

Draft as of 7 Aug

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, Aug 14, 2018- 6:30 PM at Town Hall**

AGENDA

1. CALL TO ORDER/ROLL CALL welcome guests
2. ADDITIONS, DELETIONS, CORRECTIONS TO THE AGENDA
3. APPROVE MINUTES of July 24
4. PUBLIC INPUT- For any items **not** on the Agenda
5. NEW BUSINESS

6. OLD BUSINESS
 - A. GMF COMPREHENSIVE PLAN
 1. Progress Report
 2. Updated COMP PLAN TO DO LIST
 3. Planning for a Logan Simpson tour of GMF
 4. Schedule and plan a joint meeting of the GMF PC Project Team with the Logan Simpson Project Team in August
 5. Schedule and plan a joint meeting of PC and TB for a briefing and discussion with Logan Simpson in August
 6. Discuss Citizen Survey- methods and content

 - B. Recommended changes to TB on Planning Fees (Tabled from July 24 meeting)

7. ADJOURN

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, July 24, 2018 – 6:30 P.M.**

MEETING MINUTES

PC Members Present

Mayor Jane Newberry
Chairman Eric Caldwell
Commissioner Dick Bratton
Commissioner Rocco Blasi

PC Members Absent

Commissioner Gerald Irwin
Commissioner Greg Williamson

Secretary

Katharine Guthrie

1. Call to Order/Roll Call

Chairman Caldwell called the meeting to order at 6:44 pm.

2. Additions, Deletions, or Corrections to the Agenda

M/S: Bratton/Blasi

Motion: Move to approve the agenda as presented.

Vote: Motion carried. All yea.

3. Approve Minutes of July 10

M/S: Caldwell/Blasi (2:38)

Motion: Move to approve minutes with the one change [date of CAC meeting from 'June 11' to 'July 11'].

Vote: Motion carried. All yea.

4. Public Input

1. Ann Esch asked for guidance as a Citizen Representative for the Pikes Peak Regional Counsel of Governments Citizen's Advisory Committee. Esch is carpooling with others from Woodland Park and Victor and will discuss with them common concerns of Ute Pass residents. Mayor Newberry reported that GMF has been hit hard by the rain and PPRCG can provide additional help for the town's recovery.

2. Mayor Newberry reports she is drafting a Declaration of Emergency. It will then be submitted to the town Marshal who makes it known publicly. This alerts government agencies, i.e., FEMA, El Paso and Teller counties, etc. that there is a financial need even after the emergency has passed.

Maple Street bridge, though damaged prior to the recent rain, sustained more damage due to flooding and local governments are aware of needs. Culvert is okay but the concrete around it has been compromised.

DOLA is always an option when looking for resources.

3. Jason Wells, Interim Town Manager, reports that the Federal disaster threshold is based on a million dollar plus need and it looks very unlikely that GMF would meet that threshold.

Wells spoke with the operations managers of both the El Paso County Emergency Management and the Colorado Division of Homeland Security and Emergency Management. El Paso County had their damage assessment team on the ground today making the rounds. El Paso County Public Works Director and the Emergency Operations Directors were here today and they did a drive-around. A bureaucratic process must be take place before providing substantial assets to GMF. El Paso County sent a loader up here late last night but the equipment was oversized for the town's immediate needs. El Paso County is well aware of our needs and will do what they can, but in terms of Federal Disaster funds, it is looking very unlikely.

The outside team contracted to grade the roads (including Jim Van Scooten) is scheduled to begin work tomorrow morning, which may offset county resources for this purpose.

Maple Street bridge was compromised before yesterday's event. A representative of Kiowa Engineering came out to assess the bridge and reported there was no immediate safety risk and is structurally sound as far as the actual crossing. The concrete and support wall supporting the timbers is cracked down the middle and needs to be replaced. Next a survey team needs to do a survey of the bridge, possibly as soon as this week, and then create a design plan to repair the bridge.

5. New Business—None

6. Old Business

A. 10270 Mountain Lane—Fence Permit—Bill Engel (Tabled from July 10 PC meeting)

M/S: Bratton/Blasi

Motion: Move that we approve the fence permit for Mr. Engel's fence at 10270 Mountain Lane.

Vote: Motion carried. All yea.

B. Recommend changes to Town Board of Trustees

1. Jan 1, 2017 Fee Schedule

M/S: Bratton/Caldwell

Motion: Move that we table this discussion and for homework take a look at how Regional establishes their Plan Review Fees and see if we can use the same technique.

Vote: Motion carried. All yea.

Jason Wells stated concerns that the Planning Commission, Board of Trustees and Marshal are all on the same page. The Municipal Code Zoning Section uses the word "structure," which suggests that even something as modest as a shed requires a permitting process and therefore has a fee attached. The Code needs to be consistent with everyone's understanding. The recommendation to establish a \$50 fence permit fee regardless of whether it is for a new fence, a replacement or a repair was agreed upon by the Board of Trustees but not acted upon due to the ongoing revision of the Municipal Code and Fee Schedule that is attached to the budget process. Therefore, the permit fee for a new fence is still \$125. Short-term Rental fee likewise needs clarification.

7. Citizen Advisory Committee

- a. Megan Moore, Logan Simpson Project Manager, described the current information gathering stage that will continue with in-person interviews at a booth on Bronc Day on July 28, 2018.
- b. www.plangmf.com website is on line now and contact info is available there. The website will be updated regularly with milestones and at least monthly throughout
- c. facebook/plangreenmountainfalls is another resource for information and feedback.
- d. An online survey is available now on the website.
- e. Posters have been posted at local businesses for Town Meeting/Public Workshop
- f. Other suggestions for distribution of information are welcome.
- g. Values—"small-town feel," the Lake/Gazebo Park, trails, easy access to Colorado Springs but "a world away."
- h. Concerns—parking, litter, town communication and transparency, cell service and broadband. Jason Wells reports that CDOT is planning to run a fiber optic belt through Ute Pass that should result in better connectivity.
- i. Opportunities—Laundry list...infrastructure (roads, water, sewage), events (farmers' market, senior programs, festivals), interactive activities (drones, art), tourism (trails, parking, maintenance, directions). Logan Simpson team will refine this laundry list and pull these items into themes and then underneath that vision start to address high-level goals for each of those themes.
- j. Plan to continue to meet one-on-one with citizens and talk with visitors throughout the process.
- k. A wildfire expert is part of the Logan Simpson team and he will start with the county's plan and using those recommendations go out within the town and identify very specific recommendation and specific locations for improvements in mitigation efforts that can be addressed on both private and public properties.
- l. Sewage issues severely limit development and many present systems are unsustainable. The expense may be prohibitive but possible solutions need to be explored. A tour of our local water treatment plant can be scheduled by calling Colorado Springs Utilities and information about the latest technology and developing technologies is shared during this tour.
- m. Grants—funding is a big issue and will be addressed in short and long-term action items. For example: Monitoring the water quality may be part of the plan and determine actions. Look at regional issues, developing technologies, alternative ways to address problems, identifying potential grant opportunities. Action items are usually listed in a left-hand column and then a series of other columns list short-term, long-term, sometimes mid-term actions. An order of magnitude cost for it, responsibilities (who's going to do it, i.e. town, partnership with town El Paso or Teller County, PPACG, Colorado Springs Utilities, etc.). Another column lists other funding opportunities available to help with the cost, and this is where grant opportunities would be listed.
- n. The Plan Audit takes a look at the existing Comprehensive Plan and making sure that important items are not lost or left out of the new plan. Some ideas as they are written may need to be updated or refined in the final plan.
- o. Community Assessment looks at the vision and the existing conditions ("Existing Conditions Snapshots"), the piece that is looking at key issues and do research into what the trends are and document that. The timeframe for this in direct form for review is late August-September. A joint meeting of the Planning Commission and

Board of Trustees is planned sometime in August and may coincide with the presentation of the Community Assessment.

Adjourned: 8:53 pm

Eric Caldwell-Chairman

ATTEST:

Katharine Guthrie-Secretary

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