

be provided as part of the project.

The board voted unanimously to approve the resolution.

**Liquor license request tabled**

In its role as the town's liquor licensing authority, the council heard a request from Gregory Duncan to transfer the liquor license belonging to The Depot to his restaurant, Dex's Depot, which is operating in the same building previously used by The Depot.

Green told the council that Dex's Depot had a temporary liquor license from the Town of Palmer Lake, and that the state had not yet granted approval for Dex's Depot to sell liquor. The town does a background check when these requests are made, and that is not yet complete, she said.

Cressman pointed out that two council members, Mitchell Davis and Mark Schuler, were not present at the meeting, and said he wanted to table the request to make sure they had a chance to vote on the request.

Town Attorney Maureen Juran told the council that, since the request was to transfer an existing license to a new licensee, the only legal issue was the moral character of the person requesting the license transfer.

The council voted unanimously, with council member Paul Banta abstaining, to table the request until Davis and Schuler were present.

**Policy for nonprofits debated**

Juran raised the issue of how the relationship with nonprofit organizations operating in the town should be managed. She suggested that the council would be wise to put in place a policy making clear that nonprofit organizations raising money for town projects should work through the existing budget process and make sure they have the approval of the council for their work. Projects managed by nonprofits can create legal liabilities for the town and long-term maintenance responsibilities that must be thought through, she said. The town might not want to approve every

project, she said, giving the example of a hypothetical donation to the town of a building that contained asbestos. Personal liability could also come into play, Juran said. The town's Parks Committee raised some of these issues, according to Juran.

Havenar, a member of Parks Committee, said the committee always operated with town approval and worked with the town on all purchases of playground equipment. Havenar pointed out that the committee is not a 5013c nonprofit but really a part of town government. She mentioned the efforts of resident Reid Weicks, who meets with Green on a weekly basis to coordinate the work of the committee with the town. Havenar said, in her opinion, projects done by the Parks Committee are "what Palmer Lake is all about."

Mutu told the council that the current Parks Committee took shape a year ago to address maintenance issues he observed in the town's parks. He asked the council to re-establish the Parks Committee to make improvements. "We're not out there on our own," he said.

Council member Banta summed up the discussion by saying committees should operate under the town's umbrella and not make independent expenditures of money.

The council did not take explicit action following the discussion, but Cressman asked Juran to draft a resolution addressing the issues mentioned.

**Public comments give rise to heated exchange**

The issue of how fundraising events in the town should be handled led to a dispute between two speakers during the public comments portion of the meeting.

Resident Cindy Graff criticized the way a recent fundraising event, the Lantern Festival, had been handled, pointing out that the money raised had not actually been donated as promised.

One of the organizers of the Lantern Festival,

Darcy Duncan, defended the event and said the money would be donated to the town, perhaps going to re-roof the gazebo. Duncan said she decided not to donate the money to the Awake the Lake committee when she discovered that the paperwork establishing its nonprofit status had not been properly kept up to date.

Town Attorney Juran, in a different part of the council meeting, mentioned that temporary lapses in nonprofit paperwork were common and not a cause for concern once addressed.

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The council is scheduled to hold two meetings in March, on March 8 and on March 22 at 6 p.m. at Town Hall, 42 Valley Crescent. Meetings are normally held on the second and fourth Thursdays of the month, with the second meeting organized as a working session. Information: 481-2953.

James Howald can be reached at [jameshowald@ocn.me](mailto:jameshowald@ocn.me). Jackie Burhans can be reached at [jackieburhans@ocn.me](mailto:jackieburhans@ocn.me).

*Palmer Lake Planning Commission, Feb. 20*

**Commission hears proposals for permits**

*By Jennifer Kaylor*

Three individuals advocated for their conditional use permit requests at the Feb. 20 Palmer Lake Planning Commission meeting.

Commissioner Bill Fisher was excused.

Sylvia Amos presented her idea to raze the house and store next to the Rock House ice cream shop and construct a mixed-use building. Amos' concept featured eight studio and four two-bedroom apartments on the top floor and commercial space on the ground floor. Having recently initiated talks with Pikes Peak Community College (PPCC), Amos explained her objective to create an all-in-one culinary training facility. The residential floor would serve as housing for the college's culinary students, and the commercial floor would house a teaching kitchen run by PPCC as well as business-associated offices. Amos expressed her intent to fully prepare students to run their own food-related business upon graduation.

Town Administrator Cathy Green introduced Richard Willian's application for a single-family home in a C-1 zone "in proximity of the Spring Street and Highway 105 juncture." Green characterized the commercial zoning as "strange" and that "there's nothing vaguely commercial" about the land and added that she planned to permanently rezone the property back to residential in the next month or two. Killian chose to apply for the conditional use permit to initiate building a home on the property.

The final request involved a conditional use permit for a daycare center on Walnut Avenue near Glen Park. Maria Arefieva would like to open a nature-focused child care business that encourages children to be outdoors and learn from the sensory stimulation of the environment. Arefieva's plan includes six to eight kids, ages 2 to 6, under the care of a licensed daycare director. She expressed her intention to expand the plan over time but would keep it small initially.

The commissioners voted to recommend the

three conditional use permits.

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The next Palmer Lake Planning Commission meeting will be on March 20 at 6 p.m. Meetings are held on the third Wednesday of the month at the Palmer Lake Town Hall, 28 Valley Crescent Street, Palmer Lake. Call (719) 481-2953 or access [www.townofpalmerlake.com](http://www.townofpalmerlake.com) for more information.

Jennifer Kaylor may be reached at [jenniferkaylor@ocn.me](mailto:jenniferkaylor@ocn.me).



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