

MONUMENT PC (Cont. from 18)

citizen stated that it was possible no one in the neighborhood knew what was going on, people thought this property was owned by someone else, and that this project was “news” to them. This citizen came to see what was going on and expressed concern that people will move away when they hear about this development.

The PC also received a letter expressing opposition to this development due to the possibility of decreased home value, increased traffic, and a lost

walking trail. This letter included 18 signatures from neighbors. There was also an email explaining how the Santa Fe Trail adds to Monument residents’ quality of life, describing how it is used every day by people of all ages. The concern that each road crossing this trail degrades its value was expressed.

Barlow offered a rebuttal, stating that this property has been in the possession of its current owners and zoned for industrial use since the 1980s.

In the end, the project was approved for recommendation to the Board of Trustees 4-1, with King voting against because while he liked that the appli-

cant was trying to lighten things up, he would rather see mixed use. He noted a goal to “be advocates for the citizens.” Lewis noted that he was voting yes because this movement was specifically for rezoning.

The next PC meeting is expected to be on Sept. 9 at 6 p.m. PC meetings will be held online over the next few months due to the COVID-19 pandemic. Information: 884-8017 or <http://www.townofmonument.org/meetings/>.

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Palmer Lake Board of Trustees, Aug. 13 and 27

Local restaurant favorite to reopen; trailhead to remain closed

By James Howald and Jackie Burhans

The Palmer Lake Board of Trustees met on Aug. 13 and 27. The meetings were held in person at the Palmer Lake Town Hall.

At the Aug. 13 meeting, the board granted a liquor license and a new business license to applicants intending to open new businesses at the location previously home to both The Depot and Dex’s Depot. The board debated, and in most cases voted on, eight ordinances and resolutions covering a range of issues. Plans for increasing the availability of parking and opening the trail to the town’s reservoirs were also debated.

The board also took up the issue of repairs to the building that was used as the town’s library, and two special event requests. Finally, the board heard comments from trustees and operational reports from staff at both meetings.

New business licenses granted

At the Aug. 13 meeting, the board considered the liquor license application of Alicia Gatti to open a bar at 11 Primrose St. Gatti told the board she had operated a restaurant named The Depot with a liquor license at that location for 22 years. She sold the business, and the new owner did not renew the liquor license, requiring Gatti to take that step. Her new business will be called The Ugly Mug, she said. The board voted unanimously to grant Gatti the license.

At the same meeting, the board heard a request for a new business license from Stanley Latham, who plans to open a business named Wild Bills Buffalo Wings Too at the same location. Latham explained Gatti would run the bar and he would run the food service, showcasing chicken wings and catfish. He plans to run the food service on a to-go basis, he said, as he runs another restaurant in Colorado Springs. The board voted unanimously to grant Latham the business license.

The board also approved a business license for Dr. Nathan Morris M.D., who plans to open a functional medicine practice, with three other providers, at 88 Highway 105, previously the site of Kirkland Photography. Functional medicine, Morris explained, focuses on root causes and tries to help the body heal naturally. The board voted unanimously to grant Morris the business license.

Board addresses ordinances and resolutions

The first ordinance the board considered, Ordinance 09-2020, concerned a request from John Kerr to vacate a portion of the Rio Grande Street right of way adjacent to County Line Road east of Palmer Lake. Kerr wants to use the land for a septic system for his business. As the town has no intention of ever using the right of way, the ordinance was approved unanimously.

Ordinance 10-2020, to vacate a right of way to allow access to lots from Epworth Highway, passed at the previous month’s meeting. At the Aug. 13 meeting, Trustees Glant Havenar and Paul Banta said they now wanted to change their votes to no. Town Attorney Matthew Krob told the board that people had moved forward based on the previous vote, and a change could raise legal issue. Trustee Susan Miner argued against changing the board’s stance on the ordinance. The board voted for a second time to pass the ordinance.

The next ordinance considered, Ordinance 11-2020, amended the rules relating to the use of Palmer Lake. The discussion at the Aug. 13 meeting began with the issue of whether the ordinance should be viewed as relating to just the lake or to both the lake and the surrounding park. The board voted unanimously to remove from the ordinance the item prohibiting swimming and wading in the lake and the item requiring pets to be on a leash and kept out of the lake.

Ordinance 12-2020 addressed sexually oriented

businesses. Banta made a motion to remove the item specifying sexually oriented businesses may not operate within 2,000 feet of a residence. The ordinance specifies sexually oriented businesses may not operate within 2,000 feet of a similar business, a church, a school, the boundary of any residential district, or a public park. The board voted unanimously to approve the amended ordinance.

Ordinance 07-2020, relating to excessive noise enforcement, was tabled at the Aug. 13 meeting. It was taken up again at the Aug. 27 meeting, and the board amended the ordinance to remove the exemptions for school bands and school events and outdoor gatherings such as public dances, shows and sporting events. The amended ordinance passed unanimously.

The issue of odor control, particularly as it relates to cannabis businesses, has been discussed by the board on many occasions, and residents who live near the town’s two cannabis businesses have complained about cannabis odors on several occasions. Ordinance 08-2020 specifies that medical marijuana businesses must operate in accordance with a plan that includes mitigation controls that must filter out the odor of cannabis so that it can’t be detected by a person with a normal sense of smell at the exterior of the business or any other tract of real property. The ordinance specifies that the town’s code enforcement office will make the determination about the level of odor. The board voted unanimously to approve the amended ordinance.

The board passed the following resolutions at the Aug. 13 meeting:

- Resolution 12-2020, which authorizes the mayor to execute an agreement with Steven A. Beebe that would allow him to place a private driveway along the right of way of Verano Avenue.
- Resolution 13-2020, which authorizes the mayor to purchase a small piece of land in Glen Park that could someday be the site of an alluvial well.
- Resolution 14-2020, which authorizes the mayor to purchase a 20-acre property that is the site of the Living Word Chapel, adjacent to Highway 105 south of Santa Fe Ridge. The property is being donated to the town at no cost.

The board acted on the following resolutions at the Aug. 27 meeting:

- Resolution 16-2020, appointing Amy Hutson to the Planning Commission, was tabled.
- Resolution 17-2020, which creates a minor subdivision of several lots of Lakeview Heights Unit 2, was approved.

Parking and opening of reservoir trail debated

The issue of parking received lengthy discussion at both meetings. At the Aug. 13 meeting, Trustee Mark Schuler asked the board to give the town’s staff direction of long-term plans for parking. Trustee Susan Miner said the staff wanted to continue allowing only residents to park on city streets. Trustee Bob Mutu said he wants the Glen to continue with street parking restricted to residents. Interim Town Manager Bob Radosevich said four one-hour parking spots had been created to accommodate the town’s restaurants. Miner said she wanted the master plan process to address the issue. Havenar emphasized that the town’s restaurants need additional parking.

Parking at the reservoir trailhead also received attention at the Aug. 13 meeting. The board asked staff to clearly designate the parking available at the trailhead.

At the Aug. 27 meeting, Mayor John Cressman pointed out that the maintenance work on the road to the reservoirs is complete and asked if the parking at the trailhead should be opened. He suggested that the issue be tabled due to the Stage 2 fire restrictions

that are currently in place. Public safety trumps parking and trail use, he said.

Park Committee member Reid Wiecks told the board that the fence by the trail had been cut so that the trail could be used. Wiecks suggested that opening the trail to residents might help enforcement.

Fire Chief McCarthy said opening the trail is a public safety concern and he would prefer to keep it closed.

The board decided not to open the trail.

Board ponders fix for library building

At the Aug. 13 meeting, Schuler told the board that the Pikes Peak Library District had moved out of the library building because the ramp is too steep to comply with the Americans with Disabilities Act.

Radosevich said he had been working on a plan to demolish the existing ramp and had one bid for \$27,940. He said the condition of the foundation of the ramp could not be known until the ramp was removed. Radosevich said the library district had estimated the cost of demolishing and rebuilding the ramp to be about \$195,000.

Havenar asked if CARES funds could be used to rebuild the ramp. Radosevich pointed out that the ramp was out of compliance before the pandemic hit, and Town Clerk Dawn Collins said she believed CARES funds could not be used.

Miner pointed out that the board wants to keep the library and is highly motivated to figure out how to do it.

At the Aug. 27 meeting, Radosevich said he had rewritten the library bid to cover both demolition and reconstruction. He said he had met with library district officials and they are willing to pay rent and some of the cost of utilities. Radosevich said the library district asked him about the town’s commitment to the library, and he told them it’s the town’s number one priority.

Two special events approved

The board voted unanimously to approve a special event permit for Monument Academy to hold a cross-county race around the lake. The plan for the event does not allow for spectators to be present and requires closing the lake to the public while the race is underway.

The board also approved the Awake the Lake .5K race. The race will be held virtually.

Highlights of trustee comments and staff reports

- Trustee Schuler told the board that five of the town’s firefighters had a total of \$2,500 in fees for training waived by the Fire Academy because Fire Chief McCarthy donated his time to teach classes at the academy.
- Schuler also commented on progress that Town Administrator Dawn Collins had made in finding a way for the water and fire departments to work together harmoniously.
- Radosevich told the board that six local businesses—O’Malley’s Steak Pub, Tri-Lakes Center for the Arts, The Speedtrap, 105 Social House, Tri-Lakes Building Co. and Shana’s Place Assisted Living—had received grants of up to \$6,500 from the town’s CARES allotment.
- Radosevich told the board the Colorado Intergovernmental Risk Sharing Agency would cover some of the costs of repairs for the Town Hall building.

The Board of Trustees is scheduled to hold two meetings in September, on Sept. 10 and 24 at 6 p.m. 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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