

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, Nov 13, 2018- 7:00 PM at Town Hall**

AGENDA

1. CALL TO ORDER/ROLL CALL, welcome guests
2. ADDITIONS, DELETIONS, CORRECTIONS TO THE AGENDA
3. APPROVE MINUTES of Oct 9, 2018
4. PUBLIC INPUT - For any items **not** on the Agenda
5. NEW BUSINESS
 - A. Vacancy on Planning Commission, Recruit a new PC Member
 - B. Sheds - Request from Town Marshal for PC guidance on sheds.
Ref. Sec. 16-601 (a) Accessory Buildings, (b) Sec 16-705(a), (c)1 Materials
6. OLD BUSINESS
 - A. Frequently Asked Questions (FAQ) for Town Web Site and Town Clerk use.-
GMF Submittal requirements for Building Permits and other Permits (Cactus)
Ref: RBD Web Site
 - B. GMF COMPREHENSIVE PLAN
 1. Progress Report
Base Map, Plan Audit, Vision Documents, CIP, Survey, Town Meeting
 2. Review LS Preliminary Vision Themes from Oct 9 PC Meeting.
7. ADJOURN

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, October 9, 2018 – 6:30 P.M.**

MEETING MINUTES

PC Members Present

Mayor Jane Newberry
Vice Chairman Dick Bratton
Commissioner Greg Williamson
Chairman Eric Caldwell

PC Members Absent

Commissioner Gerald Irwin
Commissioner Rocco Blasi

Secretary

Katharine Guthrie

1. Call to Order/Roll Call

Chairman Eric Caldwell called the meeting to order at 6:36 pm.

2. Additions, Deletions, or Corrections to the Agenda

M/S Caldwell/Bratton

Motion: Move to approve as submitted with deletion of Item 5.

Vote: Motion carried. 2:0 (Williamson abstained)

3. Approve Minutes of September 25, 2018

M/S Bratton/Caldwell

Motion: Move to approve minutes as submitted.

Vote: Motion carried. All yea 2:0

4. Public Input

None

5. New Business

None

6. Old Business

a. New Fire Station—Gary Florence

Review of Grading Plan, Drainage Report, Erosion Control Plan, Final Plat

M/S: Caldwell/Williamson

Motion: Move to approve the grading plan, drainage report and erosion control plan as submitted with the condition that it is also approved by Kiowa before construction starts.

Vote: Motion carries. All yea.

Resolution: All applicable fees to be paid in full.

- b. 2019 Capital Improvements Program (CIP)
 Prioritize Projects for 2019 Town Budget Consideration
 - 1. Delete—Construct New Fire Station (listed twice), and Flood Control: Bank stabilization behind motel (FCWFCD Project #27)
 - 2. 2019 Stilling Basins (roadway drainage improvements) PPRTA “A” List
 - 3. 2021 Flood Control-Detention Pond on Crystal Creek, and Flood Control-Replace Bridge-Hotel Street.

- c. Frequently Asked Questions (FAQ) for Town Website
 GMF Submittal requirements for Building Permits and other Permits
M/S: Bratton/Caldwell
Motion: Move that we table Item 6.c Frequently Asked Questions.
Vote: Motion carried. All yea.

- d. GMF Comprehensive Plan—Megan Moore, Logan Simpson Company
 - 1. Overall Process and Schedule (24:00)
 - Task I: Foundation May-September 2018
 - Community Engagement Plan
 - Plan Branding
 - Stakeholder Interviews and Town Tour
 - Plan Audit
 - Town Meeting #1
 - Community Assessment
 - On-Site Validation of Existing Data

 - Task II: Vision and Opportunities October-December 2018
 - Visioning Outreach and Mapping
 - Vision Document
 - Opportunities Analysis
 - Illustrative Land Use Plan
 - Framework Document

 - Task III: Plan Development and Approval January-June 2019
 - Preliminary Plan
 - Strategic Action Plan
 - Adaptive Management and Monitoring Program
 - Public Review of Draft Plan
 - Final Plan and Formal Adoption

 - 2. Preliminary Vision and Supporting Themes
 - “What Do We Love About GMF?”
 - Our Roots (Community Character)
 - “A rustic town that is celebrated for our rich generational history, small community charm, and immediate access to an unmatched trail system.”
 - Includes: Families, downtown, lake, gazebo, arts, “remote” location, but 20 minutes from the city, quiet

“A town that proactively preserves and enhances the aspects of our narrow mountain valley environment, providing residents with a scenic, low-stress lifestyle.”

Includes: Water quality, fire mitigation, flood mitigation, wildlife, scenery, quiet, air quality

Our Economy ((Economic Sustainability)

“A town that promotes economic sustainability through continues support of our home-grown businesses, with expansion of strategic, small-scale, daily services that contributes to our character and resilience.”

Includes: Retail, convenience, wayfinding, parking

Our Development (Growth and Land Use)

“An appropriately-sized, safe community, home to a mix of residential, commercial, recreational, and cultural uses that together, generate a high quality of life.”

Includes: Annexation, land use mix and allocation, growth areas. Development location and character, safety

Our Infrastructure (Community Services and Facilities)

“A town with an efficient, consistent level of public services, with a focus on neighbor helping neighbor.”

Includes: Road maintenance, emergency services, cell service improvements, sewer system investigation, coordination with Colorado Springs Utilities, El Paso and Teller Counties

3. Preliminary Conditions Assessment

4. Citizen Survey—Coordination and Logistics

Online: www.plangmf.com

www.facebook.com/plangreenmountianfalls

www.colorado.gov/greenmountainfalls (coming soon)

TBC: Post to the GMF, Colorado Facebook page

Place hard copies at the post office

Email link and hard copies directly to folks that have signed up previously and on the website

5. Next Steps

a. Final Vision

b. Opportunities

Adjourned: 7:54

Eric Caldwell-Chairman

ATTEST:

Katharine Guthrie-Secretary

Sec. 16-305. - R-1 5,000 Single-Family Residential District.

- (a) The R-1 5,000 Single-Family Residential District is the basic residential zoning category for the existing platted lots in the Town where the principal use of land is for single-family dwellings. The specific intent of this Section is to:
- (1) Encourage the development and continued use of the existing and/or surrounding residential uses without inducing undue hazards to public health or safety; and
 - (2) Prohibit any uses which would substantially interfere with the use and enjoyment of existing and/or future residential use within the Town.
- (b) Permitted principal uses: single-family dwellings.
- (c) Uses requiring special approval (special uses):
- (1) Educational institutions;
 - (2) Religious institutions;
 - (3) Public buildings; and
 - (4) Parks and playgrounds.
- (d) Development requirements:
- (1) Minimum lot area: five thousand (5,000) square feet.
 - (2) Minimum frontage: fifty (50) feet.
 - (3) Minimum lot width: fifty (50) feet at front building setback line.
 - (4) Setback requirements:
 - a. Front, fifteen (15) feet;
 - b. Side, five (5) feet; and
 - c. Rear, ten (10) feet.
 - (5) Maximum building height: thirty-five (35) feet.
- (e) Accessory uses and buildings: refer to Article VI of this Land Use Code.
- (f) Off-street parking: refer to Section 16-604.
- (g) Permitted signs: refer to Article IV of this Land Use Code.
- (h) All buildings, structures and uses shall conform to the requirements of Section 16-705.

(Ord. 97-01; Ord. 02-2002, §1)

Sec. 16-601. - Definition.

- (a) An *accessory use and building* is a subordinate use of a building, other structure or tract of land, or a subordinate building or other structure:
- (1) Which is clearly incidental to the use of the principal building, other structure or use of land;
 - (2) Which is customary in connection with the principal building, other structure or use of land; or
 - (3) Which is ordinarily located on the same lot with the principal building, other structure or use of land.
- (b) Accessory buildings and uses shall conform to the same location and bulk requirements as those specified in the district for the principal uses unless otherwise stated.
- (c) A home occupation shall be allowed as a permitted accessory use.

(Ord. 97-01)

Sec. 16-705. - Building permits; architectural review.

- (a) Purpose. The purpose of architectural review is to ensure that high standards of design are maintained for all residential, business and commercial buildings and uses in development and construction in the Town. Anyone seeking to renovate the exterior of, add to or construct a new building shall be subject to Planning Commission approval anywhere within the Town. In promoting the general purposes of this Land Use Code, the specific intent of this Section is to:
- (1) Protect the historic and architectural qualities of the Town's building stock;
 - (2) Promote development and building consistent with the policies of the Comprehensive Plan;
 - (3) Promote a consistent standard in architectural design and the construction of aesthetically pleasing structures;
 - (4) Improve the general quality of the environment and promote conservation of natural and manmade resources of the Town;
 - (5) Encourage land uses which are orderly, functionally efficient, healthful, convenient to the public and aesthetically pleasing;
 - (6) Encourage development of safe and attractive residential areas that are compatible with existing historical development in a variety of housing styles;
 - (7) Encourage the construction of safe, convenient and attractive commercial facilities and residences;
 - (8) Promote neighborhood integrity by congruity in architecture and cohesiveness in style;
 - (9) Encourage the preservation of the Town's early styles of architecture; and
 - (10) Promote visual relief throughout the community by preservation of mountain vistas, creation of open space and variation of styles of architecture.
- (b) Design review policies. There are two (2) areas of policy in which the Planning Commission directs its review. The guidelines for each of these policy areas are intended to provide general direction to an applicant coming before the Planning Commission. The policies are:
- (1) Building design and function.
 - a. Building design. Buildings should demonstrate compatibility in materials and consistency in style throughout all exterior elevations. Building components, such as windows, doors, arches and parapets, should have proportions appropriate to the architecture of the structure.
 - b. Additions. All additions should relate to the existing building in design, details, colors and materials.
 - c. Energy efficiency. Buildings should be designed and oriented to maximize energy efficiency and conservation.
 - d. Color. Building color should complement architectural details and blend with surrounding buildings or dominant structures and should be appropriate to the architectural style proposed.
 - e. Historical significance. Plans should show consideration for historical elements, if any, of significance existing on the site.
 - (2) Site and neighborhood compatibility.
 - a. Relation to site. Buildings should be designed to relate to the existing landforms and the contours of the site and present an integrated appearance.
 - b. Neighborhood compatibility. Buildings should have a harmonious relationship with the surrounding neighborhood. Significant factors in establishing this relationship are a sense of scale, roof-lines, colors and materials.

(c) Requirements.

(1) Materials.

- a. The use of natural materials (wood and stone) for the exterior surfaces of all buildings and other structures is encouraged. Corrugated metal, plastic and fiberglass are prohibited.
- b. Vinyl and aluminum siding that meet the requirements of the Uniform Building Code are allowed, provided that the installation results in a uniform appearance absent of buckling and drooping.
- c. Exterior nontextured concrete block and concrete walls (nontextured) must be covered with a veneer, stucco or other surfacing. Paint is not an acceptable cover.
- d. All roof surfaces shall meet the requirements of the Uniform Building Code. Corrugated metal, plastic and fiberglass are not permitted. Class A roof coverings are recommended for fire resistance. Color selection to be approved prior to permit issuance.

(2) Colors. Natural wood or earth tones (i.e., dark shades of brown or green) for exterior surfaces are encouraged.

(3) Trees shall not be removed on any lot except as follows:

- a. Actual land occupied for buildings plus a fifteen-foot clearance strip adjacent to the perimeter thereof;
- b. On off-street parking areas and driveways providing access thereto; or
- c. Diseased trees, trees damaged by natural causes and other trees which interfere with utility lines.

(d) Procedure.

- (1) The Town Clerk shall forward plans and drawings for the proposed construction of all residential, business, commercial, public and semi-public structures, including its accessory uses and structures, to the Planning Commission for its review.
- (2) The Planning Commission shall review plans and exterior design of all proposed residential, business, commercial, public and semi-public structures. Before approving any new residential, business, commercial, public or semi-public principal building and its accessory uses and structures, the Planning Commission shall find that the character of the proposed construction is in harmony with the established exterior architectural appeal of structures already located in the neighborhood and with approved public plans for the surrounding area so that existing and future land values within the Town will not be depreciated. The Planning Commission shall restrict its consideration in each case to the effect of the proposed construction on the health, safety, morals, and general welfare of the Town, keeping particularly in mind the unique characteristics of certain existing structures in the Town and that the prosperity of the entire Town is involved in the preservation of established sections of the Town. As a minimum, the following specific criteria shall be considered by the Planning Commission:
 - a. Architectural compatibility;
 - b. Bulk of the proposed building or structure in relation to surrounding buildings and land;
 - c. Vehicular access and parking;
 - d. Pedestrian access; and
 - e. Relation to existing and future open space.
- (3) The Board of Trustees, after review and recommendation by the Planning Commission, may vary the requirements of this Section if the same may be granted without substantial detriment to the compatibility with surrounding uses and natural land features.



9 Oct 2018

Town of Green Mountain Falls Comprehensive Plan

Preliminary Vision Themes, DRAFT, V1
3 October 2018

Our Roots (Community Character)

"To make Green Mountain Falls a community where the quality of life is measured in minutes, not miles to an amenity or to a city."

(e.g. attract families; enhance downtown, lake, gazebo; incorporate arts; "remote" location, but 20 minutes to the city)

Our Health (Environmental Quality)

"To show that preservation practices and innovative aspects of our narrow mountain valley can be used to create a healthy and vibrant community."

(e.g. improve water, air quality; implement fire mitigation; address flood hazards)

Our Economy (Economic Sustainability)

"To show that preservation can be a catalyst through continued support of our investment in the town's infrastructure, including roads, trails, and other amenities, to attract new businesses and jobs."

(e.g. add a small corner store small commercial; add welcoming wayfinding signage; add trail wayfinding signage; address parking)

Our Development (Growth & Land Use)

"To show that growth can be managed in a way that respects the natural beauty of the area and creates a high quality of life."

(e.g. address annexation areas and strategy; identify land use mix and location; efficiently manage when, where, and how growth occurs; differing focus and strategies for how areas are treated adjacent to Highway 24 versus within Town)

Our Infrastructure (Community Services & Facilities)

"To show that an efficient, unified system of public services will improve the quality of life for all."

(e.g. road maintenance; emergency services; cell service improvements; sewer system investigation; coordination with CSU, El Paso and Teller counties)