

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING  
Tuesday, Nov 27, 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 Nov 13, 2018
4. PUBLIC INPUT- For any items **not** on the Agenda
5. NEW BUSINESS
  - A. Shed- 11160 Belvidere-Plan Revue-Judy Piazza, owner  
Ref Sec 16-601 (a) Accessory Buildings, (b) Sec 16-705(a), (c)1 Materials  
Sec 16-305 Setbacks
6. OLD BUSINESS
  - A. Fill PC Vacancy
  - B. Frequently Asked Questions (FAQ) for Town Web Site and Town Clerk use.-  
GMF Submittal requirements for Plan Review/Building Permits and other  
Permits (Cactus). Ref: RBD Web Site
  - C. Update Capital Improvements Program (CIP)
  - D. GMF COMPREHENSIVE PLAN
    1. Progress Report
    2. Town Meeting #2- Dec 11 at Town Hall- Citizen input on Visioning
    3. Review draft Base Map

Plan Audit, Vision Documents, , Survey #1.#2
7. ADJOURN

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING  
Tuesday, November 13, 2018 – 7:00 P.M.**

**MEETING MINUTES**

**PC Members Present**

Mayor Jane Newberry  
Vice Chairman Dick Bratton  
Commissioner Greg Williamson  
Commissioner Gerald Irwin  
Commissioner Rocco Blasi

**PC Members Absent**

Chairman Eric Caldwell

**Secretary**

Katharine Guthrie

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**1. Call to Order/Roll Call**

Vice Chairman Dick Bratton called the meeting to order at 7:01 pm.

**2. Additions, Deletions, or Corrections to the Agenda**

**M/S** Blasi/Irwin

**Motion:** Move to approve the agenda as submitted

**Vote:** Motion carried. All yea.

**3. Approve Minutes of October 9, 2018**

**M/S** Bratton/Williamson

**Motion:** Move to approve minutes as submitted.

**Vote:** Motion carried. All yea.

**4. Public Input**

None

**5. New Business**

A. Vacancy on Planning Commission, Recruit a new PC member  
Gerald Irwin reports that he will submit his resignation from the Planning Commission within the next two weeks.

B. Sheds—Request from Marshal for PC guidance on sheds.  
Code includes “accessory” buildings although not the word “Shed.”  
Per GMF Municipal Code Sec. 16-601, an accessory building, such as shed, requires a Plan Review.

**M/S:** Bratton/Williamson

**Motion:** Planning Commission finds that Municipal Code Sec.12-601 applies to sheds by use of the owners, residents, or occupants of the primary building.

**Vote:** Motion carries. All yea.

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**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

**M/S:** Bratton/Blasi

**Motion:** Table item until Chairman Caldwell is in attendance.

**Vote:** Motion carries. All yea.

B. GMF Comprehensive Plan

1. Progress Report

a. Logan Simpson requested a meeting with the Planning Commission at its regularly scheduled meeting on November 27, 2018 to provide a briefing and review some products that they have produced.

b. Logan Simpson requested Town Meeting II on December 11, 2018 at the Town Hall during the regularly scheduled Planning Commission meeting.

c. Base Map, Plan Audit, and Vision Documents are progressing well.

d. Capital Improvement Plan (CIP) update is completed. Logan Simpson will be informed of the recent grant award to incorporate new information in the plan. The CIP goes into the Comprehensive Plan a week before it is adopted so it is up to date.

e. First Survey results are being gathered.

f. Logan Simpson is ending emails out for review of the Preliminary Vision themes from the October 9, 2018 Planning Commission meeting.

**7. Correspondence**

Mayor Newberry reports that the Town of Green Mountain Falls has granted a DOLA award in the amount of \$139,730.00 to address culvert and bridge problems. This requires a 75/25 match. Money may have to be pulled from some projects in the CIP for the matching funds. Thanks to Jason Wells, our Interim Town Manager, for getting this grant.

**Adjourned:** 7:56

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**Dick Bratton- Vice Chairman**

**ATTEST:**

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**Katharine Guthrie-Secretary**

11160 Belvidere SHED

Dick as you can see----The House to the right extended their property line to include part of the town property. without buying the property in the same manner, Judy's property line actually runs through her residence. If you measure 24 feet back into the property from the corner of the house to the right of her.... thats where her property line actually is. An actual survey is the only way to determine where property lines are, the second best is the assessors map absent a survey.



Virgil Hodges, Marshal  
Town of Green Mountain Falls, Colorado  
719-684-9415  
[GMFhodges@gmail.com](mailto:GMFhodges@gmail.com)

Setbacks R1-5,000  
16-305 15 Front  
5 Side  
10 Rear

On Fri, Nov 16, 2018 at 5:10 PM Dick Bratton <[trails007@aol.com](mailto:trails007@aol.com)> wrote:  
Virgil- I looked at the aerial photo on EPC Assesor web site. it looks like the A frame and shed are **not** encroaching on the Belvidere ROW. Dick

Dick Bratton, Archiect  
Vice Chairman  
GMF Planning Commission  
[trails007@aol.com](mailto:trails007@aol.com)  
684-9811

2Attached Images



As of 17 Nov 2018 (Includes Info from Town 2019 draft Budget)

**TOWN OF GREEN MOUNTAIN FALLS**  
**2019-2023 CAPITAL IMPROVEMENTS PROGRAM (CIP)**

<u>Year</u>	<u>Project</u>	<u>Est Cost</u> <u>(\$1,000)</u>	<u>Possible</u> <u>Funding Sources/Status</u>
<b><u>2019</u></b>			
	Lake- HCAP Fishing Pier	10	<b>FUNDED</b> by CDBG/GF match
	Public Restroom Upgrade	19	<b>FUNDED</b> -GF-in Budget
	Lake- Inlet Valves-Automated Controls	12	<b>FUNDED</b> byFishingisFun/GF
	Lake-Armor West Shore- New Path Installation- Belvidere-Widening & Overlay	5 224	<b>FUNDED</b> by TC Volunteers <b>FUNDED-RTA</b>
	Lake Street Sidewalk replacement	6	<b>FUNDED</b> by HGMFF
	Repair Maple Street Bridge	35	<b>FUNDED</b> DOLA/GF
	Replace Midland Culvert Crossing	52	<b>FUNDED</b> DOLA/GF
	Belvidere/Olathe Sediment Removal	27	<b>FUNDED</b> DOLA/GF
	El Paso Trail Road Drainage Improvements	41	<b>FUNDED</b> DOLA/GF
	Iona Ave-Drainage/Road Repairs	32	<b>FUNDED</b> - GF-in Budget
	Lake- Improve Water Quality (Clear up Muddy Water)	-	
	Lake- Divert SW from Hotel St to Fountain Creek	13	<b>FUNDED</b> -GF- in Budget
	Lake- Divert SW from Ute Pass Ave to Creek	8	<b>FUNDED</b> -GF- "
	Lake- Divert SW-From Foster Ave to Fountain Creek	5	<b>FUNDED</b> -GF- "
	Lake- Sediment Dredging- (after SW diversions)	23	<b>FUNDED</b> -GF "
	Stilling Basins (roadway drainage improvements)	66	<b>FUNDED</b> -PPRTA "A" List
	Replace Altitude Sign-Hotel St	3	<b>FUNDED</b> by private donation
<b><u>2020</u></b>			
	Town Hall Monumental sign	8	GF
	Town Hall- Increase Parking & Pave	9	GF
	Flood Control- N end of Oak Street	452	FCWFCD Project #24
	Flood Control-Armor Creek at GMF Rd Bridge	100	FCWFCD Project # 23
	Flood Control-Bank Stabilization - Gazebo Park	150	FCWFCD ?
	Flood Control-Replace El Paso Ave East Crossing	60	FCWFCD Lake- Reconfigure
	Lake Reconfigure Outlet & overflow	50	GOCO
	Lake -Replace walls at East & South ends	40	?
	Gazebo Park- Ground cover- West & South banks	10	?
	Gazebo Park- Island landscaping	10	?
	Pool Park- Irrigation System	20	GOCO
	Pool Park Rest Rooms	60	GOCO/PD
	Increase Parking capacity along Pool Park fence	5	PD (For pool & Sallie Bush)
	Community Events Information Board	9	Chamber & Donations
	Replace Bridge- Oak Street	30	?
	Plant Trees- Arbor Day	5	PD
	Construct Trail- Red Devil Mountain	7	TC

## **2021**

Flood Control-Detention Pond on Crystal Creek	350	FCWFCD Project # 25
Flood Control-Replace Bridge-Hotel Street	506	FCWFCD Project #26
Flood Control-Bank Stabilization -behind motel	100	FCWFCD Project #27
Pool Park-Upgrade Playground	15	GOCO Grant/PD
Street Scaping- Ute Pass Ave with Traffic Calming	250	SAFET
Historical Interpretive Panels	25	UPHS/PD
Plant Trees- Arbor Day	5	PD
Renovate old Marshal's Office	30	GF/ PD
Replace Bridge- Ute Pass Ave at Crystal Creek	300	PPRTA/CDOT
Gazebo Park-Island Bridge Replacement	48	?
School Bus Stop Shelter - Spruce Street	15	PD
Construct Spur Trail to Empire Power Plant site	5	TC
Restore Crystal Falls at Hydro Plant (flume)	30	UPHS/PD

## **2022**

Renovate Swim Pool	80	GOCO
Ute Pass Ave Overlay	300	PPRTA-Priority "B"List
Restore Crystal Falls at Hydro Plant (flume)	30	UPHS/PD

## **2023**

Overlay 6 other paved streets	350	PPRTA ?
Bridge Rehabilitation/Replacement (several)	123	PPRTA-Priority "B" List
Gazebo Park-Pavilion/ Stage	70	GOCO/PD

### **\* Key to Funding Sources**

CSU	Colorado Springs Utilities	HGMFF-	Historic GMF Foundation
CDBG	HUD Community Development Block Grants	PD	Private Donations
DOW	State Dept of Wildlife	PPCF	Pikes Peak Community Foundation
DOLA	State Dept of Local Affairs	PPRTA	Pikes Peak Rural Transportation Auth
FCWFCD	Fountain Creek Watershed Flood Control District	ST	State Trails Fund
FIF	Fishing is Fun (DOW)	SAFET	Transportation Enhancement Funds
GF	GMF General Fund	TF	GMF Trails Funds
GOCO	Great Outdoors Colorado Trust Fund	UPHS	Ute Pass Historical Society

Nov 17, 2018

## **GMF Comprehensive Plan- Progress Report as of Nov 17**

Planning Contractor- Logan Simpson Company

### **TASKS**

**1. Foundation:** The contractor has held several meetings with Town leaders to learn about what Green Mountain Falls is all about and what has worked in the past. In addition they conducted a series of interviews with summer and year-round residents. They manned a booth at the July Annual Bonc Day Festival to facilitate one-on-one conversations with local residents.

The contractor created an extensive Community Engagement Plan to involve the residents in the planning process.

A highly successful and informative Town Meeting #1 held June 27 was planned and facilitated by the contractor. Town meeting #2 will be held in December to discuss visioning.

The contractor has designed and conducted two citizen surveys to gather input.

The contractor has reached out to engage Ute Pass Elementary fifth and sixth grade students in the planning process to capture youthful perspectives and creative thinking. After field work, the students will make a presentation at a public meeting.

**2. Vision and Opportunities:** The contractor participated in several Planning Commission meetings to present power point briefings to the public and receive citizen input. They also created a Preliminary Vision Themes document for review.

**4a. Plan Branding:** The contractor's graphic specialists designed a "PlanGMF-Looking Forward " branding theme and logo. It will appear on printed materials and on the Project web page and face book postings.

**4b Plan Audit:** The contractor created a way to evaluate the effectiveness of the previous (2007) plan and, in addition, designed a citizen questionnaire to gather input. The evaluation will include feedback on how goals, strategies and actions operate today and what needs and conflicts exist under current regulatory guidance in relation to expected future demands.

**4d On Site Validation of Existing Data:** The contractor has been collecting important data on existing conditions from multiple sources. The project manager and project team members have made trips to GMF to "ground truth" and verify the accuracy of the data. The contractor's team and the GMF project team also participated together in a Town Tour.