

a future date. The final design will be consistent with the design for new directional signs that the town will be installing for the downtown area. Construction and installation of the banner boards will be a partnership between the town and private individuals. The staff will monitor use of the banner boards and maintain them.

The new town banner boards may be placed at:

- The Tri-Lakes Chamber of Commerce at Highway 105 and Third Street.
- Old Denver Highway and Baptist Road.
- On Jackson Creek Parkway near Higby Road.

Commercial banner post rules amended

Under the revisions, the maximum width for a commercial banner is 10 feet. A banner may be 1.5 feet to 3 feet wide. Ground-mounted banners on private property must be attached to four-inch square wood posts or metal posts at least two inches in diameter. Pesicka said the YMCA banner posts are a good example of what the new banner posts would look like.

Temporary sign regulations updated

Pesicka noted that the town code currently has a limit of

one temporary real estate sign on the property on each street that is a frontage to the property, plus one sign on each major arterial that serves as an entrance to the property. The current restriction is a maximum of 32 square feet and 8 feet in height.

The wording was changed to eliminate current sign clutter for subdivision entrances by adding a 300-foot spacing limit between real estate signs for a subdivision. The revision allows one corporate flag up to 24 square feet to be flown beneath the American flag at single-family residential model homes until the last building permit is issued for the subdivision or if the model home is the last residence to be sold.

Group definition created

This definition is created in the revision: "Nonprofit or charitable organization" is a group designed to benefit society or a specific group of people. Its purpose may be educational, humanitarian, or religious. A nonprofit or charitable organization must be recognized as tax exempt by the IRS and the State of Colorado.

There were no public comments during the open por-

tion of the public hearing.

There was a lengthy technical discussion among the commissioners about potential concerns and abuses of the new rules before the commission unanimously approved all of the revisions as proposed.

The meeting adjourned at 7:46 p.m.

The next meeting will be held at 6:30 p.m. on May 8 in Town Hall at 645 Beacon Lite Road. Information at: www.townofmonument.net/ or 884-8017.

Jim Kendrick can be contacted at jimkendrick@ocn.me.

Palmer Lake Combined Workshop and Town Council, April 11

Watering restrictions in works

By Lisa Hatfield

On April 11, the Palmer Lake Town Council discussed ideas for an outdoor watering restrictions ordinance. Water consultant Linda Firth reported on progress regarding the town's joint water conservation plan. New Fire Chief John Vincent and Trustee Mike Patrizi were sworn in, and the council approved four new business licenses, a conditional use permit, and a vacation/replat.

Palmer Lake Historical Society representative retired Air Force Col. Jack Anthony presented a certificate to Mayor Nikki McDonald commemorating the star's placement on the Colorado State Register of Historic Properties. (See photo(s) on page 30.)

Watering ordinance to be presented

The last time Palmer Lake enacted watering restrictions was in 2002, and there was "no outside watering at all that year," said McDonald. This year's restrictions are more likely to allow residents to do outside watering for limited periods on two designated days each week. After the watering restrictions ordinance is approved and posted, "there will be somebody watching and writing citations," said McDonald. Even homes using well water will have to follow the outside watering restrictions, Town Clerk Tara Berreth explained.

The trustees used Colorado Springs Utilities' watering restrictions, enacted April 1, as a reference. After some discussion among the trustees, Town Attorney Larry Gaddis said he would write a draft ordinance. Later, it was announced that the ordinance will be discussed at the regular council meeting on May 9.

End in sight for water conservation plan

Water consultant Firth gave an update on the joint Water

Conservation Plan for the combined entities of the Town of Palmer Lake, Town of Monument, and Triview Metropolitan District. She will finalize the plan, send it to the Colorado Water Conservation Board, and bring it back for public approval in the fall. The plan's recommendations will be implemented in 2014, and the three entities will then be eligible to apply for state funding to help implement more water conservation initiatives such as rebate programs to replace toilets with low-flow models.

The Water Conservation Plan will be posted on the town's website. For a detailed explanation, see the Monument Board of Trustees article at <http://www.ocn.me/v13n4.htm#bot0318>.

New businesses and other items

The council unanimously approved new business licenses for:

- twentyfive LLC at 685 County Line Rd. #F and #G. Co-owners Randy Valentine and Josh Mabe make reclaimed artistic wood furniture.
- Glow Skin Center at 701 County Line Rd. Jessica Stanford is a licensed esthetician and does micro-derm abrasion and skin facials.
- Sophia's World LLC at 755 Highway 105 Suite L. Owner Nancy Rower will retail women's clothing and accessories and children's clothing.
- Adventure's Haven at 790 Highway 105 Unit C. New owner Phillip Rhodes Jr. rents U-Haul equipment and provides strategic board games to play and buy.

The council unanimously approved items that had already been approved by the Planning Commission:

- A conditional use "motor" application for co-owners Mike and Lynn Tucker on Illumination Point, 650 Highway 105. They are moving R&R Small Engine Plus to Palmer Lake and will do auto repairs and sell parts and supplies.
- A vacation and replat request to vacate the inner lot lines for the lot at 125 S. Valley Road. The request was made by Mark Bruce of Harlan homes so he can build one house on the combined eight lots and have just one water meter and sewer connection.

Committee reports

Mayor McDonald announced:

- The town is searching for a new roads trustee to replace Jerry Davis, who has resigned.
- Students willing to do fire mitigation work this summer should apply to Town Clerk Tara Berreth; grant money will pay for the work.
- The Parks Committee will host a fundraiser on June 23 at The Villa.
- Builders who have extra fill dirt available for land-



Above: New Palmer Lake Volunteer Fire Chief John Vincent was given the oath of office by Fire Trustee Rich Kuehster at the April 11 PLTC meeting. Photo by Bernard Minetti.

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