



**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
REGULAR MEETING AGENDA
JULY 9, 2019, 6:30 PM**

- I. CALL TO ORDER**
- II. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA**
- III. APPROVAL OF MINUTES**
 - a. June 25, 2019 Meeting
- IV. PUBLIC COMMENT – Members of the Public May Sign-In and Address the Commission on Items Not Germane to the Agenda**
- V. UNFINISHED BUSINESS**
 - a. **PR2019-014 – Plan Review (Deck)** – 10905 Denver Avenue – Jeff Evans of Affinity Homes LLC, Applicant, on Behalf of Dave Doren, Owner
 - b. **Rezone Town Hall** – Discussion and Recommendation to Staff and Board of Trustees on Rezoning Town Hall Parcel from Business to Public Facilities
- VI. NEW BUSINESS**
 - a. **Comprehensive Plan** – Discussion and Recommendation on Next Steps
 - b. **Planning Commission** - Discussion and Recommendation to Staff on Meeting Frequency and Protocol
- VII. OTHER BUSINESS**
- VIII. ADJOURNMENT**

Commissioners:

Eric Cactus Caldwell, *Chair* (Term exp. June 3, 2020)
Dick Bratton, *Vice Chair* (Term exp. January 20, 2019)
Rocco Blasi (Term exp. April 12, 2019)
Greg Williamson (Term exp. June 20, 2019)
Nathan Scott (Term exp. January 16, 2020)

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, June 25, 2019 – 6:30 P.M.**

MEETING MINUTES

PC Members Present

Chair Eric Caldwell
Vice Chair Dick Bratton
Commissioner Greg Williamson
Commissioner Rocco Blasi
Commissioner Nathan Scott
Mayor Jane Newberry

PC Members Absent

Secretary

Katharine Guthrie

Town Planner

Julia Simmons—Absent

1. CALL TO ORDER

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

2. ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA

M/S: Blasi/Caldwell

Motion: Move to approve the agenda as submitted.

Vote: Motion carried. All aye.

3. APPROVAL OF MINUTES of June 11, 2019

M/S: Caldwell/Bratton

Motion: Move to approve minutes of June 11, 2019 as submitted.

Vote: Motion carried. All aye.

4. PUBLIC INPUT

None

5. NEW BUSINESS

a. Comprehensive Plan Update – Presentation on the Adoption Draft of the Comprehensive Plan Update, Kristy Bruce, Logan Simpson

b. Public Hearing - Green Mountain Falls Comprehensive Plan Update, Adoption Draft, June 20, 2019

c. Green Mountain Falls Comprehensive Plan Update – Consideration of Adoption of the Draft Comprehensive Plan by Resolution PC2019-01

6. ADJOURN REGULAR MEETING: 7:04

7. OPEN PUBLIC HEARING: 7:04

Ann Esch—provided written input to the Comp Plan suggesting that horses or burrows be allowed back to town. Also investigate the possibility of becoming part of Teller County rather than El Paso County. Teller County is a mountain county versus the urban county of El Paso. Did the subject of disincorporation get into the Comp Plan? Is there private funding that may cover the cost of something like the roads?

Gail Gehrig—citizen input is generally the same from one Comp Plan to the next. Recommends that the Town look at this new Comprehensive Plan and decide what is feasible and prioritize these ideas.

Kristy Bruce—stated that in the Strategic Actions and Funding Sources within the Comprehensive Plan.

Jesse Stroope—funding may be available for specific projects through grants just like support was provided for the Comprehensive Plan.

Sean Ives—nostalgia should not be overlooked. Improvements on existing assets would be welcome.

8. PUBLIC HEARING CLOSED at 7:28

9. REGULAR MEETING RESUMED at 7:28

10. OTHER BUSINESS

RESOLUTION NO. PC2019-01

TITLE: A RESOLUTION OF THE PLANNING COMMISSION FOR THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO, APPROVING AN AMENDED COMPREHENSIVE PLAN

Comments: Commissioner Blasi, referring to page 86 of the original draft of the Comp Plan, requests working examples of what is meant by programs that include public, private and multi-jurisdictional involvement specific to Hazard Mitigation. Specificity will assist us in local implementation, such as, an example of a similar project in the region.

M/S: Caldwell/Bratton

Motion: Move to approve the resolution as submitted with the condition that best efforts are made to address the comments Commissioner Blasi provided.

Vote: Motion carried. All aye.

Eric Caldwell—Chair

ATTEST:

Katharine Guthrie—Secretary



The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819
(719) 684-9414 www.gmfco.us

2019 APPLICATION –PLAN REVIEW

*Payment to Town Clerk due 10 days prior to a Planning Commission meeting to ensure placement on the Agenda

*Must be accompanied by a site plan, and appropriate town permit application for the work to be completed, if applicable

*all plans should be submitted to the town clerk (in electronic form) at time of payment

APPLICANT: AFFINITY HOMES LLC / JEFF EVANS

MAILING ADDRESS: 1415 TAMARISK DR
COS/CO 80966

PHONE NUMBER: 719-650-2453 EMAIL ADDRESS: MANAGER@AFFINITYHOMESCO.COM

SITE ADDRESS OR PARCEL NUMBER: ~~10905~~ 10905 DENVER AVE

DATE WORK IS TO BE STARTED: APR/6-12 COMPLETED: 7-12-19

BRIEF PROJECT DESCRIPTION: NEW DECKING 3' PACE AS WELL
AS EXTENDING SIDE DECK 6'-8' FT.

*If the project includes road work, an Erosion Control Plan/Grading Permit may be required.

SIGNATURE

DATE 6/5/19

TITLE

PRESIDENT

*Reference Sections 16-705, 707, and 715, Sections 17-81, 85, 100 of Green Mountain Falls Municipal Code Fee can be found in the current year fee schedule on our website under Forms

Examples of required Permits:

Fence Permit, Grading Permit (with erosion control plan), Revocable Permit,
Business License – to work in the Town of Green Mountain Falls

For office use:

Fee Amount: 125- Date Collected: (due 10 days before PC meeting) 6/5/19

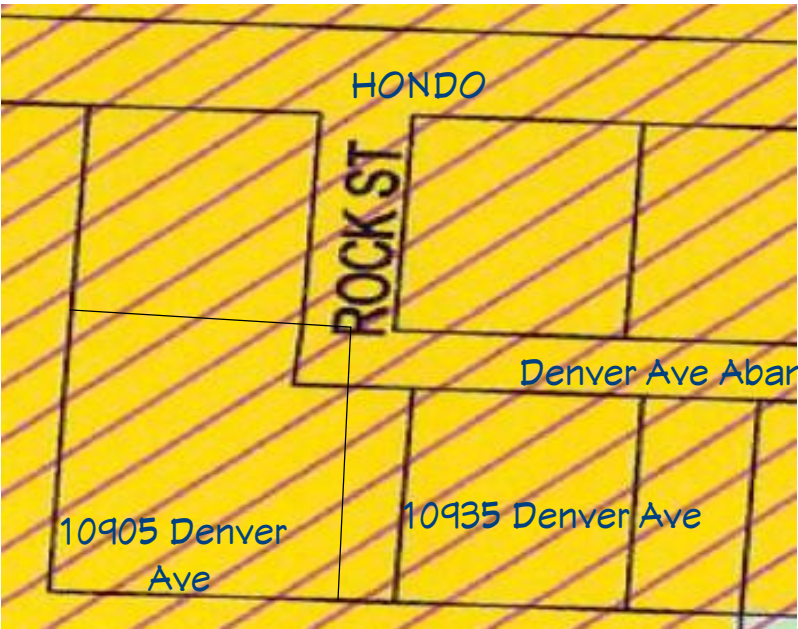
Payment Type: CASH CHECK PAID

Independent Engineering Review Date (if applicable): —

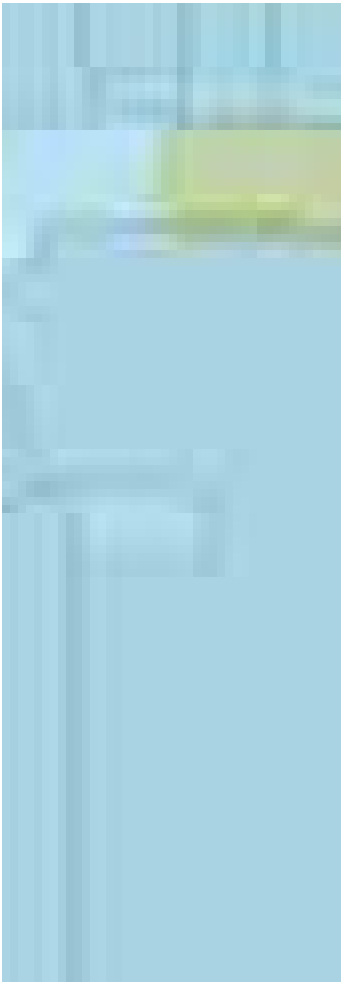
Planning Commission Action/Date (attach minutes): —

BOT Approval Date: —

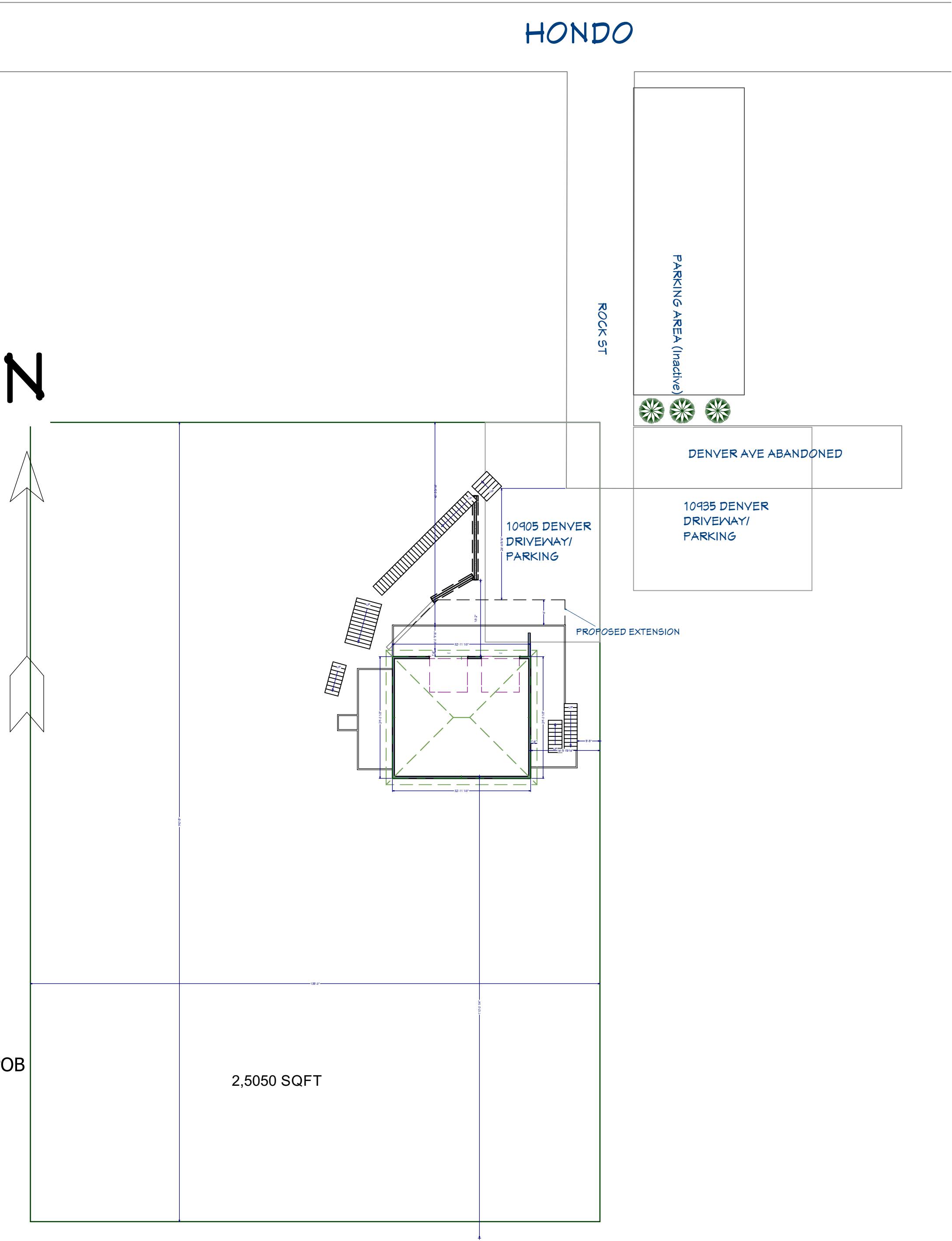
GMF MAP



Tax Map



10905 DENVER AVE



ZONING : R-1

Plat # : 380

Legal:
LOTS 4, 5, PT OF LOT 6 BLK 46 GREEN MTN FALLS ADD 5,
A PORT OF VAC DENVER AVE N OF AND ADJ TO SD LOTS ALL
BY VAC RES REC IN BK 6627-1427 & DES AS FOLS:
BEG AT SW COR OF SD LOT 4,
TH N ALG W LN OF SD LOT 4 AND EXT 190.0 FT, ANG R 90<00' ELY
120.0 FT, ANG R 90<00' SLY 40.0 FT, ANG L 90<00' ELY 15.0 FT,
ANG R 90<00'
SLY 150.0 FT TO A PT ON S LN OF SD LOT 6, TH ANG R 90<00' WLY 135.0 FT TO POB

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PLOT PLAN

PROJECT DESCRIPTION:

DOREN DECK
10905 Denver Avw
Green Mtn. Falls, CO 80819

DRAWINGS PROVIDED BY:

Affinity Homes
719-650-2453

DATE:

6/19/2019

SCALE:

1" =20'

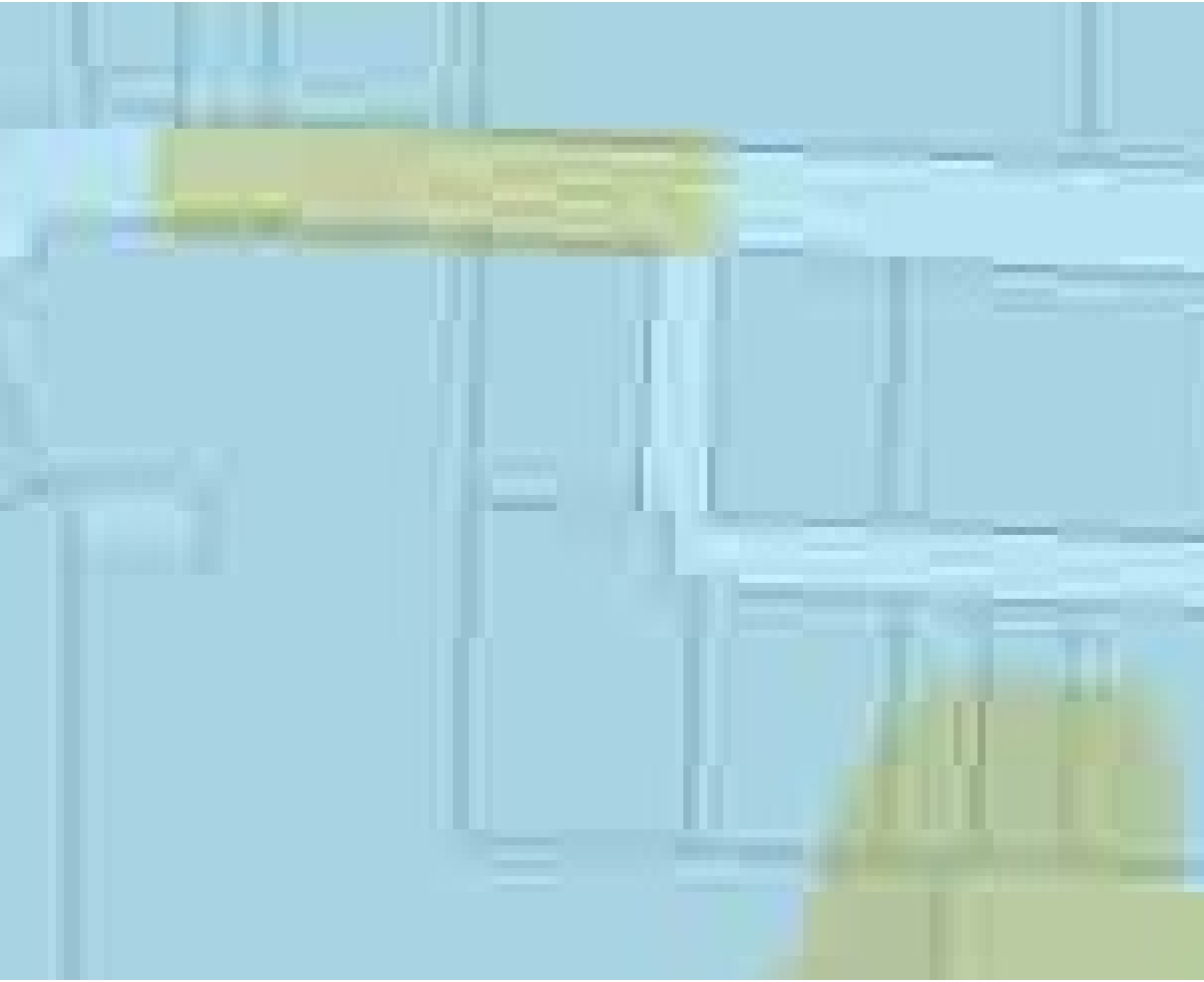
SHEET:

Z-1

GMF MAP



Tax Map

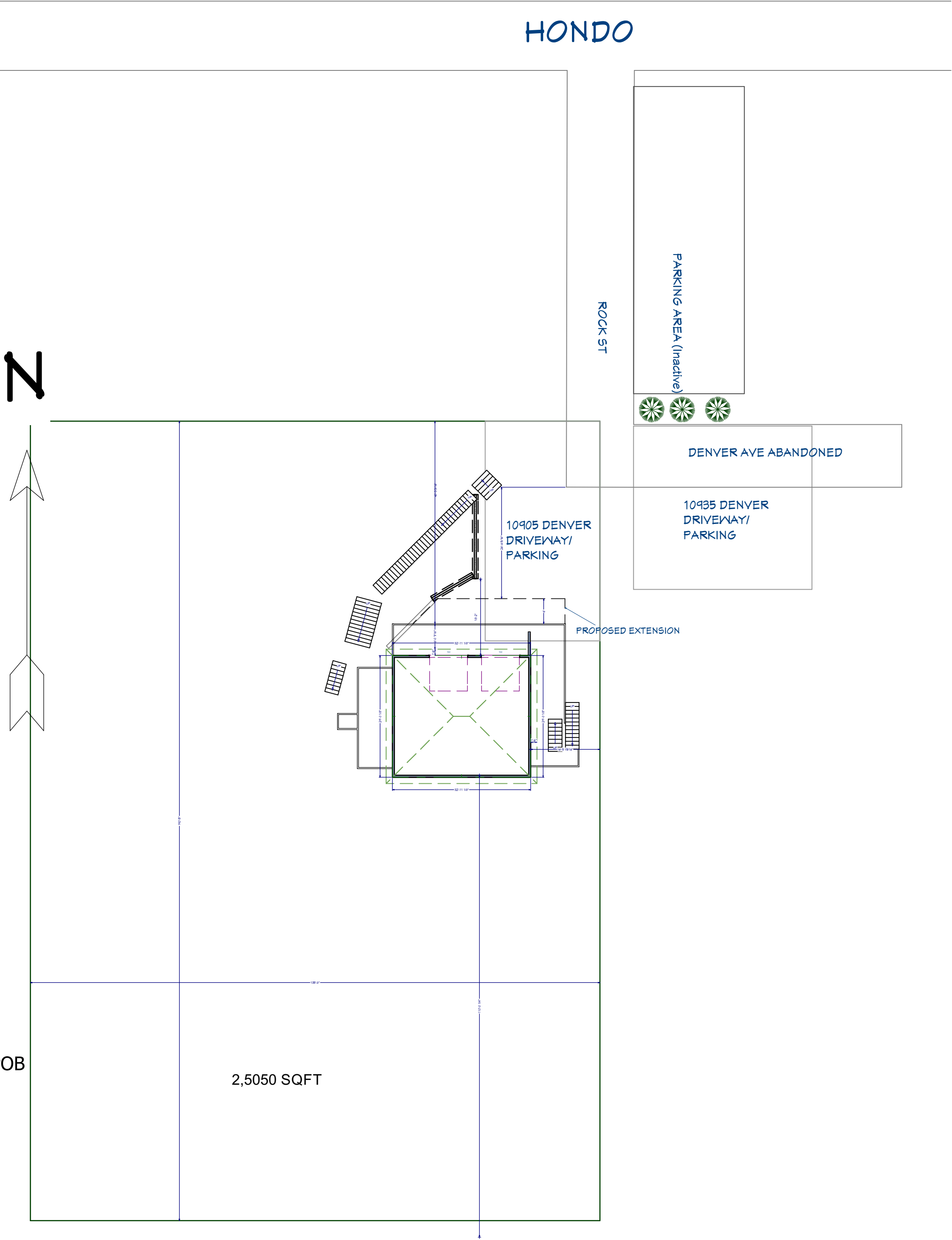


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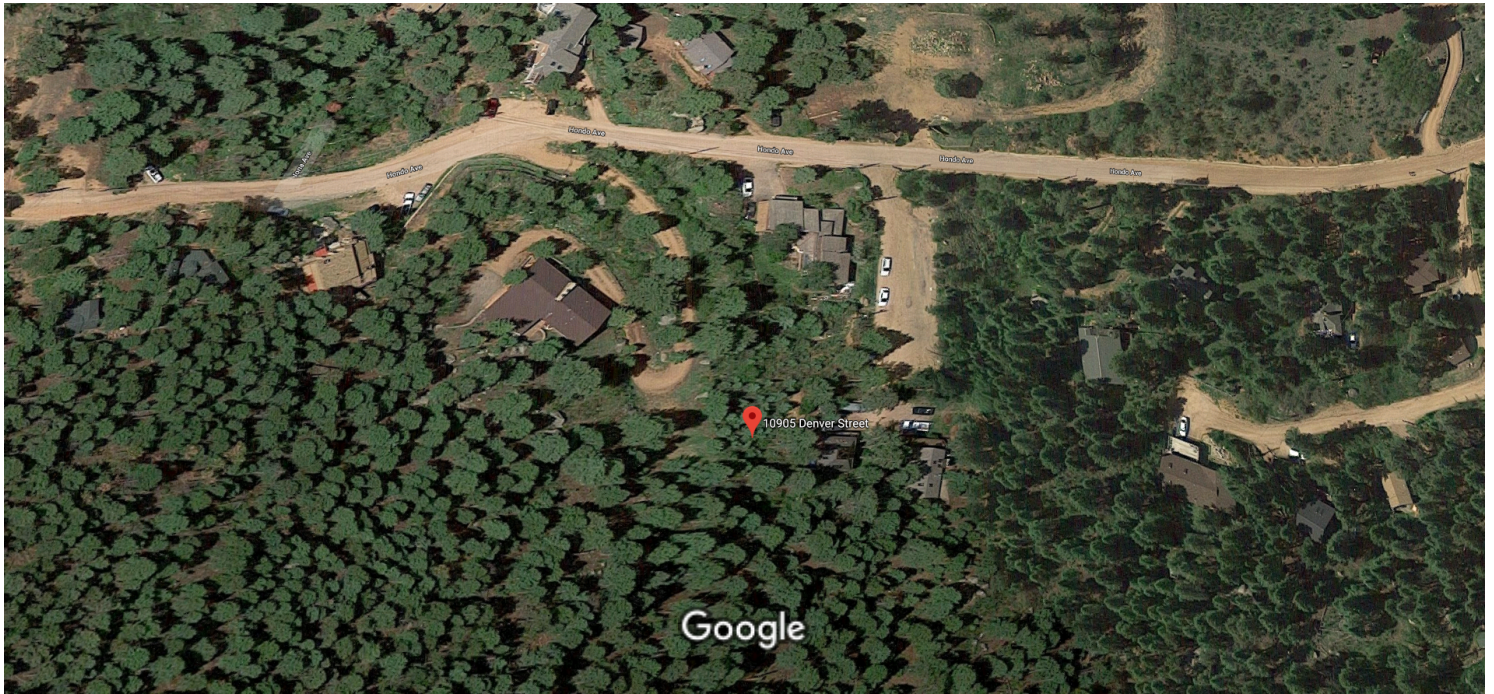
DRAWINGS PROVIDED BY:
Affinity Homes
719-650-2453

DATE:
6/11/2019

SCALE:
1" =20'

SHEET:
Z-1

Google Maps 10905 Denver St



Imagery ©2019 Google, Map data ©2019 20 ft



10905 Denver St

Green Mountain Falls, CO 80819



Directions



Save



Nearby

Send to your
phone

Share



WXMH+F6 Green Mountain Falls, Colorado







25 May 2019

POINT OF INFORMATION PAPER & RECOMMENDATION

MEMO TO: GMF BOARD OF TRUSTEES
FROM: GMF PLANNING COMMISSION
SUBJECT: GMF ORDINANCE 2019-03- REZONE TOWN HALL PARCEL

Background

During the current update of the Town Comprehensive Plan it was discovered that the new Town Hall building was constructed on a land parcel that was zoned B- BUSINESS. It was zoned B years ago when a former land owner had plans to place a bed and breakfast business use on it. After the Town Hall was completed, it was not subsequently rezoned. The Planning Commission (PC) reviewed the Town Land Use Code and determined that the Public Facilities PF Zoning was more appropriate than B. The PC drafted Ordinance 2019-03. In February the PC started rezoning procedures required by Section 16-711. Notice of Public Hearings at PC and TB were posted and advertised. Adjacent landowners were sent written invitations to participate. Public hearings were held on Ordinance 2019-03 to Rezone from B to PF. After legal review, the Ordinance was placed on the TB Agenda for the April 2 meeting. A workshop was held prior to the meeting and a Public Hearing was held at that meeting. The Minutes of that April 2 TB Meeting state:

"The Board took comments from the Public and discussion and questions followed concerning not only the zoning of Town Hall, but also the Fire Station, the pool and surrounding park, and other town owned properties. The Board asked the matter be sent back to the Planning Commission for more discussion on the following:

1. Clarification of the zoning classifications listed in code
2. Overlapping zoning such as the Pool and surrounding park land
3. Zoning classifications for Public Facilities such as Town Hall and that of the Fire Station being either Business, Public Facilities, and whether they should be different from one another

The Planning Commission did revisit rezoning the Town Hall Parcel and discussed the three items above as requested by the Board of Trustees. Findings:

1. Clarification. The Town Hall land use clearly fits the description in Section 16-313 PF Public Facilities District which is for land reserved for government functions. No other zoning classification fits for a Town Hall.
2. Overlapping Zoning. There is no "overlapping zoning" in the 1.5 Acre parcel of land that the swim pool sits on. That whole parcel is zoned PL-Public Lands as described in Sec 16-314. The description of PL includes swimming pools as a permitted use. There is no "swimming pool zone". There is only one zone and no "overlapping" of more than one zone. Land use is zoned but not individual buildings. (The land under buildings is zoned but there is no separate zoning of the buildings themselves.)
3. The Planning Commission feels that the fire Station parcel should not remain zoned B-Business. It should be zoned PF-Public Facilities. Section 16-316 (b)6 should be amended to delete "fire station". Section 16-313 (c) should be amended to add "fire stations". This change should be coordinated with the land owner (the Fire District).

**The Planning Commission strongly urges the Town Board to please approve the Commission's unanimously approved March recommendation to
REZONE The Town Hall parcel from B-Business to PF- Public Facility**

4 July 2019

Memo To: GMF Planning Commission (PC)
Subject: PC agenda Item VI.a Comp Plan-Next Steps
From: Dick Bratton

The 2019 GMF Comprehensive Plan has been completed and adopted.

Now the PC needs to start implementing the Plan.

The next steps for the PC :

1. Read the entire edited final Plan and study the three large maps-(Base Map, Zoning Map, Future Land Use Map)
2. Prioritize the 167 Recommendations actions listed in the Plan to help determine which are most urgent.
3. Start discussions and actions on the top 10

Here are some of my thoughts for your consideration:

My top 2 concerns are:

1. **Losing our Town to a big WILDLAND FIRE**- Devastating loss of life, homes, businesses, infrastructure, and plant life. See Appendix A.

We need a strong and extensive hazard mitigation program before it is too late.
No sense fixing up the Town only to see it burn to the ground.

The PC should look at possible changes to the Land Use Code to stimulate reduction in fuel loading and landowners creating defensible space on their properties.

2. **Lack of a stable and experienced town staff.**

The Town needs to increase income to be able to pay employees a salary that is competitive in the area marketplace. We can't keep good employees and suffer from lack of continuity and loss of institutional knowledge. "Interim" is for a "band aid". The Town urgently needs permanent employees to stop the bleeding.

The PC should look at ways to generate more Town income through changes in land use.

WHAT ARE YOUR TOP CONCERNS ?