

Overview

Description of the Project

The **Town of Green Mountain Falls** (“Town”) is working with **Wilson Williams LLP**, a land use and municipal law firm in Arvada, and **Zach Trainor**, Town Planning Intern, to update its *Land Use Code* (designated by the Town as Chapters 16, 17 and 18 of the Green Mountain Falls Municipal Code).

The existing Town Land Use Code (“Code”) is outdated and needs to be updated to keep up with the significant changes that have occurred since it was written. There are many parts of the Code that have not been amended since 1997 and those pieces that have been changed have not been part of a cohesive update. We want to make sure we have the planning tools to preserve what makes Green Mountain Falls exceptional and to continue to improve as our community grows. A new zoning code is also necessary to successfully implement the goals of the 2019 Comprehensive Plan, which provides vision and direction for this Code rewrite.

Members of the Green Mountain Falls Community have expressed the need for an enforceable and understandable code that can streamline planning and land use functions. Key goals of the project include making make the Code more user-friendly, updating development review procedures, updating zoning and overlay districts, revising use regulations, improving development standards, and to address community-specific goals identified in the 2019 Comprehensive Plan.

The Land Use Code rewrite project is intended to result in a simpler and more user-friendly document, and additionally is expected to:

- *Implement the Green Mountain Falls Comprehensive Plan (2019)*
- *Make it “easier to do the right thing,” and easier to develop what the community wants*
- *Explain what is expected of property owners and developers*
- *Clarify what can be built, and where it can be developed*
- *Make development review and approval more predictable and transparent*
- *Establish straightforward, accessible regulations that also reflect land use best practices and modern zoning principles*

The **Table** below depicts the scope of the Land Use Code update – the issues that will be addressed and the related areas that are not being tackled by this effort.



Land Use Code Update Scope of the Project	
What it is	What it <u>IS NOT</u>
<ul style="list-style-type: none"> Implementation of Comprehensive Plan into relevant parts of Chapters 16, 17 and 18 	<ul style="list-style-type: none"> Changes to the Comprehensive Plan, or development of new plans or revised policies
<ul style="list-style-type: none"> Standards for land use, location, and intensity of development 	<ul style="list-style-type: none"> A rezoning
<ul style="list-style-type: none"> Subdivision standards 	<ul style="list-style-type: none"> Technical or engineering standards for roadways or drainage
<ul style="list-style-type: none"> Development standards addressing topics such as: <ul style="list-style-type: none"> Parking Landscaping Lighting Trail connectivity 	<ul style="list-style-type: none"> A development plan for a specific project
	<ul style="list-style-type: none"> A revision of building or fire codes, including wildfire mitigation issues
	<ul style="list-style-type: none"> An update to development fees

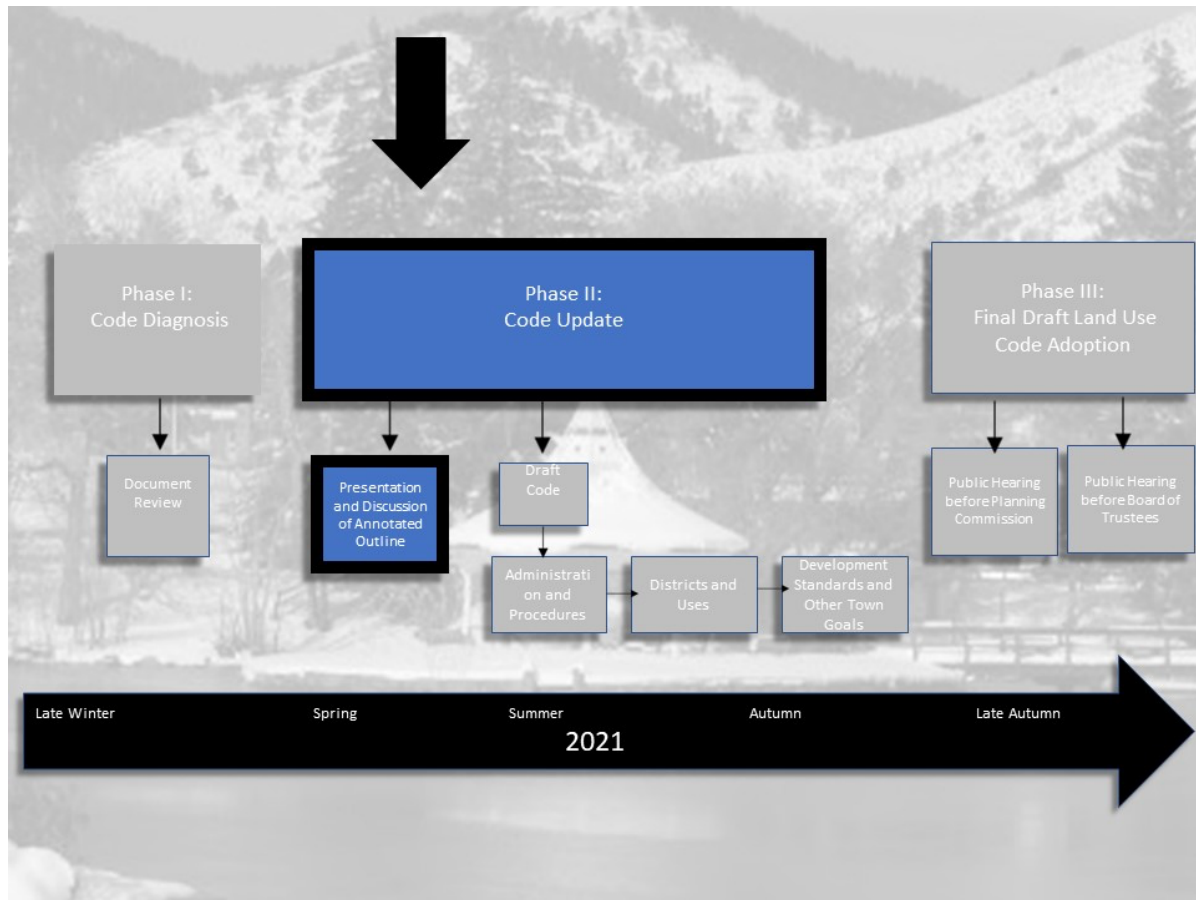
Description of the Project

Green Mountain Falls kicked off its Zoning and Land Use Code Rewrite Project in the first quarter of 2021. The contract was approved by Board of Trustees and awarded to Nina Williams, Wilson Williams LLP, and Planner Intern Zachary Trainor who started on January 25th. The project officially began with an overview presentation during the Planning Commission regular meeting on March 9th.

Phase I of the project included an initial document review, as well as community outreach efforts. The Town Planning and Land Use Office produced a public letter and online survey which asked the community to identify issues and opportunities with the code update. The survey was promoted on the Green Mountain Falls website, Facebook page, and sent out via email. Hard copies were also posted on the Town bulletin board, at Town Hall and were distributed by volunteers. While the online survey is closed, community members are still encouraged to share opinions with staff via the project webpage that was launched during Phase I. A community input meeting was held on April 27, 2021 to gather more public feedback, which provided valuable information moving forward. The project is currently starting the second Phase, which is the “Code Update.” This phase begins with the presentation and discussion of an annotated outline during a May 25th Planning Commission Meeting.



Project Scope and Timeline



*After the presentation of this Annotated Outline, there will be 3 more public community meetings to review and discuss the Land Use Code update, drafted in 3 installments. Finally, there will be a Public Hearing before the Planning Commission as well as a public hearing before the Board of Trustees, to adopt the final draft of the revised Land Use Code.

Overview of this Outline Report

As a result of Community Input and Planning Commission meetings, survey, interviews, and our own assessment of the Code, key themes surfaced and serve as the organization of the recommendations detailed in this report.

Following an expanded description of the key themes for improving the Land Use Code, this is our **“Annotated Outline”** showing an outline for a new structure for the document. A final section titled **“Beyond the Land Use Code”** provides future considerations for the Town to effectively implement the new Land Use Code.



Make the Code More User-Friendly

Provide Clarity and Predictability

“People are frustrated because they don’t understand what is required.”
62.5% of Town survey respondents identified the need for “more clarity regarding when a permit is required” as something the Code re-write should address.

Removing vague language or subjective terms is one way to make the Code more transparent. When guidelines are not clearly defined, it leads to differing interpretations, which makes the permitting process less predictable. Wordy or ambiguous phrases lead to confusion. We recommend removing jargon and vague language, and ensuring that all key terms are defined.

Make Less Difficult to Use and Understand

We heard from the community, through your survey responses and input meetings, a strong desire to make the Code easier to use and understand: “Simplify! We are a small town,” “Make it easier to do the right thing,” and “Requirements should be simplified.” 75% of those who responded to the survey expressed support for displaying information in tables rather than long written descriptions.

Standardize the Code Structure

Throughout the Code, we recommend basic organizational and stylistic improvements, such as clearer titles and headings, categorizing long lists of standards in the same location, and grouping similar information. These improvements will make information in the Code easier to find.

Reorganize the Code

The Land Use Code should be reorganized to remove obsolete sections, organize requirements and standards in the same location, and consolidate procedures and regulations from similar sections and articles that are currently freestanding or separate. We recommend a more intuitive, streamlined approach to organizing the Land Use Code, as shown in the Annotated Outline towards the end of this report.



Relocate Submittal Requirements, Specific Fees and Policies

We recommend that forms, certificates, and lists of submittal requirements be relocated to, or included within, an Administrative Manual, where staff has more flexibility to make updates. This decreases the length of the Code, makes it simpler to find what is needed in the Code, and eliminates the necessity for Code amendments to make changes to otherwise administrative materials. The manual would be referenced where needed in the Code, so applicants know where to find these materials. During the drafting process, we will identify specific provisions recommended for relocation to this manual.

Along the same lines, any specific dollar amount required for an application fee should be moved outside the Code, and into the Schedule of Fees that is approved by the Board of Trustees via resolution, from time to time. We also recommend removing the entire current Article II, entitled “Policies” from the Land Use Code itself.

Finally, we recommend eliminating references to terms such as: submitting documents to the Planning Commission directly; requirements for how Planning Commission distributes copies of applications; deadlines for staff review; and specific staff positions or titles. Because Town resources have been limited and inconsistent, it is important that the Code is flexible under various staffing conditions and budgets. This allows the Code to work for the community’s needs, and doesn’t require an Ordinance and code amendment for every ministerial change.

Provide Tables to Better Illustrate What is Permitted and Where

At minimum, we recommend creating the Tables listed below. Other opportunities to replace text with tables are encouraged.

- 1) Use Table: clarifying, in one location, which uses within each Zoning District are permitted, prohibited or special/conditional uses.
- 2) Dimensional Standards Table: where readers can easily find what is required for their Zoning District related to setbacks, building height, minimum lot area, minimum frontage, maximum density, etc.
- 3) Summary Tables: relating to decision-making and appeal bodies, as well as review procedures and noticing requirements, with references to applicable Code sections.

By way of example, if the current Code had a “Use Table,” identifying the permitted principal uses stated within Chapter 16, it would look like the Table below. A Table with the current zoning district’s “Dimensional Standards” follows.



LAND USE CODE UPDATE: ANNOTATED OUTLINE

	<u>Zoning District:</u>	R1 5,000	R1 10,000	R1 20,000	R1 5 Acre	R2	B	PUD	PF	PL
<u>Uses</u>										
<u>RESIDENTIAL USES</u>										
Rooming Houses								P		
Family Child Care Homes, Small								S		
Family Child Care Homes, Large								S		
Group Homes								S		
Mobile Home Parks								P		
Multiple-Family Dwellings (Multiple Family Apartments)							S	P		
Retirement Homes								P		
Human Service Establishments								S		
Nursing home								S		
Single-Family Dwellings		p	p	P	P	P		P		
Two-Family Dwellings (Duplex)						P		P		
<u>AGRICULTURAL USES</u>										
<u>EDUCATIONAL USES</u>		S	S	S	S	S	P			
<u>ENTERTAINMENT USES</u>								S		
<u>INDUSTRIAL USES</u>								S		
<u>INSTITUTIONAL USES</u>										
Religious		S	S	S	S	S	P	P		
Libraries							P			
Museums							P			
Art Galleries							P			
Fire Stations							P			
Hospitals										
Nonprofit Clubs / Lodges										
Public Buildings (w/no repair or storage facilities)		S	S	S	S	S				
Public Park, Playgrounds and Recreational Areas		S	S	S	S	S	P			



LAND USE CODE UPDATE: ANNOTATED OUTLINE

	<u>Zoning District:</u>	R1 5,000	R1 10,000	R1 20,000	R1 5 Acre	R2	B	PUD	PF	PL
<u>RETAIL USES</u>								S		
Bank							P			
Printing Establishments							P			
Retail Business							P			
<u>SERVICES</u>										
Animal Clinic										
Drive-in or Drive-Through Services										
Hotels and Motels							P			
Kennels, Catteries										
Medical and Dental Clinics							P			
Professional Offices							P			
Restaurant							P			
Service Business							P			
Automobile Filling Stations							S			
Commercial Garages							S			
<u>GOVERNMENT/ UTILITIES</u>									P	
Town									P	
City of Colorado Springs									P	
County, State, Federal									P	
Public Utility									P	
<u>PUBLIC OWNERSHIP/ CONTROL</u>										
Playground equipment, athletic fields, tennis courts, swimming pools and other facilities associated with public parks										P
Passive open space preservation, and use and designation of trails										P



Current Dimensional Standards

Zoning District:	R1 5000	R1 10000	R1 20000	R1 5 Acre	R2	B
Minimum lot area	5,000 sq ft	10,000 sq ft	20,000 sq ft	5 acres	20,000 sq ft	10,000 sq ft
Minimum frontage	50 feet	100 feet	100 feet	100 feet		x
Minimum lot width	50 feet	100 feet	100 feet	200 feet	100 feet	x
Front setback	15 feet	15 feet	15 feet	50 feet	Not less than most restrictive adjacent zoning district setback	15 feet
Side setback	5 feet	10 feet	10 feet	25 feet	(See above)	Where adjoining residential district, standards of that district apply. If no side yard, side wall of building must be of 4-hour fire-resistant material. If material not 4-hour fire-resistant, side yard 5 ft
Rear setback	10 feet	10 feet	10 feet	50 feet	(See above)	15 feet
Maximum building height	35 feet	35 feet	35 feet	Average slope of less than 15%, 35 ft. Average slope of 15% or greater, 25 ft	35 feet	



Update Review Procedures

Many stated that the current standards are difficult to enforce and comply consistently. In the survey feedback results and the community input meeting, we heard “Please make sure that the Code is enforceable. What is the point if it is not being enforced.”

There is a strong desire to modernize the approval process to be more predictable and direct, and less confusing. The community input meeting, as well as the survey responses, help us identify the development applications which should require a public hearing, and the requests under the Code which probably can be reviewed and approved administratively. Although we recommend considering greater deference to staff to determine compliance with the Land Use Code, certain applications should still require public hearings. It is also important to establish clear guideposts for when the Town Manager or Planner is given final decision-making authority.

The Land Use Code describes procedures for review and evaluation of various application types.

For each **Review Procedure**, we recommend that the Land Use Code:

- Evaluate thresholds for various types of review,
- Establish common review procedures,
- Clarify the procedures, and
- Establish objective criteria

We recommend that the requirements and procedures for the various development applications be consolidated and located within the same part of the Code. This will ensure a more consistent approach to procedures, and a more predictable process. It is also important that clear evaluation and approval criteria be included for each development review. Vague criteria is open to considerable subjective interpretation, which results in uncertainty for applicants, delays due to resubmittals, and inconsistent decisions.



Establish a Site Plan Review Procedure

We heard from community members and property owners that far too many applications require review by the Planning Commission, which can result in an unpredictable process. Therefore, an additional recommendation is to simplify these procedures. One way this can be accomplished is by establishing a dedicated site plan review procedure, which would be meant to simply review whether or not a project complies with the code requirements (like parking and landscaping). For uses that require an additional, subjective evaluation of compatibility on a particular site, there could be a conditional use permit procedure.

This new site plan review procedure could apply to all use types permitted “by right” in the use table, but could distinguish whether reviewed administratively or through the public hearing process, based on the project size and intensity. For example, a **Minor Site Plan** could be reviewed and approved administratively, while a **Major Site Plan** would be reviewed and approved by the Planning Commission. The threshold could be more than 15 residential units, or more than 20,000 square feet of non-residential would require a **Major Site Plan** review.

Another option is that Town staff could review all site plans administratively. Many municipalities are deciding to delegate site plan review and approval authority to staff, especially following a Land Use Code update, such as this one, when the development and use-specific standards have been updated to address local concerns. Again, the intent of the site plan review is merely to check compliance with the Code standards which does not (and should not) require a public hearing.



Update Zoning and Overlay Districts

Review and Update Zoning Districts

When updating the Town's Zoning Districts, we will take into consideration the Future Land Use Plan, found in Section 4.2 of the Town Comprehensive Plan and summarized below.

Future land uses guide the vision for development types and direct future zoning changes:

- **Single and Two-Family Residential**
 - Most of the existing residential areas within Town
 - Single-family, detached homes
 - "Diversity of housing styles" from historic to newer development
- **Multi-Family Residential**
 - Range of housing choices
 - Higher density than single-family
- **Downtown Village**
 - Core of Town
 - Mix of lodging, churches, businesses, residential and public facilities
 - Mix of uses, architectural styles, small businesses and community assets
- **Business**
 - Provides a place for commercial, businesses, and offices
 - Residential uses allowed in this area, but not the predominant use
 - Includes commercial areas that provide services and goods
- **Public and Semi-Public**
 - Public facilities and services serve life-sustaining and safety needs of the Town's residents and are located throughout the Town
- **Parks**
 - Publicly owned areas designated as either maintained parks or mountain parks
 - Intended to preserve, enhance and reinforce the quality of life and to provide areas for trails, pivotal to the culture and character of Green Mountain Falls
- **Open Space**
 - Privately owned areas designated as open space
 - Intended to preserve, enhance and reinforce the quality of life and to provide areas for trails, pivotal to the culture and character of Green Mountain Falls



Overlay Zone Districts

The purpose of zone district overlays is to establish tailored design criteria and specific standards that allow a municipality to review and direct the quality of development and redevelopment. Because the **Hillside Overlay Zone** now covers a significant majority of the Town limits, it no longer makes sense for these regulations to be included within an Overlay Zoning District. We will gather more public input, and conduct further research, to determine how these standards have been working and practically applied, and which requirements should be moved to general Land Use Code sections that apply to development within the entire Town.

Based on the input and needs of the community, we recommend adding Overlay Zones such as **Historic Preservation** and **Downtown Commercial Core**.

Revise Use Regulations

As described above, we will create a Use Table that comprehensively identifies what use types are permitted, not permitted, and conditionally permitted in each zoning district - all in one chart. This Schedule of Uses will contain broad and simple use categories, and additional subcategories, that make it easy to find uses in the table. Accessory and temporary uses (eg: ADUs, street patios) will be listed under a separate use category at the end of the table.

Additionally, this table can include an additional column, titled "Use-Specific Standards," listing applicable cross-references to new Code sub-sections (which will be appropriately tailored to address unique impacts and community concerns for certain uses).



Improve Development Standards

Based upon the Comprehensive Plan and community input, the Town may want its Land Use Code to address:

- Protecting historic areas
- More “walkable” access
- Improving connectivity of streets and trails
- Considering relaxed standards for certain desired projects
- Enhancing landscaping standards, such as parking areas, streets, screening
- Updating lighting standards
- Revisiting parking standards
- Exterior façade, painting siding, roofs, decks, fence designs
 - ⇒ Some of these development and design standards can apply broadly, and some can be tailored to the use or district or context.

While determining what types of development standards to include, the Town should consider:

- Incentivizing desired development
 - The Land Use Code should make it easier to develop what the community wants
- Site and building design standards
 - This can be a way to better protect sensitive natural areas, including steep slopes, floodplains, and areas of natural hazards. Review of those sensitive areas can be built into the site plan review process.
 - (We heard: “I would like to see incentives for homeowners to harden their property against fire and to remove dead and diseased trees.”)
 - Code can also address pedestrian access, road connectivity, or circulation to ensure sites are compatible with neighboring development and prioritize mobility.
 - Dedication standards could be included, including open space, common areas, and other community amenities potentially required for some developments
 - Minimum building design standards
 - Could be added for certain new districts or developments
- Ensuring Consistency with technical engineering standards
 - Including streets, sidewalks, trees, utilities



Address Certain Community-specific Goals Identified in 2019 Comprehensive Plan

Green Mountain Falls Comprehensive Plan has the following Vision Statement for Development within the Town:

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

While revising the Land Use Code, we will address the following goals identified by the Town:

- Make Town more walkable and bikeable
- Attract commercial growth
- Commercial development on east side of Hwy 24
- Preserve historic, scenic Downtown
- Diverse housing types



Annotated Outline

Based upon the recommendations of this report, our proposed structure of the new Land Use Code can be found below. Following the tables, additional details are provided on what is recommended to be included within each new proposed article.

*(*We recommend moving the topic of Annexation, found within current Chapter 15, to the Land Use Code Chapter 16, for consistency)*

Current Land Use Code vs. Proposed Land Use Code			
Current		Proposed	
Chapter 16	Zoning	Chapter 16	Zoning and Land Use Development
Article I:	General Provisions	Article 1:	General Provisions
Article II:	Policies	Article 2:	Zoning Districts
Article III:	Zoning Districts and Map	Article 3:	Use Regulations
Article IV:	Signs	Article 4:	Development & Design Standards
Article V:	Fences	Article 5:	Subdivisions
Article VI:	Accessory Buildings and Uses	Article 6:	Historic Preservation
Article VII:	Administration & Procedures	Article 7:	Administration & Procedures
Article VIII:	Flood Damage Protection	Article 8:	Rules of Construction/Definitions
Article IX:	Local Improvement Districts		
Article I:	General		
Chapter 17	Subdivisions		No Chapter 17
Article I:	General		(Subdivision moves to Chapter 16)
Article II:	Plats		
Article III:	Design		
Article IV:	Improvements		
Article V:	Grading		
Article VI:	Variances and Modifications		
Article VII:	Vacations		
Chapter 18	Building Regulations	Chapter 18	Building Regulations
Article I:	Pike's Peak Regional Building Code	Article 1:	Pikes Peak Regional Building Code
Article II:	Uniform Fire Code	Article 2:	Uniform Fire Code
Article III:	Revocable Permits	Article 3:	Septic System Health Regulations
Article IV:	Street Improvements Required	Article 4:	



Overview of Proposed Organization for a New Land Use Code

Article 1: General Provisions

This Article carries forward and consolidates general and relevant information related to the overall establishment of the Land Use Code. It includes the purpose and authority, enforcement of the Code, and regulations related to nonconformities.

We suggest the following outline for Article 1 of Chapter 16

- 16-1-10: Title, Authority and Severability
- 16-1-20: Purpose
- 16-1-30: Applicability
- 16-1-40: Transition from Prior Regulations
- 16-1-50: Nonconformities
- 16-1-60: Enforcement

Article 2: Zoning Districts

This Article will introduce the new lineup of zoning districts, and include the dimensional standards for those districts. It will also discuss overlay districts and planned developments.

We suggest the following outline for Article 2 of Chapter 16

- 16-2-10: Purpose and Applicability
- 16-2-20: Zoning Districts Established
- 16-2-30: Residential Districts
- 16-2-40: Mixed-Use Districts
- 16-2-50: Nonresidential Districts
- 16-2-60: Planned Development District
- 16-2-70: Overlay Districts
- 16-2-80: Measurements and Exceptions

Article 3: Use Regulations

This Article combines similar use-specific standards into one location. Sections that regulate use will be organized separately from zoning district standards and review procedures.

We suggest the following outline for Article 3 of Chapter 16

- 16-3-10: Purpose and Applicability
- 16-3-20: Table of Allowed Uses
- 16-3-30: Use-Specific Standards
- 16-3-40: Accessory Uses and Structures
- 16-3-50: Temporary Uses and Structures
- 16-3-60: Planned Development District



Article 4: Development and Design Standards

This Article consolidates design standards in one place. The article also adds other topic areas that assign standards to development.

We suggest the following outline for Article 4 of Chapter 16

- 16-4-10: Flood Damage Protection
- 16-4-20: Signs
- 16-4-30: Fences
- 16-4-40: Grading and Drainage
- 16-4-50: Streets, Utilities and Services
- 16-4-60: Access, Connectivity and Circulation
- 16-4-70: Off-Street Parking and Loading
- 16-4-80: Landscaping, Buffering and Screening
- 16-4-90: Site and Building Design
- 16-4-100: Lighting
- 16-4-110: Operation and Maintenance

Article 5: Subdivisions

This Article includes those subdivision regulations we recommend be carried forward from the current Chapter 17, that will not be addressed elsewhere in the new Chapter 16.

We suggest the following outline for Article 5 of Chapter 16

- 16-5-10: Purpose and Applicability
- 16-5-20: General Provisions for All Subdivisions
- 16-5-30: Lot and Block Layout
- 16-5-40: Street Standards
- 16-5-50: Required Improvements and Dedications
- 16-5-60: Residential Condominium Standards



Article 6: Historic Preservation

Both the Comprehensive Plan, and recent community input, expressed the desire that the Land Use Code help preserve the Town's historic, scenic downtown. This article can serve as a framework for the Town to seek to establish a Downtown Historic District, to be identified as such by the Federal and State governments. This Article will also help protect, preserve and enhance historic buildings, sites, structures and neighborhoods, and promote high standards of building design and preservation in the historic downtown.

We suggest the following outline for Article 6 of Chapter 16

- 16-6-10: Purpose and Applicability
- 16-6-20: Designation of local historic districts and landmarks; procedure
- 16-6-30: Historic district and landmark designation review standards
- 16-6-40: Activities subject to review and certificate of approval regarding landmarks or within historic districts
- 16-6-50: Demolition or relocation of buildings, structures or sites
- 16-6-60: Certificates of approval; procedure
- 16-6-70: Certificates of approval; review standards
- 16-6-80: Exempt Activity and Exceptions
- 16-6-90: Removal of landmark, contributing or historic district designation

Article 7: Administration and Procedures

This Article streamlines regulations and review procedures. The current Code lists procedures throughout various articles, whereas this new article consolidates them for easy reference.

We suggest the following outline for Article 7 of Chapter 16

- 16-7-10: Table of Review Procedures
- 16-7-20: Common Review Procedures
- 16-7-30: Ordinance Amendments
- 16-7-40: Development Permits and Approvals
- 16-7-50: Subdivision Approvals
- 16-7-60: Flexibility and Relief Procedures
- 16-7-70: Review and Decision-Making Bodies



Article 8: Rules of Construction and Definitions

This Article carries forward, and updates, the definitions section. The definitions are proposed to be located at the end of Chapter 16, to reduce the length of Article 1, General Provisions, and make the Code more user-friendly.

We suggest the following outline for Article 8 of Chapter 16

- 16-8-10: Rules of Construction
- 16-8-20: Definitions of Use Categories and Use Types
- 16-8-30: Other Terms Defined



Beyond the Land Use Code

Mapping the Updated Zoning Districts

Although changes to the zoning map are not part of the scope of the Land Use Code update project, the Town should begin to strategize how to convert changes to the list of districts into an updated Official Town Zoning Map. We recommend the Town adopt any renamed zoning districts as part of the Land Use Code adoption. For proposed district consolidations or significant changes, the Town should begin conversations with property owners in those zoning districts to explain the implications. Applying new zoning districts and any other significant map changes should be considered following adoption of the updated Code.

Any process of assigning properties to a zoning district will require a clear methodology and criteria for decision-making to ensure property owners are aware of any changes to their zoning designation, and the opportunities for requesting a specific designation or appealing an initial rezoning recommendation.

Future Land Use Map

Fortunately, the 2019 Green Mountain Falls Comprehensive Plan already includes a future land use map, which guides the vision for development and growth, and directs future zoning district changes. The Town's recent Comp Plan, and the associated Future Land Use Map, helps identify: key community and neighborhood centers; the most appropriate locations for small businesses, public facilities and mixed uses; the best places for increased density; and the areas designated as open space, parks and trails.

Development Application and Other Fees

The Land Use Code includes various references to fees, but as stated previously, this project will not include amendments to those fee amounts. The rewrite project will ensure that any reference to specific dollar amounts for fees be removed, and directed for relocation within the Town Fee Schedule. To the extent possible, the Town should revisit and analyze all its fees on a regular basis.

Business Licensing

Some of the standards within the Land Use Code may require compliance with business licensing and other code procedures and fees outside the Land Use Code (such as short-term rentals, restaurants, and mobile food vendors and peddlers). If applicable, the draft Land Use Code update will ensure appropriate cross-reference to those additional requirements, but will not include changes to those requirements. As licensing requirements are updated over time in Chapter 6 of the Green Mountain Falls Municipal Code, the Land Use Code should reflect new or changes to existing cross-referencing as needed.

