

already be paying other taxes to the town.

The discussion in the regular board meeting ended with the board asking Collins to research how other communities are approaching the issues of owner occupancy, owner residency, and limits on the number of STRs.

Noise ordinance gets final vote

At the July 8 meeting, the board briefly reviewed the last round of changes made to Ordinance 8-2021 that specified 70 decibels measured with a decibel meter at the source of the complaint as the definition of excessive noise. Bass mentioned that a decibel meter is on order for use by the Palmer Lake Police Department. The board voted unanimously in favor of the ordinance.

Marijuana odor ordinance remains a point of contention

Continuing a long-running debate the board has had concerning the town's marijuana odor control ordinance, at the July 8 meeting the board returned to its consideration of how to address ongoing complaints from nearby residents about noticeable odors coming from the town's two cannabis cultivation businesses.

Stuth said she thought the ordinance needed to be rethought because it covered topics other than odor, such as the floor plans and storage plans for cannabis cultivation businesses.

The board packet for the meeting included an amended version of Ordinance 08-2020, updated with language that specifies:

- Cannabis businesses must ensure no odor is detectable by a person with a normal sense of smell outside of the business.
- The code enforcement officer is considered to have a normal sense of smell.
- When a complaint is made, a code enforcement officer or police officer will investigate and will follow up within 24 hours to ensure the problem is resolved.

Town Attorney Matthew Krob compared the odor ordinance to the noise ordinance in that a subjective measure such as a "normal sense of smell" was not desirable. Stuth agreed an objective measure was needed to prevent harassment of business owners.

Palmer Lake Police Chief Jason Vanderpool told the board that his department has issued one citation for odor, and the problem was fixed in six hours. He said sometimes the smell prompting the complaint was not from cannabis.

Resident Matt Stephens told the board he had reviewed Ordinance 15-2017 and he believed it prohibited all businesses from producing odors detectable outside their premises and required them to have a documented mitigation plan. Stephens said Palmer Lake Wellness had never complied with this ordinance. Krob answered that the ordinance Stephens cited had been amended.

Bass said he wanted to review the mitigation plans in place at the cannabis businesses and asked the staff to research tools to measure odors, state standards, and enforcement methods used elsewhere.

Elite Cranes receives another extension to move schedule

Bruno Furrer, on behalf of Elite Cranes, told the board that while progress had been made, the business would not meet its deadline to leave the property at 773 Highway 105 by the end of July. The town had originally given Furrer a deadline of October 2020 to move his business to another location. That deadline was extended until July 2021.

Furrer blamed issues at his new location on Synthes Avenue in Monument for the delay.

Stuth and Trustee Nicole Currier said they did not want to grant another extension and proposed fining Elite Cranes \$1,000 a day beginning Aug. 1.

Bass and Dawson argued Furrer was making progress and was not responsible for delays. Dawson moved to extend the deadline until Sept. 15, 2021. Bass, Dawson, Trustee Jessica Farr, and Trustee Samantha Padgett voted yes; Stuth and Currier voted no. Trustee Glant Havenar was excused from the meeting and did not vote.

Living Word Church property presents challenges

Bob Radosevich, who is managing the town's project to rehabilitate the recently acquired Living Word Church property at 290 Highway 105, detailed for the board work needed to make the buildings usable. The state of the plumbing was yet to be determined, he said at the July 8 meeting. He had a quote for four broken windows, had contacted three cleaning companies, and was having the buildings re-keyed, he said. The usability of the audio equipment at the site was being assessed and any serviceable office equipment

was being scavenged, he told the board.

At the July 22 meeting, Radosevich said plumbing repairs were underway. The property had not been winterized, Radosevich said, and asbestos, which requires careful removal, had been found on some of the pipes. Radosevich said that in the interest of transparency he wanted the board to know Greg Collins, husband of Town Administrator Dawn Collins, had done some mowing on the property since Radosevich had not been able to find anyone else to do the work. Radosevich mentioned vandalism was a problem and security measures were in place. He said he was talking to property management companies who might help to maintain the property.

Stuth proposed writing a Request for Proposal for a land use planner to help the town develop a design for the property.

Deputy Town Clerk Julia Stambaugh told the board that the deed to the property had been recorded that day.

High Street drainage to be studied

At the July 22 meeting, Collins told the board that after a drainage study of the town had been completed last year, staff had applied for and received a \$43,000 grant from the Department of Local Affairs to focus on the drainage issues on High Street.

Staff had prepared Resolution 35-2021, Collins said, which authorizes a professional services agreement with GMS Engineering Inc. to study the drainage on High Street in more detail. The budget contained other funds for correcting drainage problems, Collins said.

Bass questioned why High Street was the focus and said he would like to see the scope broadened. Collins said she would invite Dave Frisch of GMS to answer any questions about why High Street was selected. Dawson said he would like staff to put together a ranked assessment of drainage issues.

The resolution passed with a unanimous vote.

Kuchinsky honored for festival work

Bass presented Cynthia Kuchinsky with a Certificate of Appreciation from the town for her outstanding work on the Festival on the Fourth. Kuchinsky in turn thanked the volunteers who had made the event a success.

Monthly lease with

Sportriders for track re-examined

Collins asked the board for direction on the town's agreement allowing Sportriders to use town land as a dirt bike track. Sportriders had asked to continue the month-to-month agreement they currently have with the town, Collins said.

Currier said she wanted any new agreement to specify that the land can't be altered or new tracks built. She also objected to the idea that the land could be used by Sportriders for any other purpose and wanted proof that 30% of the Sportriders members

are Palmer Lake residents.

Attorney Stephen Krob pointed out that because Sportriders' lease had expired it was unlikely they had liability insurance, and the town might be exposed to risk.

Radosevich told the board Sportriders had used the land for 30 years, and they had paid as little as \$100 a year in the past.

Collins said she would talk to Sportriders to ensure they know all use of the track should cease immediately and would question them about their membership.

Third annual TryAthlon scheduled

April Fullman came before the board at the July 8 meeting to request a special event permit for the third annual TryAthlon fundraiser for Awake the Lake. Last year the event had been held virtually due to COVID-19 restrictions, Fullman said, but this year it would be held in person on Aug. 7 at 10:30 a.m. As in previous years, the event would consist of a swim across the lake using a tube, a run to the flagpole, and then a tricycle ride to the gate and would be capped at 120 participants. Athletes would get a T-shirt, Fullman said.

The board voted unanimously to grant the permit.

New businesses introduced

Collins introduced two new businesses planning to open in Palmer Lake: WAKE—A Center for Healing, run by Lindsay Hodges and The Bus Recreational Rentals LLC, owned by A. Maguire, that will rent bikes for the Santa Fe trail, among other things.

Town newsletter offers information and link to master plan survey

Stuth asked all residents to use the town's web page to sign up for Town News Weekly, an email newsletter providing information about town events and issues. The URL to subscribe is: <https://www.townofpalmerlake.com/newsletter/subscriptions>. Signing up for the newsletter would facilitate the town's master plan survey and help the board reach everyone in the community in its planning effort.

Stuth said it was easy to unsubscribe to the newsletter at the same URL and said anyone with questions could contact her at KStuth@palmer-lake.org.

The Board of Trustees is scheduled to hold three meetings in August, a regular meeting on Aug. 12 and a workshop and regular meeting on Aug. 26. The workshop will be held at 5 p.m. and the regular meetings at 6 p.m. All meetings will be at Town Hall, 42 Valley Crescent. Meetings are normally held on the second and fourth Thursdays of the month. Information: 481-2953.

James Howald can be reached at jameshowald@ocn.me. Jackie Burhans can be reached at jackieburhans@ocn.me.

El Paso County Planning Commission, July 15

Business event center proposed; Cloverleaf development moves forward

By Helen Walklett

At its July 15 meeting, the El Paso County Planning Commission heard an application for a business event center in Black Forest, a request relating to the Cloverleaf development, and a minor subdivision application for a property off Highway 83.

Black Forest business event center proposed

The Planning Commission heard an application from Deborah and Edward Ritchy for a variance of use to allow a business event center to operate on their 20-acre property north of the intersection of Goshawk Road and Hodgen Road. Access would be from Goshawk Road.

Deborah Ritchy told the commissioners that they planned to hold events from June through September or October and anticipated one per weekend, so about 20 events per year.

John Green, planner II, Planning and Community Development Department, said the proposed Black Forest Meadows center would be used primarily for weddings and small family gatherings with a maximum of 75 guests. He said there were currently several agricultural buildings on the property as well as the main residence and that the applicants proposed adding one new building. He continued, "Additionally, one unique aspect the applicant has proposed with this use with regards to traffic is only having members of the wedding party themselves be allowed to park on site. Instead, to mitigate concerns

about traffic, they would have other members of the wedding be shuttled to and from the site from individual locations."

Green said eight adjacent property owners had



Woodmoor Beauty on the Market Aug. 6th! Open house Aug. 7th, 11 am -1 pm. 415 New London Way, Monument. 3 bed, 4 bath, 2 car, 2 gas fp, 3,365 sq. ft. Half-acre lot with trees and views on a quiet cul-de-sac! Gourmet kitchen passes through to the family room with a gorgeous fireplace and surround area. Hardwood, built-ins and three on-suites! Great basement bar and patio for entertaining makes this home perfect to create many warm memories! Any gardener will love the green house and wonderful flower and vegetable gardens. Priced in the low \$700,000's! MLS #4950645

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