parks, churches, schools, residences and other sexually oriented businesses.

The board voted unanimously to table the ordinance until they have a chance to determine the appropriate distance between the businesses and parks, churches, schools, and residences and other sexually oriented businesses.

Electronic sign permitted

The board voted to allow the town to implement an electronic sign that will be exempt from the regulations governing signs.

Business license granted

The board voted unanimously to grant a business license to Hairapy Salon, located at 47 Highway 105.

Resolution defining when to light town star approved

The board approved unanimously a resolution specifying that the star will be lit on Memorial weekend, on July 4, on Thanksgiving weekend, and by request to commemorate citizens who have served the community. The resolution also names the mayor and mayor pro tem as the decision-makers who will decide on special requests.

The Board of Trustees is scheduled to hold two meetings in August, on Aug. 13 and 23 at 6 p.m. at Town Hall, 42 Valley Crescent. Meetings are normally held on the second and fourth Thursdays of the month, with the second meeting organized as a working session. Information: 481-2953.

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El Paso County Board of County Commissioners, June 30 and July 14

New cell tower approved; I-25 Gap project updated

By Helen Walklett

The El Paso County Board of County Commissioners (BOCC) received an update on the I-25 Gap project at its final meeting in June. At its July 14 meeting, it approved a request to allow a Verizon cell tower to be constructed to improve cellular coverage in the Roller Coaster Road area.

New Verizon cell tower

At its July 14 meeting, the BOCC approved a special use request for construction of a new Verizon cell tower on part of a 35-acre property at the southeast corner of the Higby Road and Happy Landing Drive intersection. The property is zoned A-5 (Agricultural) and owned by Aspen Willow Estates.

The tower will address a gap in Verizon cellular coverage that generally extends along the Roller Coaster Road corridor from Highway 105 to Hodgen Road. It will be designed to mimic a large pine tree with faux branches to conceal the antennae and will be 75 feet tall and about 20 feet wide. It will be installed in a stand of existing pine trees in the southwest corner of the site and will extend about 30 feet above them. A fenced equipment compound at the tower's base will house a generator and equipment storage facilities. Access to the site will be via Happy Landing Drive.

The El Paso County Planning Commission (EPCPC) heard the item at its June 16 meeting and voted unanimously to recommend it for approval. See

www.ocn.me/v20n7.htm?zoom_highlight=verizon. The application was elevated to the public hearing process after a letter of opposition was received. No one spoke in opposition at the Planning Commission hearing. A resident spoke in support, referring to the current poor cell service in the area. The application was treated as a consent item at the BOCC hearing, meaning there was no discussion, although members of the public can still speak for or against such items.

I-25 Gap update

At their June 30 meeting, the commissioners received an update on the I-25 Gap project from Paul Neiman, Colorado Department of Transportation (CDOT) project director, I-25 south gap project. The project is adding a third lane, an express lane, in each direction to the 18-mile stretch of I-25 between Monument and Castle Rock. The work will also widen the shoulder inside and outside the travel lanes to improve safety and drainage.

Neiman said that the overall project remains "pretty much" on budget and on schedule, with the COVID-19 outbreak having caused only minor delays in the supply chain. The northern part of the project is due for completion in November, and the southern section, which is in the northern part of El Paso County, is due to be completed in 2022. He told the commissioners that the approximate seven-month closure of Monument Hill Road to allow for the construction of a wildlife crossing, which was originally

planned to start in May, would now begin in August.

Planning Commission bylaw amendments

At the July 14 BOCC meeting, the commissioners approved changes to the EPCPC bylaws to allow the commission flexibility in scheduling its meetings and in conducting them remotely by telephone or other electronic means when necessary. The EPCPC had agreed to these changes at its July 7 meeting.

Since the start of the COVID-19 outbreak, the EPCPC has been meeting at 1 p.m. at Centennial Hall, 200 S. Cascade Ave., on the first and third Tuesday of the month, rather than at the Pikes Peak Regional Building Center, and some commissioners and members of the public have participated remotely. These amendments now formalize these arrangements and the commission will continue to meet at this venue, but on the first and third Thursdays of the month, for the remainder of 2020.

Other decisions

- July 14—the commissioners set the survey area and established Aug. 4 as the hearing date for the liquor license application by Flying Horse Country Club d/b/a The Club at Flying Horse to be located on Stagecoach Road. This is part of the Flying Horse North development.

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Woodmoor Improvement Association, July 22

Board levies fire fines, approves improvements to the Barn

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on July 22 to approve work in The Barn and to provide monthly reports. President Brian Bush thanked board member Rich Wretschko for his long and honorable service to the community on the WIA board, announcing that Wretschko was stepping down because his family is moving to Tennessee. Board members Brad Gleason, Bert Jean, and Per Suhr were absent.

Fire fines

Covenants Director Ed Miller reported on six issues in June, including one open fire pit and one slash burning incident, each of which merited \$5,000 fire fines. Bush noted that several years ago WIA identified fire as the top threat to the community and raised related fines to a minimum of \$5,000. The board hopes the message will get out to the community that it cannot afford to have anything dangerous going on.

Barn improvements

Wretschko requested funds to replace the carpet downstairs in The Barn and the handrails on the stairs leading downstairs which are not up to code. The board unanimously approved spending up to \$10,000 from the reserve funds, with additional review if the cost exceeded the maximum bid of \$7,400.

Board highlights

- Treasurer Connie Brown reported that there are 133 unpaid accounts. Two hundred letters were sent to residents who were late in paying their dues. For those who do not contact WIA to arrange payments, a lien will be placed on their property for the total cost of \$300. Dues are about \$253.
- A replacement Jeep will arrive shortly. After equipment and decals are installed, the 2016 Jeep will be sold. A new pickup truck that was approved for WIA staff will arrive in August.
- There have been numerous reports of bears in

the community. Residents are encouraged to store trash cans and bird feeders in the garage at night.

- The Architectural Control Committee reported that 101 projects were submitted in June. In the year to date, projects are up 37%, perhaps due to more people staying at home.
- Due to increased demand, fish will not be available until July 29 as the WIA restocks the ponds in the open spaces.

The WIA Board of Directors usually meets at 7 p.m. on the fourth Wednesday of each month in The Barn at 1691 Woodmoor Drive, Monument. The next meeting will be Aug. 26.

The WIA calendar can be found at www.woodmoor.org/wia-calendar/. WIA board meeting minutes can be found at www.woodmoor.org/meeting-minutes/ once approved and posted.

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