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**Palmer Lake TC (Cont. from p1)**

Two residents of Palmer Lake—Bob Miner and Kurt Ehrhardt—raised several concerns with Proterra's development plan. Both questioned the decision to use septic systems instead of connecting to an existing sewer line. Miner raised the issues of drainage and flood control on the property. Ehrhardt brought up concerns with fire preparedness, since Proterra's plan does not at present include fire hydrants. Finally, Ehrhardt questioned the safety of the plan to access the property from Highway 105 without providing an acceleration/deceleration lane.

Jerry Biggs of Proterra Properties and other spokespeople pointed out that their plan was developed after consulting with several government agencies. The flood control plan, for example, had been approved by the Colorado Department of Transportation. Biggs said that because the lots were five acres and zoned for both residential and agricultural use, statutes gave the developer the choice between using septic systems or connecting to sewer lines. Connecting to existing sewer lines created problems with easements, Biggs said.

Town Administrator Kathy Green-Sinnard said the Palmer Lake Sanitation District can't require Proterra to use its sewer infrastructure, but that the board can require it as a condition of granting the request to subdivide the property.

The board voted unanimously to table Proterra's request for subdivision for one month, to give them a chance to address the concerns with sanitation, fire preparedness, and road safety.

**Town sells land to Ron Reed**

At a previous meeting, the board gave businessman Ron Reed access to property the town owns adjacent to Highway 105, just west of Sara's Sausage, to perform soil tests. At the Oct. 8 meeting, Reed told the board that the results of those tests confirmed the suitability of the land for the building he proposed for the site, and offered the board \$73,000 for one acre of the town's 3.46-acre lot. Reed also asked for the right of refusal on the remaining portion of the lot if he does the work of subdivision.

The board voted unanimously to approve the sale of the land to Reed.

**Town clerk gets credit card**

Green-Sinnard asked the board to approve a credit card in Town Clerk Tara Berreth's name, to be used for limited emergency purchases, such as the payments for the town's website. According to Sinnard-Green, credit card companies require an individual's name to be printed on all cred-

it cards.

The board voted unanimously to approve the request.

**Chicken on menu again**

The board discussed its progress drafting an ordinance that would allow residents to have chickens on their property. The ordinance, when finished, will likely stipulate no more than four chickens per residence, will ban all roosters, and will not allow the sale of eggs without a business license.

The board voted unanimously to table the ordinance until the November meeting.

**Board hears update on park improvements**

Resident Bill Fisher and business owner Jeff Hulsmann updated the board on their progress with the Greater Outdoor Colorado (GOCO) project to improve the Palmer Lake Recreation Area. According to Fisher, substantial progress has been made on the parking lot, and lighting will be the next item addressed. Requirements imposed by the railroad have delayed the plans for the pedestrian bridge between the park and the town, Fisher said. The project is over budget by about \$15,000, according to Fisher.

Jeff Hulsmann also addressed the funding issues for the project. Funds are still being raised, Hulsmann said. Restaurant owners have raised \$1,000 recently, he noted, and he also mentioned an athletic fundraiser—the Palmer Lake .5K race—scheduled to be held Sunday, Oct. 11. The signups for the race had far exceeded Hulsmann's expectations, he said, with 628 participants signed up by Oct. 8 and race fees exceeding \$15,000. A story on the race by a Colorado TV station boosted the number of entrants, Hulsmann said. The race, which will include a doughnut stop at 860 feet and cheerleaders from Palmer Ridge High School at the finish, may become an annual event, according to Hulsmann.

**Board approves business license, landscape easement**

The board unanimously approved a business license for Sue Buell to do business as Massage for Health at 755 Highway 105, Suite 2-I. The board also unanimously approved a landscape easement for Ken Dickinson's residence at 72 Hermosa Ave.

The meeting adjourned at 8:45 p.m.

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The next meeting will be at 6 p.m. Nov. 12 at Town Hall, 42 Valley Crescent. Meetings are normally held on the second Thursday of the month. Information: 481-2953.

James Howald can be reached at james-howald@ocn.me.

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