

- issuance of a land use permit for the new building.
- Any necessary technical corrections shall be made by the applicant and approved by staff.

Upgrades to Foster's Storage approved
Owner Scott Foster sought approval of a fourth major amendment to his final PD site plan to add outdoor storage of recreational vehicles behind Foster's Storage's existing storage facility. Foster's application noted that the affected space had been planned to hold six to eight

additional mini-storage warehouses, but Foster said there is an increased demand for outdoor storage. The vacant land at the rear of the lot will be paved for outdoor boat and RV storage. This area will include security lights and a fully fenced enclosure. Drainage will be handled by the detention pond at the west end of the site.
The outdoor storage area will not be visible from I-25 or Old Denver Highway. An extensive existing buffer of trees already visually buffers the west end of Foster's lot.

The commission unanimously approved the proposal with no conditions.
The meeting adjourned at 7:36 p.m.

The next meeting will be held at 6:30 p.m. on Aug. 8 in Monument Town Hall, 645 Beacon Lite Road. Meetings are normally held on the second Wednesday of the month. Information: 884-8017.
Jim Kendrick can be reached at jimkendrick@ocn.me.

Palmer Lake Town Council, July 12

Trail maintenance, low lake water examined

By David Futey
At the July 12 meeting of the Palmer Lake Town Council, the Colorado Mountain Club sought to collaborate with the town on trails and limiting off-road access in areas by the reservoir. Also, council members and residents discussed concerns about the low water level in the lake.

The absences of Water Trustee Michael Maddox and Roads Trustee Jerry Davis were excused.
Tom Mowle, a Colorado Springs resident and member of the Mountain Club, spoke about the Rampart East Roadless Area (RERA) and sought council's support in a collaboration for maintaining trails in areas owned by the town. The RERA encompasses 30,000 acres in Pike National Forest. The area is designated as a road-less area by the Forest Service, the largest such area between Denver and the Arkansas Valley that does not have a wilderness protection associated with it.

Mowle said the club has been mapping trails in the area from Palmer Lake to Perry Park. He said, "It does not receive a lot of use except for day hikers" and hiking the Rampart Range is very difficult. It is an opportunity to bring in others for hiking. He is also interested in assisting the town with not allowing off-road traffic near the reservoir.

- Mowle raised the following issues:
- Pocket Pals Trail Guides is producing maps of the areas that will be available in 2013. Mowle said this is an opportunity to bring more visitors to Palmer Lake and create use of the area.
 - Illegal (off-road) motorized use is occurring in the Rampart Range, particularly up to the upper reservoir. This is causing damage to trails and resources. The club wants to work with Palmer Lake to "keep people from the upper reservoir and not coming down the old Winding Stairs road."
 - Oil and gas leases had been on hold for eight years but were recently lifted. For example, the area of North Monument Creek is under lease in 2014, and Ice Cave Creek and Cook Creek in 2015. Mowle provided a map that showed leases in the area and noted that the Sundance Mountain lease expires in 2019. Mayor Nikki McDonald thought the leases were not renewed. Mowle said the Bureau of Land Management website stated the leases had been lifted. Oil and gas leases are valid for 10 years but can be put on hold if litigation occurs.

Mowle also asked if the council would allow his group to perform trail repair on Ice Cave Creek trail, which is on Palmer Lake property. The existing alignment is not a recommended trail and the trail has eroded, becoming dangerous for hikers. He asked the council if "we can work with you to develop a safer and more sustainable route on the town's property through Ice Cave Creek. By some miracle where the town property ends, the canyon gets less rugged and the trail needs less work on it." Parks

and Recreation Trustee Bruce Hoover said he uses the trail, concurs that it has deteriorated, and he would like to see work on it.

Mowle said trail work is being done by volunteers. The club would need someone from a trail restoration organization, such as the Rocky Mountain Field Institute, to do the trail design. The costs to the town would be lending of tools and use of a town vehicle to move the tools to the site. Trustee Shana Ball wondered about possible liability involved if town items were used or if someone was injured while fixing the trail. Mowle said there is typically a liability release form signed by volunteers to cover such situations.

McDonald said Mowle would need to speak with Water Trustee Michael Maddox since the area involves the watershed. McDonald also said there have been conversations between Maddox and Water Supervisor Steve Orcutt about not reopening the road to the reservoir for hiking. It has been closed due to the Waldo Canyon Fire and has not been reopened. Mowle said he hopes the town decides to reopen the trail.

Palmer Lake resident Erika Peterhof said the reservoir road closure was not made public. McDonald said it was reported in the news. Palmer Lake resident Dan Edwards asked whether the town wants more people there when there is a lack of restroom facilities and concerns about camping and campfires. He said the council needs to consider the health of the watershed. Hoover said a new gate was installed three weeks ago just south of the upper reservoir to stop traffic. McDonald said Orcutt met with the Forest Service and was told to place it there.

Mowle said the Forest Service had a plan to close

some roads and change access for others. The Mountain Club provided input into that plan in hopes of discouraging the use of some roads to prevent off-road use. He is not sure how successful the efforts were due to pending lawsuits. The club is not proposing new trails. The council gave authority to Mowle to contact Maddox for further discussion. McDonald said, "This is our backyard and we respect it" and will work to maintain it. Information on

HayCo L.L.C.

For All Your Livestock and Reclamation Needs!

Sm. Squares • Lg. Squares • Rounds
Alfalfa • Grass • Mixed • Straw

We Deliver • 719-339-3525

www.hayco.us • Licensed & Bonded

Now accepting    

CONCRETE WORK

All types of concrete work
25 Years Experience • Insured
www.sharpestcut.com






Sharpest Cut 719-491-4811

Thursday Morning Fun!

Sarah Groh Music Studio is expanding the music studio with a Jr. Teacher Program. Beginning Sept. 6, homeschooled pianist, Hannah Wood, will begin teaching young beginning piano students ages 6 to 9. Director Sarah Groh will be observing each student lesson. Call for info and placement.
(719) 235-1646 **www.sarahgroh.com**



MAIN STREET BROKERS
Love where you live.

 285 Corso • \$369,000 The Craftsman in Glen Park 4/4/2 Builder's Own is all Bells & Whistles! Newer One of a kind custom! 3,100 SF!	 500 Columbine • \$259,900 Palmer Lake Stunner 3/2/2 Only 1 Block to Lake! Kitchen w/Slab Granite! Views! 400SF Deck!	 Main Street B R O K E R S Palmer Lake Building Site .19 Acre Lot in the Heart of Town! Stunning Views! \$65,000	 501 Greeley • \$184,900 Palmer Lake Ski Lodge 3/2/1 in the Glen! Private Deck, Hot Tub & Vaulted Ceilings!	 790 Sunridge • \$269,000 Chateau de Palmer Lake 3/2/2 + Huge Bonus Studio! Over 1 Acre Treed Lot! 2 FPs, near Nat'l. Forest!
---	--	---	---	--

www.trishflake.com ★ 19 Hwy. 105, Palmer Lake ★ **(719) 481-4810**

FACINELLI MOTORS

\$3 OFF Oil Change
\$10 OFF \$100 Service
Good through 8/31/12

QUALITY AUTO REPAIR
SUBARU • HONDA • TOYOTA
and other ASIAN imports
Call today: 488-6729
707 County Line Rd., Palmer Lake
Mon-Fri. 7:30 - 5:30