

dining. She said Farr and Havenar were working with those volunteers, but only as advisors not as voting members. Stuth concluded by asking anyone interested in helping with economic development to contact her.

On a different topic, Stuth said work on the town's comprehensive master plan was almost complete and a Request for Proposal for a master plan consultant was finished.

Odor management debate continues

The board held a workshop Aug. 26 to discuss odors produced by businesses.

One thread that has run through the town's frequent discussions of odors is whether to include a subjective or an objective standard in the town's odor ordinance. The subjective approach has been to rely on the sense of smell of the police or code enforcement officers who investigate odor complaints. The objective approach has been to try to find a measuring device that can rate the intensity of a smell. Past discussions of the issue have often focused on the town's cannabis businesses.

Farr said she believed no business had ever been cited under the odor ordinance. Police Chief Jason Vanderpool confirmed that all odor issues had been resolved within the 24-hour window specified in the ordinance. Two warnings had been issued, he said, and both had been swiftly resolved so there was no citation. Vanderpool said odors from any business, whether cannabis-related or not, would be handled the same way.

The board debated whether odors should be handled in the municipal code related to cannabis businesses, in its own ordinance, or in the business license process.

Brenda Woodward and Dino Salvatore, both owners of cannabis businesses, commented on the town's handling of complaints at the workshop. Woodward argued for a grace period in cases where the issue could not be resolved immediately. Vanderpool said evidence of a plan to remedy the problem provided within the 24-hour window could be all that was required. Salvatore said he felt his business had been unfairly targeted by some in the town. He argued for an objective standard that could be provided by an olfactometer. He offered to purchase one to monitor his own business. Bass saw a conflict of interest in Salvatore's suggestion.

At the regular meeting, the board voted unanimously to table the question of how to enforce the odor ordinance.

Tanglewood Trailers receives conditional use permit

At the Aug. 26 meeting, Collins opened the public hearing on Tanglewood Trailers' conditional use permit with a brief history of the issue. She mentioned Tanglewood had been given a conditional use permit that set a limit on the number of vehicles at the business location at Illumination Point. Collins said town staff later issued a letter to Tanglewood removing the limit on the number of vehicles, but staff was not authorized to remove that limit. The conditional use permit would therefore need to be reviewed by the Planning Commission and come back before the board, Collins said.

Mark Thompson, owner of Tanglewood Management LLC, told the board that he had applied for a business license from the town in March 2019 with the intent to operate a service business, and the town granted him a license with the condition that six vehicles could be on the property. In May 2019, Thompson acquired an additional one-acre lot at Illumination Point to expand his business.

Before purchasing the property, he asked the town for a conditional use permit to sell trailers, and the town advised him that the permit was not needed. The town gave Thompson a letter to that effect, which he provided to the board. Based on that, he acquired the land. His business license was renewed in March 2020, he said. Later, staff refused to renew his license. He asked the board to honor its original decision, on the basis of which he purchased land, even though the decision was made in error. He pointed out that his businesses generate tax revenue for the town.

Collins said that the Planning Commission had approved Thompson's new conditional use allowing more vehicles to be present.

Havenar said she wanted the landscaping provisions specified in the original conditional use to be in place within two years. Thompson said the landscaping was already underway.

The board voted unanimously to approve Resolution 37-2-21 that amends Tanglewood Trailers' original conditional use permit, resolving the issue in Thompson's favor.

Board signs new lease with Sportsriders

At the Aug. 12 meeting, staff was directed to revise the lease agreement with Sportsriders that gives the club access to land in the north end of Palmer Lake adjacent to County Line Road to use as a dirt bike track. The new lease was to include a monthly fee of \$300 for use of the land and a 60-day notice to terminate the agreement.

At the Aug. 26 meeting, the board voted to approve the new lease, with Dawson, Bass and Havenar voting in favor and Stuth and Farr voting no. Trustees Nicole Currier and Sam Padgett were not at the meeting.

Temporary meeting places selected

Since repairs at the Town Hall will prevent meetings from being held there until they are complete, the board decided to use the library at Palmer Lake Elementary School (PLES) as a temporary space for meetings held in the evening. Meetings held during the day will move to the Tri-Lakes Chamber of Commerce Community Meeting House at 300 Highway 105.

The times for evening meetings at the PLES library may be adjusted to allow janitorial staff time to prepare for the next school day, Collins said.

Meetings will be recorded and posted to the town's website but not livestreamed while they are held in the temporary locations.

Kirk Noll commended for volunteerism

Parks Commission member Kirk Noll received a certificate of appreciation from Bass and Parks Commission member Reid Wiecks in appreciation of his years of service to the town. Noll said he was moving to Alaska but hoped to return to Palmer Lake in a couple years.

Highlights of staff reports

- The library ramp project should be complete by the end of August.
- Work will begin on the Town Hall

PLBOT (Cont. on 16)



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Above: From left to right Reid Wiecks and Kirk Noll from the Palmer Lake Parks Commission and Palmer Lake Mayor Bill Bass. Noll received a certificate of appreciation from Bass and a testimonial from Parks Commission member Reid Wiecks in appreciation of his years of service to the town. Noll is moving to Alaska. *Photo by Jackie Burhans*