



TOWN OF GREEN MOUNTAIN FALLS PLANNING COMMISSION MEETING

OCTOBER 8, 2019
6:30 PM

AGENDA

- I. **CALL TO ORDER**
- II. **ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA**
- III. **APPROVAL OF MINUTES**
 - a. September 24, 2019
- IV. **PUBLIC COMMENT** - Members of the Public May Address Planning Commission on Items Not Germane to the Agenda. Please Sign-In and Wait to be Recognized by the Chair
- V. **NEW BUSINESS**
 - a. **V2019-003** – Variance (Front Setback) – Deck Replacement, 10680 Mountain Avenue. Christopher and Molly Nord, Owners.
- VI. **UNFINISHED BUSINESS**
- VII. **OTHER BUSINESS**
 - a. **GMF Town Code** – Discussion on Draft Ordinance to Adjust Planning Commission Meeting Schedule. Angie Sprang, Town Manager
 - b. **Plan GMF Comprehensive Plan** – Discussion and Recommendation to the Board of Trustees on Implementation Prioritization. Julia Simmons, Town Land Use Planner
- VIII. **ADJOURNMENT**

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, September 24, 2019 – 6:30 P.M.**

MEETING MINUTES

PC Members Present

Chair Eric Caldwell
Vice Chair Dick Bratton
Commissioner Rocco Blasi

PC Members Absent

Mayor Jane Newberry
Commissioner Nathan Scott
Commissioner Greg Williamson

Town Planner

Julia Simmons

Secretary

Katharine Guthrie

1. Call to Order/Roll Call

Chair Caldwell called the meeting to order at 6:37 pm.

2. Additions, Deletions, or Corrections to the Agenda

M/S: Caldwell/Blasi

Motion: Move to approve the agenda as submitted.

Vote: Motion carried. All aye.

3. Approve Minutes of September 10, 2019

M/S: Caldwell/Bratton

Motion: Move to approve minutes as submitted.

Vote: Motion carried. All aye.

4. Public Input

- a. Dr. Chris Thomas of 10935 Hondo. Drainage issue. Water is not going into the catch basin. Town Planner to follow-up with Public Works.
- b. Anne Esch 6830 Colorado Ave—several property owners met with CUSP representative, Adrian Night, to talk about fire mitigation and made specific recommendations for property owners to increase fire safety.

5. Unfinished Business

6. New Business

- a. **Plan Review PR2019-016** – 10825 Belvidere Avenue (Addition Construction on Single-Family Home) - Chuck Severance, CRS Architects, Inc., for Richard McNaught, Owner
M/S: Bratton/Blasi

Motion: Move to approve the plans as submitted.

Vote: Motion carries. All aye.

7. Other Business

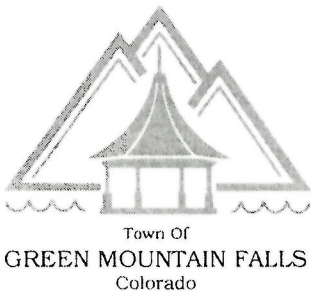
- a. Discussion—**Town of Green Mountain Falls Comprehensive Plan
Implementation Prioritization – Planning Commission to Discuss and Make
Recommendation to Staff on Next Steps

Vice Chair Bratton recommends that each commissioner submit top 10 priorities. Town Planner, Julia Simmons, explained that the Town Manager, Angie Sprang, would like the Commission to focus on prioritizing projects that could be attainable in the next 3-6 months; and in the next year. Also focus on partner agencies and organizations that can fund and implement, as the Town has limited budget and staffing. The Planning Commissioners will then vote on the recommendations they want to send to the Board of Trustees. October 8, 2019 PC meeting may be a good time to use a template, created by Chair Caldwell, and plug in prioritized items.

- b. Discussion—**Forth Quarter Planning Commission Meetings, Training
Opportunities, and New Term Appointments

Town Attorney to inform decisions regarding Planning Commission terms/appointments
January—CIRSA Training for legal issues
October 22—possible Training/Workshop
Saturday, September 28, at 2 PM a hike on Wallace Reserve with Adrian Night of CUSP.

Adjournment: 7:34 pm



Town of Green Mountain Falls
P.O. BOX 524
GREEN MOUNTAIN FALLS, CO 80819
(719) 684-9414
www.gmfco.us
Variance Application

General Information

- This is a request to deviate from current subdivision or zoning requirements in the GMF Town Code
- Applicants are responsible for understanding the procedure and are required to demonstrate how the proposed project meets criteria set forth in §16-709 (Zoning) or §17-111 (Subdivision) of the GMF Town Code
- A completed application shall be submitted thirty (30) days prior to regularly scheduled Planning Commission meeting

Applicant Information

I am the property owner (if not the owner, please provide proof of authorization for submitting application)
Name: Molly Nord Email: MLAMBERT232@GMAIL.COM
Address: PO BOX 774 GMF 80819 Phone: 719-313-0796

Property Owner Information

Name: Molly Nord Email: MLAMBERT232@GMAIL.COM
Address: PO BOX 774 GMF 80819 Phone: 719-313-0796

Property Information

Property Address 10680 MOUNTAIN AVE
Planning Commission Review Date _____ Plan Review No. _____
Regional Building Permit Date _____ Permit Number _____
Zoning Designation (§16-301) R-1 5,000 Lot Size 8100 sqft
Town Code Setback Requirements: Front 15 Side 5 Rear 10
Hillside Overlay Zone Designation (§16-312) ☐ ILC Survey Completed (date) Jan 16, 2012

Variance Petition

Petition Application Requirements (on a separate sheet, provide the following information)

- ☐ Describe the project in detail, including how the project meets the objectives of architectural review (§16-705)
- ☐ State the variance request to be approved; include the benefits to yourself, the neighborhood, and the community
- ☐ Explain how the variance would not be injurious to the neighborhood or otherwise detrimental to the public
- ☐ Explain how the variance would be used to overcome an exceptional physical condition or unique circumstance, and how ~~strict application of the zoning requirements place an unusual and unnecessary hardship on the property owner~~
- ☐ Explain how adjacent property owners would not be adversely affected by the variance; include whether the variance will impair an adequate supply of light and air to adjacent properties
- ☐ Whether the Hillside Overlay Zone is applicable and how the variance request meets the intent of §16-714

Site Plan

Include the following site plan(s) with the application form and petition. All plans should be neat, clear, legible and drawn to a standard engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower righthand corner exposed for a stamp.

Development Plan (2 copies)

All plans should be neat, clear, legible and drawn to a standard engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower righthand corner exposed for a stamp.

Cover Sheet:

- a. Vicinity Map
- b. Owner Name and Address
- c. Date of preparation; proposed dates of construction
- d. Total development plan area in acres or square feet

Plan Sheets:

- a. Applicant name, owner name, address of property
- b. North arrow
- c. Sheet number (e.g., X of Y)
- d. Property boundaries and dimensions (if determined by official survey, include a copy)
- e. Existing and proposed lots and tract lines, with dimensions
- f. Existing and proposed topography (contour lines or slope in approximate percentage)
- g. Show and label all access points to the property from adjacent streets and alleys
- h. Other suitability considerations:
 - i. Grading and excavation plan
 - ii. Vegetation plan
 - iii. Steep slopes
 - iv. Geologic Hazards (unstable slope, rockfall area, debris flow area)
 - v. Wildfire

Public Notice:

Prior to submitting a Variance Application and Petition, the applicant shall contact the adjoining property owners for their comments and signatures on the petition. If adjoining property owners are not available for signature, the applicant will provide all necessary contact information to the Town Clerk.

All costs associated with the certified mailing (copies, envelopes, postage) are the responsibility of the applicant.

Affidavit (signature required)

I declare under penalty of perjury that the statements made in this form are true and complete to the best of my knowledge


Authorized Signature

9/8/19
Date

PLANNING COMMISSION AGENDA MEMO

DATE: 8 October 2019	SUBJECT:
Presented by: Julia Simmons, Town Land Use Planner	Variance V2019-003 – Front Setback, 10680 Mountain Avenue

Planning Commission Recommended Action:

- Public hearing
- Review proposed project application for compliance with Green Mountain Falls Zoning Ordinance
- Recommend approval, approval subject to conditions, or disapproval to the Board of Trustees

Proposal:

The Applicants request an approval recommendation to the Board for Architectural Review and Zoning Variance to build a deck at 10680 Mountain Avenue.

Staff Findings:

The Applicant is appearing before the Planning Commission to present proposed plans for replacing and expanding a deck at 10680 Mountain Avenue, a single-family home in the R-1 5,000 zoning designation.

The proposed deck will encroach on the front property line and will therefore be noncompliant with the 15-foot front setback. The proposed deck will extend from the existing side yard sliding door and will be sited entirely within the platted lot lines, as shown in an ILC survey from 2012. The proposed structure will be compliant with side and rear setbacks of 5 and 10 feet, respectively [§16-305(d)(4)].

The deck expansion will require the demolition of an approximately 11' x 4' existing structure and increase the size to approximately 22' x 17'. Grading and excavation will not be necessary.

A petition letter (**attached**) was sent via certified mail to the only adjoining property owner for signature and comments. No comments were received at the time this staff report was written and posted. Town Staff posted a Public Hearing Notice in a conspicuous location at 10680 Mountain Avenue on 24 September 2019. An additional public notice was posted in anticipation of a hearing before the Board of Trustees on the 15th of October, 2019.

The Applicants met with Staff for a pre-application consultation, submitted materials, and paid the \$200 fee required to schedule a Public Hearing.

The Applicants submitted a checklist answer form and graphical depictions (**attached**) of the lot and proposed design. All GMF Variance requests must include an explanation of how the proposed project meets the standards in §§16-705, 16-709, 16-711:

1. Describe the project in detail, including how the project meets the objectives of architectural review (§16-705)
2. State the variance request to be approved; include the benefits to yourself, the neighborhood, and the community
3. Explain how the variance would not be injurious to the neighborhood or otherwise detrimental to the public
4. Explain how the variance would be used to overcome an exceptional physical condition or unique

circumstance, and how strict application of the zoning requirements place an unusual and unnecessary hardship on the property owner

5. Explain how adjacent property owners would not be adversely affected by the variance; include whether the variance will impair an adequate supply of light and air to adjacent properties
6. Whether the Hillside Overlay Zone is applicable and how the variance request meets the intent of §16-714

Attached for the Commission's review:

- GMF Zoning Ordinance **§16-705 Architectural Review**
- GMF Zoning Ordinance **§16-709 Variances** and **§16-711 Zoning District Amendments**
- Plan GMF Comprehensive Plan Goals and Policies

Issue Before the Commission:

Whether the Applicants' proposed project meets the procedural requirements and substantive standards to recommend approval of a Zoning Variance to the Board of Trustees.

10680 MOUNTAIN AVE VARIANCE PETITION (NW DECK)

1. Project Detail

Location: 10680 Mountain Avenue, Green Mountain Falls, CO 80819

Project: Replacement and expansion of existing deck in NW corner of home

Reason: The existing deck is deteriorated to the point of being unsafe. There are exposed nails, broken boards, no handrails and no steps that access into the backyard. We are proposing a replacement and expansion to provide a safe outdoor area for our 1 and 3-year-old children to play. They must be inside the fenced yard and need a flat surface. The back yard is all dirt and rocks with terrain not suitable for such young children to play on, even with supervision. We would like a larger deck area to allow room to play. The existing deck is unusable.

Dimensions: Existing deck is 11ft-5in x 4ft and new deck will be approximately 22ft-10in x 17ft-4in
**approximate dimensions due to angles in design

Architectural review:

This design meets the architectural review standards for the following reasons:

- 1) Aesthetics/Safety: The existing deck is extremely old, falling apart, and has no steps to the ground area or proper handrails to be safely used. It is aesthetically unpleasing and will be replaced by a new, structurally sound deck.
- 2) Materials/Colors: The existing deck is a combination of old painted wood made of different materials and varied lumber dimensions. The new deck material will be all-natural wood and will be finished with a neutral stain/sealer to blend with surrounding features.
- 3) Trees: No trees will be removed. Two existing trees will be incorporated into the design and will protrude through the deck area. Footers will be located so they do not damage the root system of trees.
- 4) Compatibility: The surrounding homes all have wooden decks.

Additional details:

- Existing deck must be removed entirely due to rot, lack of supports, damaged and dangerous materials (protruding nails, rotten boards, broken rails etc.)
- Deck will be expanded approximately 13 feet toward the NW to follow the existing fence line for a total dimension of ~17ft-4in
- Deck will be expanded approximately 11 feet toward the NE with an angled section and steps added
- The NW corner of the home, where the existing deck is located, is on the property line. All deck expansion area is on the property but much of it falls within the 15 front set back.

2. Variance Request

Request: We are requesting a variance to rebuild and expand the existing deck in the NW corner of the house, which falls inside the front lot 15-foot set back area.

Benefits to neighborhood and surrounding community: The existing deck is severely deteriorated and unsightly. There are no repairs that would make it more aesthetically pleasing. The new deck will be made of natural wood and will be covering a dirt area that has no vegetation. Overall, the appearance will be greatly improved and will benefit the neighborhood and surrounding homes by increasing the value of the property and making it more appealing when viewed from the road above the property.

Benefits to homeowners: The existing deck is deteriorated to the point of being unsafe. There are exposed nails, broken boards, no handrails and no steps that access into the backyard. We are proposing a replacement and expansion to provide a safe outdoor area for our 1 and 3-year-old children to play. They must be inside the fenced yard and need a flat surface. The back yard is all dirt and rocks with terrain not suitable for such young children to play on, even with supervision. We would like a larger deck area to allow room to play. The existing deck is unusable.

Additionally, the homeowners are pursuing correction to the lot line, but will not have that done in time for their contractor to complete the deck. The contractor is scheduled for September 2019 through November 2019. By allowing this variance, it will enable the homeowners to have the deck built while their contractor is scheduled and move in with a safe location for their children to play.

No detriment to public or neighborhood: This deck rebuild and expansion is all within our fenced yard area. The only people that would see this deck area are our neighbors to the West across Mountain Avenue. Instead of seeing a pile of dirt and a broken-down porch, they would see a new natural wood deck area in its place. Hikers will also be able to see it when walking down Mountain Avenue to the trail head. Again, the improvement is significant and will be a much more pleasing view for anyone looking into our yard.

Hardship/Reasoning/Unique Circumstance: The replacement and expansion of the deck will be within the 15-foot front set back area. This is unavoidable due to the location of the lot lines that were drawn after the home was built in 1923. When lot lines were drawn, the front lot line was inadvertently placed running directly through the home.

If the zoning requirements were strictly applied in this case, then a large portion of our home would reside in Town Right of Way and we would have exterior doors leading to empty space and a drop off into the back yard. It is unreasonable to enforce a 15-foot front setback for the deck area when the lot line is so clearly misplaced.

There is a plan to correct the lot lines so the property may clear title and to make the home/deck area compliant with the setback requirements, if possible. This lot line correction is a lengthy process and we must have this deck replaced before that process can be completed. It is required for the safety of our two small children and our contractor is scheduled to be working on the home from September 2019 until the end of November 2019. We are requesting this variance to allow the deck to be rebuilt and expanded during this timeframe. It should be a temporary variance and is only needed until this lot line correction is completed. No estimated date is available at this time.

No impact to adjacent property owners: This deck rebuild and expansion is all within our fenced yard area. The area adjacent to the North is Town Right of Way for the undeveloped area of Illinois Ave. The lot to the E/NE has a small cabin and is opposite where the deck will be built. The proposed deck area is not in view from their property and will have zero impact on their residence. The property to the S/SE is an undeveloped alley and then vacant land. There is no impact to light and air supply to adjacent properties.

Hillside Overlay: The lot is in the HO Zone. The area in question is not a characteristic hillside area as described in Subsection 16-312(a). The deck area has no "significant natural features that include ridgelines, bluffs, slope, vegetation, drainage, rock outcroppings, geologic conditions and other physical factors and which, if disturbed for purposes of development, can cause physical damage to public or private property or both." There is no vegetation impacted and the only trees in the area will be incorporated into the design and not disturbed. There is no excavation and drainage will continue as it was originally, since the deck area is open below and will allow water to flow with no diversions.

3. Attachments and Additional Information

Survey 10680 Mountain Ave dated January 12, 2012 - Attached

Development Plan - Attached

*Adjoining lot owner information – Below *will be mailed notice of variance request*

➔ 10691 Illinois Avenue – Adjacent to NE lot line

Owner: John D Bell and Lisa M Bonwell

Mailing address: 4845 NEWSTEAD PL COLORADO SPRINGS CO, 80906-5935

Schedule number: 8308413002



If there are any further questions, please feel free to contact me at 719-313-0796.

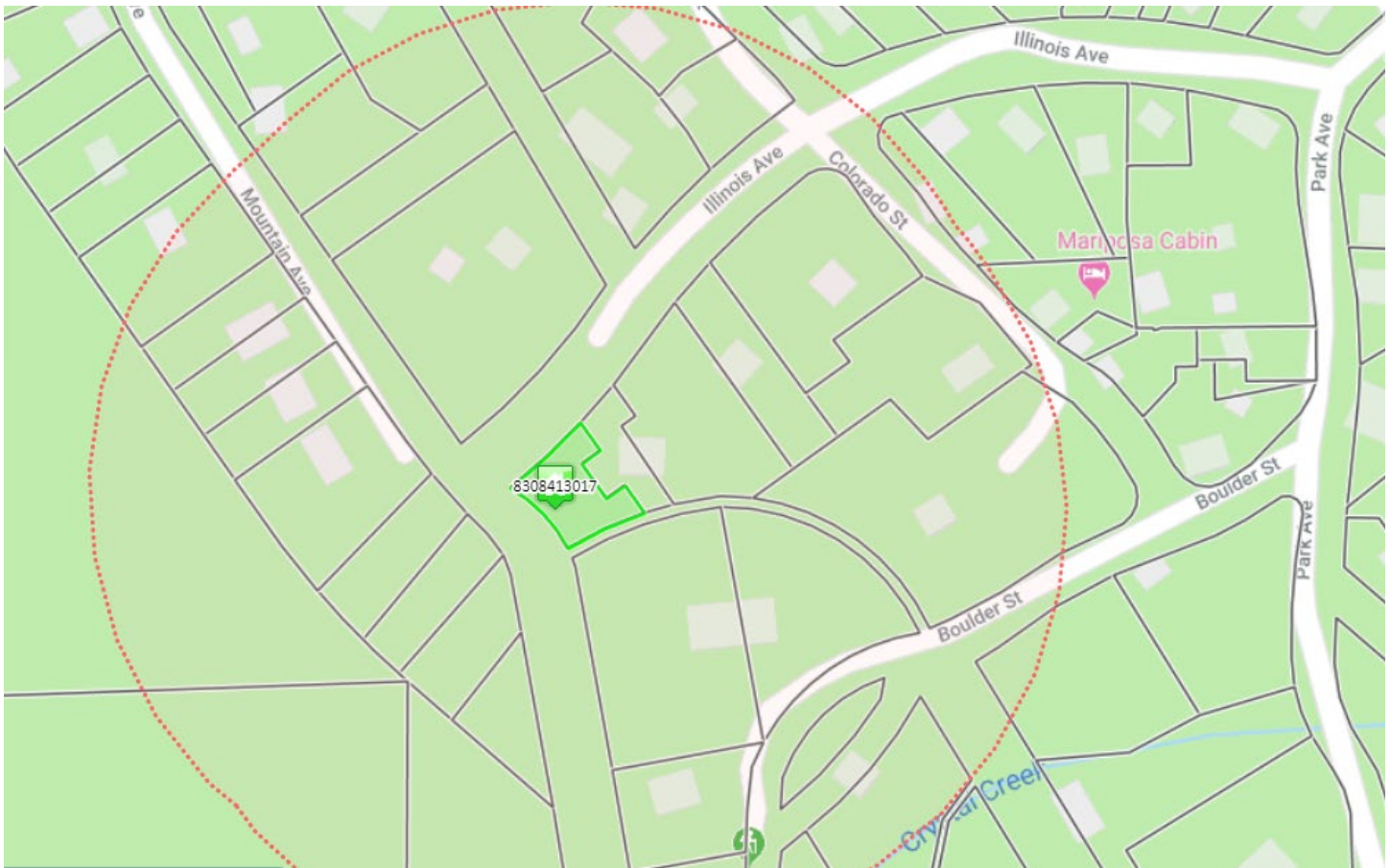
Sincerely,

Molly Nord

10680 MOUNTAIN AVENUE DEVELOPMENT PLAN FOR VARIANCE PETITION

OWNER: CHRISTOPHER AND MOLLY NORD

PREPARED: 24-SEPT-2019
PROPOSED CONSTRUCTION: 01-NOV-2019
DEVELOPMENT PLAN AREA: APPROXIMATELY 535 SQFT OF DECK AREA



70.51

65.71

20.96

38.88

20.92

32.98

96.05

11.60

SEE DETAIL

LOT

O. ALLEY

ADDITION NO. OF GREEN M.

$\Delta = 17^{\circ}17'23''$
 $R = 173.23$
 $L = 52.29$

$\Delta = 18^{\circ}47'28''$
 $R = 180.00$
 $L = 59.03$

100' P.P.

Hand-drawn site plan of a property at 10680 Mountain Avenue. The plan shows a building footprint with a deck, a side setback line at 5 feet, and a rear setback line at 10 feet. A north arrow points towards the top right. Dimensions for setbacks and building features are provided.

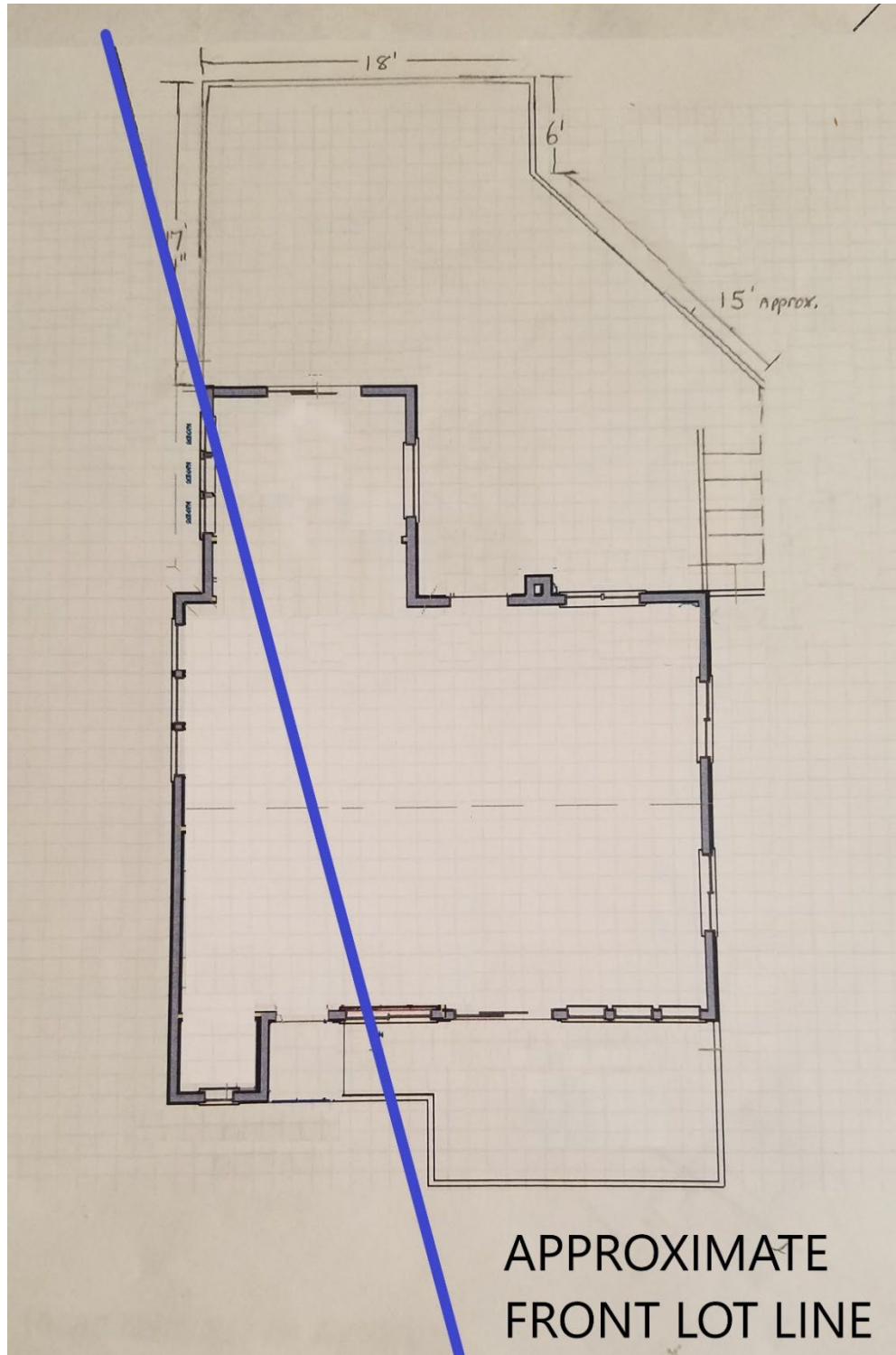
Labels and dimensions on the plan include:

- REAR SETBACK LINE @ 10'
- SIDE SETBACK LINE @ 5'
- DECK
- WOOD DECK
- FRAME RESIDENCE
- WOOD DECK
- SHED 8' x 12'
- 10680 MOUNTAIN AVENUE
- DETAIL 1"=30'
- CORNER OF BUILDING IS ON LINE
- North
- Dimensions: 34.7, 8.0, 16.0, 22.0, 24.0, 26.0, 4.0, 10.0, 11.0, 11.0, 15.0, 10.0

APPLICANT: CHRISTOPHER AND MOLLY NORD
OWNER: CHRISTOPHER AND MOLLY NORD
ADDRESS: 10680 MOUNTAIN AVENUE, GREEN MOUNTAIN FALLS, CO 80819



Construction diagram showing dimensions of proposed deck area and existing home/lot line



APPROXIMATE
FRONT LOT LINE

APPLICANT: CHRISTOPHER AND MOLLY NORD
OWNER: CHRISTOPHER AND MOLLY NORD
ADDRESS: 10680 MOUNTAIN AVENUE, GREEN MOUNTAIN FALLS, CO 80819



Existing deck





September 24, 2019

Dear Green Mountain Falls Property Owner:

The Planning Commission has set a Public Hearing to consider a request from Christopher and Molly Nord, property owners of 10680 Mountain Avenue.

The Nord's are requesting a variance to allow for replacement and expansion of their deck on the NW corner of the property with a setback of less than 15 feet to the front lot line. The home was built in 1923 before official lot lines were placed. When lot lines were placed, the front lot line was located through the existing residence leaving no setback to the home or deck area, as shown in attached documents. Current Green Mountain Falls Municipal Zoning Code, Section 16-305(4)(a), states that for R-1 5,000 Single Family Residential District, there will be a fifteen (15) foot setback for developments to the front lot line. Enclosed is a copy of the variance submission that Mr. and Mrs. Nord will submit for review to the Planning Commission, along with a copy of the development plan. The Green Mountain Falls Land Use Code requires that property owners within 100' of the petitioner's property be notified of any request for a zoning amendment in order to solicit public input.

The Planning Commission will hold a Public Hearing on Tuesday, October 8, 2019 at 6:30 p.m. at the Town Hall. The Board of Trustees will hold a Public Hearing on Tuesday, October 15, 2019 at 7:00 p.m. If you have any questions, please contact Julia Simmons, Land Use Planner for the Town of Green Mountain Falls. 719-684-9414 or at planner@gmfco.us

Please respond in writing to the Town of Green Mountain Falls at PO Box 524, Green Mountain Falls, CO 80819 or via email to planner@gmfco.us

____ IN FAVOR OF GRANTING A FRONT LOT SETBACK VARIANCE

____ OPPOSED TO GRANTING A FRONT LOT SETBACK VARIANCE

COMMENTS: _____

Property Owner: _____

Green Mountain Falls Property Address: _____

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.

(Ord. 97-01)

Sec. 16-709. - Variances.

- (a) No variance in the strict application of the provisions of this Land Use Code, including building requirements, signs and fences, shall be recommended by the Planning Commission or approved by the Board of Trustees unless it finds that the following requirements and standards are satisfied. It is the intent of this Article that the variance be used only to overcome some exceptional physical condition of a parcel of land located within the neighborhood which poses practical difficulty to its development and prevents its owner from using the property as intended by this Land Use Code. Any variation granted shall be the minimum adjustment necessary for the reasonable use of the land.
- (b) The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant shall establish and substantiate that the appeal for the variance conforms to the requirements and standards listed below:
 - (1) The granting of the variance shall be in harmony with the general purpose and intent of the regulations imposed by this Land Use Code on the district in which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public.
 - (2) The granting of the variance will not permit the establishment of any use which is not permitted in the district.
 - (3) There must be proof of unique circumstances. There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings in the neighborhood and which circumstances or conditions are such that the strict application of the provisions of this Land Use Code would deprive the applicant of the reasonable use of such land or building.
 - (4) There must be proof of unnecessary hardship. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances shall not be considered.
 - (5) The granting of the variance is necessary for the reasonable use of the land or building and the variance as granted by the Board of Trustees is the minimum variance that will accomplish this purpose. The report of the Planning Commission shall fully set forth the circumstances by which this Land Use Code would deprive the applicant of any reasonable use of his or her land. Mere reasonable loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.
 - (6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the adjacent neighborhood.
 - (7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this Land Use Code to other lands, structures or buildings in the same district.
- (c) The Board of Trustees may prescribe any safeguard that it deems necessary to substantially secure the objectives of the regulations or provisions to which the variance applies.
- (d) Upon application, the Planning Commission, after giving notice as required by law, shall schedule a public hearing of the proposed variance. The Planning Commission shall consider and decide all proposed variations, taking into account the standards enumerated above.
- (e) Procedure. Procedures for variance hearings shall be the same as those for zoning and rezoning, with the exception of the publication requirement contained in Paragraph 16-711(f)(2) below, which shall not be required.

Sec. 16-711. - Zoning district amendments.

- (a) Petition required. A zoning petition shall be required to zone or rezone any property within the corporate boundaries of the Town. Such petitions shall conform to the requirements of Subsection (c) below.
- (b) Submission deadline. The petitioner shall submit the petition and all required items to the Town Clerk no later than thirty (30) days prior to any regular meeting of the Planning Commission at which the petitioner desires to be heard.
- (c) Petition submittal requirements.
 - (1) Letter of intent. The petitioner shall submit a letter of intent with all zoning, rezoning, special use and variance of use requests. Such letters may contain any information relevant to the petition but shall contain the following, when applicable:
 - a. The reason for the change in zone classification;
 - b. The total number of acres in the requested area;
 - c. The number of apartment buildings;
 - d. The number of dwelling units per building;
 - e. The number of dwelling units per acre;
 - f. The number of industrial sites proposed;
 - g. Typical lot sizes: length and width;
 - h. Acres and percent of land to be set aside as open space, not to include parking, drives and access roads;
 - i. Type of proposed recreational facilities;
 - j. If phased construction is proposed, how it will be phased;
 - k. Anticipated schedule of development;
 - l. How water and sewer will be provided; and
 - m. Proposed uses, relationship between uses and densities.
 - (2) Legal description and drawing. The drawing shall be at a scale suitable to describe the information required and shall include:
 - a. Boundary description of the land to be zoned which shall illustrate the legal description;
 - b. Existing land uses on the property;
 - c. Adjoining property ownership and use;
 - d. Existing and proposed structures;
 - e. Existing and proposed easements; and
 - f. Name and addresses of the petitioner, owners of all interest in the property and the preparer.
 - (3) Zoning petition.
- (d) Distribution. The Town Clerk shall distribute copies of submitted materials to such local, regional, state and federal agencies as may be deemed appropriate.
- (e) Planning Commission action and procedure.
 - (1) The Planning Commission shall review each petition at a regularly scheduled public meeting.
 - (2) Public notice.
 - a. A plain notice, not less than two (2) square feet in size, of the date and place of the hearing of all petitions shall be posted in a conspicuous place on the property site by the Town Clerk at least two (2) weeks prior to the Planning Commission meeting. The notice shall contain the specific subject matter of the hearing, including the present zone, if any, and the proposed zone or the special use contemplated. The location

and phone number of the public office where additional information may be obtained shall also be included on such notice. Such notices shall be changed in the event that the time or place of such hearing is changed.

- b. Prior to submitting the petition, the petitioner shall either contact the adjoining property owners for their comments and signatures on the petition form, or cause a certified letter to be sent to said owners by the Town Clerk. The requirements for the letter may be obtained from the Town Clerk.
- c. The petition and the letter shall state that the adjoining property owner may appear in person at the Planning Commission hearing or, if unable to attend, submit a statement further expressing his or her opinions and comments of the petition.
- d. The agenda of the Planning Commission meeting shall be made available to the public and posted on the Town bulletin board no later than four (4) days prior to the meeting.

(3) Action of the Planning Commission.

- a. Unless postponed at the request of the petitioner, the Planning Commission shall have a maximum period for taking action on the petition extending from the date of the first meeting through the next regularly scheduled Planning Commission meeting.
- b. The Planning Commission may approve, approve subject to certain conditions or disapprove.
- c. The Planning Commission shall publicly state, and the secretary shall record, the reason for the action taken on the petition.
- d. Upon any of the above actions or at the expiration of the maximum period for taking action, the petition shall be placed on the agenda of the next regularly scheduled meeting of the Board of Trustees which allows for the proper notice requirements.
- e. Without the request or consent of the petitioner, the Planning Commission may move to postpone action on the petition until the next regularly scheduled Planning Commission meeting. At the request or with the consent of the petitioner, action on the petition may be postponed until a definite date or until the occurrence of a certain event. If so postponed, the petition shall be heard by the Planning Commission on the definite date or, in the case of postponement to the occurrence of a certain event, at the written request of the petitioner.
- f. No petition shall remain postponed in excess of one hundred eighty (180) days unless a longer period of time is requested by the petitioner and granted by the Planning Commission. Petitions postponed in excess of one hundred eighty (180) days or an extension thereof shall be deemed withdrawn and a new petition shall have to be submitted with an additional filing fee.
- g. A nonrefundable administrative fee as set by resolution of the Board of Trustees will be paid by the petitioner at the time of the submittal.

(f) Action and procedure of the Board of Trustees.

(1) The Board of Trustees shall hold a hearing on each petition at a regularly scheduled public meeting.

(2) Public notice.

- a. A plain notice, not less than two (2) square feet in size, of the date and place of hearing of all petitions shall be posted in a conspicuous place on the property site by the Town Clerk at least two (2) weeks prior to the Board of Trustees meeting. The notice shall contain the specific subject matter of the hearing, including the present zone, if any, and the proposed zone or the special use contemplated. The location and phone number of the public office where additional information may be obtained shall also be included on such notice. Such notice shall be changed in the event that the time or place of such hearing is changed.
- b. Zoning and rezoning petitions. At least fifteen (15) days' notice of the time and place of a public hearing

shall be published in an official paper or in a paper of general circulation in the Town.

- c. The Town Clerk shall notify all adjoining property owners of the date, time and place of the public hearing on each petition.
- d. The agenda of the Board of Trustees' meetings shall be made available to the public and posted on the Town bulletin board no later than four (4) days prior to the meeting.

(3) Action of the Board of Trustees.

- a. The Board of Trustees may approve, approve subject to certain conditions or disapprove the petition. An approval or approval subject to conditions shall require the favorable vote of a majority of the Board of Trustees except when a protest against such petition is signed by the owners of twenty percent (20%) or more of the area of the lots:
 - 1. Within the proposed areas of change;
 - 2. Immediately adjacent in the rear thereof extending one hundred (100) feet therefrom;
 - 3. Directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite lots.
 - b. In all cases, a favorable vote of three-fourths ($\frac{3}{4}$) of the Board of Trustees shall be required.
 - c. The Board of Trustees may move to postpone action on the petition to a definite date or to the occurrence of a certain event. The petition shall be heard by the Board of Trustees on the definite date or, in the case of postponement to the occurrence of a certain event, at the request of the petitioner. No petition shall remain postponed in excess of one hundred eighty (180) days unless a longer period of time is requested by the petitioner and granted by the Board of Trustees. Petitions postponed in excess of one hundred eighty (180) days or an extension thereof shall be deemed withdrawn and a new petition shall have to be submitted with an additional filing fee.
- (g) Denied petitions. If a zone or rezone petition has been disapproved by the Board of Trustees, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of Trustees or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
- (h) Petitioner must be present. It is a requirement of the Planning Commission and the Board of Trustees that either the petitioner or his or her representative be present at the public hearings to present the petition.
- (i) Filing fee. Filing fees for zoning and rezoning petitions shall be established by resolution of the Board of Trustees.

(Ord. 97-01)

3.1 Our History

INTRODUCTION

Historic towns where everyone knows each other develop a quality of life for residents and have a unique charm. Preserving welcoming and familiar establishments, traditions, defining features, and character while moving forward as a community is extremely important in Green Mountain Falls.

“A rustic town that is celebrated for rich, multi-generational history, small community charm, and immediate access to an unmatched trail system.”

GOAL 3.1.1: COMMUNITY HOUSING

Ensure a diverse set of housing types are allowable to meet changing community needs.

Policies:

- A. Support efforts to retain housing affordability within the Town.
- B. Continue to support a variety of housing types available within the Town and in future annexation areas.
- C. Revise the Town Code to address “Tiny Home” development in appropriate locations as a possible method to provide a more diverse affordable housing selection.

GOAL 3.1.2: RESIDENTIAL QUALITY

Encourage and maintain safe and comfortable residential environments.

Policies:

- A. Enforce and strengthen housing and nuisance codes and ordinances that are intended to protect the quality of residential environments.
- B. Preserve and maintain areas that have historic significance, environmental sensitivity, natural beauty, and cultural value.
- C. Utilize screening and buffering techniques between incompatible uses.
- D. Work with homeowners to ensure that RV's, campers, boats, and related recreational equipment are properly stored off the street, and screened from view.

GOAL 3.1.3: EFFICIENT USE OF TOWN RESOURCES

Utilize existing buildings for visitors' office, seasonal retail, and arts programs.

Policies:

- A. Promote the seasonal use of structures to enhance the community experience for residents and visitors alike.
- B. Investigate the viability of creating a full or part-time Parks and Recreation position.
- C. Fund public restroom enhancements.

GOAL 3.1.4: COMMUNITY EVENTS

Continue to build on community events year-round and utilize community facilities.

Policies:

- A. Investigate a public-private partnership to manage the Sallie Bush event space.
- B. Develop a year-round events program welcoming to all ages.
- C. Support a valley-wide arts district to attract more entertainment to the region.

GOAL 3.1.5: APPEARANCE AND VITALITY OF DOWNTOWN

Improve the appearance and vitality of Downtown.

Policies:

- A. Work with residents and business owners to create year-round vitality of the Lake and the Downtown core through beautification efforts and volunteer programs.
- B. Investigate opportunities to add short- and long-term parking spaces for tourists. Ensure that parking stalls are designed to facilitate safe backing movement.
- C. Provide Wi-Fi access in Downtown and around the Lake.
- D. Ensure ADA accessibility throughout Downtown.
- E. Pursue grant funding for Downtown aesthetic improvements such as tree plantings, benches, planters, and pedestrian-scale lighting.
- F. Encourage façade improvements of buildings.
- G. Encourage new commercial development and redevelopment.

GOAL 3.1.6: PARKS, RECREATION, AND OPEN SPACE

Ensure that park and recreational services are improved and expanded in relation to population growth, types of users, and user demand.

Policies:

- A. Require annexed lands to ensure appropriate parks, recreation, and open space remain undeveloped. This can be existing adjacent open lands, planned parks, or fees in lieu of land.
- B. Continue to support the park maintenance efforts of local volunteers and annual Park Beautification Day.
- C. Look to Great Outdoors Colorado and other funding sources (grant funding, private donations) to support public recreation enhancements.
- D. Work with El Paso County and adjacent landowners to continue to develop pedestrian and bicycle trails that access the creeks, streams, and lakes throughout Town.
- E. Research funding opportunities to assist with the preservation and enhancements to natural features in Green Mountain Falls Town Governance.

GOAL 3.1.7: TOWN GOVERNANCE

Improve communications between the Board of Trustees and the citizens of Green Mountain Falls.

Policies:

- A. Develop "Rules of Conduct" to be adhered to at all public meetings.
- B. Ensure that adequate notice is given for all public hearings.
- C. Strive for consistency and equality in the enforcement of Town regulations by providing training for new members of boards and commissions.
- D. Utilize public meetings, newsletters, and surveys to monitor and respond to citizen concerns.

3.2 Our Health

INTRODUCTION

Whether sitting on a porch watching the sunset or going for a hike, residents understand that environmental health of the valley is very closely linked to community health. While the valley offers a lot of opportunity for healthy living, there are also natural hazards that need to be monitored for safety. Emergency services identified in these policies continue to not only to address typical public safety but also to collaborate with other agencies in the valley on natural hazard emergencies.

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

GOAL 3.2.1: PUBLIC SAFETY / EMERGENCY SERVICES

Provide adequate police and fire protection throughout the Town.

Policies:

- A. Coordinate with Teller and El Paso Counties, as well as the State to ensure high quality law enforcement is provided to all residents and businesses when the Town Marshal is not on duty.
- B. Ensure that all areas of Town are provided adequate fire prevention, mitigation, protection, services and that any resiliency efforts have been made.
- C. Work with the Fire District to identify those areas that are most difficult to serve.

GOAL 3.2.2: ENVIRONMENTAL QUALITY

Protect the environmental quality of the Town.

Policies:

- A. Continue to ensure that the water quality of the creeks and Gazebo Lake are monitored by appropriate agencies and take any corrective actions as necessary.
- B. Ensure that all building permit requests that include ISDS are forwarded to County Health Departments for review and permitting.
- C. Promptly report ISDS failures to the County Health Departments.
- D. Treat Town gravel roads to control dust by paving or other dust control measures.

GOAL 3.2.3: LAKES AND STREAMS

Continue to enhance, protect, and maintain Green Mountain Falls' lakes and streams—Fountain Creek, Catamount Creek, Crystal Creek, and Gazebo Lake.

Policies:

- A. Work with El Paso County and adjacent landowners to continue to develop pedestrian/bicycle trails that access these natural features.
- B. Look to agencies such as Great Outdoors Colorado to assist with the funding necessary to improve and preserve the creeks, streams, and Gazebo Lake.
- C. Implement sediment traps to deter sediment deposits in the Lake.

GOAL 3.2.4: WILDFIRE MITIGATION

Identify and implement wildfire mitigation strategies.

Policies:

- A. Pursue grant funding for residential hazard mitigation.
- B. Enforce the reduction of hazardous fuel storage within the Town.
- C. Engage Ute Pass communities in an effort to update the 2007 Ute Pass Community Wildfire Protection Plan.
- D. Consider implementing defensible space requirements.
- E. Encourage the removal of fallen and dead trees.

GOAL 3.2.5: FLOOD HAZARDS

Identify and implement flood mitigation strategies.

Policies:

- A. Collaborate with neighboring communities to identify regional solutions to flood hazards.
- B. Research cost-efficient, sustainable mitigation strategies.
- C. Coordinate with state and federal agencies for additional mitigation funding opportunities.

GOAL 3.2.6: SEWER, SEPTIC, AND WATER

Ensure new development can be supported by Town sewer and septic capacity.

Policies:

- A. Ensure that an appropriately sized septic system will fit on a parcel before allowing a home or business to be developed.
- B. Provide adequate storm drainage throughout the Town by upgrading existing facilities and requiring new development to provide appropriate detention and drainage of stormwater runoff.
- C. Approve new development only if the adequate capacity levels for water delivery and sewage treatment can be confirmed.
- D. Continue to annually review the Town's Capital Improvements Plan.

GOAL 3.2.7 GROUNDWATER

Take appropriate measures to prevent the contamination of groundwater.

Policies:

- A. Educate the community about groundwater contamination. Organic chemicals and groundwater contamination is an area where much research is needed. In the meantime, the prudent use and disposal of all chemicals (agricultural, industrial, home and garden) can go a long way to protect the environment and groundwater from contamination.
- B. Monitor and improve water quality; identify and prioritize measures to prevent the contamination of groundwater.
- C. Work with the Colorado Department of Public Health and Environment and adjacent communities to implement the EPA's Phase II stormwater regulations as a Ute Pass community. While these standards only apply to Colorado municipalities that are over 10,000 people, the Town's topography, coupled with the location of Fountain Creek, Catamount Creek, Crystal Creek, and Gazebo Lake suggest that stormwater retention techniques can assist in preventing the contamination of groundwater as well as the water quality of these natural assets.

3.3 Our Economy

INTRODUCTION

Community vitality is reliant on a stable and resilient economy. Continuing to bolster small business and develop opportunities for economic stability impacts infrastructure and operations. Opportunities to continue developing the Green Mountain Falls overall economic vitality are identified in the goals and policies below.

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

GOAL 3.3.1: ECONOMIC VITALITY

Improve the Town's economy through the enhancement of signage and wayfinding, strategic development promotion, and marketing efforts while also supporting new low intensity commercial uses.

Policies:

- A. Develop clear signage and wayfinding standards to improve safety and recreation access.
- B. Ensure signage and wayfinding is consistent with the Town's rustic identity.
- C. Study the feasibility of shuttle usage for tourists and hikers on high use days.
- D. Increase support of the Chamber of Commerce to market Green Mountain Falls.
- E. Identify and pursue opportunities to bring new businesses into the community that offer a wider range of basic goods and services.
- F. Investigate the potential for a coordinated advertising program to attract travelers from Highway 24 and Colorado Springs to local businesses in Green Mountain Falls.
- G. Promote the development of small specialty retail shops that can capitalize on the Town's close proximity to trails and natural resources.

GOAL 3.3.2: ECONOMIC SUSTAINABILITY

Identify and implement practices to promote economic sustainability for the Town.

Policies:

- A. Investigate property and sales tax rate increases that are commensurate with similar communities.
- B. Implement a parking strategy with easy access and clear directions.
- C. Develop a gateway at Highway 24 to promote awareness of Green Mountain Falls.
- D. Monitor, with the assistance of the Colorado State Department of Local Affairs, any additional revenue generating possibilities.
- E. Create a Town web-based marketing program.
- F. Communicate with officials from similar communities to understand what makes them successful.
- G. Support local businesses by encouraging community events, or through a Chamber of Commerce or similar organizations and advertising.
- H. Create a favorable impression as visitors enter the community. Consider installing landscaping as part of the gateway feature.
- I. Re-activate the Economic Sustainability Committee.

3.4 Our Development

INTRODUCTION

As a historic mountain community with a diversity of lot sizes and slopes, Green Mountain Falls hosts a variety of architectural styles that compliment the character of the Town. Future development should continue to support protected viewsheds, sensitivity to natural resources, architectural styles, and scales appropriate for their zone district.

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

GOAL 3.4.1: RESPONSIBLE DEVELOPMENT

Ensure responsible, appropriate, and compatible growth in Town.

Policies:

- A. Support development that enhances a sense of community and is compatible with surrounding land uses, the natural environment, and the community's expectations.
- B. Address and plan for any additional hazards that may come with additional growth.
- C. Encourage development along Highway 24 that is appropriately scaled and is in keeping with the uses desired by Green Mountain Falls' residents.
- D. Support methods to expand commercial development Downtown that are resilient to flooding such as raising the base elevation.

GOAL 3.4.2: SENSE OF COMMUNITY

Support economic development that enhances a sense of community, is compatible with surrounding land uses, is sensitive to the natural landscape, and is consistent with community needs.

Policies:

- A. Encourage clustered commercial development that incorporates unified site design and traffic circulation planning particularly along land parcels that are visible from Highway 24.
- B. Plan sufficient and well-defined on- and off-street parking to support local retail and commercial uses.

GOAL 3.4.3: LOCATION OF COMMERCIAL DEVELOPMENT

Encourage desirable commercial development in accordance with the Future Land Use Plan.

Policies:

- A. Encourage mixed-use development in commercial districts.
- B. Promote innovative and high quality planning and design to minimize visual and traffic impacts.
- C. In areas that can be developed as highway commercial, develop commercial activity nodes at designated intersections.
- D. Improve traffic and pedestrian circulation wherever possible.
- E. Identify strategic locations for new key commercial development and attract locally-grown business.
- F. Promote the successful development of convenience retail and service establishments that will meet the needs the Town residents.

GOAL 3.4.4 STRATEGIC GROWTH

Consider strategic community expansion and redevelopment efforts as the Town continues to grow.

Policies:

- A. Investigate strategic annexation options that support the Town's vision.
- B. Identify appropriate locations for infill and redevelopment that support a healthy community.
- C. Update the Town's zoning ordinance and the Town's annexation plan to ensure that future development does not negatively impact the qualities of Green Mountain Falls that residents cherish.
- D. Work with surrounding counties to ensure the principles and policies contained within this Plan are respected.

GOAL 3.4.5 FULL TIME TOWN STAFF

Hire full time Town staff including a community planner to coordinate with residents, elected officials, and Town Board to work towards community goals.

Policies:

- A. Secure funding for full time staff.
- B. Identify roles and responsibilities for staff.

GOAL 3.4.7 CONSERVATION EASEMENT

Place a conservation easement on the HGMFF properties to ensure that they remain as open space in perpetuity.

Policies:

- A. Work with the HGMFF to identify specific land designations that establish permanent conservation of open space lands.

3.5 Our Infrastructure

INTRODUCTION

Infrastructure such as roads, water, and electricity can be difficult to attain and maintain in a historic valley small town. The policies below identify ways to develop partnerships to share responsibility and ensures that any additional development will be able to pay for any infrastructure extensions or improvements.

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

GOAL 3.5.1: INTERGOVERNMENTAL AGREEMENTS

Collaborate with neighboring communities to promote safety and efficiency of services.

Policies:

- A. Investigate an Intergovernmental Agreement (IGA) with adjacent communities to share responsibility and increase service efficiency.

GOAL 3.5.2: COMMUNICATIONS

Enhance communications capabilities throughout the Town.

Policies:

- A. Investigate a possible cellular tower to improve phone service.
- B. Strengthen Town-wide access to broadband, Wi-Fi, radio, and cellular service.

GOAL 3.5.3: INFRASTRUCTURE COST

All new development should pay for the cost of required improvements and not create a burden on existing property owners.

Policies:

- A. Establish a basis for determining the incremental costs associated with new development for each of Green Mountain Falls' infrastructure services.
- B. Ensure that new development bears the cost for the construction of all infrastructure.
- C. Balance Town values and goals with development needs.
- D. Ensure that park and recreational services are improved and expanded in relation to growth and user demand.

GOAL 3.5.4: TRANSPORTATION

Maintain a system of streets that will ensure safe and efficient movement of people and goods throughout the Town.

Policies:

- A. Create a street plan that identifies existing and proposed street extensions and sets standards for maintenance and construction in existing and future developments.
- B. Require new development to provide adequate ingress and egress.
- C. Encourage safe pedestrian and bicycle connections throughout the Town.
- D. Identify locations that would be dangerous in the event of an emergency evacuation, and make plans for exit strategies.