



**Town of Green Mountain Falls  
Planning Commission Special Meeting  
Agenda  
May 11, 2021 • 6:30 PM • Virtual Meeting\***

	ITEM	DESIRED OUTCOME
1.	CALL TO ORDER	
2.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	
3.	APPROVAL OF MINUTES April 27, 2021 Regular Meeting Minutes	Action Recommended
4.	PUBLIC COMMENT**	
	NEW BUSINESS	
5.	FEN2021-01 Fence Permit at 10310 Mountain Avenue. John Gustafson, Owner.	Action Recommended
6.	Concept Proposal to Purchase Town of Green Mountain Falls Land at 7035 Oak Street. Clay Gafford, Owner 7045 Oak Street.	Action Recommended
7.	Resolution 2021-10, Consideration of and Recommendation to the Board of Trustees on a Memorial Bench and Brick Program	Action Recommended
	OTHER BUSINESS	
8.	Trustee Liaison Report on Board Action and Matters of Comprehensive Plan Implementation. Katharine Guthrie, Board of Trustees Planning Liaison	Information
9.	Housekeeping and Announcements	Information
10.	Adjournment	

[\\*Zoom Meeting Link](#)

Meeting ID: 814 997 1940

Passcode: 774139

\*\*Questions about public comment can be sent to GMF staff: [staff@gmfco.us](mailto:staff@gmfco.us); [planner@gmfco.us](mailto:planner@gmfco.us)

*Planning Commission Members:*

*Todd Dixon, Chair*

*Lamar Matthews, Commissioner*

*Sean Ives, Commissioner*

*Gregory Williamson, Vice Chair*

*Paul Yingling, Commissioner*





## MEETING MINUTES

### Planning Commission

April 27, 2021

6:30 p.m. Zoom Virtual Meeting

Commissioners Present: Todd Dixon, Sean Ives, Lamar Matthews, Gregory Williamson, Paul Yingling

Commissioners Absent:

Ex Oficio Member: Mayor Jane Newberry

GMF Staff: Julia Simmons, Zachary Trainor

[Link to Zoom Video Recording](#)

Agenda Item	Motion/Discussion	M/S	TD	SI	LM	GW	PY	JN
1. CALL TO ORDER / ROLL CALL	Chairperson Dixon called the meeting to order at 6:30 PM. Role call as reflected, above.							
2. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Item #6 was deleted from the agenda.							
3. APPROVAL OF MINUTES- March 9 <sup>th</sup> , 2021 Meeting.	Motion to approve the minutes of the March 9, 2021 meeting as posted. Motion passes unanimously.	GW/LM	Y	Y	Y	Y	Y	
4. Public Comment	<p>Sherri Hopper spoke about the purchase of the fire house and turning it into a wedding venue.</p> <p>Chairperson Dixon responded regarding the process and possible concerns.</p> <p>Commissioners Williamson, Matthews, and Yingling commented in support of the project.</p>							

5. Public Workshop and Community Input Meeting - Zoning and Land Use Code Rewrite.	Staff presented highlights from survey results. Discussion notes are included below the meeting minutes.							
6. Trustee Liaison Report on Board Action and Matters of Comprehensive Plan Implementation. Katharine Guthrie, Board of Trustees Planning Liaison	Deleted from Agenda							
7. Housekeeping and Announcements	After discussion, the Planning Commissioners set May 25 <sup>th</sup> as the target date for the presentation of the annotated outline. Chairperson Dixon commented that if the outline is not ready, then the June 8 <sup>th</sup> regular meeting could be the date for the presentation.							
8. Adjournment	Chairperson Dixon adjourned the meeting at 7.49 PM.							

#### Discussion Notes

- 1. What is one topic from the PowerPoint presentation that resonated with you? What are some challenges you have experienced with the existing code; what would make it easier to “do the right thing?”**

#### Public comment

- Ann Esch Brought up the topic of sewer systems. The age of the cess pools are a looming problem. Does GMF have any further regulations? This concern resonated with her.
  - Chairperson Dixon agreed that this is also a concern for him and talked about replacement concerns and El Paso County and Teller County Health Departments for requirements.

- David Douglas: Spoke about concerns around fire mitigation and the need for enforcement. He brought up that many old structures are not hardened against fire and the need for clarity about what is reasonable to require people to harden their property. Fuels mitigation on public property. He emphasized the need for practical and reasonable for frontline defense.
- Chairperson Dixon commented about Wildland Urban Interface code policies or ordinance presented to the Planning Commission.
- Rocco Blasi talked about how some people may be unaware there is a code and that the Town should improve visibility and encourage outreach and education to make people aware of the code. He said that the code should be simple and enforceable. Mr. Blasi brought up the concern for liability for GMF if code is not enforced. He spoke in support of moving some items to administration approval and that health and safety are priority. Mr. Blasi suggested that the town look to the compressive for guidance. He also commented in support of taking inventory of cess pools and available land for development.
- Commissioner Ives shared that people that speak to him around town are frustrated with the process of permitting that is slow due to requirements and that simplifying the code would be a positive development.

What are challenges with the existing code?

No public comment on this topic.

- Commissioner Williamson commented that there are roughly 700 homes in GMF and he estimated that 80% are more than 50 years old. He talked about how that relates to fire issues and the rights of property owners. He spoke about how the town government exists to serve the community and the need to be sensitive to existing conditions. How can we help people mitigate to the best of their ability? Commissioner Williamson again emphasized the need to understand the community and ask how we can best support people and that we should be consistent with what we do.
- Chairperson Dixon talked about his recent building challenges including septic system, topography, and retaining wall. He commented about the wait time with the town government and engineering, which delayed the process for a couple months.
- Chairperson Matthews commented that people are trying to do the right thing and are frustrated with the process. She spoke about needing to take some of the bureaucracy out of the process to make it easier for businesses and people to comply with the regulations.
- Mayor Newberry brought up the point that ideas are coming up that aren't a part of the Land Use Code or enforcement, and that the discussion should focus on the Land Use Code. She spoke in support of simplification of the code and administrative approval and for clear guidelines so that everyone understands without gray areas.

## **2. What would make it easier to do the right thing?**

- Ann Esch asked the question, Is a variance an ordinance or a code?
  - Nina Williams answered that a variance is permission to make an exception to the land use code with strict standards and should be used very rarely.
- Ann commented that variances are common here in Green Mountain Falls. She suggested that variances might be handled administratively in some cases.

#### Commissioners

- Commissioner Yingling said that when explaining an issue to landowners, it could be done from the standpoint of how an action impacts others in the community and the environment as opposed to just having to follow the rules and having bureaucracy for bureaucracy's sake.

#### **Do you agree with the preliminary survey results: some applications should be approved administratively (using specific guidelines) instead of requiring a public hearing process?**

- Rocco Blasi stated that 17 responses to survey is not a good sample size and that hundreds of other people have a stake in the result and that survey responses all over the map. Mr. Blasi said that it is difficult to make accurate generalizations.
- Commissioner Matthews commented about simplification by moving some items to administrative approval.
- Commissioner Yingling spoke about the code requirements for approval of decks and how deck approval can be accomplished by administration.
- Commissioner Williamson brought up the Universal Building Code and how GMF is different from other geographic locations. Example: EPC code is not a good fit for our town. He commented that people love living in this town because of the historic and unique features. There is a need to rewrite the code but it has to address the specific needs of the properties that exist. Commissioner Williamson echoed the need to take inventory and the need to find out how many buildable lots there are as well as the age of existing homes. What happens when your deck or septic needs to be replaced? He brought up health and safety as priorities. In a universal sense there is not anything we can adopt that is already written that fits GMF so we should take a hard look and make sure what we write fits our community.
- Ann Esch asked if Green Mountain Falls could override a county regulation? If we get a variance from county? If cess pool fails you have to put in a septic system. She spoke about new technology and said that we are such a unique place in a valley. The idea of a looming cess pool problem was brought up.

- Chairperson Dixon said that we have an opportunity to group things so can be reviewed administratively if possible. Decks and fences that don't change the footprint, can this be done administratively? Pikes Peak Regional Building Department reviews for structural health and safety. He commented that we don't have the expertise for the structural elements, so we rely on larger entities with larger staff for problems with more complicated technical issues.

**3. What types of housing and commercial development is most appropriate in GMF? Some themes that have been identified in preliminary surveys: density, building use and height, additional zoning designations, environmental constraints, parks and open space, natural hazards, tiny houses, incentivized commercial development.**

- Rocco Blasi commented that he was looking at Comprehensive Plan vision, which is an appropriately sized safe community home to a mix of various uses. One of the specific strategies is to Update Land Use code to allow higher downtown density, higher lot coverage and apartments above commercial spaces. Incentivize downtown businesses. He brought up the idea of tiny houses. Does it make sense to build a tiny house when you have to fit septic and have larger lot? He commented that economic growth needs to continue as the costs of services increase.
- Chairperson Dixon commented that Rocco had made a good point regarding the limiting factors- which includes the cost of building, the price of lumber increase, and the limiting factor of sewage. The amount of land required for the septic system was roughly 1/3 of the building space. Not many lots can handle that space requirement. Hopefully, technology advances for smaller contained systems to meet requirements. A challenge of higher density is how to deal with wastewater and sewer system. Is it cost effective? He also brought up the budget that we have for the rewrite project, which he believes is roughly around \$70,000.
- Commissioner Matthews asked if the Planning Commission will receive updates on the status of the budget on the project. She requested updates on the budget during upcoming meetings.
- Rocco Blasi shared his concerns that the schedule seems aggressive.
- Chairperson Dixon answered that the plan is to get it to the Board of Trustees by the fall and the budget is a concern and wants to stay within the existing Planning Commission Meeting schedule, but is open to more special meetings if needed.
- Nina Williams explained next steps.
- After discussion, the Planning Commissioners set May 25<sup>th</sup> as the target date for the presentation of the annotated outline. Chairperson Dixon commented that if the outline is not ready, then the June 8<sup>th</sup> regular meeting could be the date for the presentation.







To: Planning Commission  
From: GMF Staff  
Date: May 5, 2021  
Re: Fence Permit FEN2021-01 at 10310 Mountain Lane

### Background

The Applicant, John Gustafson, is requesting the Planning Commission's consideration for a fence permit at the subject address.

#### Planning Commission Recommended Actions:

- Public hearing
- Review proposed project for compliance with Green Mountain Falls Zoning and Land Use Code
- Approve, approve subject to conditions, or disapprove

### Discussion

#### **Section 16-501 Purpose**

*The purpose of this Article is to establish the necessary criteria, standards and limits on all forms of fencing and to preserve the natural beauty of the Town. It is intended, by the provisions of this Article, to accomplish the following:*

- (1) To promote attractive residential and commercial areas by regulating types of fences;*
- (2) To reduce inappropriate fences and the hazards which may be attributed to them; and*
- (3) To blend fences harmoniously with the Town's natural and historic assets. Sec. 16-305. - R-1 5,000*

#### **Sec. 16-504. - Construction standards and maintenance.**

*(a) Setback. Setbacks are not required for fences.*

*(b) Height.*

*(1) Front yard. Any solid or lattice fence shall have a maximum height of forty-eight (48) inches. Any open fence shall have a maximum height of seventy-two (72) inches, with the exception of barbed wire fences in commercial and industrial areas.*

*(2) Side or back yard. Maximum height of any fence shall be seventy-two (72) inches, with the exception of barbed wire fences in commercial and industrial areas.*

*(c) Materials.*

*(1) Fencing materials may include masonry, wood or metal. Corrugated metal is specifically prohibited.*

*(2) Natural fencing may include hedge rows, rock, adobe or tree lines.*

*(d) Vision at corners. On corner lots, no fence, retaining wall, shrub, tree or similar obstruction shall be erected or maintained which obstructs the traffic vision.*

*(e) Maintenance. All fences shall be properly maintained at all times to the satisfaction of the Board of Trustees. The Board of Trustees has the authority to order the painting, repair, rebuilding or removal of a fence and accompanying landscaping which constitutes a hazard to safety, health or welfare by reason of inadequate maintenance, construction or dilapidation. Notification shall be by certified mail. If, within thirty (30) days, the maintenance orders are not complied with, the Board of Trustees may order the fence removed at the owner's expense under the provisions of Subparagraph 16-708(n)(5)b. These maintenance standards refer to all fences, new as well as those in existence at the time of enactment of the ordinance codified in this Article.*

The proposed fence construction details are outlined in the Applicant's letter of explanation (attached). A solid cedar fence would extend 150' from the front corner at Mountain Lane, and follow the side lot line with no setback distance. The R-1 10,000 subject property shares a side lot line with two R-1 5,000 properties, as shown on the EPC Assessor's site (attached). According to the survey dated 2004, the neighbor's deck at 10285 Ute Pass encroaches on the Applicant's property. At the time of this report, no public testimony has been received.

The fence, as proposed, would not endanger public health nor obstruct traffic vision. Application requirements (§16-707) have been met once the Clerk/Treasurer receives permit payment of \$125, mailed to GMF Town Hall on May 3, 2021.

### Conclusion

Staff believes the proposed fence and recommends the Commission approve Fence Permit FEN2021-01 without any conditions.

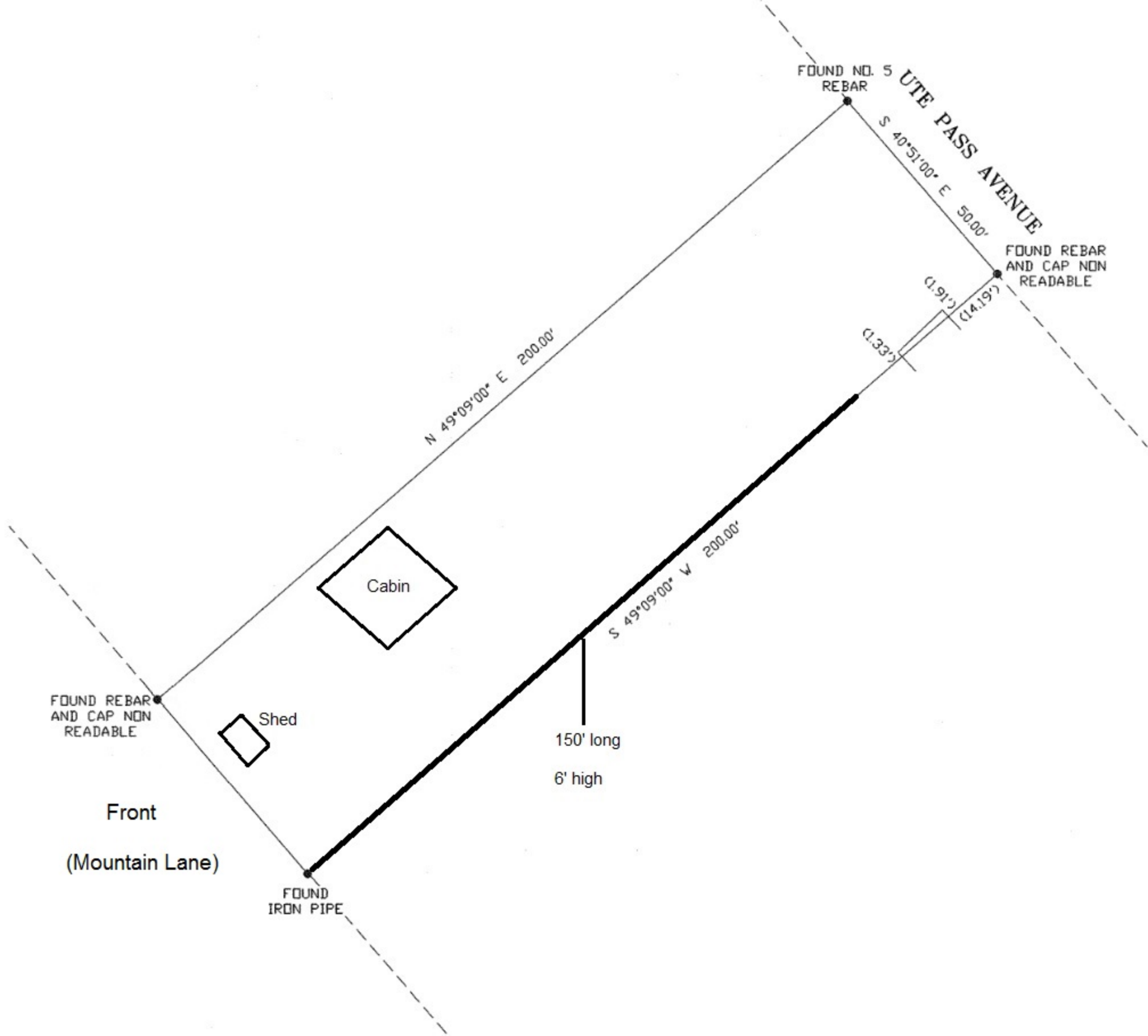


FEN2021-01

Letter of explanation from 4/3/21 email

I don't have a construction schedule yet, this process is my first hurdle. In all likelihood I'll get the same firm that did my last fence work, which the town approved as well. And even if I can't get the contractor right away I'm not too worried - the last fence ended up being done in January 2016 in the snow. I had them scheduled to work in October 2015 but the planning meetings got put off etc so then they put me off and took other jobs.

I, and all affected neighbors, are zoned R1 not in a Hillside Overlay Zone. Fence location is on the drawing, 6' solid cedar pickets, posts set in concrete, same as the other fence. There is no traffic vision obstruction. There is no setback, this is on the property line.

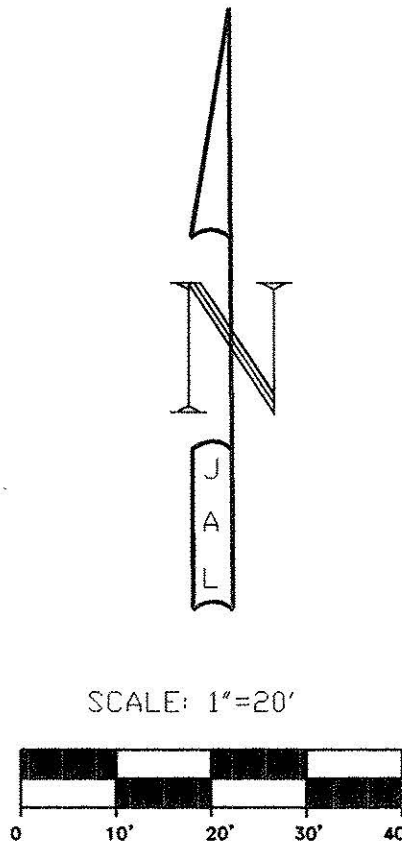
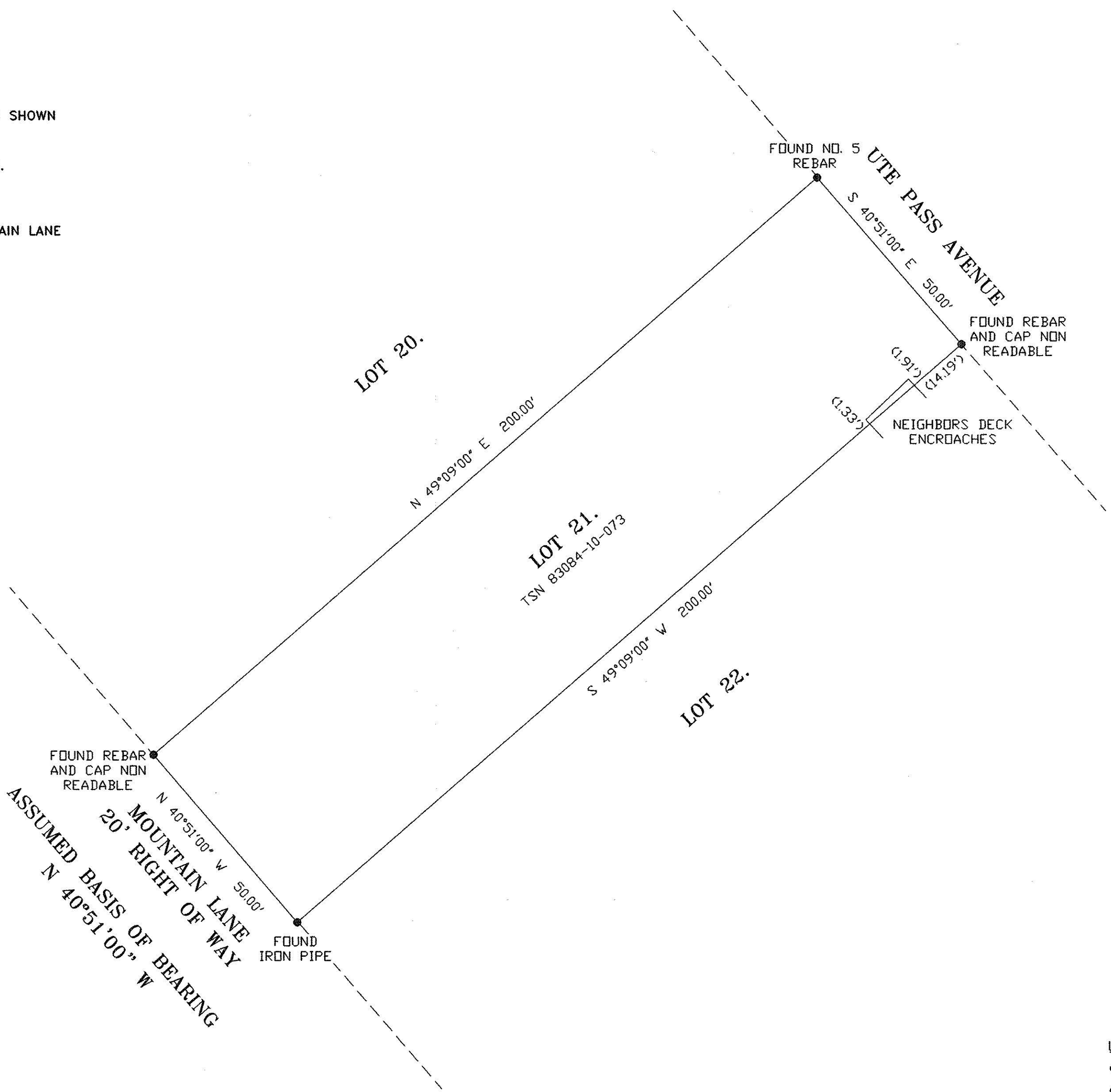


# LAND SURVEY PLAT

EL PASO COUNTY, STATE OF COLORADO.

## NOTES

1. ASSUMED BASIS OF BEARING IS AS SHOWN  
-SEE RECOVERED MONUMENTS.
2. NO EASEMENTS OF RECORD FOUND.
3. MOUNMENTS FOUND AS INDICATED.
4. PROPERTY ADDRESS-10310 MOUNTAIN LANE



- LEGEND**
- FOUND MONUMENTS AS SHOWN
  - SET NO. 4 REBAR WITH PLASTIC CAPS - 27270

## LEGAL DESCRIPTION

LOT 21, BLOCK 5, GREEN MOUNTAIN FALLS SUBDIVISION, GREEN MOUNTAIN FALLS, COLORADO, EL PASO COUNTY, COLORADO.

## SURVEYOR'S STATEMENT

I, JOHN A. LEONHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND WAS SURVEYED UNDER MY DIRECTION AND SUPERVISION TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN A. LEONHART RPLS  
COLORADO NUMBER 27270



## MONUMENTED SURVEY PLAT DEPOSITING CERTIFICATE

DEPOSITED THIS 12 DAY OF August, 2004 A.D.,  
AT 11:52 O'CLOCK A.M. IN BOOK DPST OF THE LAND SURVEY PLATS  
DEPOSIT NO. 204920115  
OF THE RECORDS OF EL PASO COUNTY, COLORADO.

DEPUTY COUNTY CLERK AND RECORDER

**A.D.R. AND ASSOCIATES**  
833 #3 PLATTE AVENUE  
Colorado Springs, CO 80903  
(719) 576-3712 Fax (719) 576-3364

A PORTION OF SECTION 8, TOWNSHIP 13 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, COUNTY OF EL PASO,  
STATE OF COLORADO.

DATE: 8/9/04 JOB NO. ADR2004-10

DRAWN BY JMD

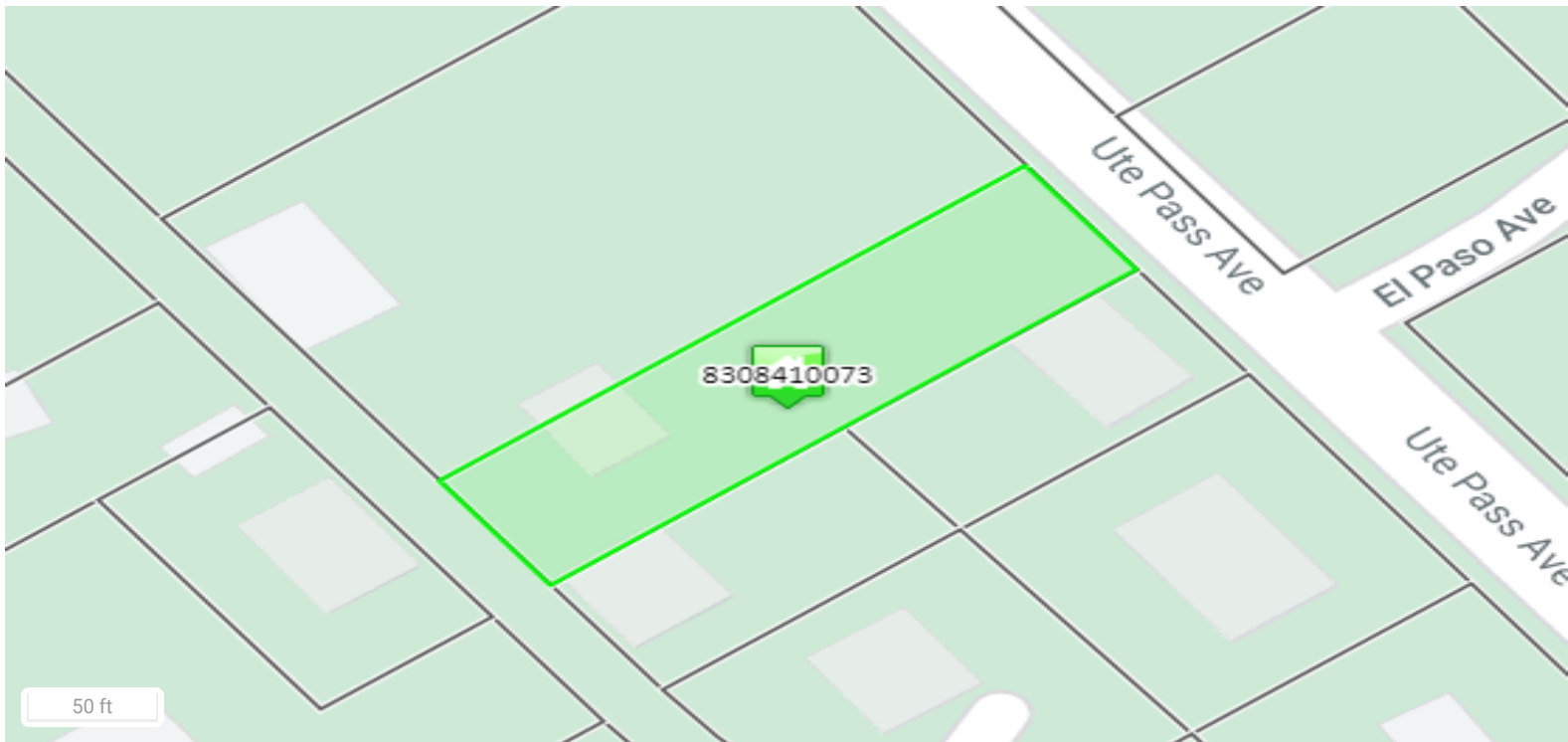
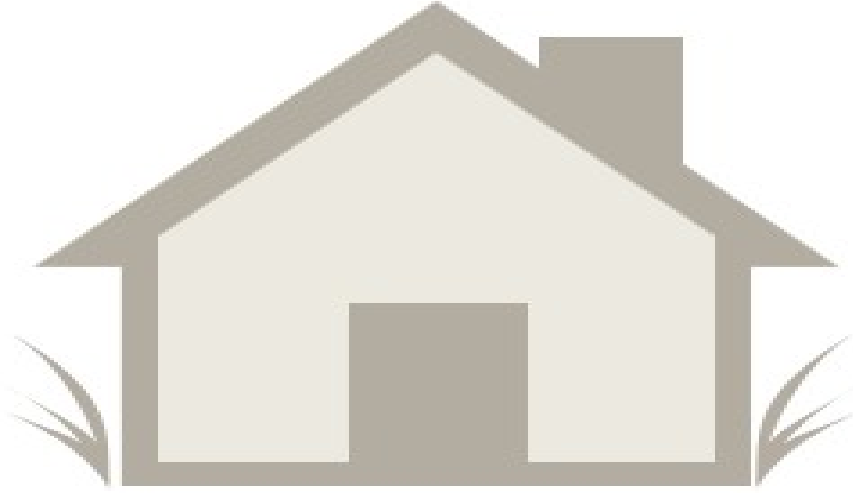
8308410073

10310 MOUNTAIN LN

Total Market Value

\$195,475

No Photo Available









To: Planning Commission  
From: GMF Staff  
Date: May 5, 2021  
Re: Concept Proposal for Purchase of GMF Property at 7035 Oak Street

### Background

The Applicant, Clay Gafford, is requesting the Planning Commission's consideration of the attached proposal to purchase town property on Oak Street. Per GMF Municipal Code §11-116 – 11-120, a procedure must be established prior to the "second presentation" or formal proposal.

#### Planning Commission Recommended Actions:

- Public testimony
- Review Applicant proposal and supplemental materials
- Consider the requirement for PC to establish an application checklist, §11-118
- Consideration of the feasibility of the proposal to purchase land from GMF

### Discussion

#### **Sec. 11-116. - Factors to be considered in sale of public land.**

*The following factors shall be considered in review by the Planning Commission and Board of Trustees of any request to purchase public lands. Said factors shall not be exclusive, however:*

- (1) *Conformation with the Town Comprehensive Plan;*
- (2) *Adverse effects to the Town if property is sold;*
- (3) *Benefits to the Town if property is sold.*

#### **Sec. 11-117. - Reasons for sale.**

*The following reasons for sale of public land shall be deemed sufficient justification for such sale;*

- (1) *Reduction in Town liability;*
- (2) *Increase in tax base;*
- (3) *Assistance to property owners who do not have clear title to their land due to an encroachment of their property upon public land.*

#### **Sec. 11-118. - Presentations required to purchase public land.**

*Anyone wishing to purchase public land owned by the Town will be required to make two (2) presentations to the Planning Commission, as further described below, as a precondition to seeking the Board of Trustees' agreement to said sale:*

- (1) *The first presentation shall include clear identification of the land to be purchased and a discussion of the feasibility of the proposed easement (Step #1 - Concept Approval).*
- (2) *The second presentation shall include the formal submittal requirements (Step #2 - Formal Submittal).*
- (3) *After the required presentations, the Planning Commission will then make its recommendation to the Board of Trustees, which has final authority for approval or denial. Any decision to sell public land shall be by Ordinance passed by the Board of Trustees.*

*(4) The procedure for the first and second presentation to the Planning Commission shall be determined by the Planning Commission, which shall set forth guidelines in the form of check lists for preparation for said proceedings. Said guidelines shall be available to the public, and may be provided at the office of the Town Clerk.*

*(5) No second presentation will be scheduled before the Planning Commission until the guidelines for presentation as set forth in the document available to the public have been met. Review of said guidelines shall be made by the Town Clerk as a prerequisite to scheduling said presentation before the Planning Commission.*

**Sec. 11-119. - Determination of fair market value for purchase.**

*The fair market value for public land may be determined by the Board of Trustees on an annual basis. Said value shall be based upon the average square footage price of undeveloped but developable lots located within the boundaries of the Town. Said fair market value shall be applied to the sale of any public land, unless the Board of Trustees determines, after hearing evidence from the petitioning party, that said value is not appropriate in the case of a specific proposed purchase. If the petitioning party wishes the application of any other square footage price petitioning party shall bear any costs incurred in determining said applicable price.*

**Sec. 11-120. - Decision not binding on future requests for purchase.**

*No decision by the Board of Trustees to sell any public land shall be controlling on any subsequent request for sale of public land.*

*(Ord. 92-04 §1)*

Town Clerk received the attached supplemental materials and request to purchase town property. The practice for two years has been for Planning, Clerk, and/or Town Manager to publish application checklists in lieu of the PC doing so. Town Staff forwarded the following basic checklist to the Applicant:

1. Letter of intent and explanation
2. Survey of the property
3. Site plan with existing/proposed structures, use, ingress/egress, zoning, and floodplain

**Conclusion**

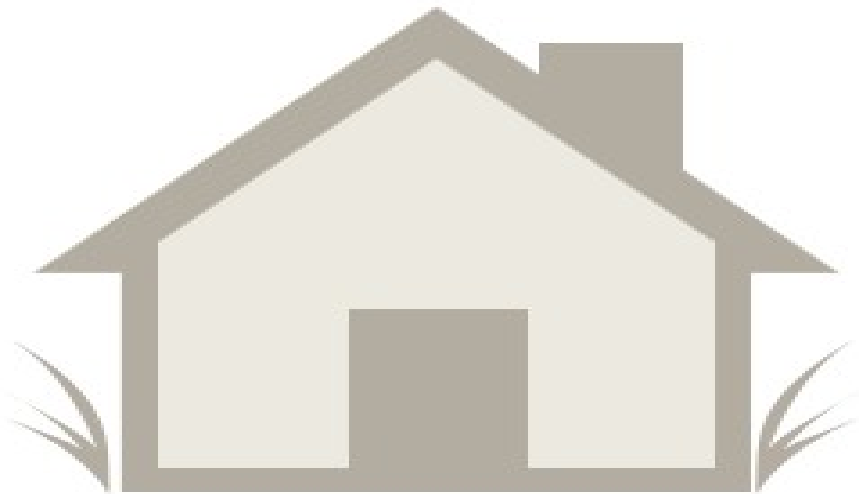
The request is an item of business for the Commission to establish the procedure for first and second presentations, Concept Approval and Formal Submittal (§11-118) and a checklist of supplemental materials the PC deems appropriate to request from each applicant seeking to purchase town property.

Town Staff believes the three items, above, are a reasonable starting point and recommends the Commission adopt a similar checklist.

8308101030  
7035 OAK ST

Total Market Value  
\$9,975

No Photo Available



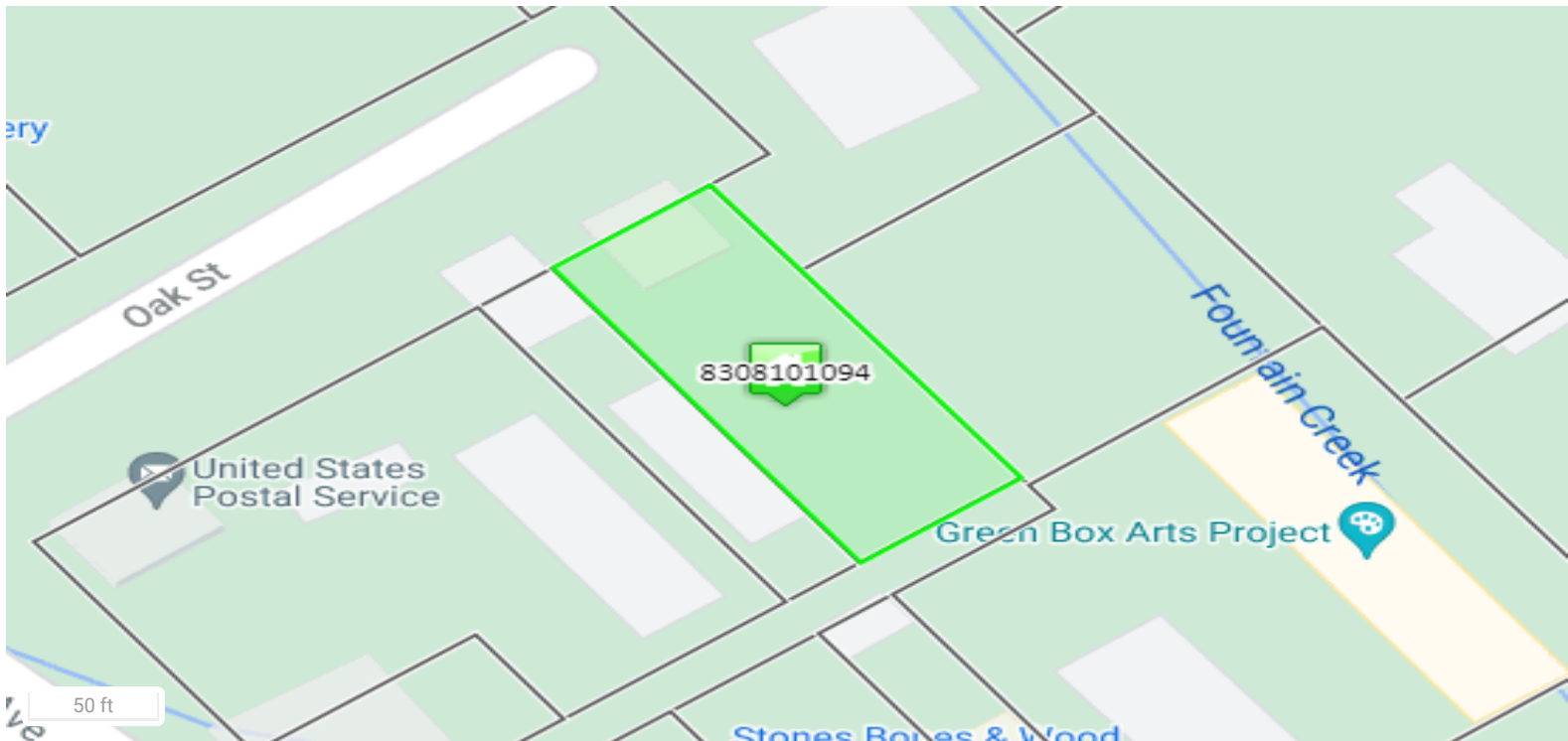
8308101094

7045 OAK ST

Total Market Value

\$216,065

No Photo Available





## Town of GMF Planning Commission

RE: 7035 and 7045 Oak St.

### Planning Commission Members

I am inquiring about the possibility to purchase a 20' x 50' section of Oak St along the front property line. My home at 7045 Oak St is one of the oldest buildings in GMF you can see it in any old photo showing the down town area. I believe the main part of the house has been here since the late 1880's. The front of the original structure was built on the front property line along Oak St. Then a later addition of 8' by 20' was built on the Oak St ROW. I believe this was constructed in 1920. I can not get a clear title due to this encroachment. My mother purchased the property in 1975 and my sisters and I inherited it when she passed.

I would also like to buy the old town hall lot 7035 Oak St. It is a small lot 25' x 140' 3,500 sq ft. It is also in the flood plain. The lot is too small to build any thing on per building codes (minimum 5000 sq ft lot) and would have to deal with flood plain regulations. I would like to purchase the property to have off street parking and add privacy. The vacant lot is not maintained by the town and it collects junk, cars have been abandoned and left for months before being towed. The history sign about the old town hall and the garden area in the front of the lot is not maintained and I have taken it on myself since the fire destroyed the old Hall. I would continue to maintain old sign commemorating the old Town Hall.

I will be addressing "factors and reasons for sale of public land" listed in Chapter 11 of the municipal code sections 11-116 and 11-117

#### 11-116. Factors to be considered in sale of public land.

- (1) Conformation with the town Comprehensive Plan. (all property purchased will remain R-1 and be combined into one lot.)
- (2) Adverse effects to the town if property is sold. (Property has no practical use for the town lot is too small and in flood plain.)
- (3) Benefits to the town if property is sold. (revenue from sale of property along with new property taxes.

#### 11-117 Reasons for sale.

- (1) Reduction in towns liability. (There are numerous possible liabilities with the property. The septic system is still in place it was never removed. There are (2) manhole covers for the septic tank readily accessible on the front of the Lot. (3) seepages pits 7' by 3' abandoned in middle of lot. Gas pipe stubbed up and abandoned. Old woodshed with most of the roofing blown off and rotting away. Lot was never cleaned up properly

when old TH burned. Major pieces were hauled away and 6 to 10 inches of fill spread over site covering over any hazardous materials left from burnt building)

(2) Increase in tax base. (there are no taxes being collected on property now if property is sold a new tax base will be created.

(3) Assistance to property owners who do not have clear title to their property due to encroachment of their property upon public land. (As I mentioned earlier the front of my house is located in the ROW of Maple St.. I can not get clear title unless I can buy a 50' by 20' section of Maple St.

I have attached the following:

El Paso County Assessors information on fore mentioned properties.

Septic permit information.

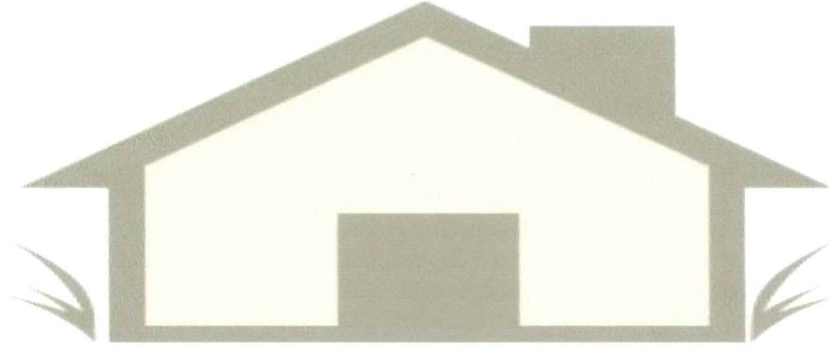
Town of GMF Land use approval application

Old photo showing house at 7045 Oak st. and town hall 7035 Oak st.

8308101030  
7035 OAK ST

Total Market Value  
\$8,400

No Photo Available



## OVERVIEW

Owner:	GREEN MOUNTAIN FALLS TOWN OF
Mailing Address:	PO BOX 524 GREEN MTN FLS CO, 80819-0524
Location:	7035 OAK ST
Tax Status:	Exempt
Zoning:	-
Plat No:	287
Legal Description:	LOT 12 BLK 4 GREEN MOUNTAIN FALLS

## MARKET & ASSESSMENT DETAILS ?

	Market Value	Assessed Value
Land	\$8,400	\$0
Improvement	\$0	\$0
Total	\$8,400	\$0

## LAND DETAILS

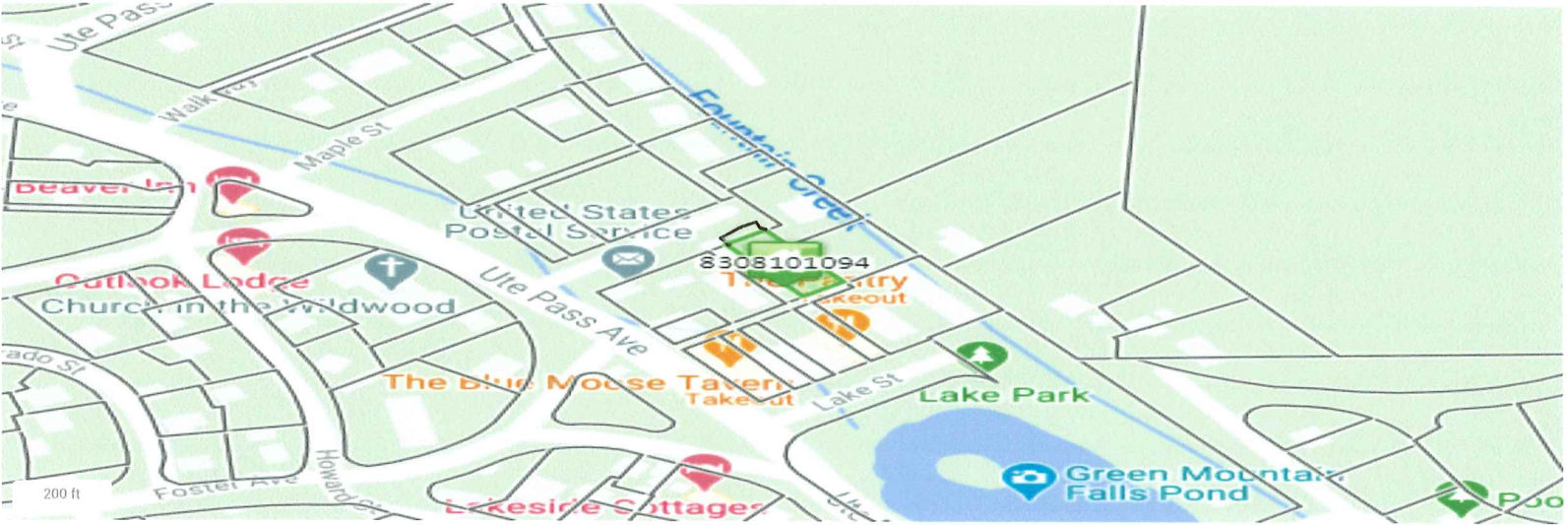
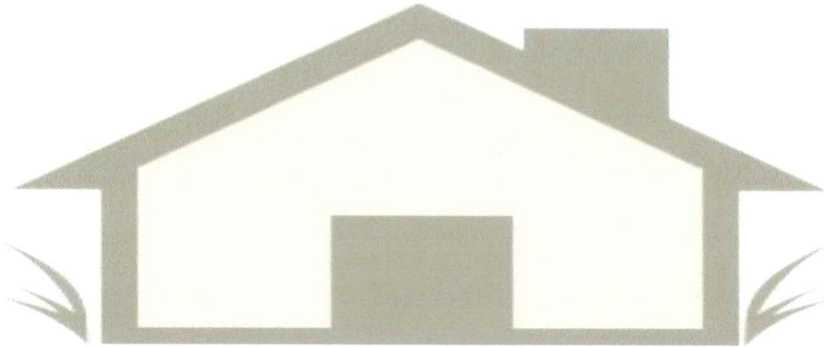
SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	POLITICAL SUBDIVISION	29.000	3500 SQFT	\$8,400



8308101094  
7045 OAK ST

Total Market Value  
\$180,959

No Photo Available



OVERVIEW

Owner:	MCCAMAN KAREN ANN
Mailing Address:	PO BOX 534 GREEN MTN FLS CO, 80819-0534
Location:	7045 OAK ST
Tax Status:	Taxable
Zoning:	-
Plat No:	207
Legal Description:	LOT 13R BLOCK 4 GREEN MOUNTAIN FALLS AS VACATED BY REC# 208097939

MARKET & ASSESSMENT DETAILS ?

	Market Value	Assessed Value
Land	\$34,700	\$2,480
Improvement	\$146,259	\$10,460
Total	\$180,959	\$12,940

LAND DETAILS

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	SINGLE FAMILY RES.	7.150	7534 SQFT	\$34,700

BUILDINGS DETAILS

▼ Residential - RANCH (1)

Market Value \$146,259

Assessment Rate	7.15	Above Grade Area	930
Bldg #	1	First Floor Area	930
Style Description	RANCH	Above First Floor Area	0
Property Description	FRAME AVERAGE QUALITY	Lower Level Living Area	0
Year Built	1920	Total Basement Area	180
Dwelling Units	1	Finished Basement Area	
Number of Rooms	4	Garage Description	-
Number of Bedrooms	2	Garage Area	-
Number of Baths	1.00	Carport Area	-

SALES HISTORY

	SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
+	06/12/2018	\$61,700	Family/In-House transfer; Partial interest conveye	218066933
+	04/18/2017	\$0	-	217044205
+	04/07/2009	\$0	-	209035108

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

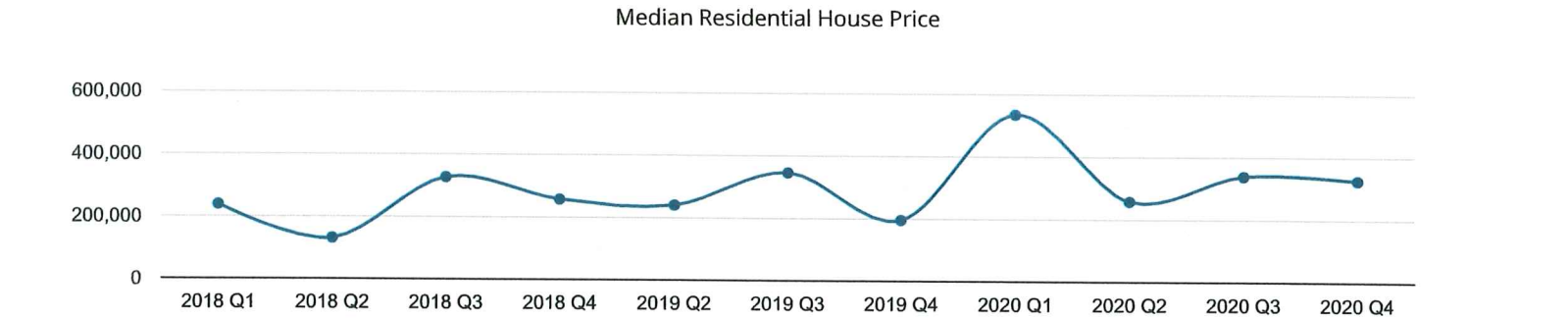
Tax Area Code: HBG    Levy Year: 2020    Mill Levy: 99.762

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	7.755	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF GREEN MOUNTAIN FALLS	17.588	LAURA KOTEWA	(719) 684-9414
EPC-GREEN MTN FALLS ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
MANITOU SPRINGS SCHOOL NO 14	53.144	SUZI THOMPSON	(719) 685-2011
PIKES PEAK LIBRARY	3.855	MIKE VARNET	(719) 531-6333
GREEN MTN FALLS/CHIPITA PARK FIRE	17.090	JEFF IDLEMAN	(719) 684-2293

MAP SHEET

📍 Click to view Map Sheet 1

📍 Click to view Map Sheet 2



EL PASO CITY-COUNTY HEALTH DEPARTMENT  
501 NORTH FOOTE AVENUE  
COLORADO SPRINGS, COLORADO  
475-8240 EXT. 220

Application for permit to construct, Remodel, or Install a Sewage Disposal System

Name of Owner Gran Mtn Falls Town Hall Phone \_\_\_\_\_

Address of Property 7035 Oak St, GMF

Legal Description of Property Lot # 12 Block 4, Gran Mtn Falls

Owner's Address (if different) \_\_\_\_\_ Phone \_\_\_\_\_

Systems Contractor \_\_\_\_\_ Address \_\_\_\_\_

Type of Construction \_\_\_\_\_ Source and Type  
of Water Supply Municipal

Size of Lot \_\_\_\_\_

The construction of the Sewage Disposal System will comply with all applicable Laws, Ordinances, Standards or Resolutions.

HEALTH DEPARTMENT USE ONLY

Permit Number \_\_\_\_\_ Receipt Number \_\_\_\_\_

Number of Bedrooms — Tank Capacity 750 gallons Absorption area 198 ~~250~~ Sq. Ft.

REMARKS Three dry wells 7' x 3'

APPLICATION IS ☒ APPROVED ☐ DENIED

ENVIRONMENTALIST Steve B. Rose DATE 9-28 19 77

PLOT PLAN WILL INCLUDE THE FOLLOWING

Plot plan may be drawn on the back of this sheet or on a separate sheet.

1. Streams, Lakes, Ponds, Irrigation Ditches and other Water Courses
2. North Direction
3. Location of Property Line
4. Buildings
5. Wells
6. Location of Proposed Septic System
7. Location of percolation test
8. Geographical features
9. Other Information as required

EL PASO COUNTY HEALTH DEPARTMENT  
COLORADO SPRINGS, COLORADO

SEWAGE DISPOSAL INSPECTION FORM

APPROVAL:

YES ☒ NO ☐

#8308101030

ENVIRONMENTALIST

DATE

1-31-78

Steve R. Rose

LOCATION (street):

7035 Oak St

Green Mtn Falls

OCCUPANT

Town Hall

LEGAL DESCRIPTION

TYPE OF CONSTRUCTION

Town Meeting Hall & Office

NO. OF BEDROOMS

SYSTEM INSTALLED BY

Town & Rusty Handlin

COMMERCIAL MFG.

El Paso Rec-Cast

SIZE

750

TYPE OF MATERIAL

Concrete

NO. COMPARTMENTS

2

WIDTH

LENGTH

DEPTH (total)

LIQ. CAP.

750

DISPOSAL FIELD: BED OR TRENCH DEPTH

WIDTH

LENGTH

SQ. FT.

DISTANCE BETWEEN LINES

ROCK

DEPTH

UNDER

OVER

LEACHING PITS (NO.)

2

LINING MATERIAL

Rock

CAPACITY SQ. FT.

198

NORTH

88  
2  
176

See Attached Drawing

1009

Acres 1.0  
Water Supply Municipal

EL PASO COUNTY CITY-COUNTY HEALTH DEPARTMENT  
501 North Foote Avenue Colorado Springs, Colorado - 475-8240

N 04985

Receipt No. \_\_\_\_\_

# PERMIT - No Fee

TO CONSTRUCT, ALTER, REPAIR OR MODIFY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Issued To Green Mtn Falls Town Hall Date 9-27-77

Address of Property 7035 Oak St, GMF  
(Permit valid at this address only)

Builder - Contractor - Owner Address \_\_\_\_\_ Phone \_\_\_\_\_

Sewage-Disposal System work to be performed by City of Green Mtn Falls Phone \_\_\_\_\_

This Permit is issued in accordance with Regulation XII and Article 2 of Chapter 66, Colorado Revised Statutes 1963, as amended by the addition of a new Section 66-2-16. (H.B. 1205, 7-1-65). PERMIT EXPIRES upon completion-installation of sewage-disposal system or at the end of six (6) months from date of issue, whichever occurs first - (unless work is in progress).

This Permit does not denote approval of zoning and acreage requirements.

Permit Fee \$50.00  
Date of Expiration 3-29-78  
Environmentalist Shawn B. Rosen  
Charles Dowling MD. MPH.  
Director, City-County Health Department

NOTE: LEAVE ENTIRE SEWAGE-DISPOSAL SYSTEM UNCOVERED FOR FINAL INSPECTION.

## 24-HOUR ADVANCE NOTICE REQUIRED

Septic tank 750 gals. Field \_\_\_\_\_ OR \_\_\_\_\_  
Seepage bed \_\_\_\_\_ ft. long \_\_\_\_\_ ft. wide. Seepage pit 3 Seepage pits 7' dia by 3 ft deep  
Feet of trench 198 Total sq. ft. \_\_\_\_\_ diam. \_\_\_\_\_ w/d \_\_\_\_\_ inches wide \_\_\_\_\_ inches wide \_\_\_\_\_ w/d \_\_\_\_\_

The Health Officer shall assume no responsibility in case of failure or inadequacy of a sewage-disposal system, beyond consulting in good faith with the property owner or representative. Free access to the property shall be authorized at reasonable times for the purpose of making such inspections as are necessary to determine compliance with requirements of this regulation.

## **Sec. 11-115. - Decision not binding on future requests for easements.**

Municipal Code



No decision by the Board of Trustees to grant any said easement shall be controlling on any subsequent request for similar grants of public land.

(Ord. 92-04 §1)

## **Sec. 11-116. - Factors to be considered in sale of public land.**



The following factors shall be considered in review by the Planning Commission and Board of Trustees of any request to purchase public lands. Said factors shall not be exclusive, however:

- (1) Conformation with the Town Comprehensive Plan;
- (2) Adverse effects to the Town if property is sold;
- (3) Benefits to the Town if property is sold.

(Ord. 92-04 §1)

## **Sec. 11-117. - Reasons for sale.**



The following reasons for sale of public land shall be deemed sufficient justification for such sale;

- (1) Reduction in Town liability;
- (2) Increase in tax base;
- (3) Assistance to property owners who do not have clear title to their land due to an encroachment of their property upon public land.

(Ord. 92-04 §1)

## **Sec. 11-118. - Presentations required to purchase public land.**



Anyone wishing to purchase public land owned by the Town will be required to make two (2) presentations to the Planning Commission, as further described below, as a precondition to seeking the Board of Trustees' agreement to said sale:

- (1) The first presentation shall include clear identification of the land to be purchased and a discussion of the feasibility of the proposed easement (Step #1 - Concept Approval).
- (2) The second presentation shall include the formal submittal requirements (Step #2 - Formal Submittal).
- (3) After the required presentations, the Planning Commission will then make its recommendation to the Board of Trustees, which has final authority for approval or denial. Any decision to sell public land shall be by Ordinance passed by the Board of Trustees.
- (4) The procedure for the first and second presentation to the Planning Commission shall be

## Municipal Code

determined by the Planning Commission, which shall set forth guidelines in the form of check lists for preparation for said proceedings. Said guidelines shall be available to the public, and may be provided at the office of the Town Clerk.

- (5) No second presentation will be scheduled before the Planning Commission until the guidelines for presentation as set forth in the document available to the public have been met. Review of said guidelines shall be made by the Town Clerk as a prerequisite to scheduling said presentation before the Planning Commission.

(Ord. 92-04 §1)

### **Sec. 11-119. - Determination of fair market value for purchase.**

The fair market value for public land may be determined by the Board of Trustees on an annual basis. Said value shall be based upon the average square footage price of undeveloped but developable lots located within the boundaries of the Town. Said fair market value shall be applied to the sale of any public land, unless the Board of Trustees determines, after hearing evidence from the petitioning party, that said value is not appropriate in the case of a specific proposed purchase. If the petitioning party wishes the application of any other square footage price petitioning party shall bear any costs incurred in determining said applicable price.

(Ord. 92-04 §1)

### **Sec. 11-120. - Decision not binding on future requests for purchase.**

No decision by the Board of Trustees to sell any public land shall be controlling on any subsequent request for sale of public land.

(Ord. 92-04 §1)

### **Sec. 11-121—11-140. - Reserved.**

< Secs. 10-336—10-340. - Reserved.

CHAPTER 15 - Annexation >



id lived on a  
raveled on the  
to the Santa  
Terminal Railway.

which had  
a vacation time

often M. Trotter  
in the store and fresh  
things came Dodge

in the out house. The  
as a hobby hiking up  
trail from Newton  
it was called

it is still standing.  
very memory of

Jack Kieffinger

7035 OLD TOWN HALL 7045 OAK ST



Lake street about 1910. In later years Trotter's Store would have been on the far right, closest to the R.R. Tracks. Imposing building just left of center became El Pueblo.

Morrow Photo

(UPHS)







To: Planning Commission  
From: GMF Land Use & Planning  
Date: May 6, 2021  
Re: GMF Memorial Bench Program Recommendations

---

### **Background**

The Town Clerk has been working with other staff to create a memorial bench program for Green Mountain Falls (RESOLUTION NO. 2021-10). This work was started after the recent donation of a granite memorial bench from the Fox family to honor their late son, Chad. Staff researched other municipalities for examples of memorial benches and policies.

### **Discussion**

Options for types of memorial benches:



Metal bench with plaque.

Longmont, CO.

Roughly \$2,000 for bench and installation.



El Paso County, CO. Metal bench with paint coating.

\$2,500.



Lafayette, CO. DuMor recycled plastic product. \$1,500.



Recycled Plastic Bench

This bench offers profiles slats for extra comfort. It is constructed of recycled plastic with a polyester powder finish and stainless steel fasteners. It can be supported by a variety of options. Discuss these with parks staff to determine what works best in the chosen location.

Steel Bench

This bench offers one piece seat surface construction with solid steel supports. It is constructed of steel with a polyester powder finish and stainless steel fasteners.



Englewood, CO.

As of 1/2021, the City will get a quote from the manufacturer per order and charge that cost plus \$100 for concrete and labor.



Aurora, CO. \$2650

## Boulder

- The style and size of the plaque is pre-determined based on the corresponding bench style common to the park location.
- There are limitations on what can be written on memorial benches and plaques including commercial advertising, political messaging, and offensive language.
- Maintenance term and costs: 15 years or life of bench \$3,000.

- There is a lower cost option of converting an existing bench into a memorial bench.

#### El Paso County

- Plaque wording is subject to review and approval by staff.
- Maintenance and term 10 years estimated life of bench and costs \$2,500.
- County Parks reserves the right to relocate, permanently move, or replace the bench with a comparable bench / plaque due to master plan implementation, capital construction projects, or other extenuating circumstances.

#### Lafayette

- Donation of \$1,500 to cover the cost of the bench, bronze plaque, and installation by City staff.
- Benches are cedar colored, six-feet wide, and are a high quality, durable DuMor recycled plastic product.
- Parks and Open Space staff will pre-determine appropriate locations for memorial benches along trails or in parks.

#### Castle Rock (Same style as El Paso County)

- Memorial plaques inset in the bench include the honoree's name(s).
- The cost for a Memorial Bench is \$1,500, which includes shipping and handling, assembly, pouring of the concrete pad, and engraving of the memorial plaque.
- The benches are 6 feet wide and have a powder-coat finish in the same color as other permanent fixtures in the area. Memorial plaques inset in the bench include the honoree's name(s).

#### Englewood

- A dedication ceremony can be arranged after installation is complete.
- Option of recycled plastic bench or steel bench.
- Cost of the bench includes: bench, plaque, concrete pad and installation Park staff will perform all installations and maintenance.
- Commemorative benches will not be replaced at the City of Englewood's expense in event of total loss due to vandalism or accidents.
- **The City of Englewood reserves the right to remove a commemorative bench in the event of design modifications made to City property.**

#### Aurora

- Wording on plaques is limited, and may not include logos, quotes, or graphics.

## **Conclusion**

Staff offers the following recommendations:

- Follow the example of Englewood and not have a flat donation amount, but rather receive a quote for each bench given the rising costs of materials and construction.
- Offer more than one option of pre-approved memorial bench styles.
- Reserve the right to remove or move a bench in the event of design modifications to town property.
- Consider having a review and approval process and/or guidelines on the text that is included on plaques.

**RESOLUTION NO. 2021-10**

**TITLE: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO ADOPTING A MEMORIAL BENCH AND BRICK POLICY**

**WHEREAS**, the Town has received requests for memorial benches and memorial bricks from individuals desiring to have such benches and bricks placed on Town property to commemorate loved ones in the Town;

**WHEREAS**, the Board of Trustees has identified a need to create a memorial bench and brick policy so memorial benches and bricks can be purchased to memorialize a loved one on Town property; and

**WHEREAS**, the Board of Trustees, together with Town staff, has established rules governing the purchase and location of memorial benches and bricks on Town property.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO, THAT:**

Section 1. The Memorial Bench and Memorial Brick Policy, attached hereto as **Exhibit A**, is hereby adopted as the memorial bench and brick policy for the Town.

INTRODUCED, READ and PASSED this \_\_\_\_ day of Month, 2021.

TOWN OF GREEN MOUNTAIN FALLS,  
COLORADO

\_\_\_\_\_  
Jane Newberry, Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Matthew Gordon, Town Clerk



## Town of Green Mountain Falls

### **Memorial Bench and Memorial Brick Policy**

Members of the public may apply to the Town for placement of a memorial bench or memorial brick at several locations throughout the Town, including the Gazebo Lake Park. Anyone wishing to donate a memorial bench or brick must submit a completed and signed application to the Town Clerk on a form provided by the Town. Following receipt of an application, the Town will contact the applicant to discuss potential locations, and whether the applicant wishes to move forward with the donation based on this discussion. The following conditions apply:

1. The cost of a memorial bench or brick shall be set by the Board of Trustees by resolution, and shall be included on the Town's fee schedule. Cost of a memorial bench shall include the bench, a 4" x 6" bronze plaque with up to a maximum of three lines of text, a concrete pad, and installation. Costs of a memorial brick shall include a standard brick approximately 3-5/8" x 2-1/4" x 8" and up to a maximum of two lines of engraved text, and installation. Only the Town or an approved contractor of the Town may install memorial benches or bricks. The Town may provide for several bench or brick styles or materials when setting the fee for a memorial bench or brick.
2. Applicants may request a specific location for a memorial bench or brick in the Town, but ultimate placement shall be at the sole discretion of the Town Public Works Department, in consultation with the Town Manager.
3. No application will be finally approved until payment for the memorial bench or memorial brick is received by the Town. The Town reserves the right to accept or decline any application without stated reason.
4. Once a memorial bench or brick has been ordered for a particular approved application, the payment is nonrefundable.
5. All memorial bench and brick donations are subject to park rules established by the Town.
6. Memorial benches and bricks are owned and maintained by the Town. Memorial benches or bricks will not be replaced at the Town's expense in event of total loss due to vandalism, natural events, or accidents. In such event, donors of a memorial bench or bricks, or family of those commemorated by the memorial bench or brick, may arrange with the Town for repair or replacement at the donor or family's expense.
7. The Town reserves the right to move or remove a memorial bench or brick at its sole discretion in the event of design modifications made to Town property, or if the Town determines if a bench or brick is no longer usable or has reached the end of its useful life. In the event of removal, the Town may make reasonable efforts to return the memorial bench, plaque, or brick to the donor or family of the person commemorated by the bench or brick but shall be under no obligation to do so.
8. Submittal of a memorial bench or brick application is an acknowledgement of this policy.