



## BOARD OF TRUSTEES

Thursday, April 28, 2022 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

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### MINUTES

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**Call to Order.** Mayor Bass called the LOCAL LICENSING AUTHORITY to order at 5:01 PM.

1. Application for New Liquor License - Sasquatch and Yeti Taqueria LLC (292 Hwy 105). Restaurant owner Norma Sandoval addressed the Board explaining her background and request to add liquor to the Mexican food served and request for a liquor license. Deputy Clerk Julia Stambaugh confirmed the eligibility of the applicant. No other comments were received. MOTION (Stuth, Farr) to approve the liquor license for Sasquatch and yeti Taqueria LLC. Roll call vote – aye 5; nay 0. Motion passed.

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#### Pledge of Allegiance

**Roll Call.** Present: Mayor Bass, Trustees Jessica Farr, Darin Dawson, Karen Stuth, Nicole Carrier.  
Excused: Trustees Glant Havenar, Sam Padgett.

#### Introductions/Presentations

2. Presentation by CORE - Phase 2 in Palmer Lake. Mr. Rob Osborn, of CORE Electric, presented an overview of the Phase 2 rebuild activity to the Board members including the process for the rebuild work and communication plan to the community. Information is available on the town website.

**Consent Agenda.** MOTION (Carrier, Farr) to approve the consent agenda including items 3) Minutes from April 14, 2022 Meeting and 4) Checks over \$15,000 - TN Parker (\$62,876.32). Roll call vote – aye 5; nay 0. Motion passed.

#### Staff/Department Reports

5. Attorney – no report.
6. Administrator/Clerk. Collins acknowledged Water Supervisor Steve Orcutt for the successful state sanitary survey of the water system. A ribbon cutting is scheduled for Sat., May 7 at 10a to celebrate re-opening of the Town Hall, Museum and Library. Quotes are under review for the structural repair of the museum/library and the board agreed to move forward with the landscaping estimate plan obtained from Oasis for \$11,608. Collins stated that GMS finalized the drawings and is requesting quotes for the erosion repair at the pedestrian bridge abutment as well as the installation

of the fencing per the construction documents exhibited in the agreement. Activities of the Master Plan advisory team were reviewed.

### Public Comment

Mr. Roger Mosely inquired about the public input submitted to the Town of use of the elephant rock property. Mr. Aquarius Workman made a recommendation to the Board to consider allowing a high revenue producing market such as recreational marijuana to utilize 50% of revenue to create a fund for local students to attend college.

### Public Hearing

7. Public Hearing - Amendment of Conditional Use to Temporary Outdoor Use (Diacut, Hwy 105). Mr. Bruno Furrer provided the background to the request to amend the prior approved conditional use for a temporary outside use on the Diacut property for HAYCO. Discussion took place about the height of the hay bales. Mr. Furrer stated that the product will be fenced. No other comments were provided.

8. Public Hearing - Application for ROW Vacation, Loveland Slope (171 Shady Ln). Mr. Jim Brinkman presented the survey information of the platted, undeveloped Loveland Slope right-of-way (ROW), speaking to the slope, utilities, and property boundary line of 171 Shady Lane. Mr. Gene Kalesti, owner of 171 Shady Lane, presented his request to vacate Loveland Slope and his intention to return it to a natural state of vegetation. Mr. Randy Perry, property owner on Fowler Branch, distributed information to the Board speaking to his objection to the ROW vacation, including fire hydrant access, utilities, drainage, and the turn from South Fork to Fowler Branch. Ms. Pattie Brooks spoke for the Brooks family, property owner on Fowler Branch, having historically used Loveland Slope to access their cabin property on Fowler Branch. Mr. Kerry Paige, abutting property owner to Loveland Slope ROW (179 Shady), stated his support and request for the vacation of the ROW and pointed out the distance of the ROW to his front door if developed. Mr. Paige offered the corner portion of his property at market value if Fowler Branch is developed from South Fork. Mr. Bill Fisher addressed the Board noting that he initially voted against the recommendation to approve the vacation at the Planning Commission meeting and now supports it with the proper development of Fowler Branch for access and include easements for drainage and utilities in the vacated ROW. Collins provided explanation of the staff review supporting the vacation of the Loveland Slope ROW and development of Fowler Branch for proper access to Fowler Branch properties. Ms. Brooks and Mr. Kalesti explained an existing area to mitigate drainage. Following comments from the Board members about visiting the site, Attorney Krob offered the Board the option to continue the hearing to obtain more information and notice for a site visit. MOTION (Currier, Stuth) to continue this hearing to May 12 at 5 pm. Roll call vote – aye 5; nay 0. Motion passed.

Mayor Bass called for a 10-minute recess at approximately 5:45 PM. The Board reconvened approximately 5:55 PM.

9. Public Hearing - Application for Conditional Use (Tri Lakes Center for the Arts) - *Moved by Planning Commission to Continue Hearing to 5/18/22*. Attorney Krob suggested an action by the Board and to hear any public on this item. MOTION (Stuth, Currier) to continue this hearing to May 26 at 5 pm. Roll call vote – aye 5; nay 0. Motion passed.

### Business Items

10. Special Event Application - Elephant Rock Bike Tour (6/5/22). Mr. Scott Olmsted explained the route and details of the event and that this may be the last of the bike tour event. MOTION (Currier,

Stuth) to approve the Bike Tour event as presented including the event fee. Roll call vote – aye 5; nay 0. Motion passed.

11. Special Event Application - Fishing Derby (6/4/22). Mr. Jim Hawk with Tri-lakes Lions Club provided a summary of last year's event with over 300 participants and the plans for the upcoming June event. It was requested to waive the event fee. Discussion took place about mobile zoo animals and Mr. Hawk explained they are docile and will be on-site at 10 am after fishing begins. MOTION (Farr, Dawson) to approve the Fishing Derby event with the fee waived. Roll call vote – aye 5; nay 0. Motion passed.

12. Special Event Application - Festival on the Fourth (7/4/22). Trustee Currier recused herself from this item as a member of Awake the Lake and exited the room. Ms. Cindy Kuchinsky provided a summary of the festival event changes this year – including a central location of one stage with the beer garden and food. The event will run 2-8 pm and is tentative for a fireworks display. It was requested to waive the fee and also use town hall tables. Mr. Loren Burlage suggested the town charge for parking at the elephant rock property. MOTION (Dawson, Stuth) to approve the Festival on the Fourth event with the fee waived and allow the use of the tables. Roll call vote – aye 5; nay 0. Motion passed.

13. Resolution 26-2022 to Approve Temporary Conditional Use (Diacut, Hwy 105). Mr. Loren Burlage addressed the Board explaining the layout of the outside use, noting that the tallest bale is 8-12 feet and that product will be covered. Trustee Stuth stated it has been over a year getting that area cleaned up. MOTION (Farr, Dawson) to approve Resolution 26-2022 for a temporary conditional use as recommended by the Planning Commission. Roll call vote – aye 4; nay 1 (Stuth). Motion passed.

14. Ordinance 8-2022 to Vacate ROW (Loveland Slope). MOTION (Farr, Currier) to table this item to the May 12 meeting and direct staff to set a date for an on-site visit. Roll call vote – aye 5; nay 0. Motion passed.

15. Review and Suggested Amendment to STR Code. Collins reviewed what staff has learned as short term rental applications have been submitted. It is suggested to amend the ordinance to follow the conditional use process for owner occupied rentals with more than two units on a parcel similar to the non-owner occupied rentals with more than three units. The residential zoning code will also be addressed to consider accessory dwelling for short term rental. The Board directed staff to draft an amended ordinance.

16. Status of Elephant Rock Property. A draft schedule of activity was reviewed, and the Board agreed that staff should request proposals for a concept development for the property. Mr. Roger Mosely inquired about posting the citizen input and it was confirmed to post it to the website.

17. Schedule of Revenue Discussion - Options to Consider. The schedule of dates, beginning with a Special Board of Trustees Town Address on Tuesday, May 24, was reviewed. It was agreed that specific workshops should follow after the 5/24 town address to cover specific options. The schedule will be revised and be distributed to the Board to confirm dates to finalize potential initiatives by the last meeting in July for submittal the first week of August. Ms. Woodward inquired about the County deadline. Staff will confirm the date.

**Board Reports.** None made.

**Next Meeting (May 12) and Future Items.** Collins mentioned the upcoming car show that Dino Salvatori is hosting at his lot on May 14th. Trustee Dawson stated he will be out of town for the May 12 meeting.

**Convene to Executive Session.** Mayor Bass announced for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e) – property trade/sale; possible annexation. MOTION (Currier, Farr) to move to executive session at 7:49 PM. Roll call vote – aye 5; nay 0. Motion passed.

**Reconvene to Open Session.** MOTION (Currier, Dawson) to reconvene to open session at 8:04 PM. Roll call vote – aye 5; nay 0. Motion passed.

**Adjourn.** MOTION (Currier, Dawson) to adjourn at 8:05 PM. Motion passed.

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Mayor Bill Bass

ATTEST:

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Dawn A. Collins, Town Clerk