



**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
REGULAR MEETING AGENDA
AUGUST 13, 2019, 6:30 PM**

- I. CALL TO ORDER**
- II. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA**
- III. APPROVAL OF MINUTES**
 - a. July 9, 2019 Meeting
- IV. PUBLIC COMMENT – Members of the Public May Address the Commission on Items Not Germane to the Agenda**
- V. UNFINISHED BUSINESS**
- VI. NEW BUSINESS**
 - a. **Plan Review PR2019-015** – Architectural Plan Review for Proposed Addition – 10680 Mountain Avenue. Christopher and Molly Nord, Applicants
- VII. OTHER BUSINESS**
 - a. **Discussion** - Staff Update, Correspondence, and Proposed Schedule for Upcoming Planning Commission 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, July 9, 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

PC Members Absent

Secretary
Katharine Guthrie

Town Planner

Julia Simmons

1. Call to Order/Roll Call

Chair Caldwell called the meeting to order at 6:35 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 PC Minutes June 25, 2019

M/S: Caldwell/Scott

Motion: Move to approve the minutes as submitted.

Vote: Motion carried. All aye.

4. Public Input

Terri Carrer—State Representative for House District 20

Comment—We at State level can help prevent wildfires. Feds granted permission to go on non-federal land to mitigate under “good neighbor authority.” Agencies combine efforts for more effective mitigation.

Kim Hargrave—10830 Ora St.

Concern—erosion

Dave Bowers constructing a “guest house” and excavating “a large part of the mountainside” 6 ft. from Hargrave’s deck. 14-20 cubic yards was removed.

Planner to look into it further.

5. Unfinished Business

- a. **PR2019-014—Plan Review (Deck)**—10905 Denver Ave—Jeff Evans of Affinity Homes LLC, Applicant, on behalf of Dave Doren, Owner.

M/S: Caldwell/Bratton

Motion: Approve the project with the condition that new plans are submitted showing extension reduced and a 10ft. setback.

Vote: Motion carried. All aye.

- b. **Rezone Town Hall**—Discussion and Recommendation to Staff and Board of Trustees on Rezoning Town Hall Parcel from Business to Public Facilities

M/S: Caldwell/Bratton

Motion: Move to direct staff to draft a new ordinance to include necessary changes to the code to rezone Town Hall and Fire Station.

Vote: Motion carried. All aye.

6. New Business

- a. **Comprehensive Plan**—Discussion and Recommendation on Next Steps Discussion and Consideration of Resolution 2019-09 A Resolution Of The Board Of Trustees For The Town Of Green Mountain Falls, Colorado, Approving An Amended Comprehensive Plan on BoT agenda.

- b. **Planning Commission**—Discussion and Recommendation to Staff on Meeting Frequency and Protocol

PC meetings once a month and PC Workshop once a month to work on Comp Plan implementation as directed by Board of Trustees.

Standard good practice proceedings--Scheduling training from CIRSA and DOLA for legal and best practices to improve efficiency.

7. Other Business

Lien placed on 10179 Iona

Adjournment: 7:56 pm

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/LAND OWNER: Christopher & Molly Nord

MAILING ADDRESS: PO Box 774
GMF CO 80819

PHONE NUMBER: 719-313-0796 EMAIL ADDRESS: MLAMBERT232@GMAIL.COM

SITE ADDRESS OR ASSESSOR PARCEL NUMBER: 10680 Mountain Ave

DATE WORK IS TO BE STARTED: 9/1/19 COMPLETED: 12/1/19

BRIEF PROJECT DESCRIPTION: Addition to existing home 22' x 15'
Convert from cesspool to Septic

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

Molly Nord Owner
SIGNATURE TITLE
DATE 7/29/19

*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: 125.00 Date Collected: (due 10 days before PC meeting) _____

Payment Type: _____ Check# 1255

Independent Engineering Review Date (if applicable) : _____

Planning Commission Action/Date (attach minutes) : _____

BOT Approval Date: _____

10680 MOUNTAIN AVE – PLAN REVIEW

13-AUG-2019

OVERVIEW

1. Project Background and Description

We have owned the property since 2008 and wish to raise our two small boys there. The home is special to us and we want to share that with our kids and raise them hiking in the trails just outside the cabin. The home is currently 774 finished square feet and we will need a little more space to be able to comfortably live.

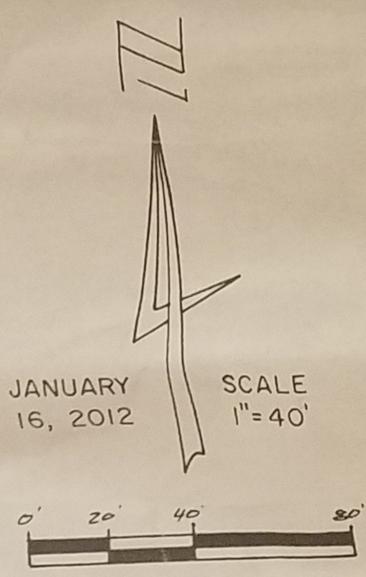
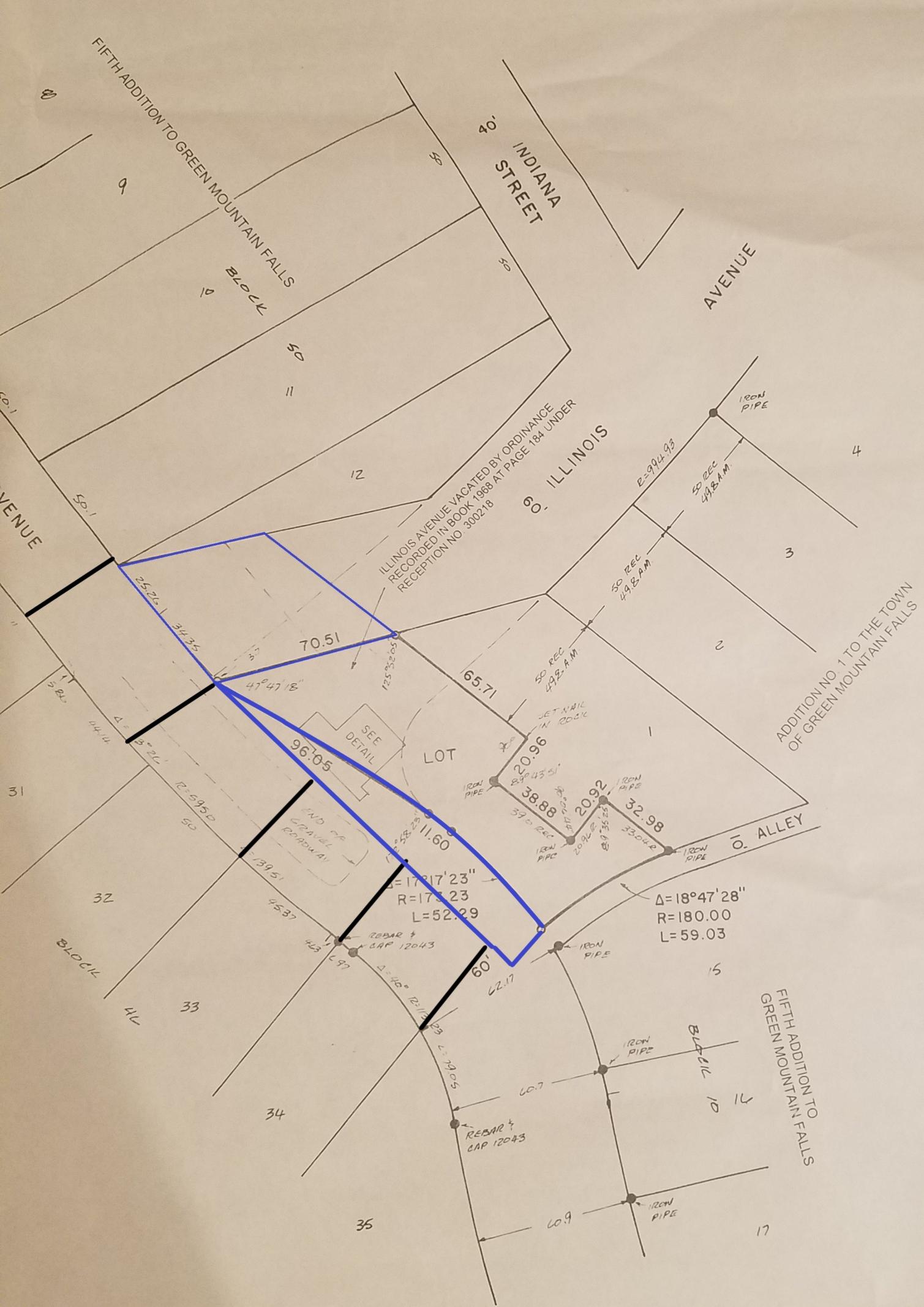
The proposed changes are:

- 1) Add a 15 x 22 ft addition off the rear (downhill side) of the existing home and attached decks. The addition has a footprint of 330 sq ft and is two stories tall. The finished square footage will increase to 1434 total.*
- 2) Convert the cesspool to a septic system. With the amount of work going into the addition, it makes sense to convert to a septic system at the same time.*
- 3) We will be proceeding with interior remodel while the septic and addition plans are being approved.*

2. Project Scope

- 1) Per 16-305 (d)(4) Current zoning of R-1 5,000 Single-Family Residential District - building setbacks will be met. Specifically, the rear set back of 10 ft. The footprint meets the rear setback of 10 ft with approximately 4 feet to spare. Addition is nowhere close to the side setback line. See 2012 survey with outline of setback and addition – Addendum A*
- 2) Full survey image attached as Addendum B and photo with outline of addition area as Addendum D*
- 3) 3D rendering of existing home and final home design attached – note that topography is not 100% accurate. Addendum C – 8 pages*
- 4) Deck on SE edge of existing home will be expanded to match the outline of the addition – 15 ft.*
- 5) Deck expansion on NW corner of existing home will extend toward lot line and stop within the 5 ft setback.*
- 6) Materials:*
 - a. Exterior will be lap siding to match existing siding of original cabin. Existing cabin exterior will be repaired, and paneling replaced with lap siding.*
 - b. Exposed foundation walls will be covered with stucco or overlaid with mock stone or similar material.*
 - c. Paint is planned to be neutral beige or sage green with darker brown trim.*
 - d. Roof will match existing composite shingle – color black.*
 - e. Deck material is unknown but will likely be redwood.*
 - f. Windows will be vinyl*

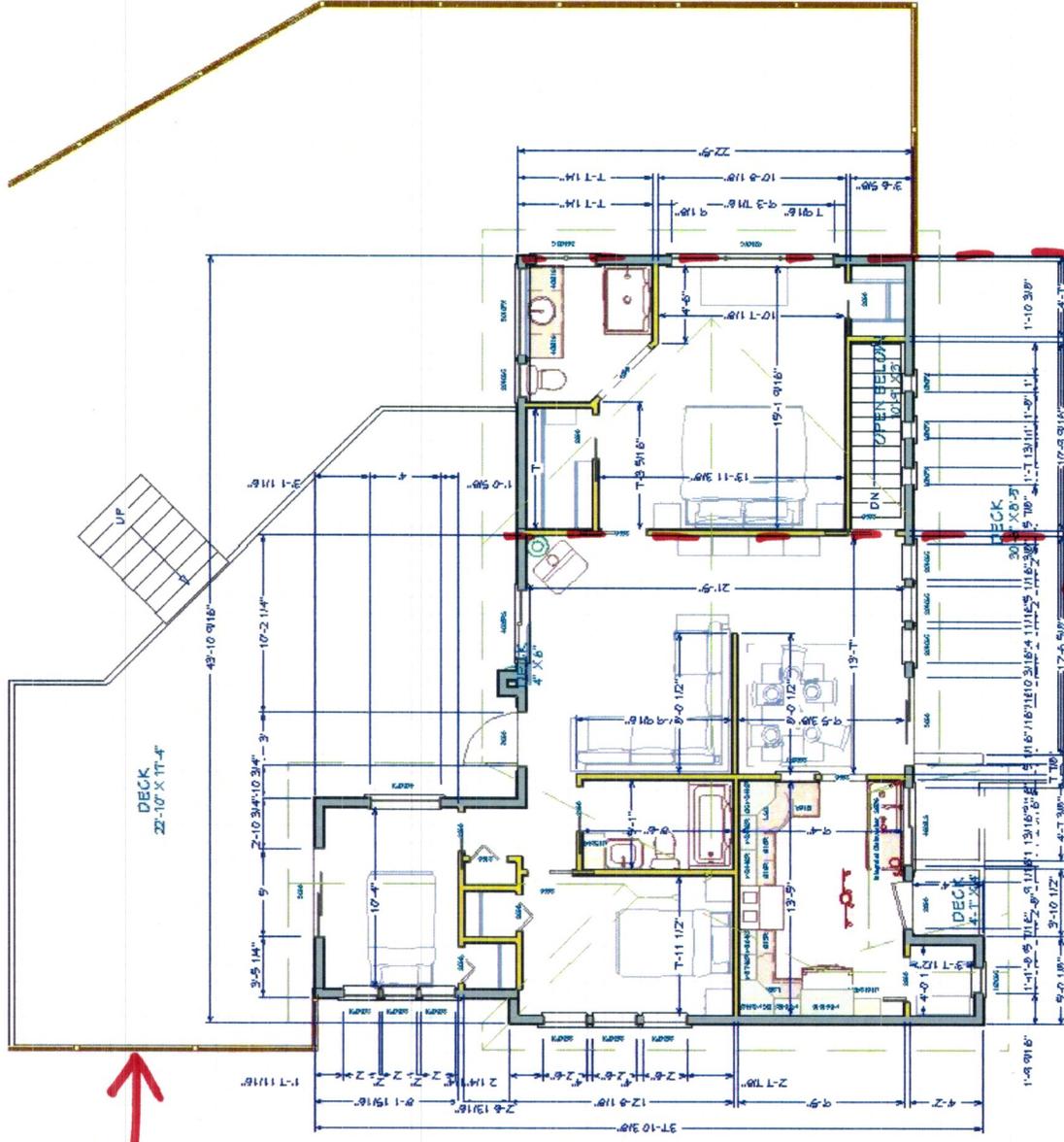
IMPROVEMENT LOCATION SURVEY
A PORTION OF LOT 1, BLOCK 10, AND ADJACENT
VACATED ILLINOIS AVENUE, IN ADDITION NO. 1 TO
THE TOWN OF GREEN MOUNTAIN FALLS,
 LYING IN THE SE ¼ OF SECTION 8 T13S, R68W OF THE 6TH P.M.
 EL PASO COUNTY, COLORADO.



- = FOUND MONUMENT
- = SET REBAR & CAP 12043
- R = RECORD
- M = MEASURED

LEGAL DESCRIPTION
 LOT 1 IN BLOCK 10 IN ADDITION NO. 1 TO THE TOWN OF GREEN MOUNTAIN FALLS, AND THAT PORTION OF ILLINOIS AVENUE ADJACENT THERETO VACATED BY ORDINANCE RECORDED IN BOOK 1968 AT PAGE 184 UNDER RECEPTION NO. 300218, EXCEPT THE NORTHEASTERLY 50 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF SAID LOT 1 AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED IN BOOK 1968 AT PAGE 185 UNDER RECEPTION NO. 300219; TOGETHER WITH THAT CERTAIN EASEMENT RECORDED IN BOOK 1977 AT PAGE 587 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

REAR SETBACK @ 10'



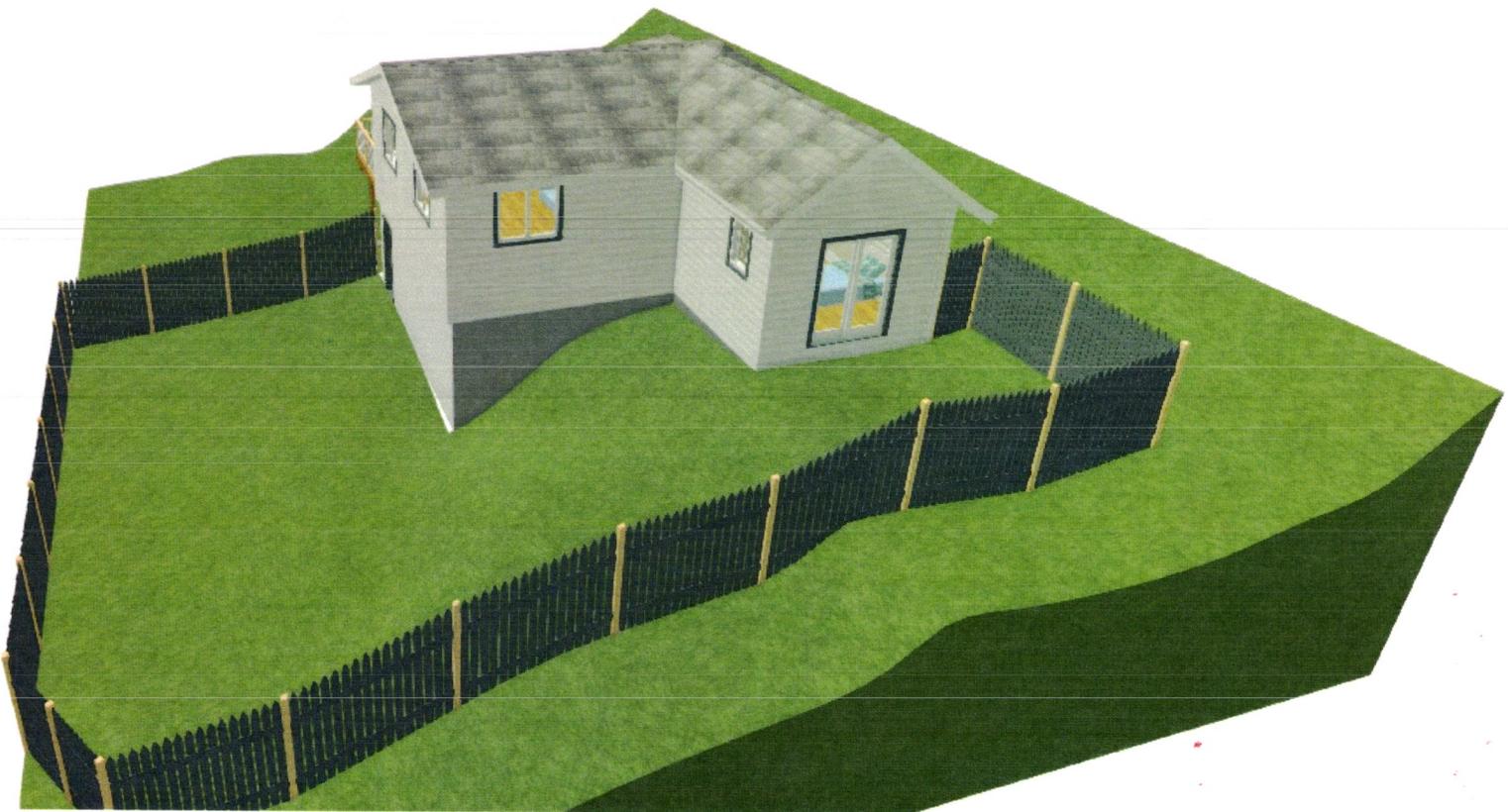
DECK

Addition

DECK

Addendum C 1/8

Existing Home - S NW Corner View





With Addition - NE VIEW

4/8



With Addition - NW View

5/8



With Addition - SW View

6/8

Existing Steps
From Mountain Ave
down to Home



With Addition - SE View

7/8



Mountain Ave.

*With Addition - View from
Mountain Ave.*

8/8

