

mended that all town staff complete job profiles in the event that an employee needs to be replaced or if cross training is needed.

Ousnamer said the auditors will provide a Report to Governance, which will include recommendations for a “safer and efficient system.”

Business license

By unanimous decision, the council approved the business license of Shelly’s Hair Boutique at 104-B Highway 105. Shelly Wheeler said the shop will be located next to O’ Malley’s Pub.

The meeting adjourned at 7:53 p.m.

The next meeting will be held at 6:30 p.m. June 14 in Town Hall, 42 Valley Crescent. Meetings are normally the second Thursday of the month. Information: 481-2953.

David Futey can be reached at dfutey@ocn.me.

Palmer Lake Planning Commission, May 16

Plans for storage facility expansion accepted

By Kate Wetterer

On May 16, the Palmer Lake Planning Commission accepted plans for an annexation to allow the expansion of a storage facility and heard tentative plans for a housing development.

Lynn Spear of Spear Builders Inc. proposed an annexation to the east and/or south of Highway 105, extending a current storage facility into an adjacent building. The motion to accept his plans passed, which means the matter will now be taken up by the Town Council.

Under the proposal, four buildings would be “phase built,” meaning they will be constructed one at a time. Spear said his company has arranged to resolve electrical concerns and sewer accommodations. The company’s existing entrance on Peak View would still be used, and the office would remain where it is.

Spear presented a copy of his plans to the board. Drainage was singled out as a potential concern, because Palmer Lake may be taking responsibility for drainage issues that would previously have belonged to the county. Spear assured the commission that an engineer is han-

dling drainage preparations, and a cohesive plan would be ready by the time the builder enters the next stage of approval.

The commissioners expressed a bit of uncertainty about what using a semi truck in the area would do to the serenity of nearby Roberts Drive homes. The representative said that he and his company have previously worked with more semis than would likely be used in this project, with no issues. Ideas of a security fence were discussed, but no decision was made on this issue. The commission accepted the proposal.

Charlie Shea of CR Shea Homes, which he runs with his business partner and wife Nancy Shea, discussed the possibility of building a housing development in Palmer Lake. Shea was not looking for any specific motion to be passed at this time, but rather intended to check the “pulse” of the community, to gauge if the proposal would be welcome. He asked if it was worthwhile for him to fill out an application to use Palmer Lake land, hire land planners and take other steps.

open space surrounding the development. Shea estimated it would take until the end of summer to come up with a full plan.

CR Shea Homes is currently working with 13 acres of land near the Mosaic Inn on Highway 105. It plans to devote five acres to each home site. The hope is to increase the development’s area, potentially building as many as 24 houses. The development would not have a separate clubhouse or community center of its own.

Water from the Clark One and potentially the untapped Clark Two wells would be used, and the sewer system already runs straight through the property. The commissioners suggested Shea consider building a trail system in the area.

The commissioners welcomed Shea’s suggestions, though they indicated that a full plan was needed before they could take any action. To decide if the housing development plan is worth pursuing, the commission advised him to hold public meetings.

The Palmer Lake Planning Commission normally holds a workshop on the second Wednesday of each month and a meeting on the third Wednesday of each month. Both are held at Palmer Lake Town Hall, 28 Valley Crescent. The next planning commission workshop is scheduled for 7 p.m. June 13. The next meeting is scheduled for 7 p.m. June 20. For information, call 481-2953 or visit www.ci.palmer-lake.co.us.

Kate Wetterer can be reached at katewetterer@ocn.me.

May Weather Wrap



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By Bill Kappel

Overall, it was a pretty average May around the region, with temperatures close to normal and precipitation right at normal. Snow was a little less than we normally get, but that’s not too surprising since May can see quite a variation in snowfall, from none to more than a foot in any given year.

Warm and dry weather started off the month, along with plenty of sunshine. High temperatures reached the low 70s each afternoon from the 1st through the 3rd after seasonably cool starts to each day. Temperatures warmed even more over the next couple of days, with highs touching the low 80s on the 4th and 5th. This put us in near record high territory each afternoon. But changes began to move in on Sunday the 6th, as clouds increased and temperatures cooled by 20 to 30 degrees. This was the initial push of cool air that would continue to increase over the next few days.

The second week of May started off cool and unsettled. Temperatures struggled to reach the low 40s on the 7th, as a storm moved through the region. This combined with low-level easterly flow and cold air to produce snow off and on from mid-morning through evening. A little more than a half inch accumulated during the morning hours, then most melted as it fell during the day. This storm cleared out of the region the next day, with temperatures quickly rebounding to seasonal levels, then slightly above normal on the 9th and 10th.

Another storm moved into the region over the next few days, with a strong cold front racing through just after midnight on the 11th. Temperatures were just a little warmer with this storm, so we received less snow and more rain. Highs still struggled to reach the low 40s on the 11th, with rain and snow mixed at times. Brief accumulations occurred with the heaviest showers, but overall it was a cold, gray day. The easterly winds and low-level moisture stuck around through the weekend, with temperatures remaining 10 to 15 degrees below normal, rounds of showers and even a few rumbles of thunder.

Temperatures started off the next week right around normal as a departing storm system left behind clear skies on the 14th as temperatures reached the upper 60s. Temperatures continued to warm for most of the week, with

plenty of sunshine. Highs were consistently in the mid- to upper 70s, about 5 to 10 degrees warmer than normal for mid-May. Cooler air moved in just before midnight on the 19th, with highs not reaching above the low 40s with low clouds, rain, and fog off and on all day. This cool, moist air quickly moved out by that evening and sunshine returned to end the weekend, with temperatures rebounding back to the upper 60s.

Warm conditions took hold as high pressure moved out of the Southwest and brought with it a warm air mass. This allowed high temperatures to jump into the upper 70s on the 21st and low to mid-80s on the 22nd. Several daily record highs were broken around the region that afternoon as well. Unsettled weather moved back over the next few days, bringing temperatures down to normal levels, in the 60s to low 70s, and higher levels of moisture. This combined with the stronger May sunshine to produce areas of thunderstorms and rain. Most of the region received a half-inch of rain from the afternoon of the 23rd through the morning of the 24th.

Dry and warm conditions again returned on the 26th, starting off Memorial Day weekend with gusty winds and accompanying high temperatures in the low to mid-80s. Slightly cooler air moved in over the remainder of the weekend, with highs holding at near normal levels, in the upper 60s to low 70s. This was accompanied by plenty of sunshine, and with the expectation of the gusty winds at times, made for a nice holiday weekend.

Seasonal conditions with mostly sunny skies continued to grace the region through the end of the month, as highs stay in the upper 60s to low 70s with morning sunshine and scattered afternoon clouds. This cool, dry air mass did allow for overnight lows to drop well below normal, reaching as low as the upper 20s on the morning of the 29th.

A look ahead

By June, we can usually say goodbye to our chances of snow, but hello to frequent afternoon and evening thunderstorms. There are times when we see a little snow in June in the region, but most of the time we can expect warm, sunny days with afternoon and evening thunderstorms.