

begins retail sales.

During public comments, residents Atkins and Larry Ennenga said they were concerned that the nearby homes had a single point of access to Highway 105. Stan Berkenkotter, the owner of 850 Commercial Lane, said he did not expect traffic to be significantly impacted by retail sales being added to Woodward's business, and he mentioned the possibility he would develop an additional lot he owns on Commercial Lane. Resident Dee Banta said the town should plan for additional traffic, and resident Matt Stephen suggested on-street parking be prohibited on nearby streets. Woodward said her business was adding parking spaces to minimize on-street parking and would consider adding a stop sign and right-turn-only signage for customers exiting her business.

At the Jan. 26 meeting, the board unanimously approved a driveway agreement with the property owner, Berkenkotter Holdings LLC, to allow access to Alpine Essential on 850 Commercial Lane from a platted, undeveloped right of way in the town.

Salvatori's license application gave rise to a discussion about odor from his cannabis grow. Salvatori told the board that he has discontinued growing cannabis but still received complaints about odor. Stephen pointed out that no odor should be detectable at the property boundary.

The board voted to approve both retail licenses with the stipulations that a traffic study would be done in six months and traffic issues would be addressed sooner if needed.

Elephant Rock property next steps

At the Jan. 26 meeting, Havenar noted that the Parks Commission had been exploring options on connecting Creekside Trail and the El-

ephant Rock property but were not yet ready to bring a recommendation to the board.

Kent Hudson, the new president of the Palmer Lake Economic Development Group (PLEDG), raised concerns that this plan might derail a potential multi-million-dollar development opportunity on the property. He said he would love to see representatives from the board, the parks and planning commissions, and the Carter Payne group come to the table and negotiate.

Town Clerk Dawn Collins asked the board if it was considering hearing the parks proposal at a February meeting, would it like to extend the invitation to the other interested parties? Havenar said the Willanses had been invited and accepted to come to the February meeting, but the Carter Payne group said they were out if they couldn't purchase the land instead of a long-term lease as had been discussed.

Trustee Kevin Dreher said the discussion was a little premature and the board needed to decide exactly what they were willing to do with the property and that, in fairness to Carter Payne, the board had changed midstream. Trustee Shana Ball said the board's mistake was not to present the property properly and that it went from "bring your ideas" to an unofficial agreement very quickly, skipping some steps. Dreher said it was important to know what the board might do with the parks and whether it wanted to set aside land for a public safety building, then they could discuss lease vs. sale. Collins said it was up to the board whether it wanted to hear concepts first or decide on the parameters first, reminding it that the board has authority over town property.

In public comments, residents said they had been fans of the Carter Payne concept and were sad to find out that negotiations had bro-

ken down. They felt that the Parks Commission meeting had pulled the rug out from Carter Payne and

hoped the town could find a dignified way to move forward, suggesting a public workshop might be



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