

tal use standards to the code. Examples of what this could look like were provided, including ideas like limiting the number of loading doors a building might have or requiring that industrial properties be set back 500 feet from residential zonings.

- Second: revising and/or adding definitions for technical terms like "Distribution Facility Large" or "Micro Fulfillment Center," so that the town's vision for industrial use is solidified, accurate, and accessible through those definitions.
- Third: a "Zoning Overlay," which was a suggestion from a citizen. This would involve the town rezoning properties "that share similar characteristics or similar goals and purposes from the Comprehensive Plan," as stated in the presentation slides. Herington said this sort of thing is rare and not ideal, raising the question, "What size hammer does the Town of Monument want to wield?"
- The town is looking to organize a group of citizens and industrial property owners to discuss Monument's goals, future, and Comprehensive Plan as they relate to in-

dustrial land use. A BOT member and a PC member are expected to be part of this group, should it form.

Other business

- While the town is still working on procuring specific business cards for each PC member, generic Planning Commission business cards now exist.
- There was a brief discussion about whether public comment for planning items not on the PC's agenda should still be allotted time. It was determined that it should remain on the agenda for now, but they would check later to see where things stand.
- The PC was asked if it would like to have occasional joint meetings with the BOT. The answer was yes, preferably "on a routine schedule" rather than as an occasional special meeting or novelty.
- Ours stated that it seems the new director understands the need for discussion concerning "gray" areas.
- Also, Ours talked about the Environmental Protection Agency (EPA) requiring schools within 1,000 feet of gas stations to be studied. He wondered if it would be possible to reflect that in Mon-

ument's planning standards—for example, adding code stating that gas stations can't be built within 1,000 feet of a school.

Another work session is expected at the PC meeting on Nov. 10 at 6 p.m. in the Monument Town Hall.

Kate Pangelinan can be reached at katepangelinan@ocn.me.

Palmer Lake Board of Trustees, Oct. 14 and 28
Time capsule planned for Town Hall

By James Howald and Jackie Burhans
The Palmer Lake Board of Trustees (PLBOT) met twice in October, holding regular board meetings on Oct. 10 and 28. The Oct. 14 meeting ended with an executive session on the topic of a possible annexation.

Led by Trustee Glant Havenar, the board planned for a time capsule to be installed in the rebuilt Town Hall. The board's work on policies to address metering residential wells and to manage short-term rental (STR) properties continued. A draft budget for 2022 was discussed and the board voted on a resolution for an intergovernmental agreement (IGA) with Monument to allow the two towns' water systems to be interconnected in preparation for emergencies affecting water service.

A public hearing was held on a re-

quest to replat 717 Westward Lane. The board approved a new mission statement for the town and took a position on participating in the state of Colorado's opioid settlement case. A special event permit for an outdoor hockey classic was approved. Finally, the board heard operational reports.

Inclusions for time capsule sought

Havenar told the board she is collecting items to be placed in a 50-year time capsule that will be installed in the Town Hall building as part of its refurbishment on Nov. 21. She invited ideas for what to include from the board and from residents. Havenar said she would include a letter to her 15-year-old son, who will be 65 in 2021 when the capsule is opened. Pictures, badges, patches that commemorate events and letters from students concerning the COVID-19 pandemic are examples of what to include, she said. Articles on Palmer Lake published in Our Community News were proposed. Local TV station KOAA had been invited to the ceremony, she said.

Details about the capsule can be found on the town's webpage here: <https://www.townofpalmerlake.com/administration/page/creating-50-year-town-time-capsule>

Residential well meters and overuse fee considered

At its Oct. 14 meeting, the board gave town staff direction on drafting a policy to meter and charge for residential wells, which have been inconsistently handled in the past. The policy under development is a part of the board's ongoing work to manage the town's water resources and is based on recommendations from GMS Inc., the town's water consulting firm. Residential wells are used when a home is not connected to the town's water delivery system. No fee for overuse is defined.

Town Administrator Dawn Collins said more input from residents was needed. She pointed out the current well agreements require a meter on every residential well and an annual usage report made by the resident to the town, but that these requirements had been spottily enforced in the past.

In its recommendations to the town regarding residential well management, GMS said each residence should be allocated one-third acre-foot of water annually, about 9,050 gallons per month. That allocation and the thickness and porosity of the aquifer are used to calculate the minimum lot size that will receive that water allocation. The minimum lot size will vary by locale: in the Suncrest Road area, the minimum lot size is 0.34 acre; in the Meadow Lane area, it is 0.23 acres. The allocation will increase or decrease for a specific lot based on the lot's actual size.

The board discussed how to handle the case where there is no meter on an existing well, how to inspect new wells to ensure they have a meter, and whether the town should have meters to provide, at the resident's expense, to those whose wells are without them.

Mayor Bill Bass said the town's code currently specifies wells must be metered but does not address enforce-

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