

**TOWN OF GREEN MOUNTAIN FALLS
Planning Commission
10615 Green Mountain Falls Road
March 12, 2019 6:30 P.M.**

MEETING MINUTES

Commission Members Present

Chair Eric Caldwell
Vice Chair Dick Bratton
Commissioner Rocco Blasi
Commissioner Nathan Scott
Commissioner Gregory Williamson

Commission Members Absent

Secretary

Katharine Guthrie

1. Call to Order/Roll Call

Chair Eric Caldwell called the meeting to order at 6:33 PM

2. Additions, Deletions, or Corrections to the Agenda

M/S: Bratton/Williamson

Motion: Move to approve the agenda as submitted.

Vote: Motion carries. All aye.

3. Approve notes PC Workshop 2/26/19

No action necessary.

4. Public Input

Ann Esch reported that the visit of city representatives from Woodland Park at the Board of Trustees meeting on 3/5/19 was helpful and good to see they really want to cooperate.

5. Comp Plan--Presentation by Kristy Bruce & Jennifer Gardner, Logan Simpson, Inc.

Overall Progress Report

Report on Evaluation of 2007 Plan

Report on Opportunities Survey

Plan Framework/Outline--Plan Content

Review new draft Base Map

Draft Updated Zoning Map

Tiny Homes--Report on Research of Code and Case Studies

"Small Homes" may be a better term as "Tiny Homes" are typically on wheels
GMF has no minimum building size specified per zone
Pikes Peak Building Dept. is currently working on regulations
Put more focus on affordable housing and not just 'Tiny Homes.'

Next Steps

- i. Illustrative Land Use Plan
- ii. Strategic Action Plan & Adaptive Management and Monitoring
- iii. Town Meeting #3
- iv. Public Draft Plan Chapter Review

6. New Business

Chair Caldwell adjourned the PC meeting at 7:20 PM

- a. PUBLIC HEARING--Rezone Town Hall Parcel from Business to Public Facility

Chair Caldwell opened the Public Hearing at 7:20 PM

Currently Town Hall Parcel is zoned for commercial use.

Public Comments:

Mac Patrone inquired about the need or value of a zoning change.

What is the value of reflecting the ground use and changing the zoning from commercial to municipal property?

Commissioner Williamson requested a cost benefit analysis to ensure there are no negative issues associated with the zoning change.

If in the future the town disillusioned incorporation, all municipal facilities and properties become property of the school district.

Chair Caldwell adjourned the Public Hearing at 7:33.

Chair Caldwell reopened the PC Meeting at 7:33.

Commissioner Bratton: Request to propose some findings and determination.

Rezone Town Hall parcels from B (Business District) to P-F (Public Facilities District)

Findings and Determinations:

1. The change from B (Business) to P-F (Public Facility) is justified. B (Business) zoning does not reflect the actual current land use of the parcel (Sec 16-310). P-F (Public Facilities) is more accurate in describing the current land use which is the site of the recently built Town Hall and Marshal's facility (Sec 16-133).

M/S: Bratton/Caldwell

Motion: Move that the Findings and Determinations that have been read are acceptable to the Planning Commission and hereby approve of the motion.

Vote: Motion carries. All aye.

M/S: Bratton/Blasi

Motion: Move that the Planning Commission recommends that the Town Board of Trustees approve rezoning of the Green Mountain Falls Town Hall parcel Schedule 8308-101 from B (Business District) to P-F (Public Facilities District).

Vote: Motion carries. All aye.

None of adjacent neighbors to Town Hall attended the Public Hearing.

- b. Plan Review--6825 Howard St.--Deck replacement--Bradley Ware, owner
The Site Plan does not clearly reflect the property lines. Therefore, setbacks cannot be determined. It must be determined that the deck is not on someone else's property.

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M/S: Bratton/Williamson

Motion: Recommend that we table this issue until we can obtain information on the property line location.

Vote: Motion carries. All aye.

7. Old Business

- a. Finalize Frequently Asked Questions (tabled from 2/12/19 and 2/26/19) Caldwell

M/S: Caldwell/Blasi

Motion: Move to table

Vote: Motion carries. All aye.

- b. Finalize PC Plan Review Checklist (tabled from 2/12/19 and 2/26/19)

M/S: Caldwell/Blasi

Motion: Move to table

Vote: Motion carries. All aye.

- c. Finalize new form "Request for PC Review" (tabled from 2/26/19) Town Clerk

M/S: Caldwell/Blasi

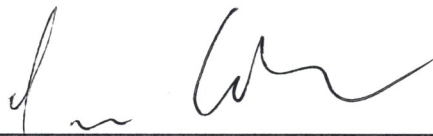
Motion: Move to table

Vote: Motion carries. All aye.

- d. Discussion of revision to Sec 16-705 Architectural Review (c)(1) Materials (tabled from 2/12/19 and 2/26/19) Commissioner Williamson

8. Adjourn

There being no further business, the meeting adjourned at 8:28 PM.



Eric Caldwell, Chair

Katharine Guthrie, Recording Secretary