



Community Input Meeting

04/27/21

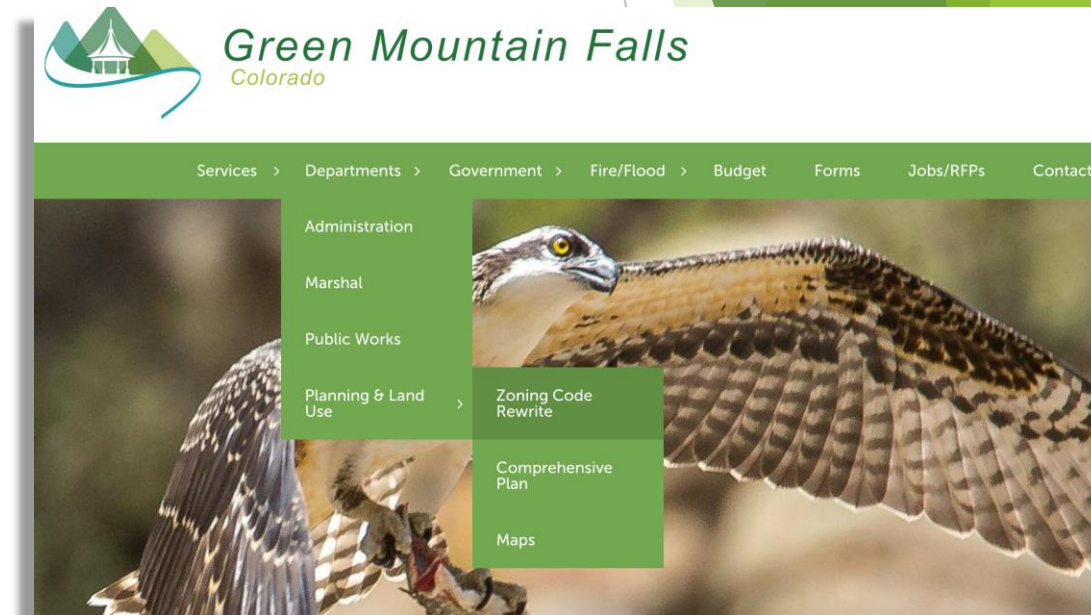
Objectives

- ▶ **Communicate highlights of survey findings.**
- ▶ **Listen to public feedback and identify key themes.**
- ▶ **Answer questions about the process.**

Progress

- ▶ The contract was approved by Board of Trustees and awarded to Nina Williams, Wilson Williams LLP, and intern/planner Zachary Trainor started on January 25th.
- ▶ The team gave its first public meeting presentation at the Planning Commission's March 9, 2021 regular meeting.
- ▶ The office of Planning and Land Use produced a public letter and online survey, asking the community to identify issues and opportunities with the code update.
 - ▶ Survey is on the GMF landing page, Facebook page, and sent in an email. Hard copies are posted and distributed by volunteers. The survey closed on 4.22.
- ▶ Project webpage launched. The website includes a timeline of the project, a community letter and survey, news, frequently asked questions, and other information.

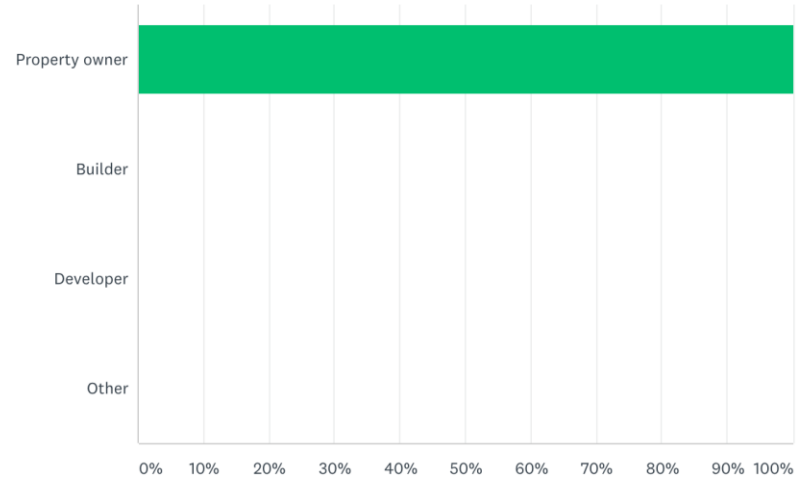
<https://greenmountainfalls.colorado.gov/zoning-code-rewrite>



Participants

What is your association with Green Mountain Falls?

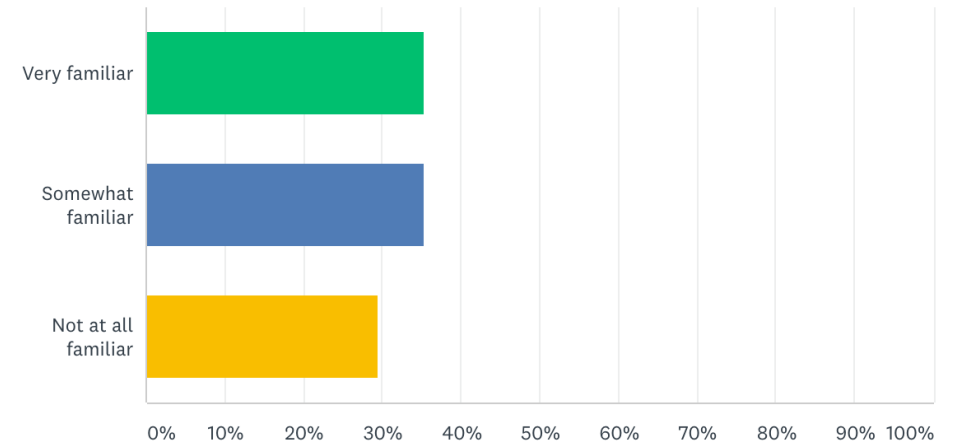
Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Property owner	100.00% 17
▼ Builder	0.00% 0
▼ Developer	0.00% 0
▼ Other	0.00% 0
TOTAL	17

How familiar are you with the Land Use Code?

Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Very familiar	35.29% 6
▼ Somewhat familiar	35.29% 6
▼ Not at all familiar	29.41% 5
TOTAL	17

What We Heard

What types of items or applications should be reviewed and approved by the Planning Commission?

- “Fences and sheds should not be approved by PC”
- “New developments, major additions, variances, change of use, and zoning recommendations to see if they fit the comprehensive plan.”
- “All Green Mountain Falls land use items”
- “Current Applications which are not within the code for any reason or exceed a certain value with impact to neighbors or infrastructure.”
- “All items listed above should be reviewed by the planning commission as well as any variance requests.”
- “simplify!! We are a small town!”
- “Very few.”
- “New construction, major revisions”
- “All of these: Architectural and Zoning Plan, Grading/Erosion Control, Zoning Variance, Sign, Revocable”

Continued on next slide



What We Heard

What types of items or applications should be reviewed and approved by the Planning Commission?

- “same as current”
- “New buildings (residential and commercial), new fences, new sheds, new decks, new driveways, new gradings and new trails on private property not built through a trail building organization. All variances and revocable permits. Erosion control on existing properties/structures needs to be accomplished without Town involvement, but property owners must deal with it.”
- “Those dealing with property SETBACKS, as well as requirements for fire mitigation and erosion control where necessary”
- “All, but the committee should meet before BoT so that things move along these months long holding projects is ridiculous”
- “Zoning Variances”
- “Any new construction”
- “Shared resource changes”

What We Heard

What types of items or applications should be administratively approved through the City Planner's office?

- “Items that meet current use and zoning “
- “Everything addressing land use should be done in collaboration with the Planning Commission.”
- “Fences/sheds”
- “New construction, major revisions”
- “Replacement of existing fences and decks, except where the deck is primary access to the building. Exterior colors through a pre-approved color palette. New trails that are being coordinated/built through a trail-building organization.”
- “The more, the better, assuming proper paper trail and justification.”
- “None everything should go to the committee why do we have a planner for this small town?”
- “Building, fencing, or signage
- “Any new construction”

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What We Heard

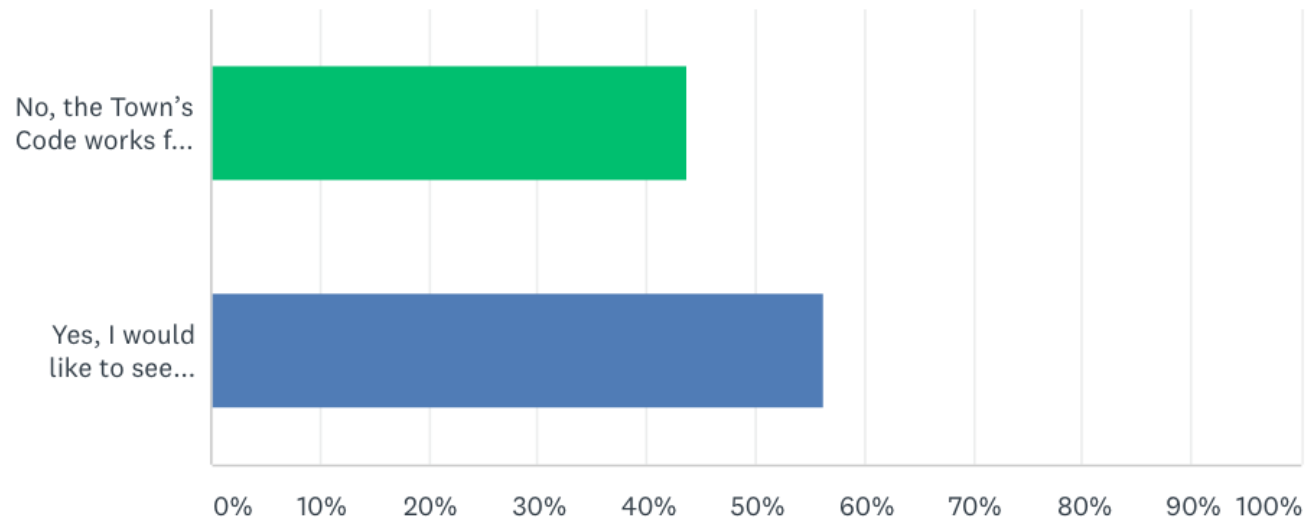
What types of items or applications should be administratively approved through the City Planner's office?

- “I know little about which group to approach but city drainage and culverts should be a priority before the rains come.”
- “Those applications which clearly fall within the code and are below an established value”
- “Renewals and administrative items deemed so by the PC and BOT.”
- “Shared public space”

What We Heard

Would you like to see different zoning regulations based upon use and lot size?

Answered: 16 Skipped: 1



ANSWER CHOICES

RESPONSES

▼ No, the Town's Code works for me!

43.75%

7

▼ Yes, I would like to see something different (Explain)

Responses

56.25%

9

TOTAL

16

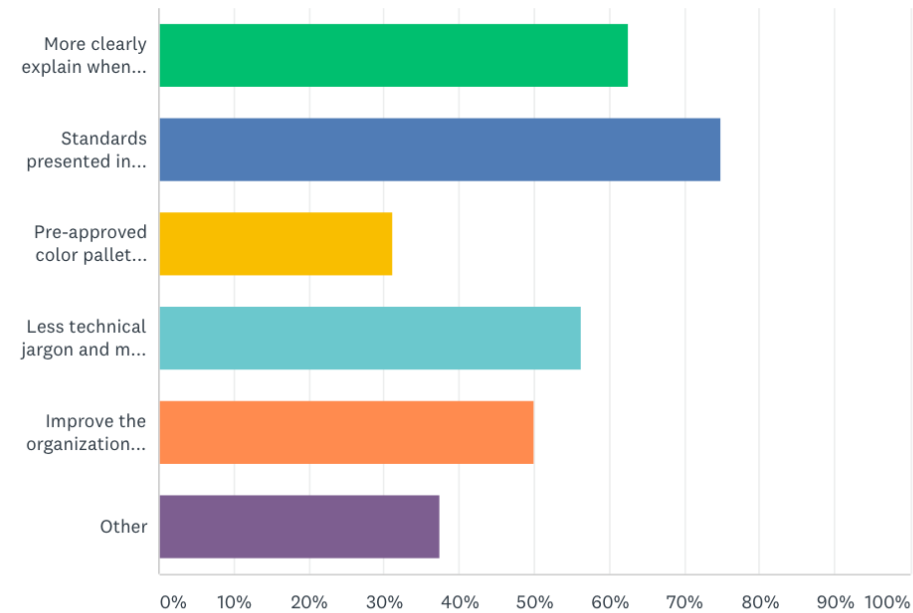
Yes I would like to see...

- “Possibly expand setback requirements; strictly adhere to non-conforming lot restrictions.”
- “New standards to cover lots under 5k square foot”
- “Very very few zoning regulations. I prefer a mixture.”
- “I would like to see zoning regulations based upon grade (from the lowest disturbance to the highest). Doesn't make much sense for someone to need an erosion control plan with a flat property. I would also like to see maximum lot coverage as a way to limit stormwater runoff. Also, zoning needs to support the Comprehensive Plan. There is a need to create a long-term revocable permit where annual fees would not be required.”
- “Simplify. Too many designations as currently written.”
- “Sewer system”
- “Individual circumstances, regulations on VRBO properties”

What We Heard

If you could make a change to the Land Use Code what would it be?

Answered: 16 Skipped: 1



ANSWER CHOICES	RESPONSES	
▼ More clearly explain when a permit is needed	62.50%	10
▼ Standards presented in a table rather than long written descriptions	75.00%	12
▼ Pre-approved color pallets for exterior painting/ signs/ etc.	31.25%	5
▼ Less technical jargon and more "plain English"	56.25%	9
▼ Improve the organization of the code	50.00%	8
▼ Other	Responses 37.50%	6
Total Respondents: 16		

Other...

- “Are they available to look at online?”
- “It was determined by town attorney PC can’t approve or disapprove paint color for houses. We are not an HOA”
- “Fewer (or no) requirements for updating old properties....such as replacing decks, fences, windows that can be accomplished by family without having to hire an engineer”
- “Requirements based upon grade, wildfire mitigation, stormwater requirements based upon lot coverage, ability for existing property owners to deal with erosion without going through the Town, ability to easily put a trail on private property if using trail org.”
- “Require fire mitigation through noncombustible building materials. Require compliance with state, federal, and insurance standards for fire mitigation through noncombustible zones around the structures and mitigation of dead/diseased trees as a condition of property title transfer.”
- “Please make sure that the code is enforceable. What is the point if it is not being enforced. (Post permit)”

Discussion Questions

- ▶ What is one topic from the PowerPoint presentation that resonated with you? What is challenging about the existing code and what would make it easier to use or “do the right thing?”
- ▶ Do you agree with the preliminary survey results: some applications should be approved administratively (using specific guidelines) instead of requiring a public hearing process?
- ▶ What types of housing and commercial development is most appropriate in GMF? *Some themes that have been identified: density, building use and height, zoning designations, environmental constraints, parks and open space, natural hazards.*