

CBD business granted conditional permit

At the April 11 meeting, the council considered Resolution No. 8 of 2019, a request to approve a conditional use permit for RAD Extraction to continue doing business at 860 Commercial Lane, which is currently zoned C-2 for light manufacturing use.

RAD Extraction bottles cannabidiol oil, commonly known as CBD, at the site. CBD is extracted from hemp plants and is believed by some to have medical or cosmetic value. CBD does not contain THC and therefore does not have the intoxicating properties of cannabis.

Greg Easton, the owner of the property, told the council that the bottling operation RAD Extraction performs in his building is a conditional use included in the building's C-2 zoning. Easton told the board the business has been operating there for a year and a half, but without a business license. A business license has since been granted, he said. He told the council the business had made improvements to the building and wanted to stay.

Cressman pointed out that Easton was not requesting a change in zoning and that a conditional use permit allows the council to impose conditions on the business that must be met.

Resident Gary Atkins opposed granting the conditional permit, arguing that the definition of light manufacturing specifies "manufacturing or industrial processing ... considered quiet, clean, free of any objectionable element." Atkins said he believes the bottling operation does not meet those criteria because of the odors generated. He pointed out that there were two cannabis-related businesses near 860 Commercial Lane, and they also created objectionable odors. Atkins also complained about trucks using the back of the building for loading and unloading materials, and claimed that fencing for the building was on town property.

Resident Matt Stephen requested that the building owner improve the landscaping, install a privacy fence, make better use of the property's loading zone, and improve communication between the business and its neighbors.

Clarence Bachmeier, the owner of RAD Extraction, told the council that his business employed 12 people and the bottling process was a "closed loop system." The business has installed charcoal filters to eliminate any odors, he said.

The council voted unanimously to approve the conditional use permit, imposing requirements to move existing fencing off town property, add a privacy fence to the back of the building, have the building inspected for fire safety,

and use HVAC filtration to address odor.

Other resolutions address water rates, permits

The council voted unanimously to approve Resolution No. 4 of 2019, which increased water rates as suggested by Carl Brown, a consultant hired by the town to ensure water rates meet the cost of delivering the service. *Details about the water rates can be found in at <https://www.ocn.me/v19n4.htm#pltc> or on the town's website (<https://www.townofpalmerlake.com/bc-bot/page/town-council-meeting-13>).*

Also approved by unanimous vote, Resolution No. 9 of 2019 gave applicant Mark Thompson a conditional use permit to operate a vehicle service business at Illumination Point.

Wildfire still an existential danger to the town

Harrington, who led the town's efforts at wildfire mitigation over the last six years, spoke to the council at the April 25 work session and emphasized how much work still needs to be done to protect the town from wildfire.

Harrington introduced CUSP forester Connelly, who told the council that she considered it inevitable that wildfire would come to Palmer Lake. She said there was a good chance the town would not survive when it does. She emphasized that the flooding that would follow on the heels of wildfire would likely wipe out whatever remained of the town following a wildfire.

Connelly said the grant funding that residents have used to reduce the cost of fire mitigation on their property would run out at the end of May. Both Harrington and Connelly urged the council

to find money in the town's budget to continue mitigation efforts. Finding funds would help to ensure the town would be included in future CUSP mitigation efforts, they said. Harrington asked if the town could find \$50,000 in its budget to continue with mitigation efforts.

Harrington also expressed frustration that the town does not have an ordinance that requires residents to mitigate their property.

Connelly highlighted the importance of fire mitigation along the routes residents would use to evacuate the town during a fire. Connelly said communication to residents was key and was likely to have a greater impact than mitigation requirement added to the town's codes.

Interim Town Manager Valerie Remington said she would look at finding the requested funds.

Note: In our June issue, OCN plans to cover the May 8 Palmer Lake Sanitation District meeting where members are expected to discuss the results of a system-wide engineering study done by GMS Engineering on the sewer collection system. See www.ocn.me/v18n12.htm#plsd.

Liquor license transferred to owner of Dex's Depot

At the April 11 meeting, Greg Duncan, owner of Dex's Depot, addressed the council concerning his request to have the liquor license belonging to the previous owner of the restaurant transferred to his business. Duncan stressed his commitment to Palmer Lake. Council members questioned Duncan about how he would handle issues that might arise through serving alcohol to his guests. Duncan reviewed his and his wife's years of experience in the restaurant busi-

ness, stressing his desire to keep Palmer Lake and its residents safe, and mentioning occasions when he has offered diners rides home.

When Cressman asked for public comments concerning the license transfer, there were none. Cressman noted that the state of Colorado had approved Duncan's request after a strenuous investigation of Duncan's background.

Banta recused himself from voting on the issue, citing his personal relationship with the Duncan family.

The council voted unanimously to approve the liquor license transfer.

Chipping days scheduled for May 10 and June 27

Following on Harrington and Connelly's presentation on wildfire preparedness, Wiecks told the council chipping days would be held on May 10 and June 27. On May 10, residents can bring their slash to Glen Park along Lover's Lane and have it chipped into mulch. A \$5 or \$10 donation to cover costs was suggested, Wiecks said. The Palmer Lake Volunteer Fire Department can help with hauling slash if residents call them at 719-419-8844, he added.

Wiecks pointed out that without funding from the

town, future chipping days would not be possible.

Playground equipment requires professional installation

Wiecks also updated the council about an effort by the Parks Committee to upgrade the playground equipment in Glen Park. Equipment had been purchased for \$15,000, Wiecks reported, but it requires professional installation, including the setting of structural supports into concrete bases. Wiecks asked the council to provide an additional \$5,000 to complete the installation.

Banta suggested the effort receive \$1,500 from the existing Parks budget and an additional \$3,500 from funds raised by the Duncan family through their Lantern Festival. The council voted unanimously to give their consent to proceeding with the project.

FireWise Day May 25

A FireWise Day is scheduled for 10 a.m. to 1 p.m. May 25 at Palmer Lake in the Town Hall and the Fire Department building. The event will include speakers, resources, and vendors with important information about being prepared for wildfire. Those involved are the state Forest Service, Red Cross, Community Animal Response Team, Fire De-



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June is Cataract Awareness Month

Michael G. Haas, M.D. Board-Certified Ophthalmologist (center)
 David Davis, M.D., FACS (right) and Timothy Reese, OD

- Have you been diagnosed with cataracts?
- Is your vision blurred despite wearing glasses?
- Are haloes or glare at night bothersome?
- All eye issues are evaluated during the exam.
- No referrals required (with a few exceptions).

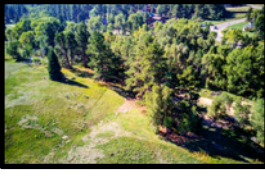
You won't leave until all of your questions have been answered!

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★ 245 Corso ★ Palmer Lake
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★ 252 Shady Lane ★ Palmer Lake
 Come live the good life! To-be-built Linwood Homes' Sebright Model with 3 beds and 2 baths in Palmer Lake's Glen Park neighborhood! Enjoy brand new construction on a corner lot in the tall, tall trees! Spacious deck overlooks stunning views of mountains and active year round creek. Great room concept with wall of windows to bring the beautiful setting inside! Humble floor plan is more than enough! Within walking distance of restaurants, trails, and more!
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