



Town of Green Mountain Falls
Regular Board of Trustee Meeting Agenda
10615 Green Mountain Falls Road
Tuesday, September 1, 2020 at 7:00 p.m.

Online Meeting ONLY*. Join the Zoom Meeting by clicking on the following link:

<https://us02web.zoom.us/j/81019133623?pwd=SUc0eUF5SVhXV2puc1l6TFhxNFBhZz09>

Meeting ID: 810 1913 3623 Passcode: 186585

To make a **public comment** please **pre-register** by 4pm on the day of the meeting via email:

clerk@gmfc.us

REGULAR MEETING:

1. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE
2. ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA
3. CONSENT AGENDA
 - a. Bring into record Accounts Payables for August 5 to September 1, 2020
 - b. Approve Board of Trustees Meeting Minutes from Aug 4, 2020
 - c. Colorado Interactive Letter of Acceptance
 - d. Water on Marrs Agreement
4. NEW BUSINESS
 - a. Reading of the 2020 Creek Week Proclamation
 - b. Consideration of Resolution 2020-15 in Opposition to National Popular Vote Compact, which will appear on the 2020 General Election Ballot
 - c. Community Gardens Proposal, Trustee Dyani Loo
 - d. Introduction to El Paso County Discovery Project
 - e. Variance V2020-01
 - f. Revocable Permit Rev2020-04
 - g. Grading Permit and Erosion Control Plan GR2020-01
5. OLD BUSINESS
 - a. Advisory Board Membership Applications
 - b. Muni & Lodging Revs Go Live September 1
6. PUBLIC INPUT: 3 Minutes per speaker
7. CORRESPONDENCE
 - a. Kirkpatrick Family Fund Letter
 - b. Correspondence from Citizens Re: Public Works Praise
 - c. Planning Commission Meeting Minutes; 4/14/20, 5/26/20, 6/9/20, and 7/28/20
 - d. Monthly Staff Reports January 2020 through July 2020
 - e. Rocco Blasi Email
 - f. Rosalea Cattar Email
 - g. Judith Piazza Email
 - h. Dorrie Gyuan Email
 - i. Lamar Mathews Email
8. REPORTS
9. ADJOURN

Date	Reference	Entity Number	Name	Acct Number	Acct Name	Total	Check/ACH
07/10/2020	20096220	Pinnacol	Pinnacol Assurance	<SPLIT>	<SPLIT>	\$ 527.00	ACH
07/14/2020	80306	FlairData	Flair Data Systems DBA	1-20-02-5110	General-Interdepartmental-Operations-Services - IT	\$ 80.00	Check
07/17/2020	80364	FlairData	Flair Data Systems DBA	1-20-02-5110	General-Interdepartmental-Operations-Services - IT	\$ 193.85	Check
07/20/2020	90-90603111	foxworthgalbrai	Foxworth-Galbraith Lumber Co.	1-70-02-5125	General-Public Works-Operations-Maintenance - Vehicle	\$ 10.99	Check
07/21/2020	04-7.21.20	COSpringUtil	Colorado Springs Utilities	1-50-03-5204	General-Parks and Recreation-Utilities-Utilities - Electric - Gazebo	\$ 115.42	ACH
07/21/2020	25-7.21.20	COSpringUtil	Colorado Springs Utilities	1-70-03-5200	General-Public Works-Utilities-Utilities - Electric	\$ 44.95	ACH
07/21/2020	35-7.21.20	COSpringUtil	Colorado Springs Utilities	1-10-03-5200	General-Administration-Utilities-Utilities - Electric	\$ 129.33	ACH
07/21/2020	37-7.21.20	COSpringUtil	Colorado Springs Utilities	1-60-03-5200	General-Pool-Utilities-Utilities - Electric	\$ 32.71	ACH
07/21/2020	57-7.21.20	COSpringUtil	Colorado Springs Utilities	1-50-03-5203	General-Parks and Recreation-Utilities-Utilities - Electric - Fountain	\$ 184.62	ACH
07/21/2020	78-7.21.20	COSpringUtil	Colorado Springs Utilities	1-40-03-5200	General-Public Safety-Utilities-Utilities - Electric	\$ 22.04	ACH
07/22/2020	04-7.22.20	COSpringUtil	Colorado Springs Utilities	1-50-03-5204	General-Parks and Recreation-Utilities-Utilities - Electric - Gazebo	\$ 44.45	ACH
07/22/2020	82-7.22.20	COSpringUtil	Colorado Springs Utilities	1-70-03-5206	General-Public Works-Utilities-Utilities - Electric - Street Lights	\$ 139.72	ACH
07/22/2020	93922	COSpringGaz	Colorado Springs Gazette, LLC	1-10-02-5118	General-Administration-Operations-Publications - Legal Notices	\$ 18.42	Check
07/27/2020	57-7.27.20	COSpringUtil	Colorado Springs Utilities	1-50-03-5203	General-Parks and Recreation-Utilities-Utilities - Electric - Fountain	\$ 252.00	ACH
07/29/2020	0678937-2517-5	WasteM	Waste Management	1-70-03-5205	General-Public Works-Utilities-Utilities - Trash	\$ 201.34	ACH
07/31/2020	43	Hoffman	Hoffman, Parker, Wilson & Carberry	1-20-02-5114	General-Interdepartmental-Operations-Services - Town Attorney	\$ 3,126.43	Check
07/31/2020	7.31.20	WoodlandH&H	Woodland Hardware and Home	1-70-02-5122	General-Public Works-Operations-Maintenance - Building	\$ 121.69	Check
09/01/2020	2869	munirevs0000	MUNIRevs	1-20-02-5104	General-Interdepartmental-Operations-Fees - Software	\$ 150.00	Check
08/04/2020	8.4.20	araizeinc	Araize INC.	1-20-02-5104	General-Interdepartmental-Operations-Fees - Software	\$ 135.00	ACH
08/06/2020	8.6.20	Comast	Comcast	<SPLIT>	<SPLIT>	\$ 159.85	ACH
08/13/2020	70381	chiefpetroleum	Chief Petroleum	1-70-02-5128	General-Public Works-Operations-Supplies - Fuel	\$ 505.75	Check
08/14/2020	201422	CIRSA	Cirsa	1-20-02-5107	General-Interdepartmental-Operations-Insurance - Property/Casualty Liability Premiums	\$ 522.34	Check
08/17/2020	229	LawDebEiland	LAW OFFICES OF DEBRA EILAND	1-20-02-5114	General-Interdepartmental-Operations-Services - Town Attorney	\$ 66.00	Check
08/19/2020	25-8.19.20	COSpringUtil	Colorado Springs Utilities	1-70-03-5200	General-Public Works-Utilities-Utilities - Electric	\$ 39.28	ACH
08/19/2020	34-8.19.20	COSpringUtil	Colorado Springs Utilities	1-60-03-5200	General-Pool-Utilities-Utilities - Electric	\$ 24.13	ACH
08/19/2020	35-8.19.20	COSpringUtil	Colorado Springs Utilities	1-10-03-5200	General-Administration-Utilities-Utilities - Electric	\$ 111.86	ACH
08/19/2020	57-8.19.20	COSpringUtil	Colorado Springs Utilities	1-50-03-5203	General-Parks and Recreation-Utilities-Utilities - Electric - Fountain	\$ 213.01	ACH
08/19/2020	78-8.19.20	COSpringUtil	Colorado Springs Utilities	1-40-03-5200	General-Public Safety-Utilities-Utilities - Electric	\$ 17.52	ACH
08/19/2020	80695	FlairData	Flair Data Systems DBA	1-20-02-5110	General-Interdepartmental-Operations-Services - IT	\$ 193.85	Check
08/20/2020	00347113	municipalcodeco	Municipal Code Coportion	1-20-02-5104	General-Interdepartmental-Operations-Fees - Software	\$ 700.51	Check
08/20/2020	80714	FlairData	Flair Data Systems DBA	1-20-02-5110	General-Interdepartmental-Operations-Services - IT	\$ 80.00	Check
08/20/2020	82-8.20.20	COSpringUtil	Colorado Springs Utilities	1-70-03-5206	General-Public Works-Utilities-Utilities - Electric - Street Lights	\$ 134.61	ACH
08/24/2020	8.24.20	jasonbuckin0000	Jason Buckingham	1-10-00-4401	General-Administration-Gazebo - Rentals	\$ 200.00	Check
08/25/2020	17472	springsit	Springs IT	1-20-02-5110	General-Interdepartmental-Operations-Services - IT	\$ 240.00	Check
08/25/2020	8.25.20	chasecardservic	Chase Card Services	1-00-00-2005	General-Accounts Payable - Year End	\$ 2,540.14	ACH
08/30/2020	8.30.20	highwayhand0000	Highway Handyman Products Inc.	1-10-02-5999	General-Administration-Operations-CARES Act Expenses	\$ 2,684.53	Check
08/30/2020	8.30.20	COSpringUtil	Colorado Springs Utilities	1-20-02-5102	General-Interdepartmental-Operations-Fees - Banking Charges	\$ 87.75	ACH
08/30/2020	8.30.20-1	highwayhand0000	Highway Handyman Products Inc.	1-10-02-5999	General-Administration-Operations-CARES Act Expenses	\$ 8,485.00	Check
08/30/2020	8.30.20-2	highwayhand0000	Highway Handyman Products Inc.	1-10-02-5999	General-Administration-Operations-CARES Act Expenses	\$ 4,998.38	Check
Total For 1-00-00-2000 General-Accounts Payable						\$ 27,534.47	



**Town of Green Mountain Falls
Regular Board of Trustee Meeting Agenda
10615 Green Mountain Falls Road
Tuesday, Aug 4th, 2020 at 7:00 p.m.**

Online Meeting ONLY*. Join the Zoom Meeting by clicking on the following link:

<https://us02web.zoom.us/j/83854358126?pwd=MGwwZnpTSIBjZDBlUkZzUjgzT2pSdz09>

Meeting ID: 838 5435 8126; Passcode: 869996; Dial-in Only: 346-248-7799

REGULAR MEETING MINUTES

Board Members Present

Mayor Jane Newberry
Trustee Margaret Peterson
Trustee Dyani Loo
Trustee Katharine Guthrie
Trustee Chris Quinn

Town Manager

Angie Sprang

Town Clerk

Board Members Absent

Town Attorney

Public Works

Marshal's Dept.

Virgil Hodges

Regular Meeting:

1. Call to Order/Roll Call/Pledge of Allegiance

Mayor Jane Newberry called the meeting to order at 7:02 p.m. The Pledge of Allegiance was recited, and roll was taken.

2. Additions, Deletions, or Corrections to the Agenda

Mayor Newberry wanted to discuss the Trail Ambassadors first.

Mayor Newberry made a motion, seconded by Trustee Loo, to accept the Agenda. Motion passed.

3. Consent Agenda

- a. Bring into record Accounts Payables for July 8 to August 4, 2020
- b. Approve Board of Trustees Meeting Minutes from July 21, 2020

Mayor Newberry made a motion, seconded by Trustee Loo to accept the Consent Agenda. Motion carried.

4. New Business

a. Consideration of the Removal of Planning Commission Member, Rocco Blasi

Mayor Newberry talked about how this is a matter of legal issues and is nothing personal. Trustee Loo asked to hear from Rocco.

Rocco spoke to refute allegations. He emailed the clerk and some trustees specific files he used to help refute the allegations as well. He believes this is personal. He talked about disagreeing with Mac in meetings but always being kind in person. He said that it's hard to believe that these allegations are against him, they seem fictional. He talks about meeting with the Mayor, Pro Tem, and Manager on the Friday before and how they asked him to resign. He believes they failed to provide enough justification, so he did not resign. He then disputed each claim one by one listing his own evidence. Secretary please include this in the minutes "while there may be some in the world who have a knack for burning bridges, I will proudly a line myself with the bridge builders in this community". He then thanked the community for coming around him in support and helping to ease his burden. He calls for a full public retraction of these allegations and believes they are asking the wrong person to resign.

Trustee Quinn spoke about not knowing enough information and spoke of abstaining. He doesn't see a real need for removal but has little history on the situation. Trustee Loo asked about Rocco's current PRT application. Rocco talked about how that was submitted before the last meeting. Trustee Peterson talked about all the passion is feeling like bullying. All the support Rocco is getting seemed to be focused on attacking the board. Trustee Peterson says she accepts the responsibly of allowing this kind of behavior because they all allowed this to happen. Trustee Peterson believes that the attorney has reviewed the evidence and that it is enough to remove Rocco. This is about going through the proper channels, and the culture we have made. We have allowed people to ask for forgiveness rather than permission. Trustee Peterson talked about the staff not needing to be bullied. The Mayor agrees. Mayor Newberry comments on the open records problems, and how important they are. Mayor Newberry doesn't like the ideas of the staff being in a hostile work environment. She talked about the main 3 reasons to remove a volunteer and how all three showed up in the evidence list.

Mayor Newberry clarifies that her motion is to allow everyone to heal and Trustee Loo asked if Rocco can still help any groups and the Mayor recommends that he continues to help. Trustee Loo talked about the staff and board trying to update everything and how things can be misconstrued because of that. Trustee Guthrie knows how difficult and sad this has been for everyone. She is so appreciative of Mr. Blasi's work and all the inspiration he brings to the community. He is a valuable asset and she hopes he will continue to be. She also respects all the rules and procedures we must follow, even when not convenient or efficient. We must follow the law to stay legal. This isn't easy for anyone, she then thanks everyone for the input. Mayor talks about how important it is for people to speak and give input and thanks everyone.

Mayor Newberry made a motion, seconded by Trustee Peterson, to remove Mr. Blasi from PC with allowing him to submit an application in 6 months. Trustee Quinn abstained and the motion passed.

5. Old Business

a. Website Demonstration: New Town Website Goes Live!

Victor M showed everyone the new website and many plans and features

b. Advisory Board Membership Applications

Mayor Newberry explained the options on how to proceed. Trustee Loo talked about getting a quorum together.

Trustee Peterson made a motion, seconded by the Mayor to appoint Goody Goodwin to the PRT. Motion Carried

Trustee Loo wants to appoint two. She wants to appoint a former trail person because of their knowledge, Rocco and Judith, and Dick. Judith said she would not work on a committee that Mr. Gafford is on. Trustee Peterson asked what the exact plan is. Trustee Quinn said he would like to see 3 to get them a quorum.

Mayor Newberry made a motion, seconded by Trustee Peterson to appoint Donald Walker to the PRT. Motion carried

c. Proposed Trails Ambassador Program – Susan Davies

Ms. Sprang explains when the Mayor asked. 3 volunteers and they would train them. This conversation took place before any other item. Trustee Peterson asked about starting this sooner or if we needed a committee. Ms. Sprang talked about how it can be done sooner. Trustee Loo wants to be the liaison for this group and the parks and rec committee. Trustee Loo talked about grant money being able to hopefully help. The Mayor thinks moving forward without the committee would be okay. Trustee Loo wants to be involved with the training they receive.

Mayor Newberry made a motion, seconded by Trustee Peterson to approve the Ambassador Program. Motion carried.

6. Public Input – 3 Minutes Per Speaker

Kathleen M; She talked about how hard it was for hikers to get past the creek, she told the trails committee about the issue, and Don walker built a bridge and strong men from the trails committee brought it up there. She is grateful that the committee tried so hard to make the trail safer.

Rocco B; Thanks the trustees who considered him for the parks committee and then mentioned people on social media asking “what can we do” he then gives information about petitions and recalls if someone believes government have crossed a line.

Liz I; She brought clarity involving the previous minutes, she is a nurse and understands the health issues, she was talking about how she doesn’t understand why the Town board and staff can’t provide hand sanitizer and open the bathrooms. She then talks about how she was on the committee that helped rewrite the Comp Plan, and how she was against having a Town manager for various reasons. She then lists the staff and questions why tax money is paying for them with the current performance.

Dorrie G; She is personally appalled at the board’s actions towards Mr. Blasi. She believes her words were twisted and states; Mr. Blasi was removed for being threatening, now you must remove Mr. Gafford because he is also threatening. She doesn’t believe her email was bullying and re read it. Were in the news for being immature.

Lamar M; These last two meetings feel like we were in an alternate reality. This is a continued waste of Town resources. Talks about the Mayor and hiring more help for the parking and hikers and trail ambassadors and how she doesn’t believe it was appropriately addressed or mentioned in previous minutes. She wants us to plan better for our volunteers. She thinks many of our resources have been wasted.

Clay G; He asked if the documents about what Forest and Town property is, that Mr. Bratton had mentioned in an earlier meeting had be acquired yet. Ms. Sprang told him they had not been.

David D; He talked about in his management experience, noticing that many people who are high achievers are accused of being bullies who create hostile work environments. Most accusers are low achievers who are incompetent. He thinks Rocco’s case was completely ignored. He also is in complete agreement with Rocco. He also offers help to Rocco.

Judith P; She is sad at the standard we are setting for community involvement and unity. And believes the board is overlooking so many of the community’s comments. She believes that the board is ignoring so many serious issues of the Town, and Rocco has been scapegoated. She wants the board and staff to become more trained. She wants our leaders to get stronger at leading us to unity.

Mac P; He believes that the volunteers misunderstand their position. Volunteers have no authority or decision-making ability; they serve the people who they are volunteering to. The board is the legal authority and the volunteers must heed to that. The board gets professional advice, and takes nothing lightly, and they hear the many sides of the story, and they make decisions based on facts. If you want to get involved with the board run in the next April election in 2022.

Eric C; I was the PC chair for most of Rocco’s time on it. No one asked me for emails or records. People left on good terms.

Carolyn B; She asked that we keep our politics to the appropriate Facebook page.

Mike L; He believes people are signing his name on documents.

7. Correspondence

- a. Rosalea Carttar, 4 Aug 2020 BOT agenda Item 4a Mr. Rocco Blasi. A letter to the board of trustees.
- b. Peter Carttar, A letter to the board of trustees.
- c. Judith Piazza, A letter to the board of trustees about Mr. Blasi.
- d. Dorrie Gyuan, A letter to the board of trustees about Mr. Bratton and Mr. Blasi
- e. Lamar Mathews, GMF BOT Letter Rocco.

8. Reports

Trustee Loo; Let's look forward and try to do all we can to better our community, let's set up dates for the new park committee and get the ball rolling.

Trustee Guthrie talks about the grants and thinks a grant workshop would be really good.

Trustee Quinn asks about the dates for applications and they discuss having the Wednesday before being a cut off so we can review them.

The Mayor talked about parking and porta potties. She talked with the state rep about fire mitigation, talked about training and a board retreat.

Trustee Peterson talked about how pleased she was with bronc day.

9. Adjournment

Meeting adjourned at 9:05 p.m.

Jane Newberry, Mayor

Angie Sprang, Town Manager

Letter of Acceptance

Tracking Number: 00004387

Date: July 23, 2020

Entity Partner

Town of Green Mountain Falls

Project Name

Town of Green Mountain Falls-D8MS CMS-CI Implemented

Project Type

Content Management System (CMS) Website

Purpose

The Town of Green Mountain Falls (Entity) is responsible as the owner and official custodian for certain Entity records that, in whole or in part, are authorized for collection and/or dissemination via the Statewide Internet Portal, Colorado.gov (Portal). This certifies that Colorado Interactive, LLC (CI) has provisioned the CMS website **in accordance with the Entity's guidelines and the rules governing collection and/or dissemination of the Entity's records**. Additionally, a product evaluation has been performed by the Entity and the Entity has determined that the website is acceptable to deliver to the public.

The CI Project Manager is authorized to continue with the launch to production of this project on or after August 4, 2020.

Entity further certifies that CI exercises no control or censorship whatsoever over the **content of the Entity's records or other data or text furnished by Entity**, as displayed on the Portal, through this application.

Deliverables

Service Deliverable	Description of Deliverable
CMS Website	A web-based CMS that provides content creation, access control, editing and other essential web maintenance to authenticated users
Authenticated User Access	Approved user authentication for access to the CMS administrative interface consistent with their assigned permissions/capabilities as designated by Entity Project Manager

Entity Sign Off

This CMS website (greenmountainfalls.colorado.gov) is hereby accepted by Town of Green Mountain Falls and CI is authorized to move forward with deployment according to the terms outlined in this agreement.

DocuSigned by:

A0C90FC0A94D45E

July 24, 2020

Angie Sprang
Town Manager, Town of Green Mountain Falls

Date

Proposal/Agreement

For: Cameron Thorne, Mayor Pro Tem Rep: Tom Hughes
Town of Green Mountain Falls

Green Mountain Falls, CO

719-799-6966

gmfthorne@gmail.com

Phone: 877-MARRS-56

Email: Tom@WaterOnMarrs.com

April 3, 2020

Terms good 30 days from date of proposal.

Proposal #: 3472

Thank you for the opportunity to work with you on this project. This is our proposal for engineering, constructing, and installing an automated control system to monitor and maintain the water level in the Green Mountain Falls Lake.

The stream currently flows into a directional flow control box, containing two separate flow gates. One gate is the inlet to the lake, allowing the water from the stream into the lake. The second gate is the bypass gate, which diverts the water, allowing the excess water from the stream to drain away from the lake. The two gates are controlled by separate screw motors, which must be manually operated.

We propose engineering a relay system connected to a level sensor installed in a “wet well” constructed parallel to the stream. When the sensor recognizes unusually high water levels, such as following a storm, the relay system will trigger the normally closed bypass gate to open. Additionally, when the bypass gate opens, the lake inlet door will automatically close. This will prevent further addition of water from the overflowing stream into the lake.

Whenever the system is triggered, the gates will remain in this position—with the bypass door open and the lake inlet door closed—as a safety measure. The system can only be restored with the gates returned to their normal positions, by a live operator. In other words, the system trigger is automated, but the reset must be manual.

We anticipate the time for construction and installation will be approximately one week, and the total cost, including materials and labor will be **\$12,370.**

	Amount	Date
Initial deposit of \$5000:	\$5,000	
- With contract		
Balance Due at completion	\$7,370	

Water on Marrs is a fully licensed, insured, and bonded general contractor (Lic. #940440) in the state of California. We carry Workers Compensation insurance.

A \$25 Late Payment Processing Fee is assessed on any invoices past 30 days due. Additionally, interest of 1.5% per month will be added to any account past due.

Title remains in name of seller until paid in full. Purchaser agrees to pay in full all costs of collection, reasonable attorney's fees, and costs incurred by the seller to enforce payment of this notice. This notice serves as a 90-day preliminary notice to payor. Under the Mechanics Lien Law (Section 7018, California Business and Professional Code): Any contractor, subcontractor, laborer, supplier or other persons who help to improve your property but is not paid for his work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer, and the proceeds of the sale will be used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full while the subcontractor and laborers or suppliers remain unpaid.

Liability Release/Waiver

Additionally, while Water on Marrs Inc. and its employees and affiliated companies (hereinafter referred to collectively as "The Company") will make every reasonable effort to ensure the safety of the water feature and additional elements as outlined above, The Customer as signed and printed below (referred to as the Customer) understands that an inherent danger exists with any water feature. This danger includes but is not limited to slippery surfaces and drowning hazards. The Customer releases The Company and its affiliates of any and all liability for any accidents or occurrences involving the water feature and/or other elements installed and/or serviced by The Company and resulting in injury, death, and/or damage to person, animal, or property, and assumes full responsibility for maintaining the safe operation and maintenance of said water feature and/or other elements.

By signing here, customer agrees to the terms and/or schedule set forward in this proposal, except as modified above and initialed by both parties. Customer's signature in effect converts this proposal into a contract, return of which along with the deposit designated above will serve to certify customer's intent in going forward with the proposed project and will confirm customer's position on Water on Marrs Inc.'s construction schedule.

Customer's acknowledgment:

Water on Marrs Representative:

Sign:

Date:

Sign:

Date:

Print:

Print:

WATER ON MARRS

P.O. Box 6776

Burbank, CA 91510-6776

jason@wateronmarrs.com

Invoice**BILL TO**

Green Mountain Falls
 Attn: Angie Sprang
 719-799-6966
 Green Mountain Falls, CO

SHIP TO

Green Mountain Falls
 Town of Green Mountain Falls
 719-799-6966
 Green Mountain Falls, CO

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
23306	08/13/2020	\$12,370.00	09/12/2020	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service	Installation of Automated Control System - GMF Lake inlet. Reference Proposal #3472	1	12,370.00	12,370.00

BALANCE DUE

\$12,370.00

PROCLAMATION RECOGNIZING “CREEK WEEK 2020”

WHEREAS, The Town of Green Mountain Falls, Colorado is fortunate to have extensive and diverse natural resources, such as forests, grasslands, riparian areas, lakes, creeks and a wide variety of open spaces; and

WHEREAS, the Fountain Creek Watershed is a unique and important resource and asset to the residents and visitors of Fountain and the Pikes Peak Region; and

WHEREAS, the Fountain Creek Watershed Flood Control and Greenway District is partnering with the City of Colorado Springs, El Paso County, Pueblo County, the Cities of Manitou Springs, Fountain, and towns of Monument and Green Mountain Falls, and numerous community organizations to coordinate the 7th Annual “Creek Week” cleanup, which will encourage the protection, restoration and maintenance of the Fountain Creek watershed; and

WHEREAS, this 9-day litter clean-up effort runs September 26th through October 4th, 2020 throughout the watershed and is now the largest cleanup effort in our State; and

WHEREAS, “Creek Week” programs and activities are designed to raise awareness about the littering issue within our watershed, to encourage organizations and individuals to collect litter and debris to make Fountain Creek and the watershed cleaner and safer; and

WHEREAS, businesses, churches, schools, non-profits, neighborhood associations, youth groups, service clubs and individuals are encouraged to form a “Creek Crew” to clean up at a “Creek Week” project site; and

WHEREAS, “Creek Week” litter removal activities will reduce pollution in our creeks and clogs in our waterways that can lead to flooding, provide for a safer drinking water supply, and enhance wildlife habitat and property values.

NOW, THEREFORE, the Town Board of Trustees of the Town of Green Mountain Falls, Colorado hereby proclaim the September 26 – October 4, 2020, as “Creek Week” in Green Mountain Falls and encourages our citizens to help protect, restore and maintain our waterways by participating in “Creek Week” activities.

DONE THIS 1st day of September 2020 in Green Mountain Falls, Colorado.

LIST OUT NAMES OF GOVERNING BOARD MEMBERS

Jane Newberry, Mayor
Margaret Peterson, Mayor ProTem
Katharine Guthrie, Trustee
Dyani Loo, Trustee
Chris Quinn, Trustee

ATTEST:

Victor Matthews III, Notary

SAVE THE DATE

14 of 159

Sept. 26 - Oct. 4, 2020

7th Annual



***Our lands and waterways need some
helping hands!***

**Get outdoors, get active, and create some good
for our community and the environment!**

SEEKING ALL WATERSHED WARRIORS

15 of 159

Individuals and groups (families, clubs, schools, church groups, neighbors, etc.) are invited to form a “Creek Crew” during the biggest cleanup in the State of Colorado!

Trash and debris on the land eventually end up in our waterways. This rubbish clogs drainage systems, impacts wildlife, affects water quality, and ruins the view of our beautiful natural landscape.

Commit today to take action by volunteering for a cleanup at one of over 100 sites over 9 days throughout your home watershed.

Creek Week is a safe event appropriate for all age groups. Social distancing and other COVID-19 related safety measures will be enforced during this years cleanup.



***More information at:
www.fountaincreekweek.com***



2020 Run Up To



Creek Week!

A VIRTUAL 5K run/walk

Receive discounts and BOGOs from some of your favorite local breweries!



All participants will receive a racing bib, Creek Week button, buff, 4 brewery discounts, and Techwears finisher's medal!

- Price: \$30**
- Date: Sept. 4-14**
- Registration Opens: Aug. 15**
- ** Space is limited!! ****



**~ YOUR PACE ~ YOUR COURSE ~ YOUR DAY ~ YOUR TIME ~
~ YOUR 5K! ~**

**Register & learn more about the Creek Week Cleanup at:
www.fountaincreekweek.com**

RESOLUTION NO. 2020-15

**TITLE: RESOLUTION IN OPPOSITION TO NATIONAL POPULAR
VOTE COMPACT, which will appear on the 2020 General
Election Ballot**

WHEREAS, America's Founding Fathers created a system of checks and balances to ensure that each state would have a unique voice in the election of a President; and that no city, state, or region would consolidate too much political power; and

WHEREAS, adoption of the National Popular Vote compact concentrates political power in a few large cities located in the most populous states; and

WHEREAS, Colorado's 9 Electoral Votes are highly coveted and pursued by presidential candidates, ensuring candidates listen to Colorado's unique interests on issues such as water, infrastructure, and taxes; and

WHEREAS, National Popular Vote compact requires Colorado's Presidential Electors to cast their votes for the candidate for President who received the most votes nationally, even if that candidate did not receive the most votes in Colorado; and

WHEREAS, requiring Colorado's Presidential Electors to cast their votes this way would give away Colorado's votes for President to more populated areas like Chicago, Los Angeles, New York and Washington, D.C., relegating Colorado's electorate to a mere bit player in Presidential elections; and

WHEREAS, National Popular Vote compact contains no majority requirement and would allow a candidate with a plurality, however small, to become President;

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

The Town of Green Mountain Falls, Colorado, officially declares its opposition to National Popular Vote compact for the purpose of ensuring proper checks and balances against accumulation of political power and to protect Colorado's unique political voice in presidential politics.

ADOPTED AND APPROVED THIS ____ day of _____, 2020.

TOWN OF GREEN MOUNTAIN FALLS,
COLORADO

Jane Newberry, Mayor

(SEAL)

ATTEST:

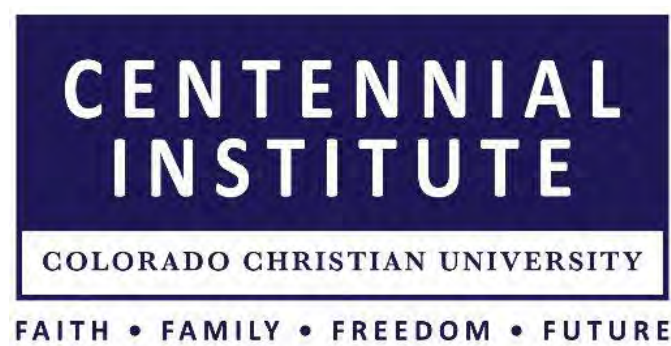
Victor Matthews III, Administration Assistant



Organizations Opposed to Prop 113 - National Popular Vote



19 of 159

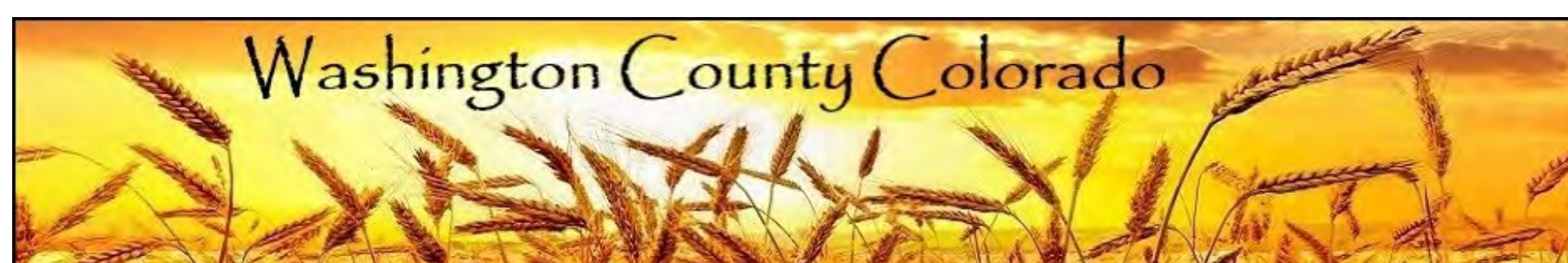


VISIT US AT WWW.PROTECTCOLORADOSVOTE.ORG

paid for by Protect Colorado's Vote Issue Committee. Rose Pugliese, Registered Agent.



Cities and Counties Opposed to Prop 113 - National Popular Vote



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National Popular Vote is Bad for Colorado Business

Colorado's business community should oppose National Popular Vote (NPV) for three simple reasons: (1) NPV diminishes Colorado's political clout, (2) NPV forfeits Colorado's policy clout on important issues to large urban areas, such as California, and (3) NPV will incentivize presidential candidates to pander to political extremes that could include anti-business and anti-free market policies.

First, NPV transfers political power from smaller states, such as Colorado, and less populated areas to large population centers, like the Northeast and Pacific coast. For the past few decades, Colorado's nine (previously eight) electoral votes have been highly coveted and contested. Eight or nine battleground electoral votes out of the 270 needed to win have given Colorado clout. NPV's passage would turn Colorado into a bit player on the national scene: Colorado's population is a mere 1.7% of the nation as a whole.

Second, NPV not only diminishes Colorado's political voice (in choosing a President); it surrenders Colorado's policy voice to states like California. Under NPV, presidential candidates would have little incentive to pay attention to Colorado's unique business (and other) interests. National Popular Vote undermines our influence on important policy and funding decisions on health care, roads, infrastructure, and perhaps, most importantly, our consistent water battles with thirst-driven Southern California.

Third, NPV could mean presidential candidates embrace extreme, anti-jobs policies. Here's why. Currently, presidential candidates and incumbent Presidents concerned about election or re-election are highly mindful of the interests and voices of swing states, like Colorado. Under NPV, presidential candidates and incumbent Presidents concerned about election or re-election will face an entirely different motivational dynamic: drive up margins in highly populated cities, such as Los Angeles and New York City. This means candidates will be incentivized to energize turnout of their base voters. Instead of working to build a broad coalition that earns a majority in the electoral college, candidates would be motivated to drive turnout in "base" areas by adopting "red meat" policies and rhetoric. Keep in mind, under the Electoral College, candidates have to win a majority (270) of the 538 electoral votes. Not so, under NPV. The candidate with the most votes wins. In a race with multiple candidates, a candidate could win with, say, 30% of the vote. If political polarization and tribalism seem bad now, imagine what it would look like under NPV.

The bottom line? Under the electoral college, candidates are wary of extremes. They compete for the competitive, swing states. It will not be so, if NPV passes. What better way for a liberal candidate to juice turnout in liberal California, for instance, than to adopt a highly liberal platform that mirrors California's policies: a massive regulatory state, high taxes, and more government dependence? Compare Colorado's 4.63% corporate tax rate and income tax rate to California and New York. California's corporate tax rate is 8.84% and its highest marginal tax rate is 13.3%. New York's corporate tax rate is 7.1% and its highest marginal tax rate is 8.82%. These high-tax rates are the types of policies presidential candidates competing for votes in Los Angeles, New York and San Francisco will be pushed toward. California might like that, but that's bad for Colorado and for America.

Maybe that's why three-quarters of the money in support of NPV has come from California.

What is the National Popular Vote?

The National Popular Vote (NPV) is a multi-state scheme to take Colorado's Electoral College votes and give them to the National Popular Vote winner for president regardless of which candidate wins in Colorado.

Who is Funding NPV?

NPV proponents have raised over \$1.8 million, 99.4% of which comes from outside Colorado and 76% of which comes from California.

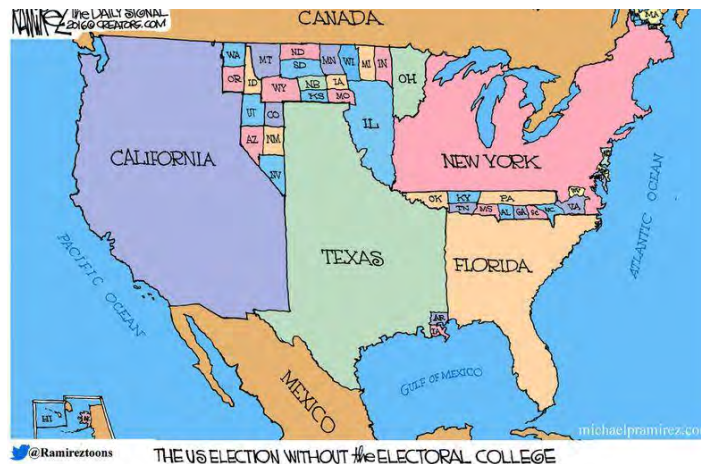


How Will Proposition 113 Affect Colorado's Job Creators?

- NPV turns Colorado into presidential fly-over country. Instead of 9 pivotal electoral college votes, Colorado will have just 1.7% of the total population.
- NPV will diminish Colorado's voice on important policies and funding decisions (e.g., with 5 times the population of Colorado, Southern California would have a much greater say in our water wars.)

How Will NPV Affect the U.S.A?

- NPV concentrates political power in large urban states: California, New York, Illinois & Texas.
- Instead of fighting for "swing states" by building broad coalitions, candidates' incentive will be to drive turnout in political "base" areas by pandering to niche and extreme audiences.
- Large states with high tax rates and unfriendly business climates (e.g., New York & California) will dominate political balance of power.



How Can You Get Involved?

- ★ Endorse No on Proposition 113 (a member of the Protect Colorado's Vote team can conduct a presentation to your group.)
- ★ Educate your members and employees on the negative consequences of Proposition 113 for Colorado.

Visit us at www.protectcoloradosvote.org

Paid for by Protect Colorado's Vote Issue Committee. Rose Pugliese, Registered Agent.

BOARD OF TRUSTEES AGENDA MEMO

DATE: 09.01.2020	AGENDA NO 4.c	SUBJECT: Community Garden
Presented by: Dyani Loo, Trustee		

The traffic triangle on Olathe St. is a town open space that is seen frequently by both residents and non-residents who are entering the town. Historically, it has been maintained and decorated by community members to provide a welcoming space. Community members have expressed questions recently about whether decorating and maintaining this space is allowed. This agenda item is to provide clarification of permission and to express appreciation to community members by designating this space openly as a community garden so that community members can feel free to beautify it as they have throughout the years.

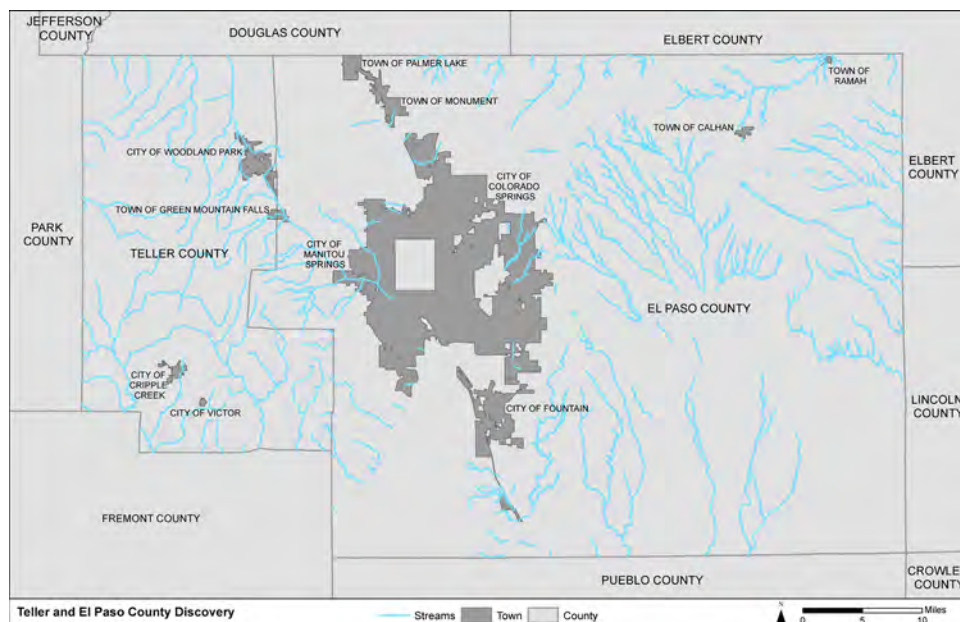
El Paso Discovery

Thuy Patton, Colorado Water Conservation Board, thuy.patton@state.co.us



In 2018, the State of Colorado identified El Paso County as a candidate for a Risk Mapping, Assessment, and Planning (MAP) study. The Colorado Water Conservation Board (CWCB) is excited to conduct the initial Discovery step of the Risk MAP project. CWCB and their contractor, AECOM, will be in contact with local communities and partners to gather information. This will be followed by a meeting with all shareholders.

At the meeting, the project team can discuss multiple aspects of resilience with the local communities in addition to ongoing and prospective mitigation initiatives for flood and other natural hazards. The end result of this effort will be identified mitigation actions communities can pursue along with identification of needs for new flood risk information. Included in this effort, AECOM will analyze existing flood risk shown on FEMA's Flood Insurance Rate Maps (FIRM's) for discussion at Discovery efforts. This data can be used as best available flood risk data if needed.



Through the Discovery process, local agencies can look forward to the following activities:

- **Initial Contact:** The project team will partner with interested state and federal agencies and conduct an initial investigation of available information in the watershed. Key community leaders will then be contacted to begin discussions on the Discovery process, their role, and potential mitigation opportunities. **Please work with AECOM to support this information gathering effort.**
- **Discovery Meeting(s):** In-person discussions will be scheduled to discuss community watershed vision, local hazard-related concerns, potential mitigation strategies, regulatory map study needs, risk assessment, and local communication capabilities and responsibilities. A meeting will be planned central to the county.
- **Discovery Findings:** The project team and partners will compile ideas, discussion items, and potential resulting mitigation actions into a summary. An additional meeting will then be scheduled with local stakeholders to discuss the findings, and discuss potential next steps.

Additional project information will be posted to CWCB's website, www.coloradohazardmapping.com, when available.

For more information regarding the Discovery process, see the attached brochure regarding Risk MAP Discovery.

Please contact Thuy Patton (thuy.patton@state.co.us) if you have questions regarding this project or concerns.

COLORADO RISK MAP COMMUNITY DISCOVERY DASHBOARD



TO-DO LIST

- ☐ Respond to Questionnaire (03)
- ☐ Brief local decision makers on study, and agree to study scope (02, 05, Google Form)
- ☐ Brief press about project (optional – text provided if requested)
- ☐ Identify locations where regulatory flood updates are requested (best available data, regulatory Zone A, Zone AE)
- ☐ Review all Discovery information. Your input at this stage and throughout the process is critical
- ☐ Provide information that can be used for studies
- ☐ Review materials to familiarize yourself with the process. Your input at this stage and throughout the study lifecycle is critical
 - ☐ Discovery and Risk MAP Overview (07-08)
 - ☐ NFIP and Flood Study Frequently Asked Questions (09)
 - ☐ Packet Overview (reviewed at meeting)
 - ☐ Mitigation Examples and Grant Information (10-11)



STUDY SCHEDULE (DISCOVERY PHASE)



IMPORTANT MESSAGES

- The following contacts will be your main point of contact
 - Thuy Patton thuy.patton@state.co.us
 - Marta Blanco Castano marta.blancocastano@state.co.us
 - Rigel Rucker rigel.rucker@aec.com
- This project can directly impact people in the community. It is best to involve community officials, decision makers, and stakeholders now so they are engaged and informed.
- This project's intent is to identify risk, which means flood risk shown on FIRMs could increase, leading to more restriction on development and adding insurance costs.
- You are getting a package with draft flood risk data.



STATISTICS

- Number of homes currently in 1% annual chance floodplain: 2798
- Number of Policies enforced in the County: 2091
- Miles of outdated streams in the County: 750
- Number of presidential declarations: 3
- Number of communities participating in the NFIP: 9 out of 9
- Number of communities participating in the CRS: 7 out of 9

FOR MORE INFORMATION, VISIT: www.coloradohazardmapping.com



FEMA

RiskMAP
Increasing Resilience Together



COLORADO
Colorado Water
Conservation Board
Department of Natural Resources



Colorado Risk MAP

Community Outreach Checklist

26 of 150

This checklist summarizes information included and steps taken during a typical Risk MAP study as tracked and viewed by the studied communities.

01 Planning/ General Ongoing

- ☐ Manage community development per NFIP Requirements.
- ☐ Maintain community risk information.

02 Discovery/ LAMP Summer 2020

- ☐ Provide input regarding scope and expectations for upcoming project (during discovery meeting)
- ☐ **Review draft results (to be provided). Final draft data will be provided after community and FEMA reviews.**
- ☐ Inform local stakeholders of study (see templates)
- ☐ Sign Google Form indicating community agrees with the study

Possible Trainings:
What does a flood study involve?
What is Risk MAP?
What is Discovery?

03 Data Collection (Base Map, Topo, Survey) End 2020

- ☐ **Phase II Kickoff Meeting – Agree to scope moving forward**
- ☐ Review/acknowledge the following datasets as provided
 - ☐ Topographic data – Data will be final when provided.
 - ☐ Survey data – Data will be final when provided.

04 Hydrology End 2020

- ☐ Final hydrology data provided – Review/Acknowledge. This review step is important as flows will be used to map floodplains going forward.

05 Hydraulics Begin 2021

- ☐ *Flood Risk Review Meeting – Review draft results*
- ☐ Review draft models and floodplains to provide feedback.
- ☐ Final models will be provided after FEMA and community review. Floodplains will still be draft.
- ☐ Community determines if draft results are shared with public.

Training:
Managing 2D
models (if
applicable)

06 Floodplain Mapping Mid 2021

- ☐ *Resilience Meeting – Discuss additional tools for management*
- ☐ The Following Items will be provided as final to help with outreach and management – they will be uploaded to www.coloradohazardmapping.com:
 - ☐ Depth Grids
 - ☐ Water Surface Elevation Grids
 - ☐ Changes Since Last FIRM
 - ☐ % Annual Chance and 30 Year Grids
 - ☐ Loss Estimates (optional)
 - ☐ Other non-flood products

Training:
Non-Regulatory
Products

07 Preliminary End 2021

- ☐ Communities will receive Preliminary FIRMs and Spatial Data. This will be considered the latest floodplain mapping until data is adopted as Effective.

08 Appeals Mid 2022

- ☐ *Consultation Coordination Officer (CCO) Meeting – Review Regulatory Process Moving Forward*
- ☐ *Hold Public Meeting – Community Led – Discuss Logistics*
 - ☐ Typical public meeting setup available
- ☐ It will be asked that the Community officials gather known appeals and send to FEMA.

09
Adoption
End 2022

- ☐ *Resilience Meeting – Review Products One Additional Time (if requested)*
- ☐ Community will need to update Ordinance and Adopt FIRMs
- ☐ *Hold Public Meeting – Community Led – (Optional if Needed)*

10
Effective
Begin 2023

- ☐ Will receive final FIRMs, Spatial files, and FIS
- ☐ Floodplains will be removed from www.coloradohazardmapping.com and included on FEMA's National Flood Hazard Layer (available at msc.fema.gov/portal/home).

Training:
Lidar LOMA

Risk MAP Discovery

The Goal

To work closely with communities to better understand local flood risk, mitigation efforts, and other topics and spark watershed-wide discussions about increasing resilience to flooding. The Discovery process of FEMA's Risk MAP program helps communities identify areas at risk for flooding and solutions for reducing that risk.

The Partners

During Discovery, FEMA partners with:

- Community and Tribal officials, including leaders, floodplain administrators, engineers, watershed council representatives, planners, emergency managers, and GIS specialists
- Federal, State, and regional, non-profit organizations concerned with flooding or land use
- Other locally identified stakeholders

The Meeting

Once communities provide FEMA with local flood risk and other data, FEMA schedules a Discovery Meeting to:

- Review and validate the flood risk data gathered to date
- Discuss the community or Tribe's flooding history, development plans, flood mapping needs, and flood risk concerns
- Review stormwater, floodplain management, and other community activities that relate to flood risk
- Discuss the vision for the watershed's future, as well as the importance of mitigation planning and community outreach

Learn More

To learn more about Discovery and the types and formats of data communities can contribute, contact your Regional Office (see <http://www.fema.gov/regional-operations> for details). We look forward to working with you.

Related FEMA Programs

FloodSmart

www.floodsmart.gov

Hazard Mitigation Assistance

<http://www.fema.gov/hazard-mitigation-assistance>

Community Rating System

<http://www.fema.gov/national-flood-insurance-program/community-rating-system>

National Dam Safety Program

<http://www.fema.gov/regional-interagency-steering-committee-and-regional-advisory-council>

National Hurricane Program

<http://www.ready.gov/hurricanes>



FEMA

FEMA B-778
Catalog No. 11122-1

<http://www.fema.gov/rm-main>

1-877-FEMA MAP

Risk MAP Discovery

Capturing a More Complete Picture
of Your Watershed

FEMA B-778 / November 2012



FEMA

RiskMAP
Increasing Resilience Together

Discovery and Risk MAP

The FEMA Risk Mapping, Assessment, and Planning, or Risk MAP, program helps communities identify, assess, and reduce their flood risk. Through Risk MAP, FEMA provides information to enhance local mitigation plans, improve community outreach, and increase local resilience to floods.

During Discovery, FEMA:

- Gathers information about local flood risk and flood hazards
- Reviews mitigation plans to understand local mitigation capabilities, hazard risk assessments, and current or future mitigation activities
- Supports communities within the watershed to develop a vision for the watershed's future
- Collects information from communities about their flooding history, development plans, daily operations, and stormwater and floodplain management activities
- Uses all information gathered to determine which areas of the watershed require mapping, risk assessment, or mitigation planning assistance through a Risk MAP project



Local and National Flood Data Tell the Story

The data that FEMA has available at the national and regional levels only tells part of the story. For a holistic picture of a community's flood risk, FEMA relies heavily on information and data provided by the community itself.

Data FEMA Requests from Communities

FEMA works with communities to collect and review*:

- Areas of nuisance flooding
- Historical local flooding mitigation activities and grant projects, ongoing and planned
- Comprehensive plans
- Local development and floodplain management plans
- Stormwater management activities
- Community ordinances
- Infrastructure information, especially for levees and new bridges, dams, culverts, and road improvements
- Building footprints or parcel data
- Boundary, hydrography, and transportation layers
- Elevation data
- Flood study needs
- Regional watershed plans
- Details of the current flood risk communication process

Data Available to FEMA at the National/Regional Level

FEMA can access and review:

- FEMA-approved mitigation plans
- Previous flood studies
- Numbers of flood insurance policies
- Letters of Map Change
- Average Annualized Loss (AAL) information
- Census data
- National levee and dam inventories*
- Related data from other Federal and State agencies

Why Is this Important?

Because flood hazards change over time, this effort provides a great opportunity to take a comprehensive look at the components and activities that contribute to your community's and your watershed's flood risk. In addition to providing another perspective, participating in this process will increase your understanding of your flood risk and help you identify proactive steps you can take to protect your community from losses to life and property that often accompany flooding.

* Communities may also have additional data that may help explain their flood risk or hazard. FEMA asks communities to share whatever data they have to provide as complete a picture as possible.



To: Board of Trustees
 From: GMF Land Use & Planning
 Date: August 18, 2020
 Re: Variance V2020-01, Deck Replacement at 10845 Denver Avenue

Background

The Applicants appeared before the Planning Commission during the regularly scheduled August 11, 2020 meeting to request a Zoning Variance for a new deck with no (0') setback where fifteen (15') feet is required. Town Hall received a complete Variance Application 21 July 2020. The Planning Commission made the following recommendation after a public hearing, the minutes for which have not yet been approved:

Move to recommend approval of Option A with the condition of a licensed survey and staff recommendations.

1. The submitted site plans are amended to confirm the height, length, and width of the proposed structure
2. The building contractor submit proof of a current GMF business license
3. RBD plan and permit numbers be submitted for GMF Zoning electronic approval
4. The applicant coordinates with Town Clerk to show receipt for full payment of a Variance application was submitted
5. The applicant records the Variance at the El Paso County Clerk and Recorder's office
6. The Applicant, or Applicant's representative file as-build plans with GMF once construction is complete
7. For Option A the applicant must show a professional licensed survey

Discussion

Proposed project specifics have not changed since PC review, but the fact pattern has been condensed and enumerated to simplify BoT review:

1. The existing deck at 10845 Denver Avenue (Site Plan Sheet 1) is a nonconforming structure, per GMF Code §16-708 and must be replaced due to age. Existing deck dimensions are unspecified.
2. The Applicants have proposed two possible options for design (Site Plan Sheet 2, 3).
3. Option A (Site Plan Sheet 2, preferred alternative) would expand the deck footprint to the north and the west an unspecified distance. The north corner of the deck shown to encroach the public ROW will be discussed in Revocable Rev2020-04.
4. Option B (Site Plan Sheet 3) would expand the deck footprint to the north and west an unspecified distance; however, the northern corner would not extend beyond 0' setback.
5. The pergola noted in the Applicant's Letter of Explanation is not being considered at this time

The Zoning Variance Application requires a letter of explanation be submitted as part of the petition, which should address the strict standards in §16-709:

- i. *Describe the proposed project in detail, referring to site plans and drawings as necessary*
- ii. *Describe the reason for pursuing a variance; include benefits to yourself, the neighborhood, and the Town.*
- iii. *Explain how the variance would not be contrary to the public interest.*
- iv. *Provide proof of unique circumstances or conditions and how the strict application of the provisions of GMF Zoning and Land Use Code would deprive the applicant of the reasonable use of such land or building as described in the Zoning Code §16-709*
- v. *Provide proof of unnecessary hardship as described in the Zoning Code §16-709*

The Applicant submitted a letter of explanation and additional site plan with notes (Site Plan A1.1) in response to the Zoning Variance standards.

Public Works posted the public hearing notice in a conspicuous location at 10845 Denver Avenue on 18 August 2020. Certified letters to adjacent property owners were sent with only one comment received (attached) from Phil and Karen Komoroski, property owners at 10895 Denver Avenue.

Conclusion

The Planning Commission engaged in a long discussion and unanimously moved to recommend approval with conditions, outlined in the *Background* section of this memo.

Update from 8/25/2020: the Applicant submitted a revised letter of explanation with revised site plan drawings for the Board's consideration.

To: The Planning Committee of Green Mountain Falls

Subject: 10845 Denver Avenue, Variance Application Letter: Jon and Lorraine VanSant

This is in reference Items 1-7 to Green Mountain Falls Code Section 16-709 - Variances:

Item 1: The original granting of the variance was in 1993 when an addition was added to the home and allowed for a deck to be built 1 foot from the front property line. The deck is now in need of complete replacement. From 1993 to present, no issues were brought up by any neighbors or any member of the public.

Item 2: The granting of this variance will not permit any use which is not permitted in the district.

Item 3: Currently, since there is no record of the variance that was granted in 1993, my deck is now non-compliant. When asking for a new variance, I am also requesting the variance be extended 1 foot inside my front lot line and 10' to the west. Additionally, I am requesting to cantilever the deck over my existing lot line over 9.7 square feet of town property to "square off the deck", for both functionality, aesthetic, as well as weather purposes. No supports will be used in the 9.7 square feet of town property below the proposed deck. Additionally, if for any reason in the future it is needed to be removed, the deck will be designed for easy removal to within my lot line.

Item 4: Due to the fact that there is no record of the original variance, granted in 1993 during the construction of the home, my current deck is non compliant as there is not enough set back to build any deck on my property.

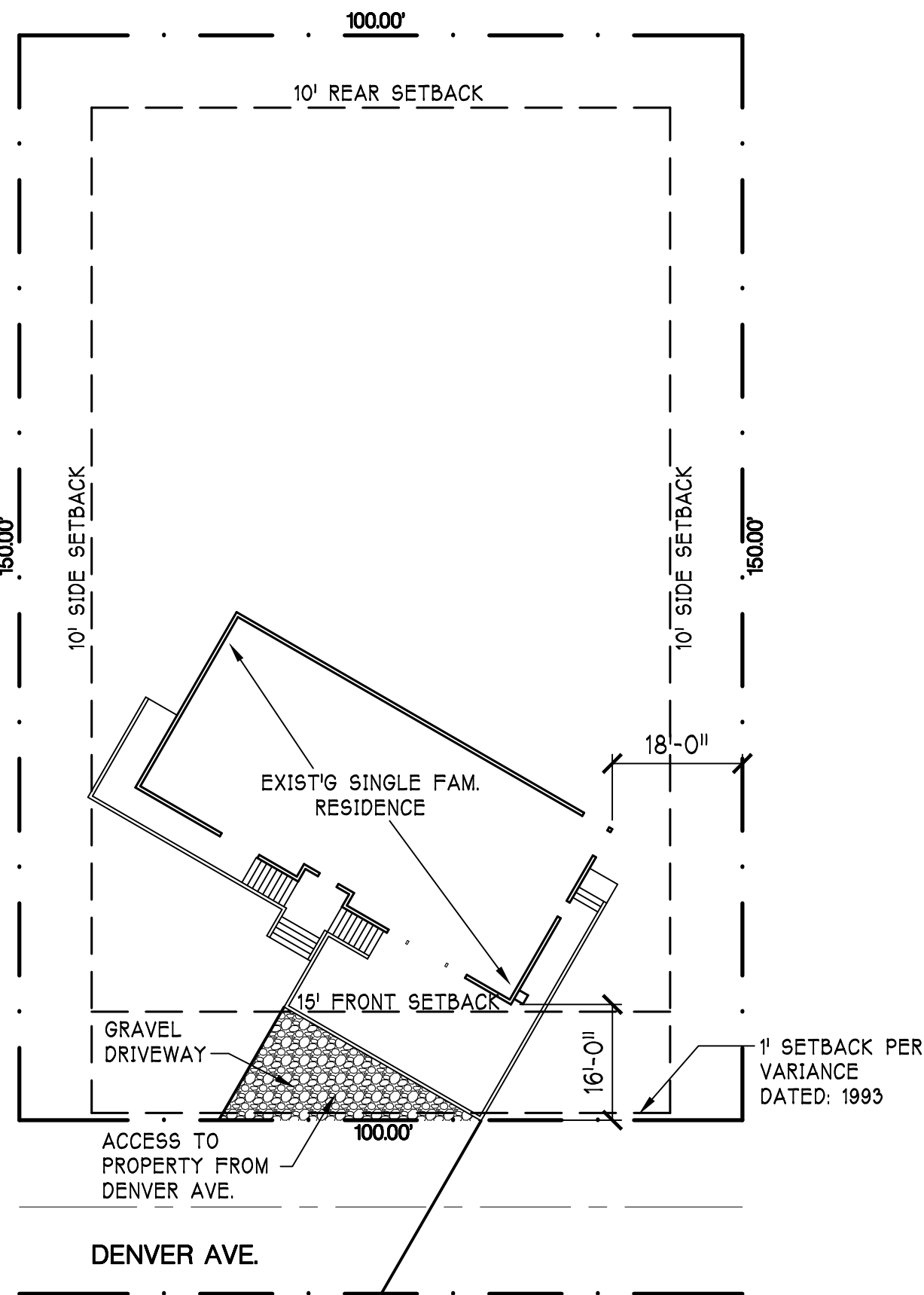
Item 5: The deck, as it was originally built in 1993, functions as a deck, as well as a car port, and storage for tools and fire wood. Without a variance, I am unable to build a deck at all. An original design of the home, built in 1993 has 12' doors that open to the deck that will become unusable if the requested variance is not granted. If a variance is granted, I can build a deck to assume it's original purpose.

Item 6: The proposed variance will not impact light and or air to any adjacent property. It will not have an impact to congestion and public streets, nor increase fire danger or adversely affect property value within the neighborhood.

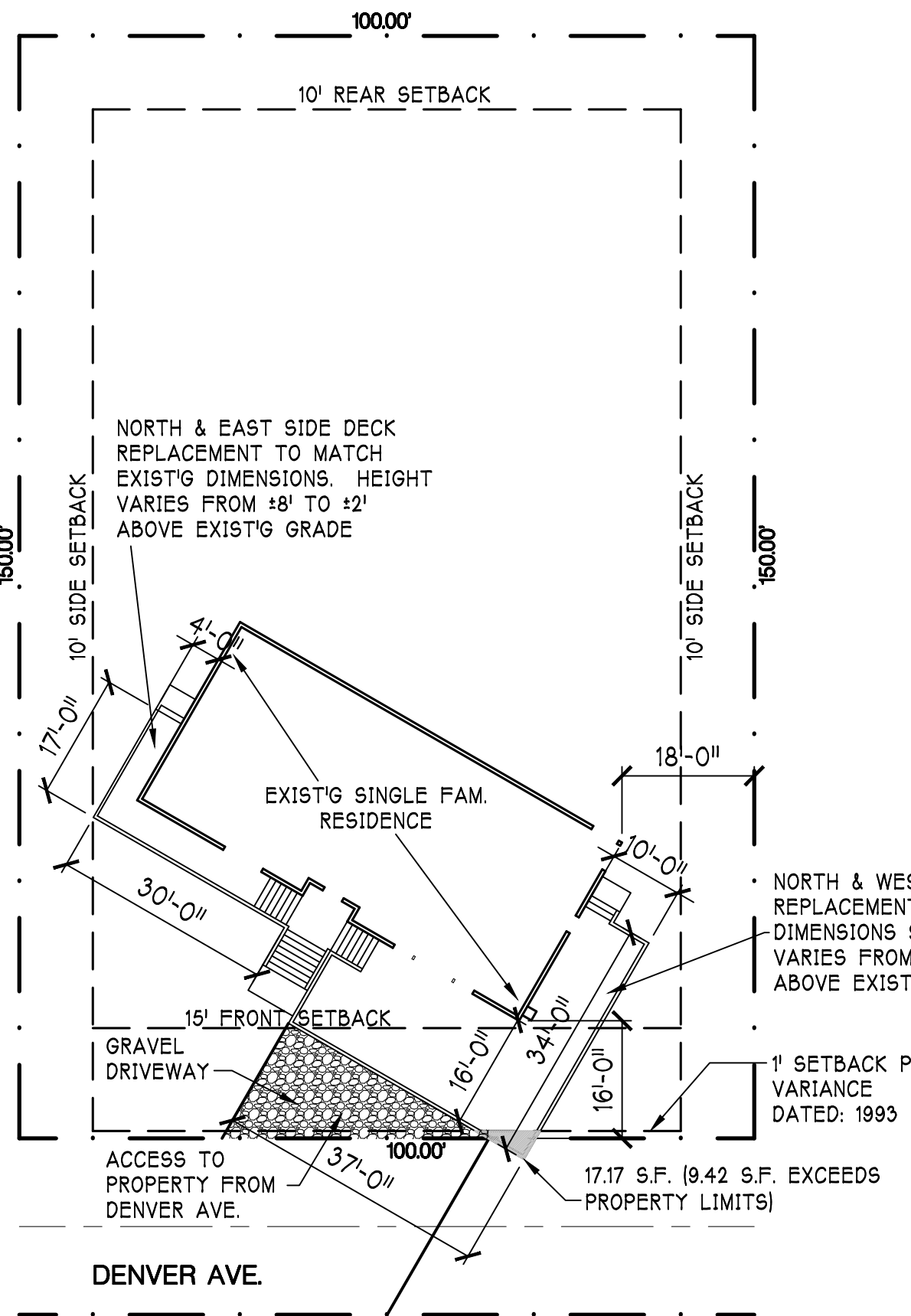
Item 7: I am asking the granting of this variance to not provide special privilege that is denied by the land use code to other properties.

Respectfully Submitted,

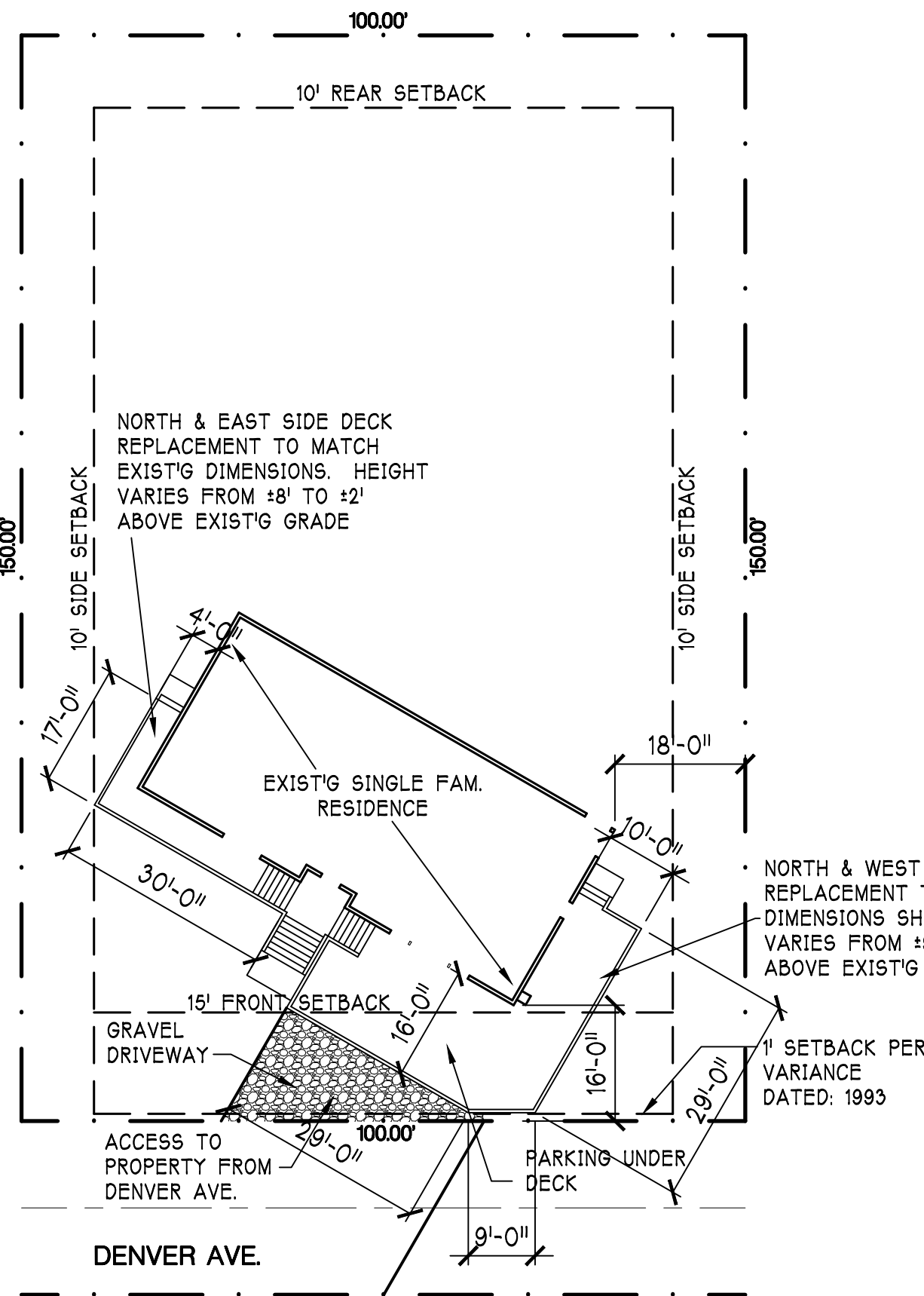
Jon and Lorraine VanSant



1 EXISTING SITE PLAN
1" = 20'-0"



2 PROPOSED SITE PLAN - OPTION A
1" = 20'-0"



3 PROPOSED SITE PLAN - OPTION B
1" = 20'-0"



PROPOSED STRUCTURES NOTE

ALL DECK 'STRUCTURE' TO BE PLACED WITHIN PROPERTY LINES. THAT PORTION OF THE DECK SHOWN BEYOND THE PROPERTY LINE WILL CANTILIVER. THERE SHALL BE NO NEW STRUCTURAL POSTS OR PIERS OUTSIDE THE PROPERTY LINES

THE FOLLOWING SHALL BE PROVIDED PER GMF STAFF REPORT CONCLUSION:

1. THE BUILDING CONTRACTOR SHALL PROVIDE PROOF OF CURRENT GMF BUSINESS LICENSE.
2. RBD PLAN AND PERMIT NUMBERS SHALL BE SUBMITTED FOR GMF ZONING ELECTRONIC APPROVAL.
3. THE APPLICANT SHALL COORDINATE WITH TOWN CLERK TO SHOW RECEIPT FOR FULL PAYMENT OF A VARIANCE APPLICATION.
4. THE APPLICANT SHALL RECORD THE VARIANCE AT THE EL PASO COUNTY CLERK AND RECORDERS' OFFICE.
5. THE APPLICANT SHALL FILE AS BUILT PLANS WITH GMF ONCE CONSTRUCTION IS COMPLETE.

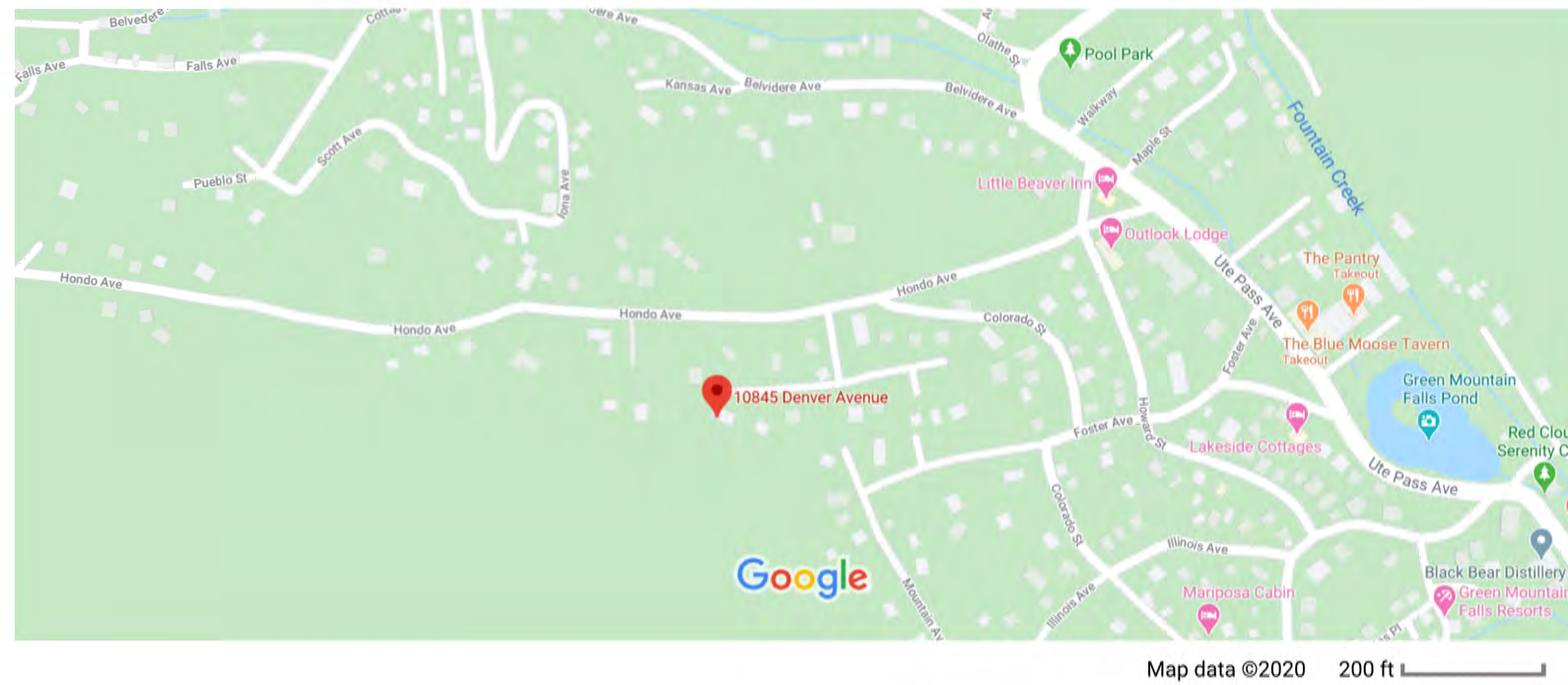
ADDITIONAL NOTES PER PLANNING COMMISSION: 08.11.2020:

1. A LICENSED SURVEYOR SHALL PROVIDE THE ARCHITECT WITH AN EXHIBIT LOCATING ALL EXISTING BUILDING & DECK CORNERS RELATIVE TO EXISTING PROPERTY LINES. ALL FUTURE CONSTRUCTION DOCUMENTS SHALL BE PREPARED USING THE SURVEYORS EXHIBIT.

7/4/2020

10845 Denver Ave - Google Maps

10845 Denver Ave



5 VICINITY MAP
NOT TO SCALE



Navigation

Search

Languages

MSC Home (/portal/)

MSC Search by Address (/portal/search)

MSC Search All Products (/portal/resources/search)

MSC Products and Tools (/portal/resources/productsandtools)

Haus (/portal/resources/haus)

LOMC Batch Files (/portal/resources/lomc)

Product Availability (/portal/productAvailability)

MSC Frequently Asked Questions (FAQs) (/portal/resources/faq)

MSC Email Subscriptions (/portal/subscriptions/home)

Contact MSC Help (/portal/resources/contact)

FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates: 10845 Denver Avenue, Green Mountain Falls, Colorado

Search

Whether you are in a high risk zone or not, you may need flood insurance. <https://www.fema.gov/national-flood-insurance-program> because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take \(https://www.fema.gov/national-mitigation\)](https://www.fema.gov/national-mitigation) to reduce flood risk damage.

Search Results—Products for GREEN MOUNTAIN FALLS, TOWN OF

Show All Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=080962&communityName=GREEN MOUNTAIN FALLS>)

The flood map for the selected area is number 08041C0467G, effective on 12/07/2018

DYNAMIC MAP

MAP IMAGE

[https://msc.fema.gov/portal/downloadProduct?](https://msc.fema.gov/portal/downloadProduct?filepath=08/P/Firm/08041C0467G.tif&productTypeD=FINAL_PRODUCT&productSubTypeD=FIRM_PANEL&changesToThisFirm)

Revisions (0)
Amendments (0)
Revalidations (2)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist (<https://msc.fema.gov/portal/resources/contact>).

Go To NHTL Viewer » (<https://hazards.fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d>)



4 FEMA DESIGNATION - ZONE X NOT TO SCALE

OWNERS:

JON L F & LORRAINE VANSANT
PO BOX 808
GREEN MOUNTAIN FALLS, CO 80819

STREET ADDRESS:

10845 DENVER AVE
GREEN MOUNTAIN FALLS, CO 80819

SCHEDULE #:

8308307044

ZONING:

R-1

LEGAL DES:

LOTS 11 & 12 BLK 46 GREEN
MOUNTAIN FALLS ADD 5 AS
VAC BY BK 5864-930

LOT SIZE:

15,375 S.F.

LINDA H. ALLRED ARCHITECT

PO BOX 672 350 W HENRIETTA AVE
WOODLAND PARK COLORADO 80866
719.687.0703 allredarchitect@gmail.com

VANSANT DECK REPLACEMENT

10845 DENVER AVE.

GREEN MOUNTAIN FALLS, CO EL PASO COUNTY

SHEET

A1.1

PROJECT #: 2020-06

SITE PLAN



To: Planning Commission
 From: GMF Land Use & Planning
 Date: August 6, 2020
 Re: Variance V2020-01, Deck Replacement at 10845 Denver Avenue

Background

The Applicant is requesting the Planning Commission's recommendation to the Board of Trustees for a Zoning Variance to build a new deck with no setback where fifteen (15) feet is required.

Town Hall received a Land Use Approval Application and site plans on 21 July 2020.

Planning Commission Recommended Actions:

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

Discussion

Sec. 16-306. - R-1 10,000 Single-Family Residential District.

(d) Development requirements:

- (1) Minimum lot area: ten thousand (10,000) square feet.
- (2) Minimum frontage: one hundred (100) feet.
- (3) Minimum lot width: one hundred (100) feet at front building setback line.
- (4) Setback requirements:
 - a. front, fifteen (15) feet
 - b. side, ten (10) feet
 - c. rear, ten (10) feet

The electronic file maintained by Town Hall, *Official Town Zoning Map 2007*, and the El Paso County Assessor's Office show the 15,375 SF property is zoned R-1 10,000 Single-Family Residential. The subject property is in the designated Hillside Overlay Zone.

The Applicants are pursuing a Zoning Variance to deviate from the front property line setback distance but otherwise meet the minimum lot requirements.

Sec. 16-705. - Building permits; architectural review

The Zoning Code §16-705(d)(2) – Procedure

As a minimum, the following specific criteria shall be considered by the Planning Commission

- a. Architectural compatibility;*
- b. Bulk of the proposed building or structure in relation to surrounding buildings and land;*
- c. Vehicular access and parking;*
- d. Pedestrian access; and*

e. Relation to existing and future open space.

The Applicant included a letter of explanation (attached) and site plans showing existing structure and two proposed options. The Commission is considering Option A as the preferred alternative, a deck of unspecified materials and of unknown length, width, and height. The Applicant will demolish an existing non-conforming redwood structure to rebuild an outdoor living area. The designs for proposed pergola were not included and are therefore will not be considered at this time.

§16-709. - Variances

The Applicant's site plans refer to a 1993 Variance, which may have been granted during the home addition project that extended the footprint of the home toward Denver Avenue. However, PPRBD, El Paso County, and GMF do not have records going back that far to show the deck was approved for a variance. A Zoning Variance runs with the land and should be recorded at the County Clerk and Recorder's office. Without a record, the Town considers the existing structure that encroaches the ROW with a 1' setback as a non-conforming structure under §16-708 and the complete destruction and remodel of the deck (or any destruction over 50% of value) will require the new deck to meet the new standards, including existing setback requirements.

A Variance is an extreme remedy used to overcome an exceptional physical condition of a property. The standards for a zoning variance are strict and should be reviewed for a complete understanding of the §16-709.

- (a) No variance in the strict application of the provisions of this Land Use Code, including building requirements, signs and fences, shall be recommended by the Planning Commission or approved by the Board of Trustees unless it finds that the following requirements and standards are satisfied. It is the intent of this Article that the variance be used only to overcome some exceptional physical condition of a parcel of land located within the neighborhood which poses practical difficulty to its development and prevents its owner from using the property as intended by this Land Use Code. Any variation granted shall be the minimum adjustment necessary for the reasonable use of the land.*
- (b) The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant shall establish and substantiate that the appeal for the variance conforms to the requirements and standards listed below:*
 - (1) The granting of the variance shall be in harmony with the general purpose and intent of the regulations imposed by this Land Use Code on the district in which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public.*
 - (2) The granting of the variance will not permit the establishment of any use which is not permitted in the district.*
 - (3) There must be proof of unique circumstances. There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings in the neighborhood and which circumstances or conditions are such that the strict application of the provisions of this Land Use Code would deprive the applicant of the reasonable use of such land or building.*
 - (4) There must be proof of unnecessary hardship. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must be suffered directly by the*

property in question; and evidence of variances granted under similar circumstances shall not be considered.

- (5) The granting of the variance is necessary for the reasonable use of the land or building and the variance as granted by the Board of Trustees is the minimum variance that will accomplish this purpose. The report of the Planning Commission shall fully set forth the circumstances by which this Land Use Code would deprive the applicant of any reasonable use of his or her land. Mere reasonable loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.*
- (6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the adjacent neighborhood.*
- (7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this Land Use Code to other lands, structures or buildings in the same district.*

The burden is on the Applicant to prove the proposed project and circumstance meet the strict standards in GMF LU Code. The Applicant's certified signature on the form attests that they have reviewed the requirements. The justification is outlined in a letter to the PC and on language included on Site Plan Sheet A1.1, dated July 17, 2020.

Procedurally, once a complete application is submitted, staff allows itself 45 days to review. A petition letter from GMF (attached) was sent via certified mail to the three adjacent property owners for comments. No comments were received at the time this staff report was written and posted. Town Staff asked the petitioner to post a large-format Public Hearing Notice in a conspicuous location at 10845 Denver Avenue on 28 July 2020 to meet Code requirements.

The Code states the procedure for variance hearings *shall be the same as those for zoning and rezoning, with the exception of the publication requirement contained in Paragraph 16-711(f)(2) below, which shall not be required.*

Conclusion

Staff has reviewed the Applicant's materials and recommends the Planning Commission recommend approval to the Board of Trustees for Zoning Variance V2020-01 for a new deck with no front setback distance at 10845 Denver Avenue with the following conditions:

1. The submitted site plans are amended to confirm the height, length, and width of the proposed structure
2. The building contractor submit proof of a current GMF business license
3. RBD plan and permit numbers be submitted for GMF Zoning electronic approval
4. The applicant coordinates with Town Clerk to show receipt for full payment of a Variance application was submitted
5. The applicant records the Variance at the El Paso County Clerk and Recorder's office
6. The Applicant, or Applicant's representative file as-build plans with GMF once construction is complete

To: Green Mountain Falls Town Planning Commission
From: Jon VanSant
Re: Variance for Deck Replacment/Addition at 10845 Denver Ave, GMF CO 80819 (PO Box 808)

The proposed project is a replacement of an old deck as well as a 10 ft expansion to the west of the current deck footprint. In addition, the expansion will include a pergola. The tear down of the old deck and installation of new deck will take approximately 2 months from the time of the town approval. Allowing this variance, would not be contrary to the public interest because I am utilizing very a small portion of a 40 ft right of way of a road that does not go through nor is it expected to anytime in the future. I do not have a garage and the deck is also used as a carport and storage. Curently, on bad snowy or rainy days, water and / or ice accumulates in the west side of the carport and can be dangerous at times. Additionally, stored items often become covered in snow and rain. Allowing an extension of the deck for this variance, will make the deck safer and more secure and ease this hardship. I have spoken to all neighbors (listed below) and all support this proposal.

Thank you for your consideration,
Jon VanSant

Diane Loyd
10875 Hondo Ave (Also owns 10865 and 10875 Denver Ave)
P.O. Box 689
GMF, CO 80819

Mike Garcia
10835 Denver Ave
P.O. Box 100
GMF, CO 80819

Phil and Karen Komoroski
10895 Denver Ave
604 E 64th Terrace
Kansas City, MO 64131

OWNERS:

JON L F VANSANT
PO BOX 808
GREEN MOUNTAIN FALLS, CO 80819

SCHEDULE #:

8308307044

ZONING:

R-1

LEGAL DES:

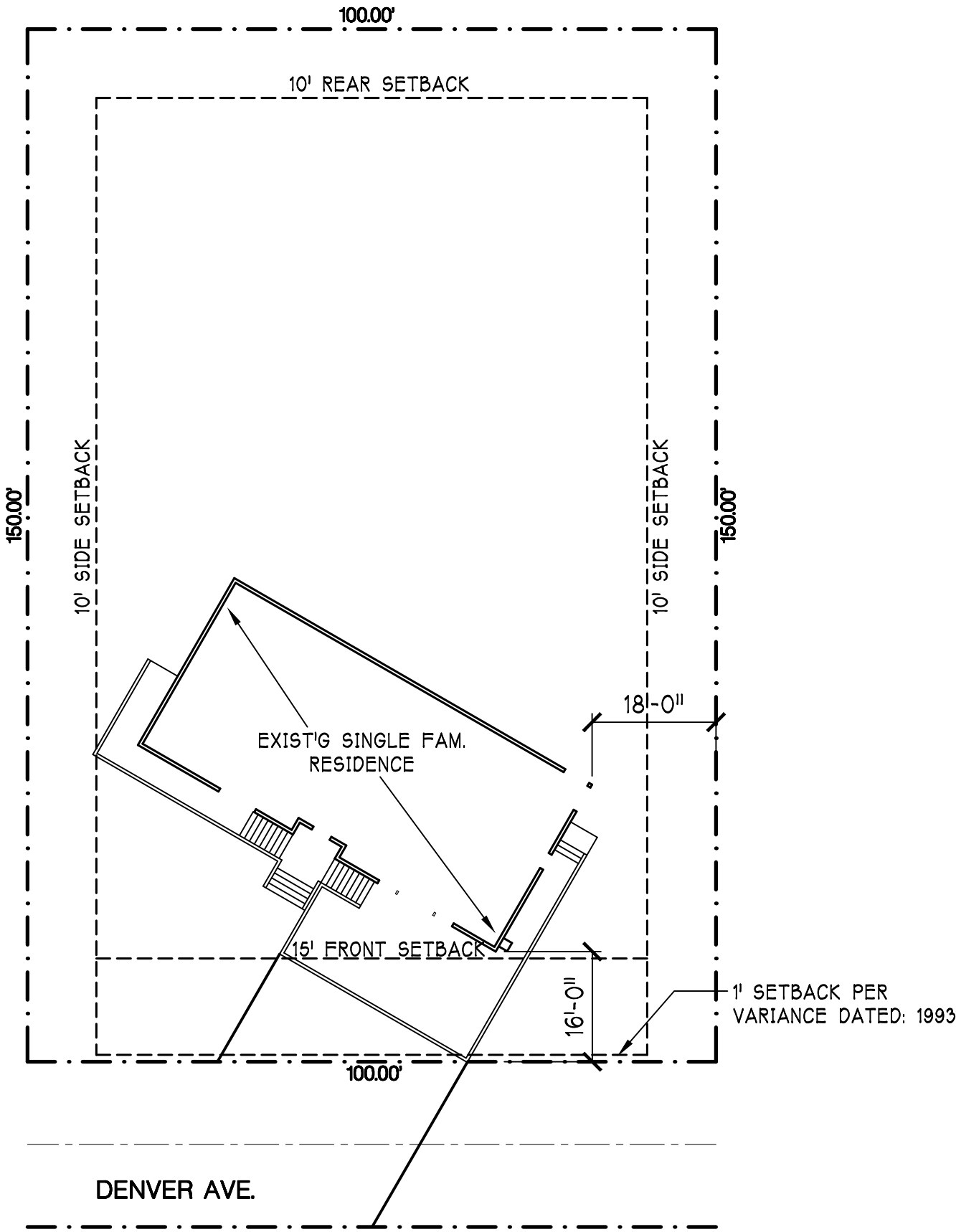
LOTS 11 & 12 BLK 46 GREEN
MOUNTAIN FALLS ADD 5 AS
VAC BY BK 5864-930

STREET ADDRESS:

10845 DENVER AVE
GREEN MOUNTAIN FALLS, CO 80819

SIZE:

15,375 S.F.



1 EXISTING SITE PLAN

1" = 20'-0"



JON & LORI VANSANT DECK REPLACEMENT

10845 DENVER AVE.
GREEN MOUNTAIN FALLS, CO EL PASO COUNTY
JUNE 3, 2020

ALLRED ARCHITECT

350 W. HENRIETTA AVE. WOODLAND PARK, CO. 80866
PH. 719.687.0703

OWNERS:

JON L F VANSANT
PO BOX 808
GREEN MOUNTAIN FALLS, CO 80819

SCHEDULE #:

8308307044

ZONING:

R-1

LEGAL DES:

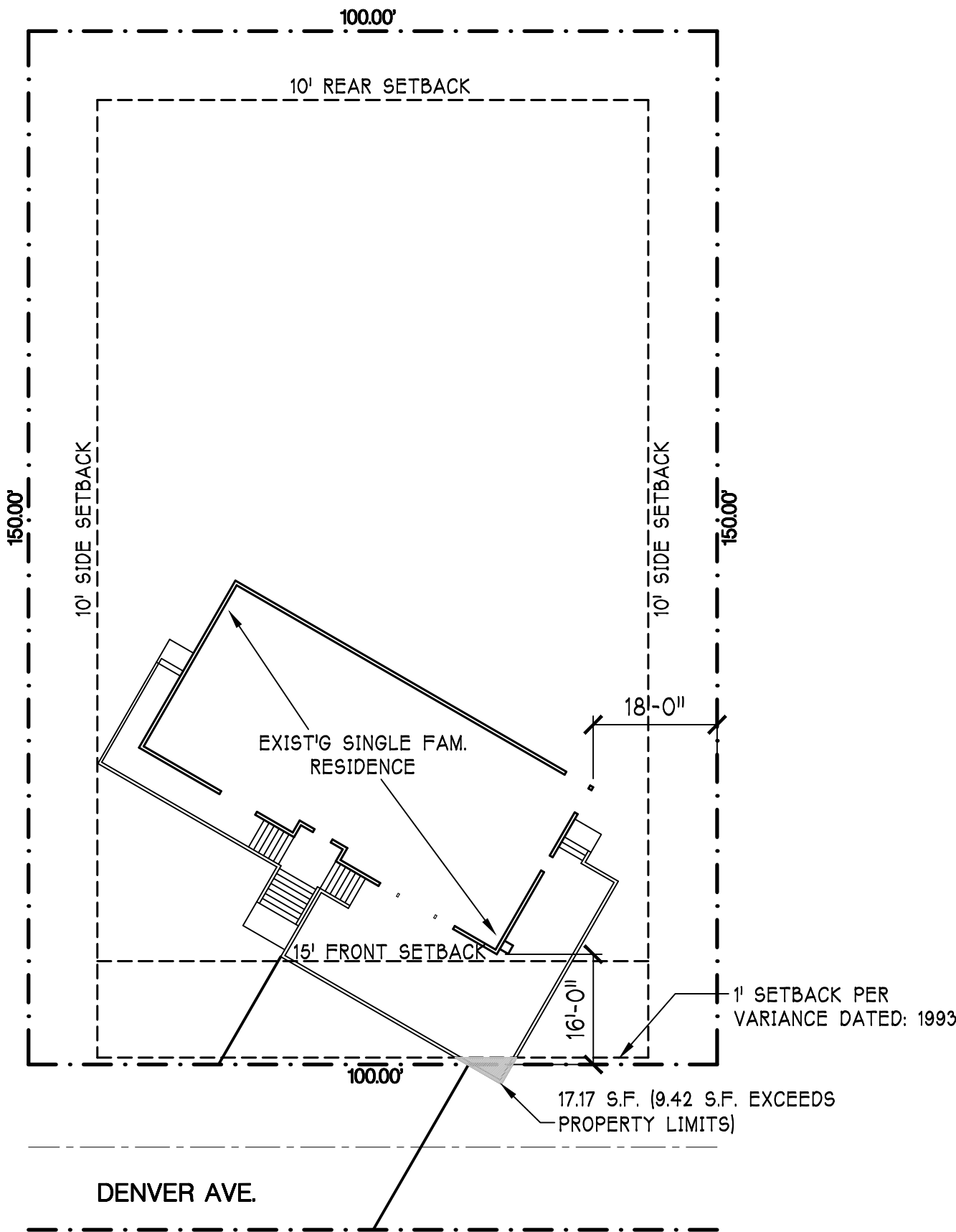
LOTS 11 & 12 BLK 46 GREEN
MOUNTAIN FALLS ADD 5 AS
VAC BY BK 5864-930

STREET ADDRESS:

10845 DENVER AVE
GREEN MOUNTAIN FALLS, CO 80819

SIZE:

15,375 S.F.



2 PROPOSED SITE PLAN - OPTION A

1" = 20'-0"



JON & LORI VANSANT DECK REPLACEMENT

10845 DENVER AVE.
GREEN MOUNTAIN FALLS, CO EL PASO COUNTY
JUNE 3, 2020

ALLRED ARCHITECT

350 W. HENRIETTA AVE. WOODLAND PARK, CO. 80866
PH. 719.687.0703

OWNERS:

JON L F VANSANT
PO BOX 808
GREEN MOUNTAIN FALLS, CO 80819

SCHEDULE #:

8308307044

ZONING:

R-1

LEGAL DES:

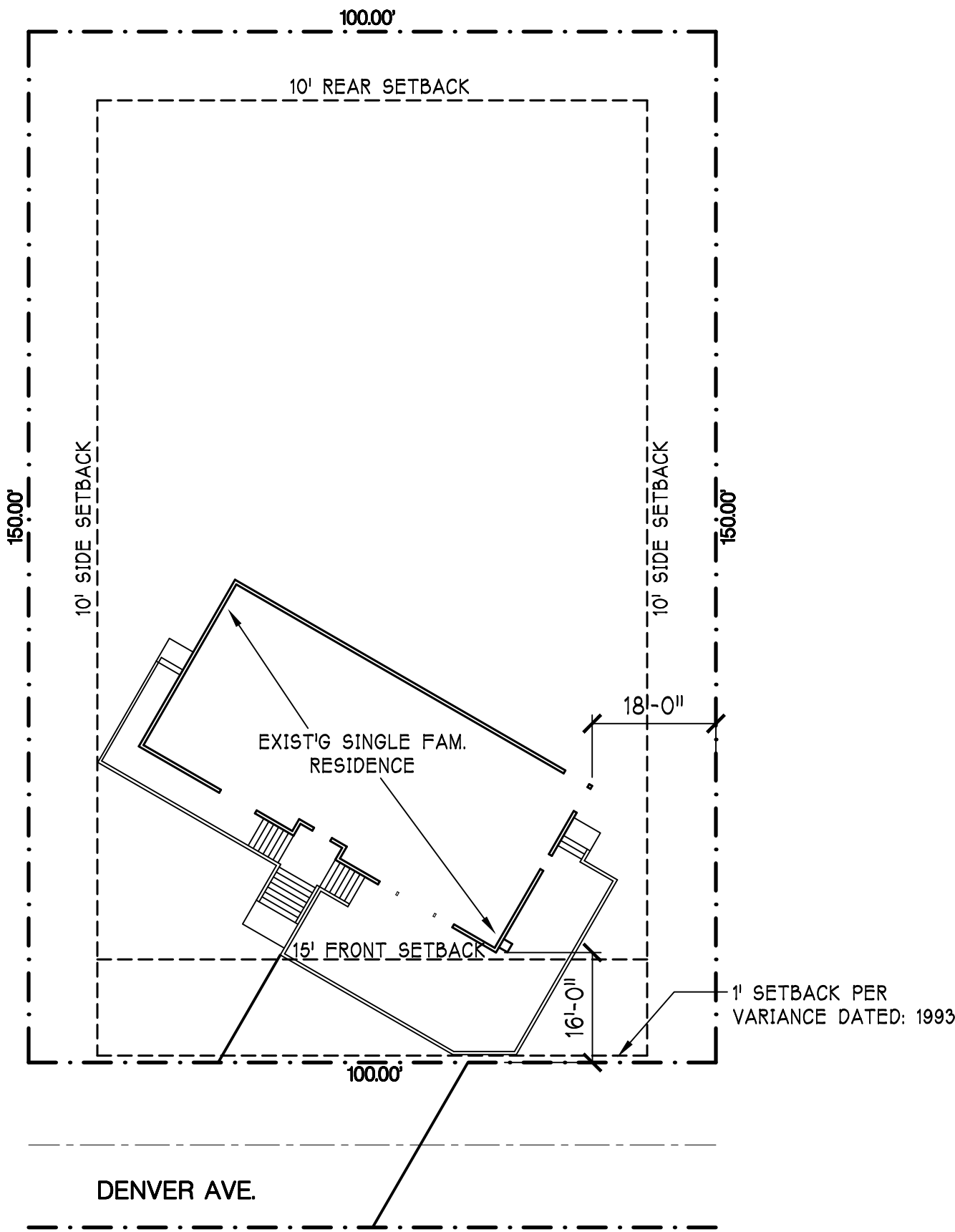
LOTS 11 & 12 BLK 46 GREEN
MOUNTAIN FALLS ADD 5 AS
VAC BY BK 5864-930

STREET ADDRESS:

10845 DENVER AVE
GREEN MOUNTAIN FALLS, CO 80819

SIZE:

15,375 S.F.



3 PROPOSED SITE PLAN - OPTION B

1" = 20'-0"

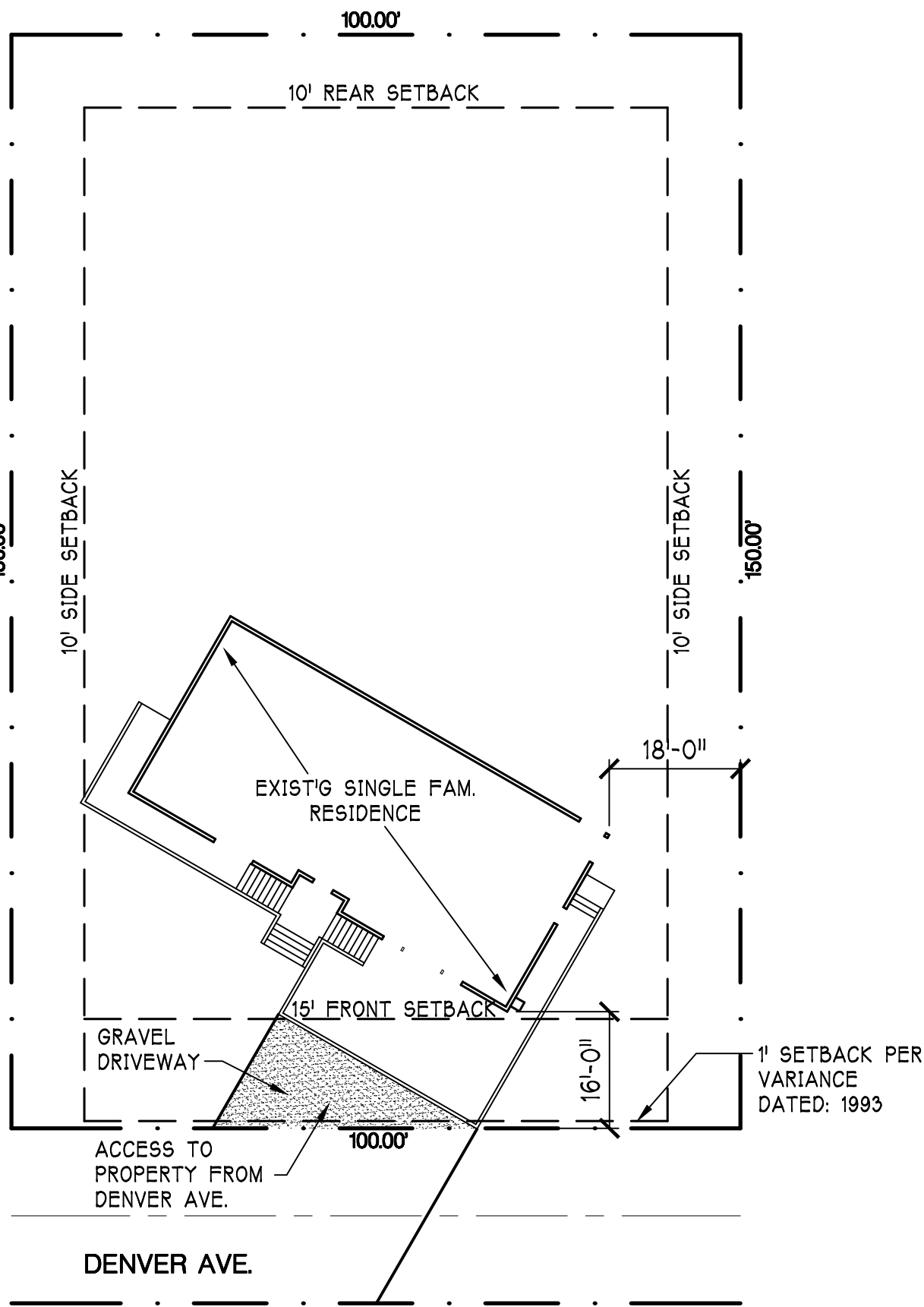


JON & LORI VANSANT DECK REPLACEMENT

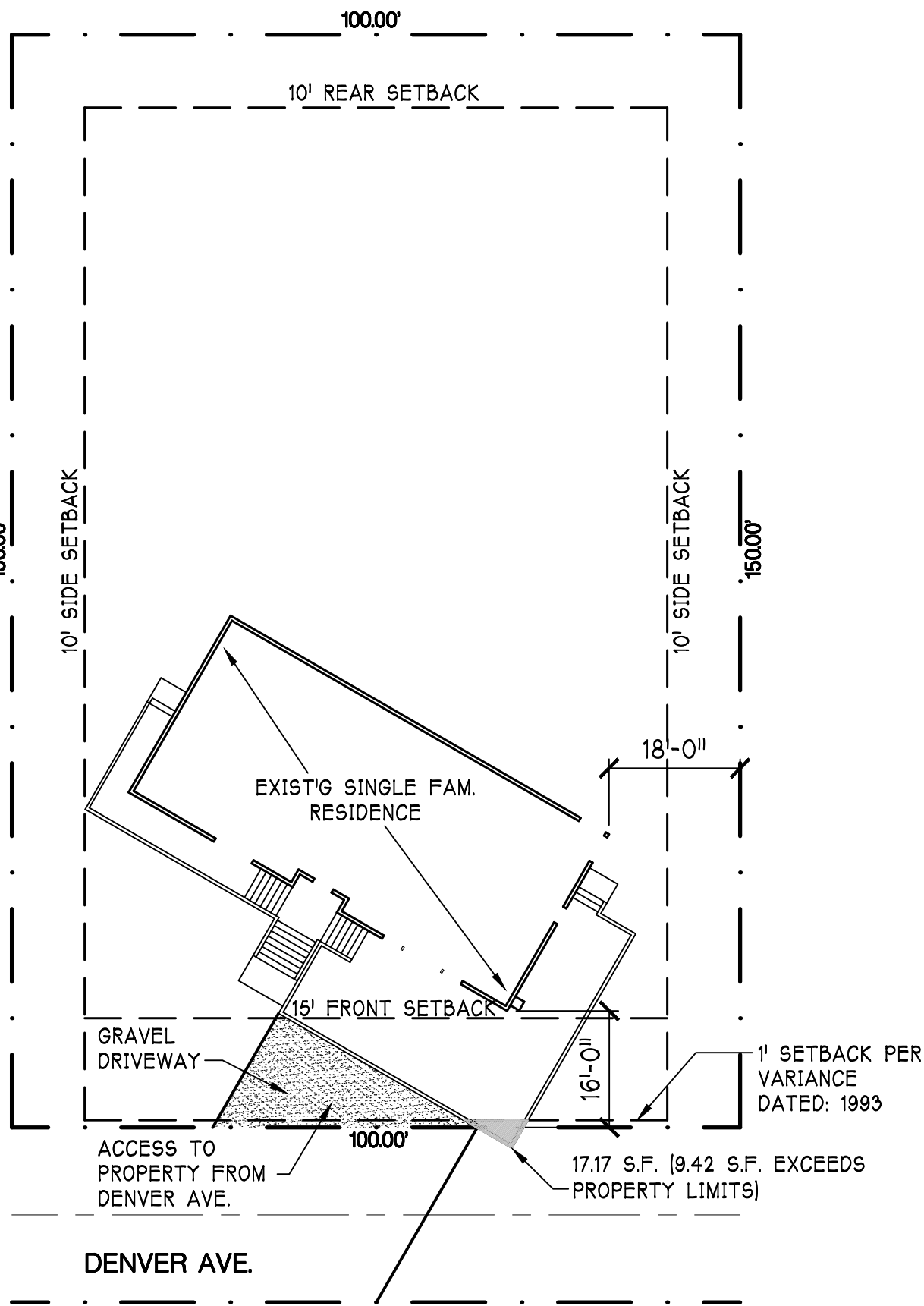
10845 DENVER AVE.
GREEN MOUNTAIN FALLS, CO EL PASO COUNTY
JUNE 3, 2020

ALLRED ARCHITECT

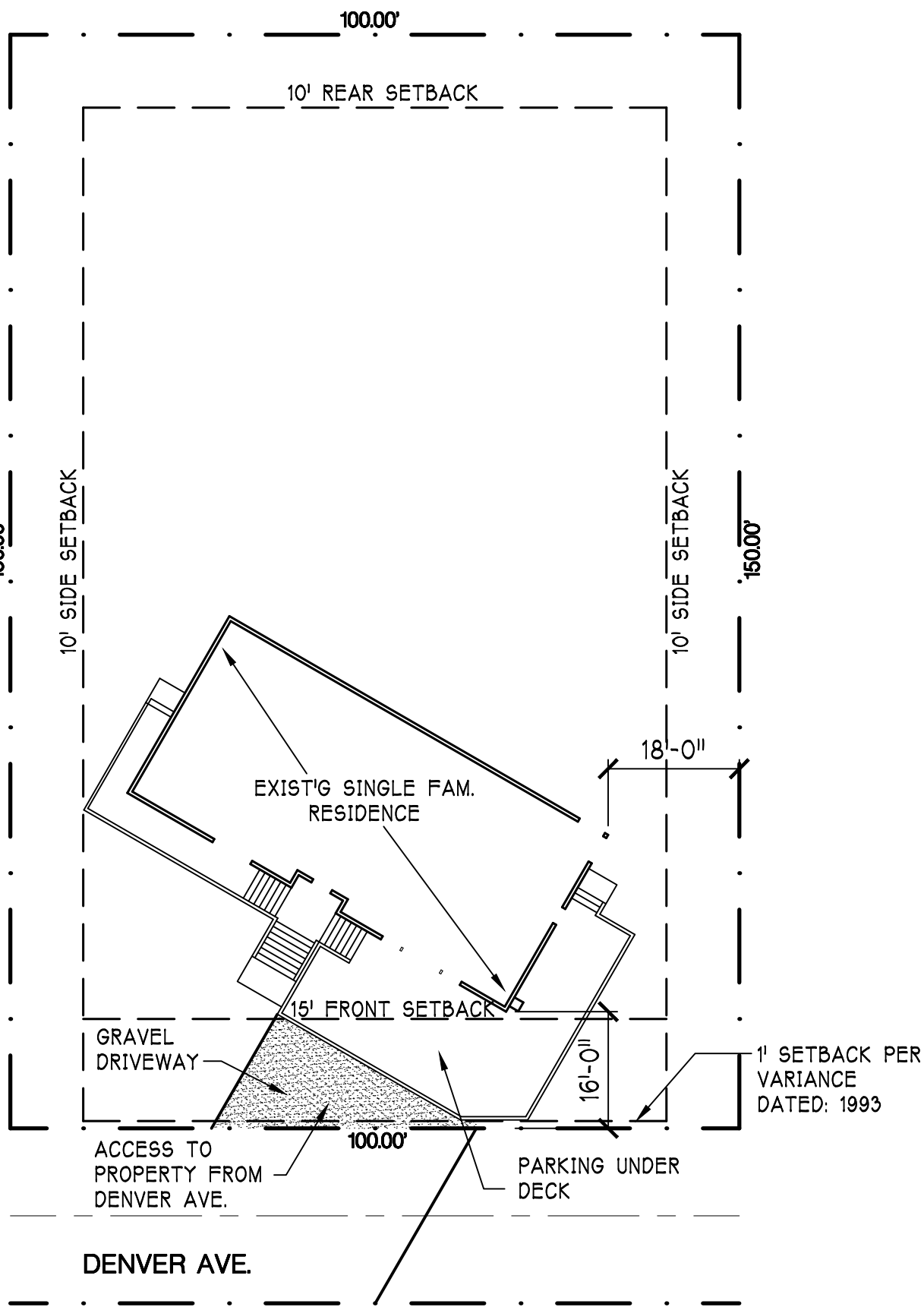
350 W. HENRIETTA AVE. WOODLAND PARK, CO. 80866
PH. 719.687.0703



1 EXISTING SITE PLAN
1" = 20'-0"



2 PROPOSED SITE PLAN - OPTION A
1" = 20'-0"



3 PROPOSED SITE PLAN - OPTION B
1" = 20'-0"



SITE PLAN NOTE:

SITE PLANS WERE CREATED USING CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNERS. THEY ARE NOT OFFICIAL SURVEYS PREPARED BY A LICENSED ENGINEER

EXISTING & PROPOSED TOPOGRAPHY:

1. VARIANCE APPLICATION WILL NOT CHANGE EXISTING TOPOGRAPHY OR HISTORIC DRAINAGE.
2. DECK REPLACEMENT WILL NOT CHANGE EXISTING TOPOGRAPHY OR HISTORIC DRAINAGE.

ACCESS TO PROPERTY :

1. THERE IS CURRENTLY ONLY ONE ACCESS POINT TO THE PROPERTY FROM DENVER AVENUE. NEITHER THE VARIANCE APPLICATION NOR THE DECK REPLACEMENT WILL ALTER THE CURRENT ACCESS POINT, NOR ADD ANY ADDITIONAL ACCESS POINTS.

GRADING & EXCAVATION:

1. NEITHER THE VARIANCE APPLICATION NOR THE DECK REPLACEMENT WILL ALTER EXISTING GRADING. NO EXCAVATION OTHER THAN DECK PIERS WILL OCCUR.

VEGETATION:

1. NEITHER THE VARIANCE APPLICATION NOR THE DECK REPLACEMENT WILL ALTER EXISTING VEGETATION.

STEEP SLOPES:

1. WHILE THE PROPERTY IS LOCATED ON A HILLSIDE, NO ALTERATIONS TO THE HILLSIDE WILL BE REQUESTED IN THE VARIANCE APPLICATION OR REQUIRED FOR THE DECK REPLACEMENT. SLOPES WILL REMAIN AS THEY CURRENTLY EXIST.

WILD FIRE:

1. WILD FIRE MITIGATION HAS BEEN COMPLETED AND INSPECTED BY THE OWNERS INSURANCE COMPANY. NEITHER THE VARIANCE REQUEST NOR THE DECK REPLACEMENT WILL IMPACT CURRENT MITIGATION.



5 VICINITY MAP
NOT TO SCALE



Navigation

Search

Languages

MSC Home (/portal/)

MSC Search by Address (/portal/search)

MSC Search All Products (/portal/advancedsearch)

MSC Products and Tools (/portal/resources/productsandtools)

Hazus (/portal/resources/hazus)

LOMAC Batch Files (/portal/resources/omc)

Product Availability (/portal/productAvailability)

MSC Frequently Asked Questions (FAQs) (/portal/resources/faq)

MSC Email Subscriptions (/portal/subscriptions/home)

Contact MSC Help (/portal/resources/contact)

FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates: 10845 Denver Avenue, Green Mountain Falls, Colorado Search

Whether you are in a high risk zone or not, you may need flood insurance. <https://www.fema.gov/national-flood-insurance-program> because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built. Learn more about [what you can do](https://www.fema.gov/what-you-can-do) to reduce flood risk damage.

Search Results—Products for GREEN MOUNTAIN FALLS, TOWN OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=080062&communityName=GREEN>)

The flood map for the selected area is number **08041C04676**, effective on **12/07/2018**



filepath=08/D/E/08041C04676.tif&productType=FINAL_PRODUCT&productSubType=FIRM_PANEL& Changes to this FIRM Revisions (0) Amendments (0) Revalidations (2)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist (<https://msc.fema.gov/portal/resources/contact>).

Go To NHFL Viewer » (<https://hazards.fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0a0b51996444>)



4 FEMA DESIGNATION - ZONE X
NOT TO SCALE

OWNERS:

JON L F & LORRAINE VANSANT
PO BOX 808
GREEN MOUNTAIN FALLS, CO 80819

STREET ADDRESS:

10845 DENVER AVE
GREEN MOUNTAIN FALLS, CO 80819

SCHEDULE #:

8308307044

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LOTS 11 & 12 BLK 46 GREEN
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719.687.0703 allredarchitect@gmail.com

VANSANT DECK REPLACEMENT

10845 DENVER AVE.
GREEN MOUNTAIN FALLS, CO EL PASO COUNTY

PRELIM: 07.17.2020
RELEASE:
REV'D:

SHEET

A1.1

PROJECT #: 2020-06

SITE PLAN

From: [Karen Komoroski](#)
To: [Julia Simmons](#)
Cc: [Phil Komoroski](#)
Subject: VanSant Petition for Variance
Date: Tuesday, August 11, 2020 6:08:10 PM

Dear Ms Simmons,

My name is Karen Komoroski and my husband, Philip, and I own a vacation home next door to Jon and Lori Van Sant at 10895 Denver Avenue. We understand the the Van Sant's have petitioned for a setback variance for the replacement and expansion of their existing deck.

Jon has personally discussed this project and has shared the site plans for their proposed new deck expansion.

We are in favor of this setback variance and proposed expansion of their deck and we feel that it will add to the property values of our home and the homes within the general proximity of ours. I will plan to login to tonight's meeting, but in the event I do not for some reason, you or Jon are welcome to call us at (816)726-4074.

Karen Komoroski

Sent using [Zoho Mail](#)



To: Board of Trustees
 From: GMF Land Use & Planning
 Date: August 18, 2020
 Re: Revocable Permit Rev2020-04, Resolution 2020-14, Deck at 10845 Denver Avenue

Background

The Applicant appeared at the Planning Commission's regularly scheduled meeting on August 11, 2020 to request a Revocable Permit for a residential deck, a portion of which would occupy the surface above GMF Town Right-of-Way (ROW) at 10845 Denver Avenue. The staff report included site plans, a letter of explanation, and staff recommendation. Planning Commission's considered the proposal during public hearing and unanimously voted on a recommendation to the Board of Trustees.

Move to recommend approval to the Board of Trustees for Revocable Permit Rev2020-04 for a new deck at 10845 Denver Avenue with the conditions 1-5:

1. Coordination with Town Clerk on proof of payment for Town Attorney fees
2. Proof of adequate insurance, amounts specified in §18-63
3. The Revocable Permit will be established by Resolution, notarized, signed by the Mayor and both registered property owners, to include language indemnifying the Town of Green Mountain Falls
4. The Revocable Permit, if approved, will expire each year on December 31 unless otherwise stipulated in the Board of Trustees Resolution
5. The Board of Trustees will establish the 2020 annual permit fee, which has a range of \$100- \$400.

Discussion

§§18-72 - 75 – Use and occupancy of public property

The Planning Commission's scope of review was for an outdoor living structure- a new deck- to replace one that is old and potentially unsafe. The deck doubles as a carport cover for off-street parking, as shown in the existing site plans (Sheet A1.1). The preferred alternative, (Option A, Sheet A1.1)) extends the existing footprint north and west and will encroach on the front lot line setbacks. The Revocable Permit is for the portion of the deck (9.42 SF) that extends into the Town ROW. The PC staff report, which includes greater detail, is attached. The following summarizes without introducing new information:

1. The Applicants submitted a Land Use Approval application, site plans, and application fee for a new deck permit at 10845 Denver Avenue in June 2020. The existing deck was built around the same time as the home addition, 1993, and must be demolished and rebuilt due to age and condition.
2. Staff conducted a site visit. See photos of Denver Avenue, Applicant's home, driveway, carport, existing deck, and section of Denver Ave. ROW that is unimproved.
3. The Applicant discussed the option of vacating a portion of Denver Avenue to accommodate existing driveway, parking, and landscaping- along with the proposed deck design.
4. Since it is GMF policy to avoid vacating public ROW, staff suggested the Town Attorney consider feasibility (at a cost the Town would recover as a pass-through) of a Revocable Permit along with the Zoning Variance
5. Attorney's written opinion, some of which is included in PC report, suggests that while a Revocable Permit it is an imperfect, impermanent solution, it may be the best option to accomplish Option A site plan designs.
6. The Applicant subsequently submitted a Zoning Variance application (V2020-01)
7. An aside to this permit is the issue with GMF Municipal Code §18, which requires all Revocable Permits to be considered by PC and BoT every December. This presents a significant administrative burden to maintain compliance on all semi-permanent structures septic systems, outdoor commercial seating, signs, and landscaping. Unrealized revenues are also a consequence. The LU Code revision may be the next opportunity for Code amendment. A quicker alternative would be to have Town Attorney submit draft language. Until then, the firm drafted a stopgap measure in the form of a Resolution (attached) that indemnifies the Town and allows for conditions to be recorded.

Conclusion

The Planning Commission's recommendation is outlined in the *Background* section of this report. It may be beneficial for Trustees to give additional direction to staff on Resolution 2020-14, which establishes an annual permit and fee, but will expire 31 December 2020. The Applicant paid the full amount of \$400, understanding that the final fee may differ.

RESOLUTION NO. 2020-14**NONEXCLUSIVE REVOCABLE LICENSE AGREEMENT**

THIS NONEXCLUSIVE REVOCABLE LICENSE AGREEMENT is made this 1st day of Sep, 2020, by and between the Town of Green Mountain Falls, a Colorado municipal corporation having an address of 10615 Unit B, Green Mountain Falls Road, Green Mountain Falls, Colorado, 80819 (the "Town"), and Jon Van Sant with an address of 10845 Denver Avenue ("Licensee").

WHEREAS, Town owns certain real property described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Licensee desires to place certain improvements in, on, under, and/or above the Property as described and/or depicted in **Exhibit A** attached hereto and incorporated herein by this reference (the "Improvements"); and

WHEREAS, the Town is agreeable to Licensee's use of the Property for location of the Improvements subject to the terms and conditions of this Agreement, which are in accordance with the requirements of Article III of Chapter 18 of the Green Mountain Falls Municipal Code.

NOW THEREFORE, in consideration of the mutual promises and conditions herein contained, the parties covenant and agree as follows:

SECTION 1. THE LICENSE

Subject to the terms and conditions of this Agreement, the Town hereby grants Licensee a nonexclusive revocable license (the "License") allowing Licensee to use the Property solely for the Improvements.

SECTION 2. USE OF PROPERTY

1. This License is deemed to be a nonexclusive revocable license for the Improvements. This License shall not prohibit or prevent the Town from using the Property or from granting other and further rights for uses of the Property, provided such uses do not unreasonably interfere with the Improvements.

2. Licensee shall not install any improvements on the Property other than the Improvements.

3. Licensee acknowledges that its use and occupancy hereunder is of the Property in its present, as-is condition with all faults, whether patent or latent, and without warranties or covenants, express or implied. Licensee acknowledges that the Town shall have no obligation to repair, replace, or improve any portion of the Property to make such Property suitable for Licensee's Improvements.

4. Within thirty (30) days of termination of this Agreement, if directed by the Town, Licensee shall remove the Improvements and return the Property to substantially its original condition at Licensee's sole expense

SECTION 3. TERM AND TERMINATION

1. The License granted herein shall expire on December 31 of the current year, provided that Licensee shall be deemed to have requested the annual renewal of the License for each and every subsequent year and the License shall renew every year with no further notice by Licensee being required until Licensee provides written notice of Licensee's desire to not renew the License granted herein.

2. Either party may terminate the License by giving written notice to the other party specifying the date of termination, such notice to be given not less than fourteen (14) days prior to the date specified therein, except if the Town determines there is a present existing or imminent danger to the public health, safety or welfare, the License may be revoked upon less notice as determined by the Town in its sole discretion.

SECTION 4. MAINTENANCE

Licensee shall, at its own expense, keep and maintain in good repair the Improvements.

SECTION 5. DAMAGE TO PROPERTY

Licensee shall be solely responsible for all damage to the Property arising out of or resulting from the use of the Property by Licensee. Licensee shall correct and repair any damage to the Town's satisfaction within seven (7) days of notification or of Licensee's knowledge of the damage unless otherwise directed by the Town.

SECTION 6. INSURANCE

Licensee agrees to procure an insurance policy which includes and covers the Property that is the subject of this Agreement, and to name the Town as an additional insured thereon. Such insurance policy shall at a minimum include liability and property damage insurance, with a combined single limit for bodily injury and property damage in amounts no less than the limits set forth in the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as they may change from time-to-time. A Certificate of Insurance showing the Town as an additional insured thereon shall be provided to the Town within thirty (30) days of execution of this Agreement. The failure to provide the Certificate of Insurance shall be grounds for immediate revocation of this License Agreement.

SECTION 7. INDEMNIFICATION

Licensee agrees to indemnify and hold harmless the Town, its officers, employees and insurers, from and against all liability, claims and demands arising out of the existence of the Improvements on the Property. Licensee agrees to investigate, handle, respond to, and to provide

defense for and defend against any such liability with legal counsel of the Town's sole choice, claims or demands at his sole expense, or, at the option of the Town, agrees to pay the Town or reimburse the Town for the defense costs incurred by the Town in connection with any such liability, claims or demands. Licensee also agrees to bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims or demands alleged are groundless, false or fraudulent.

SECTION 8. GOVERNMENTAL IMMUNITY

Both parties are relying on and do not waive or intend to waive by any provision of this Agreement the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. §24-10-101 *et seq.*, as from time to time amended, or otherwise available to either part, and their officers and employees.

SECTION 9. NOTICES

Any notice given pursuant to this Agreement by either party to the other shall be in writing and mailed by certified mail, return receipt requested, postage prepaid, and addressed to the other party at the addresses first set forth above.

SECTION 10. MISCELLANEOUS

1. Agreement Binding. This Agreement shall inure to the benefit of and be binding upon the heirs, successors and assigns of the parties hereto, subject to any other conditions and covenants contained herein.

2. Governing Law and Venue. The laws of the State of Colorado and applicable federal, state and local laws, rules, regulations and guidelines shall govern this Agreement. Any action arising out of this Agreement shall be brought in a court of competent jurisdiction in El Paso County, Colorado.

3. Amendment. This Agreement may not be amended except in writing by mutual agreement of the parties, nor may rights be waived except by an instrument in writing signed by the party charged with such waiver.

4. Headings. The headings of the sections of this Agreement are inserted for reference purposes only and are not restrictive as to content.

5. Assignment. Licensee may not assign or transfer this Agreement, except upon the express written authorization of the Town.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date first set forth above.

[Remainder of page intentionally blank. Signatures on following page.]

**TOWN OF GREEN MOUNTAIN FALLS,
COLORADO**

ATTEST:

Office of the Town Clerk

LICENSEE

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Professional Agreement for Services was subscribed, sworn to and
acknowledged before me this _____ day of _____, 20____ by
_____,as _____ of _____.

My commission expires:

(S E A L)

Notary Public

EXHIBIT A

EXHIBIT B



To: Planning Commission
 From: GMF Land Use & Planning
 Date: August 7, 2020
 Re: Revocable Permit Rev2020-04, New Deck at 10845 Denver Avenue

Background

The Applicant is requesting the Planning Commission's consideration and recommendation to the Board of Trustees to occupy the surface of the public property, GMF Town Right-of-Way (ROW), at 10845 Denver Avenue.

Planning Commission Recommended Actions:

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

Discussion

§§18-72 - 75 – Use and occupancy of public property

The Applicant submitted site plans for an outdoor living structure- a new deck- to replace one that is rotting. The proposed site plans (Option A) extend the existing footprint and will encroach on the front lot line setbacks. The Variance is on the Planning Commission's August 11, 2020 regular meeting agenda.

Like many parcels in GMF, the subject property has steep slopes and unique features, which can create challenges for finding appropriate buildable area. This, combined with the siting of the residential structure, has presented encroachment issues. Also like many homes, the landscaping has, over time, extended into the ROW to create safe parking and livable yard space (attached photos). This proposal is to extend the footprint of the existing deck (site plans) into Town property.

The Applicant agreed to have the Town Attorney review whether existing GMF Code Section 18 offers a feasible solution for residential structures. Staff proposed that either an encroachment permit or vacating the ROW appeared to be the only remedies for accommodating Option A's design. However, Option B could be accomplished with a Zoning Variance.

Section 18 Article III was last updated in the mid-80s and may need amending. These changes can be considered with the upcoming Land Use Code rewrite; currently, the Planning

Commission must consider the codified standards and procedure. While imperfect, the Town Attorney responded favorably to the issue of feasibility:

It is feasible, and probably the best solution in this case, though he should know that it is not permanent. The permit would be for a "surface use" under Sec. 18-74 of the Code and may be allowed as an "other lawful similar use." Pursuant to Section 18-65 of the Town Code, he will be required to renew the permit every year and carry liability insurance.

Addressing the question of whether Board of Trustees should amend Section 18 before considering this specific application, the Town Attorney responds:

Section 18-76 appears to give the Town enough discretion to revoke the permit for the deck if the road (Denver Avenue) is ever improved or for any other valid reason including simply "necessity or convenience." So no, Section 18 does not need to be revised before granting this particular permit for encroachment into the ROW. However, the one-year limitation and annual renewal requirement really is not tailored very well to more permanent structures. A revision to this section could be helpful. The Town would then have more flexibility in granting licenses for more permanent structures. The Town could still retain full authority to revoke the license at any time, but we could eliminate the requirement of applying for a renewal every year.

Therefore, the Planning Commission can consider a recommendation for a deck that extends into the Denver ROW. Staff encourages the Commissioners to discuss during the public hearing. The Applicant has not spared expense, hiring an architect and paying for Town Attorney's opinion. In addition to GMF permit fees, the Applicant will pay Use Tax and RBD application fees.

Further discussion on Code amendments

Town Attorney, in other correspondence regarding Revocable Permits, has recommended Code amendments to allow for more predictable administrative process for structures that would not be removed regularly. Additionally, the task of renewing permits every 31 December is administratively burdensome, leaving room for permittees to willingly forgo annual renewal. In this particular instance, the PC should consider an annual Revocable Permit until the Board proposes new legislation, if appropriate. Staff encourages the PC to discuss this structure and instance as it complies with existing Land Use and Zoning Code.

Conclusion

Staff has reviewed the Applicant's materials and recommends the Planning Commission recommend approval to the Board of Trustees for Revocable Permit Rev2020-04 for a residential deck to occupy 9.42 SF of ROW at 10845 Denver Avenue with the following conditions:

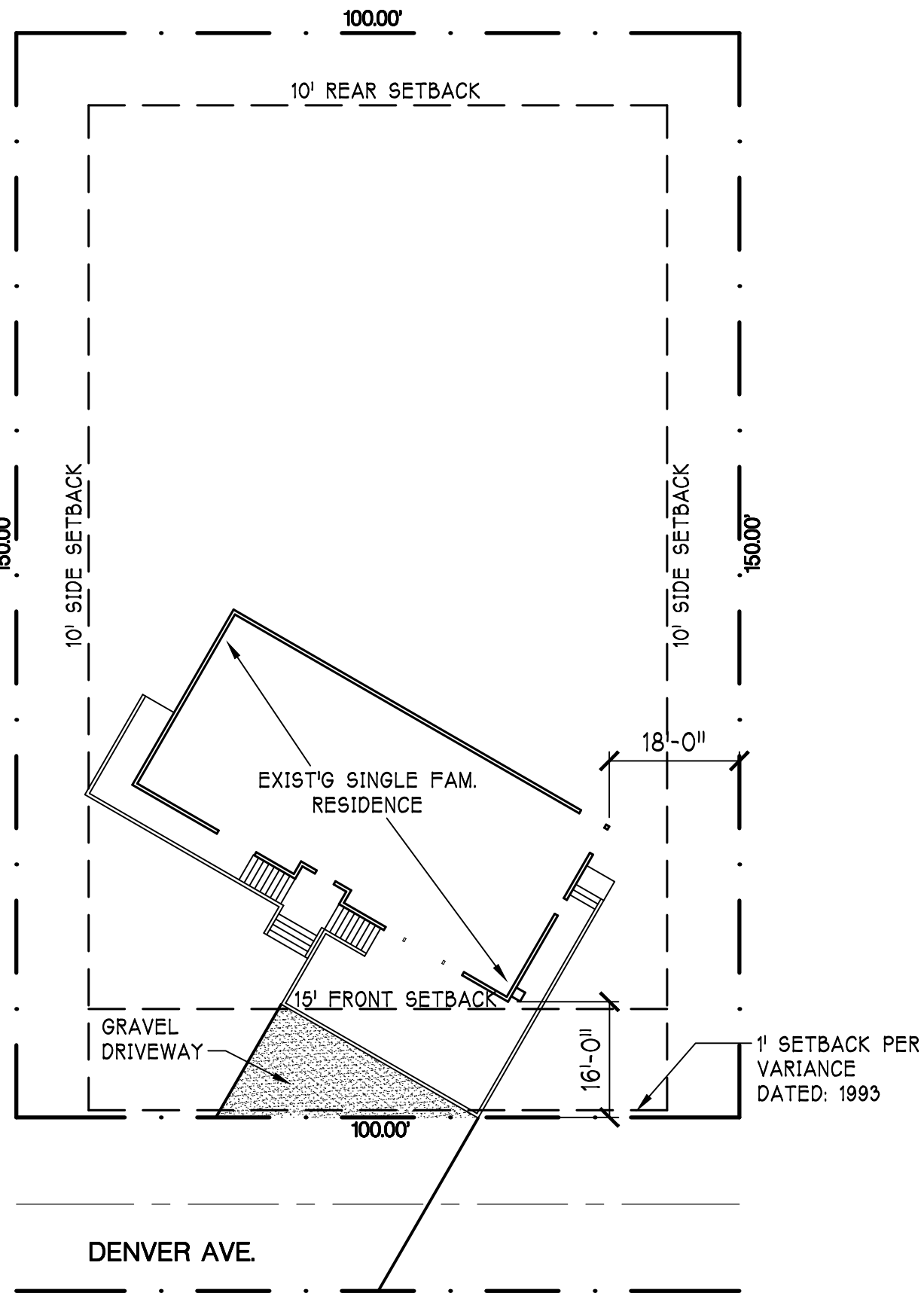
1. Coordination with Town Clerk on proof of payment for Town Attorney fees
2. Proof of adequate insurance, amounts specified in §18-63
3. The Revocable Permit will be established by Resolution, notarized, signed by the Mayor and both registered property owners, to include language indemnifying the Town of Green Mountain Falls
4. The Revocable Permit, if approved, will expire each year on December 31 unless otherwise stipulated in the Board of Trustees Resolution
5. The Board of Trustees will establish the 2020 annual permit fee, which has a range of \$100- \$400.

To: Green Mtn Falls Planning Commission
From: Jon Van Sant
10845 Denver Ave
GMF, CO

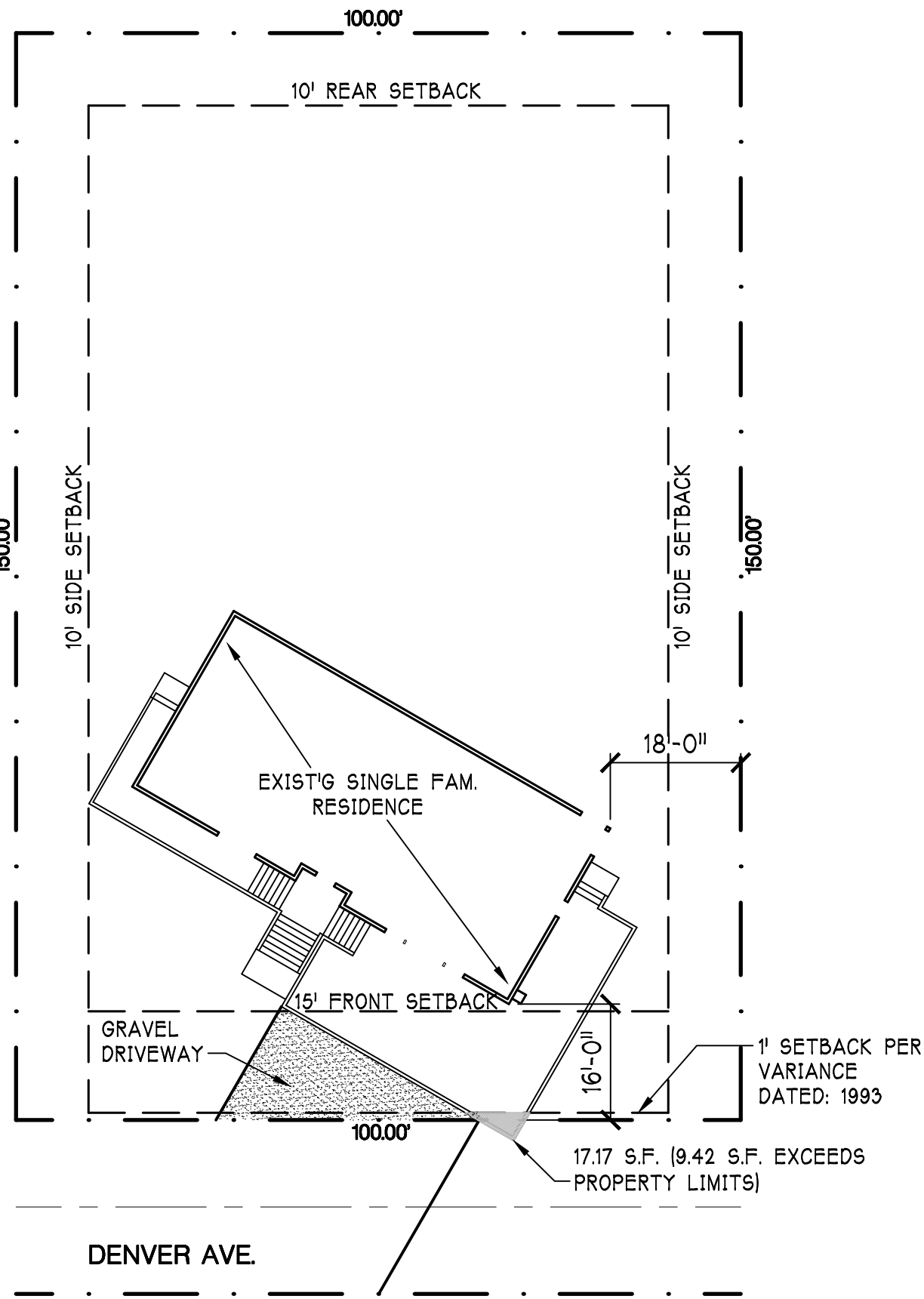
My name is Jon Van Sant and my wife Lori and I have lived in our home in Green Mtn Falls since the early 1980's. We are in need of replacing our deck built in 1992. When replacing our deck we would like to upgrade and expand the footprint of the deck by 10 feet to the west. In doing so our deck would encroach on 9.72 square ft of Green Mtn Falls property. In addition it would require 2 additional deck posts that would be on or below surface of town property. We would like the new deck permit to include a pergola to be built on this deck addition. We ask that the Planning commison consider granting us permission to use the property as outlined in Regional building code 18-72. In addtion, I have spoked with Diane Loyd and Phil and Karen Komoroski, the nearest neighbors, and they support the propsal.

Respectfully,

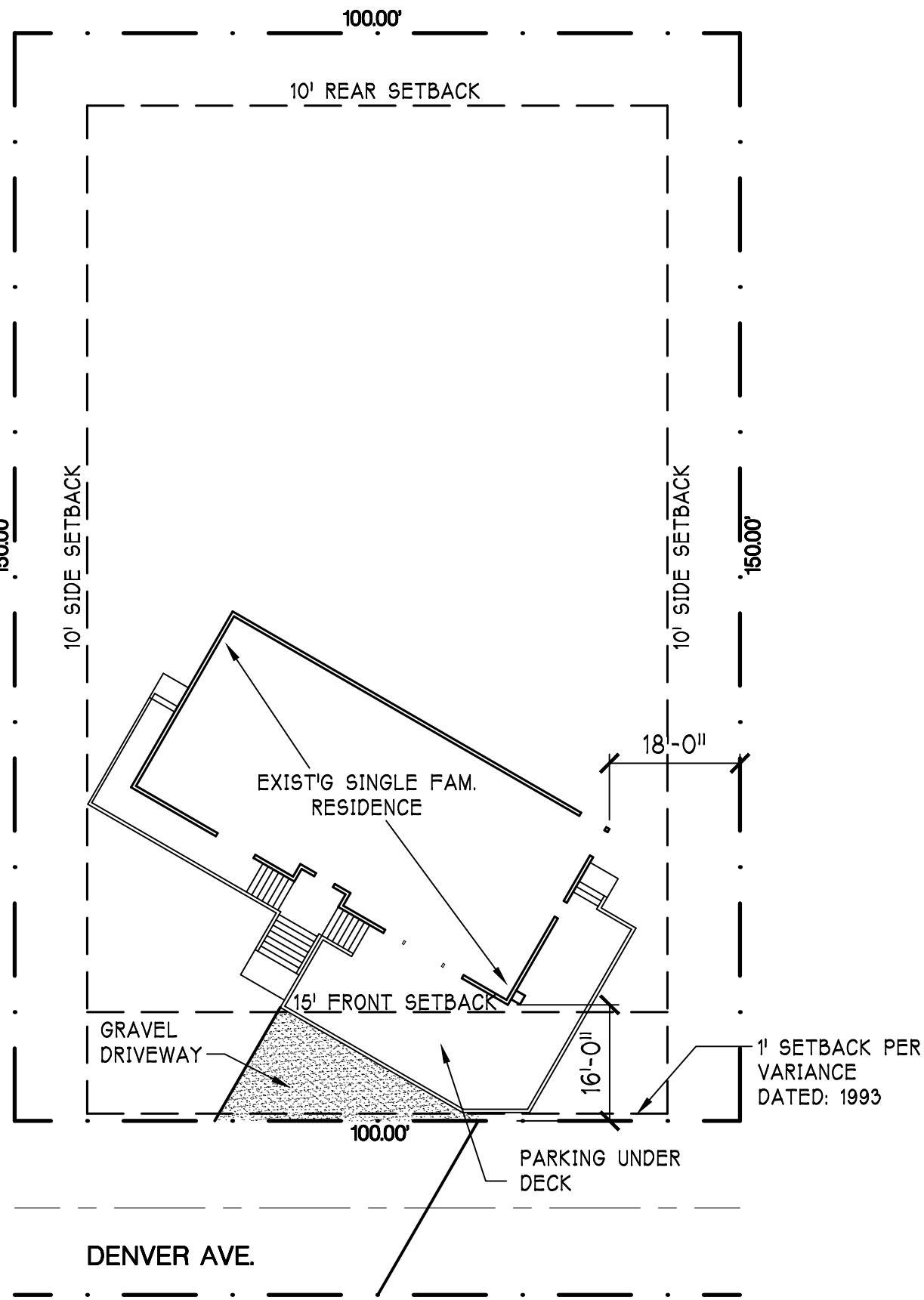
Jon Van Sant



1 EXISTING SITE PLAN
1" = 20'-0"



2 PROPOSED SITE PLAN - OPTION A
1" = 20'-0"



3 PROPOSED SITE PLAN - OPTION B
1" = 20'-0"



SITE PLAN NOTE:

SITE PLANS WERE CREATED USING CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNERS. THEY ARE NOT OFFICIAL SURVEY'S PREPARED BY A LICENSED ENGINEER

7/4/2020

10845 Denver Ave - Google Maps



5 VICINITY MAP
NOT TO SCALE



Navigation
Search
Languages

MSC Home (/portal)
MSC Search by Address (/portal/search)
MSC Search All Products (/portal/advanceSearch)
MSC Products and Tools (/portal/resources/productsandtools)
Habus (/portal/resources/habus)
LOMC Batch Files (/portal/resources/lomc)
Product Availability (/portal/productavailability)
MSC Frequently Asked Questions (FAQs) (/portal/resources/faq)
MSC Email Subscriptions (/portal/subscribe/home)
Contact MSC Help (/portal/resources/contact)

FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates: 10845 Denver Avenue, Green Mountain Falls, Colorado Search

Whether you are in a high risk zone or not, you may need flood insurance (<https://www.fema.gov/national-flood-insurance-program>) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.
Learn more about [goes you can take](https://www.fema.gov/what-nfi-goes) (<https://www.fema.gov/what-nfi-goes>) to reduce flood risk damage.

Search Results—Products for **GREEN MOUNTAIN FALLS, TOWN OF**
Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=08062&communityName=GREEN MOUNTAIN FALLS, TOWN OF>)

The flood map for the selected area is number **08041C0467G**, effective on **12/07/2018**

DYNAMIC MAP

MAP IMAGE

[https://msc.fema.gov/portal/downloadProduct?](https://msc.fema.gov/portal/downloadProduct?filepath=/08/0/Firm/08041C0467G.tif&productType=FINAL_PRODUCT&productSubType=FIRM_PANEL&changesToThisFirm)

Revisions (0)
Amendments (0)
Revalidations (2)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRM file. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist (<https://msc.fema.gov/resources/contact>)

Go To NFHL Viewer » (<https://hazards.fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb5199644d>)



4 FEMA DESIGNATION - ZONE X
NOT TO SCALE

OWNERS:

JON L F & LORRAINE VANSANT
PO BOX 808
GREEN MOUNTAIN FALLS, CO 80819

STREET ADDRESS:

10845 DENVER AVE
GREEN MOUNTAIN FALLS, CO 80819

SCHEDULE #:

8308307044

ZONING:

R-1

LEGAL DES:

LOTS 11 & 12 BLK 46 GREEN
MOUNTAIN FALLS ADD 5 AS
VAC BY BK 5864-930

SIZE:

15,375 S.F.

LINDA H. ALLRED ARCHITECT AIA
PO BOX 672 350 W HENRIETTA AVE
WOODLAND PARK COLORADO 80866
719.687.0703 allredarchitect@gmail.com

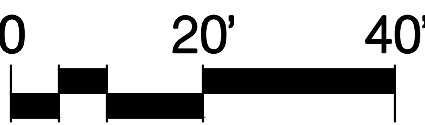
VANSANT DECK REPLACEMENT
10845 DENVER AVE.
GREEN MOUNTAIN FALLS, CO EL PASO COUNTY

PRELIM: 07.06.2020
RELEASE:
REV'D:

SHEET
A1.1

PROJECT #: 2020-06

SITE PLAN



El Paso County - Community: Property Search

Schedule Number: 8308307044





SPRINGS
WASTE SYSTEMS
719-684-2177

10855

6H0-726

8H6-F67



SPRINGS
WASTE SYSTEMS
719-634-7177

8-G-F67









To: Board of Trustees
 From: GMF Land Use & Planning
 Date: August 21, 2020
 Re: Grading Permit GR2020-01 w/ECP; Driveway Permit DR2020-01 at 13105 Iona Trail

Background

Town Hall received a complete Land Use Approval Application for three separate approvals on 15 July 2020. The Applicant, a general contractor, appeared before the Planning Commission at the July 28, 2020 meeting to present plans for a new single-family home, a grading and erosion control plan, and driveway permit at 10330 Iona Trail. The Planning Commission considered the SFH site plans in a public hearing and unanimously approved PR2020-10 with conditions.

The grading/ECP and driveway permit are a separate agenda item due to Code language requiring the PC make a recommendation to Board of Trustees, which is now considering the two subject permits for final approval, rejection, or approval with conditions. Minutes for the July 28 meeting were approved on August 11, 2020 regular meeting and show the following recommendation for GR2020-01 and DR2020-01:

1. The GMF on-call engineer review the grading/ECP for compliance with GMF Zoning and Subdivision Code to minimize erosion, run-off, and potential damage to private property and public ROW;
2. The Applicant coordinates with GMF Public Works as to the route that construction crews and equipment will use to access the property and confirm any temporary road closures with the Marshal's office;
3. The Applicant confirms the proposed driveway meets 10-foot minimum width;
4. The GMF on-call engineer review the driveway plan and make a recommendation as to whether a drainage culvert is necessary to preserve public ROW;
5. The Applicant submit an authorized statement of financial responsibility and ownership. This statement shall be signed by the person financially responsible for the land-disturbing activity or his or her attorney-in-fact. The statement shall include the mailing and street addresses of the principal place of business of the persons financially responsible and of the owner of the land and their registered agents;
6. The general contractor and sub-contractors show proof of current GMF business license

Discussion

The draft grading/ECP was reviewed by the GMF on-call engineer, who submitted redline recommendations (attached). Final grading/ECP with GMF on-call engineer report confirming all recommendations were incorporated is attached.

Staff received one email from a neighboring resident, Mr. Fritz Kiersch at 11075 Falls Avenue, asking about the proposed septic design. Unfortunately, GMF is not the lead agency on septic tank approval, nor is staff inclined to respond to requests that are better addressed by an engineer. Staff recommended Mr. Kiersch contact El Paso County Department of Health and participate in the public hearing. During public testimony, the former PC Chair made it clear the advisory body did not review septic, however the landowner concern would be included as part of the public record (attached in BoT packet).

Some of the PC recommended conditions for approval have been satisfied since the July 28 meeting. The GMF on-call engineer reviewed condition 4 and responded in a separate email: *The ground on the north side of Iona Trail slopes away from the street with no existing drainage swale along the road. No flows need to be conveyed under the proposed driveway. A drainage culvert is not needed.*

Redline revisions confirm the driveway will meet Code requirements and condition 3 for a 10-foot width.

Conclusion & Staff Recommendation

Given the third-party review and approved revisions, staff recommends the Board remove conditions 1, 3, and 4. Staff is requesting one additional condition be added to ensure pass-through engineering fees are paid. The revised conditions are as follows:

1. The Applicant works with Public Works/Town Manager to establish a designated route crews will use to access the subject property and submit any temporary road closures to the Marshal's office;
2. The Applicant submit an authorized statement of financial responsibility and ownership (per GMF Zoning Code §17-92(d)).
3. The general contractor and sub-contractors show proof of current GMF business license
4. Proof of payment for on-call engineering services are paid prior to GMF Zoning approval



Review Memorandum

To: Julia Simmons, Green Mountain Falls
From: Matthew Erichsen, PE, CFM – Kiowa Engineering Corp
Date: August 28, 2020
Project: 13105 Iona Trail - Grading and Erosion Control Plan
Subject: 2nd Review – GECP Approval

At the request of Green Mountain Falls, Kiowa Engineering has completed the second review of the Grading and Erosion Control Plan (GECP), for the property located at 13105 Iona Avenue in Green Mountain Falls. The requirement for a GECP is summarized in the Town's Municipal Code. Specifically, Kiowa references sections 17.83, 17.85 and 17.92 of the Municipal Code. These sections describe the types of land disturbing activities requiring preparation and submittal of a GECP to the Town for review and approval. The site development activities proposed at the above referenced address will exceed the minimum land disturbing activities as described in Sections 17.83 and 17.92 and therefore the GECP is required for the project.

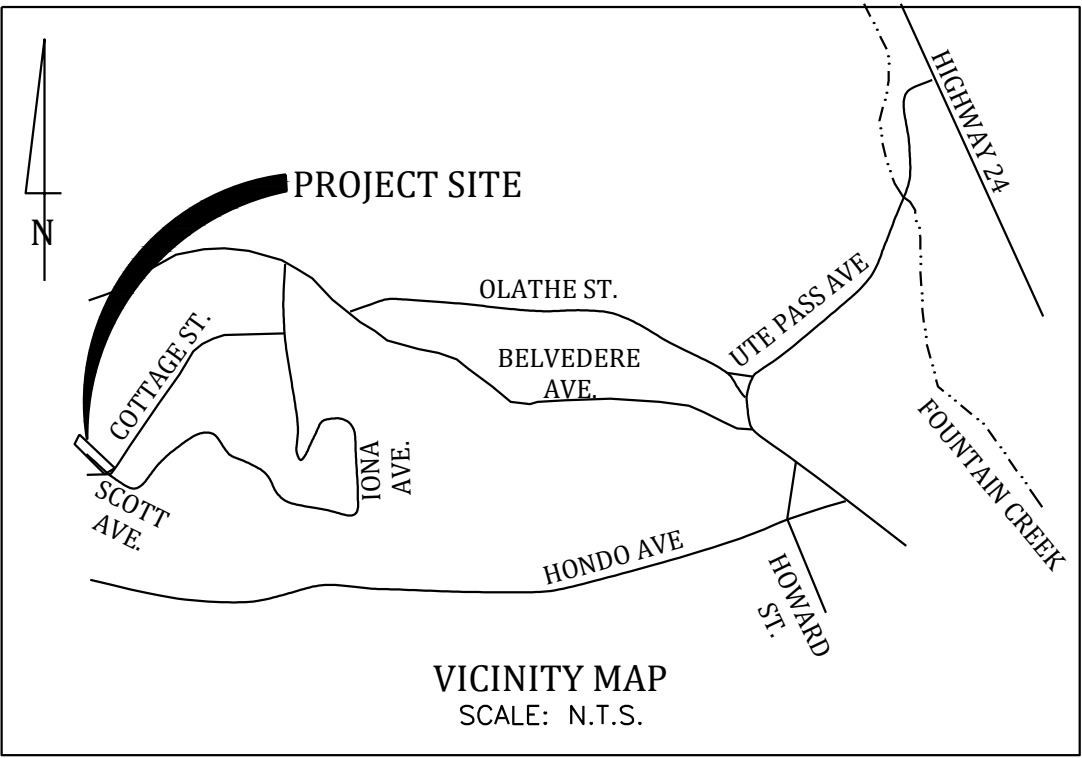
The submitted GECP documents (cover sheet dated July 29, 2020 and sheet GEC-2 dated Aug. 27, 2020) show the extent of the site grading and building activities proposed at the site. A single-family residence is proposed along with driveway, retaining walls and leach field. Based upon the GECP, grading will not extend outside of the property.

Kiowa Engineering finds the GECP to be in conformance with Sections 17.83, 17.85 and 17.92 of the Municipal Code. Kiowa recommends Town approval of the GECP as resubmitted.

GRADING NOTES

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM TOWN OF GREEN MOUNTAIN FALLS PLANNING AND A PRECONSTRUCTION CONFERENCE IS HELD WITH INSPECTIONS.
2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
4. ONCE THE PERMIT HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND GREEN MOUNTAIN FALLS INSPECTIONS WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH GREEN MOUNTAIN FALLS STAFF.
5. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DOMINANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
6. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
7. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
8. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
9. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
10. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
11. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
12. EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
13. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY GREEN MOUNTAIN FALLS INSPECTIONS IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
14. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
16. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
17. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
18. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
19. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
20. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
21. INDIVIDUALS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
22. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
23. PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
24. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
25. THE SOILS REPORT FOR THIS SITE IS PENDING ACCESS CONSTRUCTION AND SHALL BE CONSIDERED A PART OF THESE PLANS.
26. CUT AND FILL SLOPES EXCEEDING 3:1 ARE DEPICTED ON THE PLAN SET. USE OF SLOPES EXCEEDING 3:1 ARE TO BE APPROVED BY PROJECT GEOTECHNICAL ENGINEER PRIOR TO BEGINNING OF CONSTRUCTION. ADDITIONAL SLOPE PROTECTIONS INDICATED IN THE PROJECT GEOTECHNICAL REPORT SHALL BE IMPLEMENTED BY THE CONTRACTOR.
27. RECEIVING WATERCOURSE : CATAMOUNT CREEK AND ULTIMATELY FOUNTAIN CREEK.
28. HYDROLOGIC SOILS GROUP (HSG) : 'B' TECOLOTE VERY GRAVELLY SANDY LOAM
29. CONSTRUCTION SCHEDULE: 8/1/2020 TO 10/30/20

GRAHAM RESIDENCE
Portions of Lots 10 & II Block 26, Third Addition to Green Mountain Falls
13105 IONA
GRADING AND EROSION CONTROL PLAN
GREEN MOUNTAIN FALLS, COLORADO



GENERAL NOTES

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNT DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
4. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH GREEN MOUNTAIN FALLS PLANNING AND INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS ISSUED 104 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
7. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
8. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER TOWN OF GREEN MOUNTAIN FALLS STANDARDS.
9. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
10. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY TOWN OF GREEN MOUNTAIN FALLS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
11. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING OR CONSTRUCTION.

SURVEY

SURVEY ENTITLED "TOPOGRAPHIC MAP PORTIONS OF LOTS 10 & 11, BLOCK 26, THIRD ADDITION TO GREEN MOUNTAIN FALLS, LOCATED IN THE NW ¼ OF SEC. 8, T13S, R68W, OF THE 6TH PM, TOWN OF GREEN MOUNTAIN FALLS, EL PASO COUNTY, COLORADO" DATED MAY 5, 2020 BY RAMPART SURVEY LLC.

PROJECT BENCHMARK: NGS BRASS CAP DESIGNATION "F 175" ON TOP OF BOULDER NEAR THE INTERSECTION OF UTE PASS AVENUE AND MESA ROAD IN GREEN MOUNTAIN FALLS - ELEVATION=7643.92'

SITE BENCHMARK: SURVEY CONTROL POINTS AS SHOWN HEREON. ALL ELEVATIONS ARE BASE UPON NAVD88 VERTICAL DATUM.

INDEX OF SHEETS

GEC1 Cover Sheet
GEC2 Grading and Erosion Control Plan
GEC3 Grading and Erosion Control Plan Details
GEC4 Grading and Erosion Control Plan Details

STATEMENTS

ENGINEER'S STATEMENT:

THIS EROSION AND STORMWATER QUALITY CONTROL / GRADING PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL, OR OTHER PROPERTY.

TODD CARTWRIGHT PE #33365 DATE _____
FOR AND ON BEHALF OF KIOWA ENGINEERING CORP.

DEVELOPER'S / OWNER'S STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION AND STORMWATER QUALITY CONTROL PLAN INCLUDING TEMPORARY BMP INSPECTION REQUIREMENTS AND FINAL STABILIZATION REQUIREMENTS. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

DEVELOPER / OWNER SIGNATURE DATE _____

NAME OF DEVELOPER / OWNER

DBA: _____ PHONE: _____

TITLE: _____ EMAIL: _____

NAME: _____ FAX: _____

ADDRESS: _____

TOWN CONTACT

TOWN HALL OFFICE
10615 UNIT B GREEN MOUNTAIN FALLS ROAD
GREEN MOUNTAIN FALLS
COLORADO
719-684-9414

PREPARED FOR

CHERYL GRAHAM
2112 RAMSGATE TERRACE
COLORADO SPRINGS,
COLORADO 80919-3174

PREPARED BY:

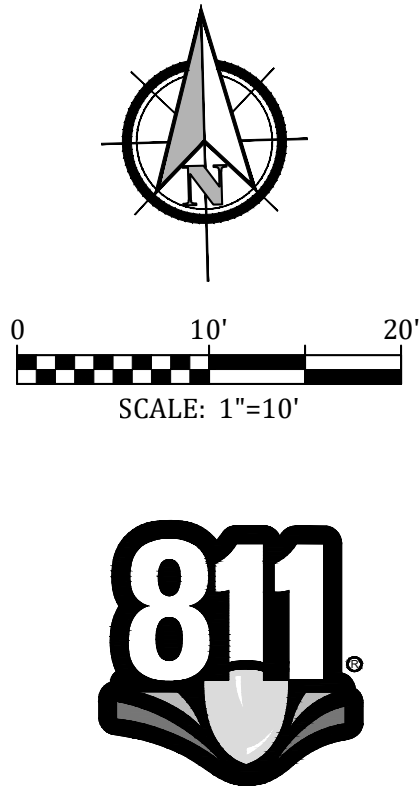
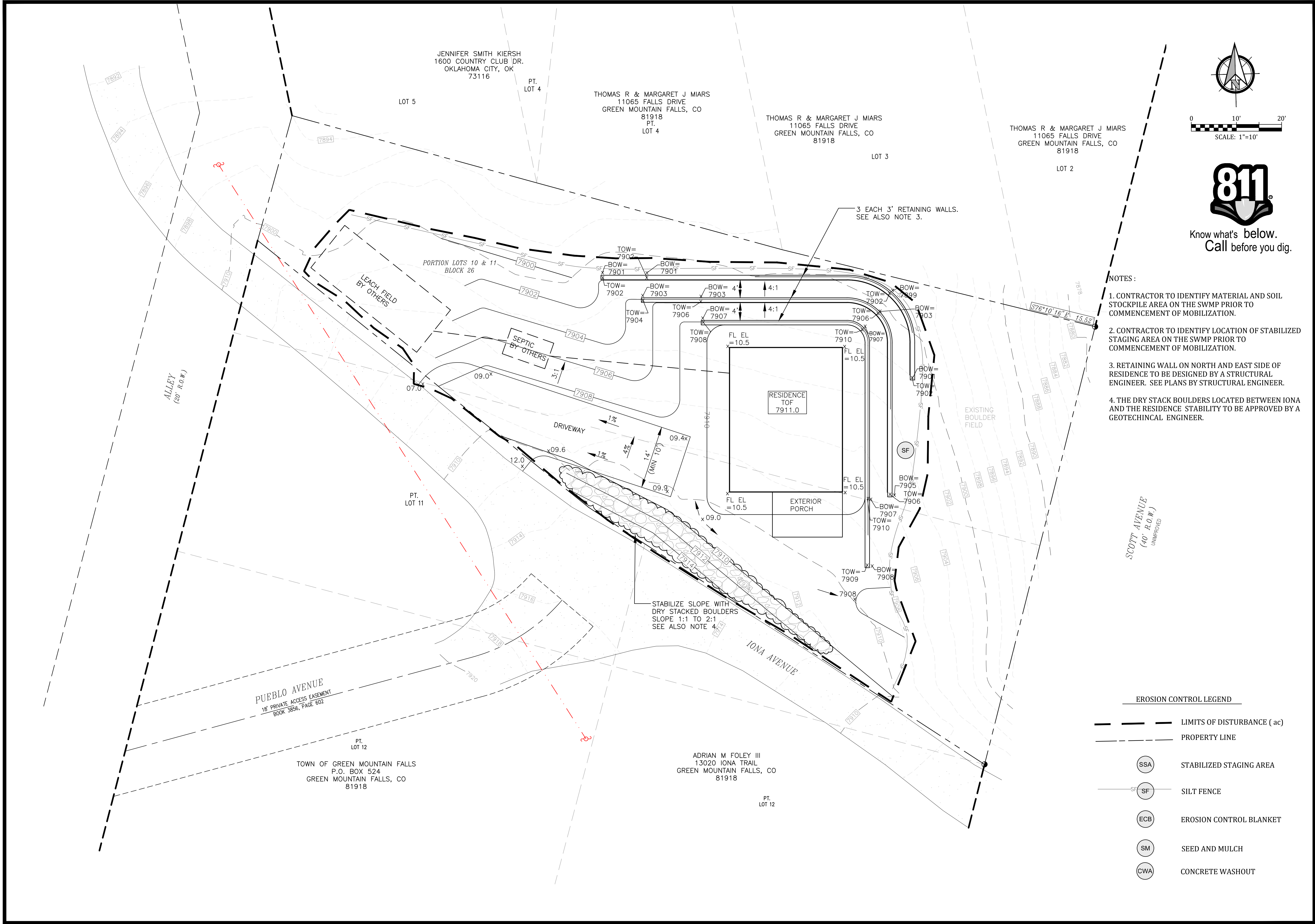


1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342



Know what's below.
Call before you dig.

Kiowa Project No. 20031
July 29, 2020



Know what's below.
Call before you dig.

- NOTES:
- 1. CONTRACTOR TO IDENTIFY MATERIAL AND SOIL STOCKPILE AREA ON THE SWMP PRIOR TO COMMENCEMENT OF MOBILIZATION.
 - 2. CONTRACTOR TO IDENTIFY LOCATION OF STABILIZED STAGING AREA ON THE SWMP PRIOR TO COMMENCEMENT OF MOBILIZATION.
 - 3. RETAINING WALL ON NORTH AND EAST SIDE OF RESIDENCE TO BE DESIGNED BY A STRUCTURAL ENGINEER. SEE PLANS BY STRUCTURAL ENGINEER.
 - 4. THE DRY STACK BOULDERS LOCATED BETWEEN IONA AND THE RESIDENCE STABILITY TO BE APPROVED BY A GEOTECHINCAL ENGINEER.

EROSION CONTROL LEGEND	
	LIMITS OF DISTURBANCE (ac)
	PROPERTY LINE
	STABILIZED STAGING AREA
	SILT FENCE
	EROSION CONTROL BLANKET
	SEED AND MULCH
	CONCRETE WASHOUT

Kiowa

Engineering Corporation

1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

GRAHAM RESIDENCE

Portions of Lots 10 & II Block 26, Third Addition to Green Mountain Falls

13105 IONA

GRADING AND EROSION CONTROL PLAN

GREEN MOUNTAIN FALLS, COLORADO

Project No.: 20031

Date: Aug 27, 2020

Design: TAC

Drawn: EAK

Check: TAC

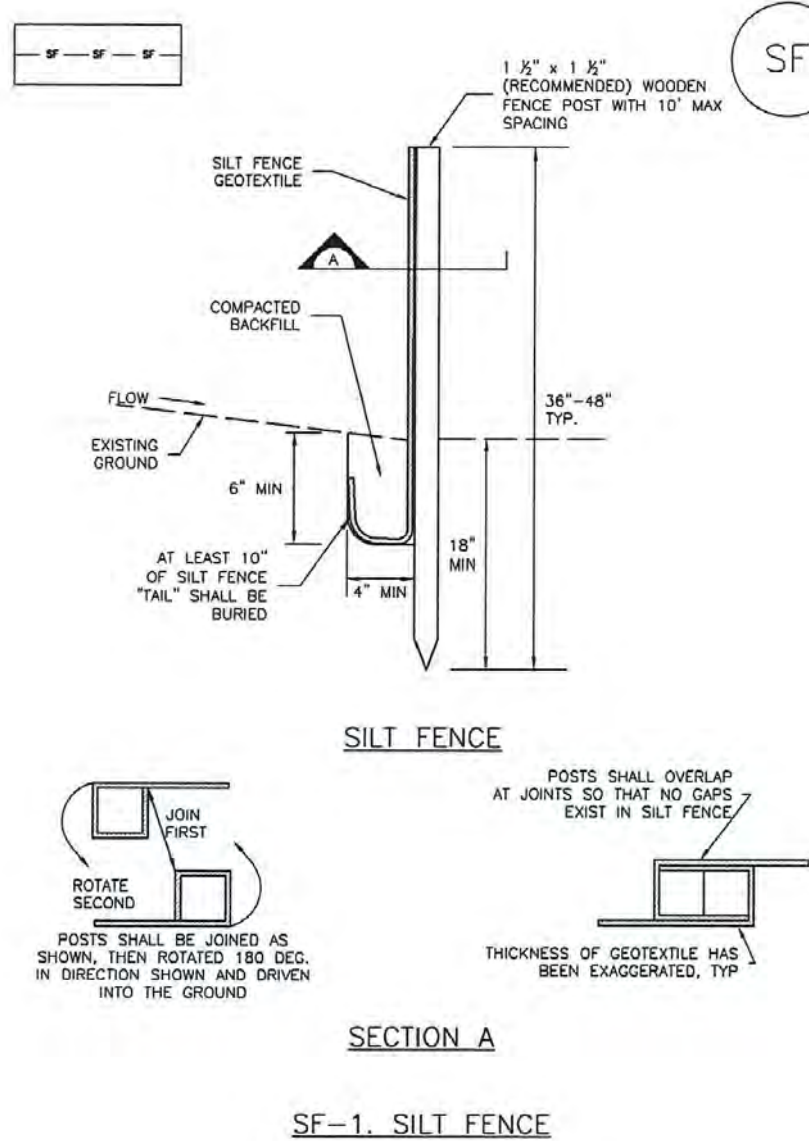
Revisions:

GEC-2

20031 GEC SITE.dwg/Aug 27, 2020

Silt Fence (SF)

SC-1



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

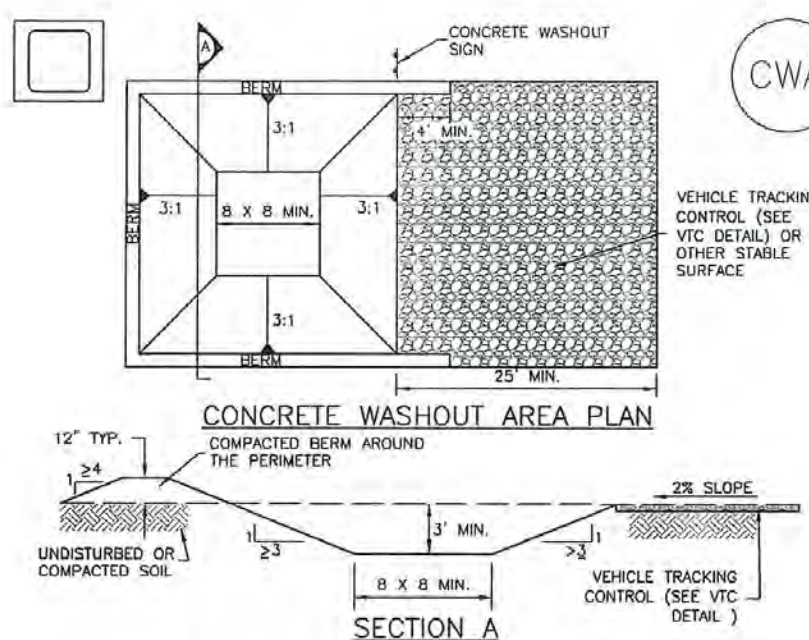
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SF-4 Urban Drainage and Flood Control District
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Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE OR IF HIGHLY IMPERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PVD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

MM-1

Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

Table 14-12. Recommended Seed Mix for all other Soils in Upland Areas

Common Name (Variety)	Scientific Name	Growth Season	Growth Form	Seeds/Lb	Lbs PLS/Acre Drilled	Lbs PLS/Acre Broadcast or Hydrosseeded
Sheep fescue	<i>Festuca ovina</i>	Cool	Bunch	680,000	0.6	1.2
Canby bluegrass	<i>Poa canbyi</i>	Cool	Bunch	926,000	0.5	1.0
Thickspike wheatgrass (Criana)	<i>Elymus lanceolatus</i>	Cool	Bunch	154,000	5.7	11.4
Western wheatgrass (Arriba)	<i>Pascopyrum smithii</i>	Cool	Sod	110,000	7.9	15.8
Blue grama (Hachita)	<i>Chondrosium gracile</i>	Warm	Sod	825,000	1.1	2.2
Switchgrass (Pathfinder)	<i>Panicum virgatum</i>	Warm	Sod/Brush	389,000	1.0	2.0
Side-outs grama (Butte)	<i>Boutelou curtipendula</i>	Warm	Sod	191,000	2.0	4.0
Annual rye	<i>Lolium multiflorum</i>	Cool	Cover crop	227,000	10.0	20.0
				TOTAL	28.8	57.6

GRAHAM RESIDENCE

Portions of Lots 10 & II Block 26, Third Addition to Green Mountain Falls

13105 IONA

GRADING AND EROSION CONTROL PLAN

GREEN MOUNTAIN FALLS, COLORADO

Kiowa
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Project No.: 20031

Date: July 29, 2020

Design: TAC

Drawn: EAK

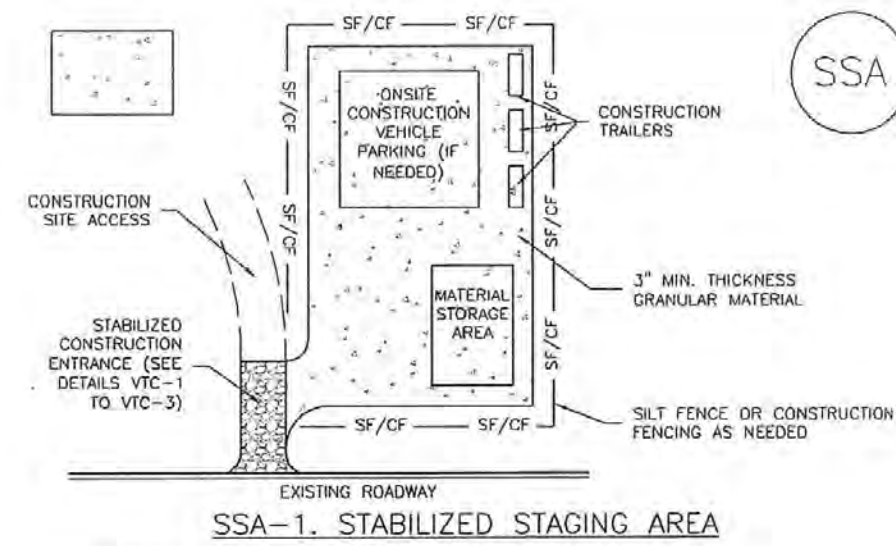
Check: TAC

Revisions:

GEC3

Stabilized Staging Area (SSA)

SM-6



STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF STAGING AREA(S). CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 8" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SSA-3

SM-6

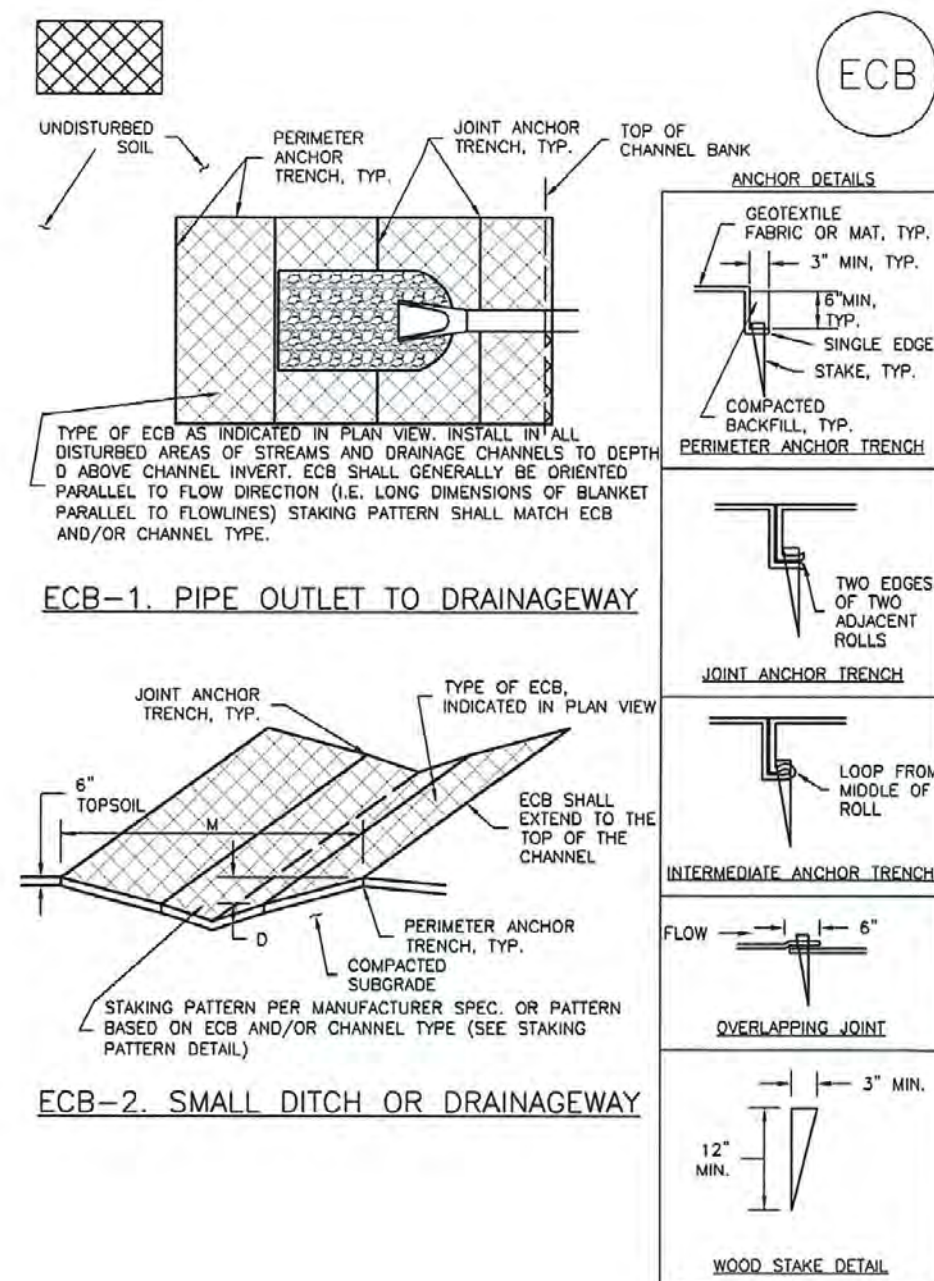
Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 - THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

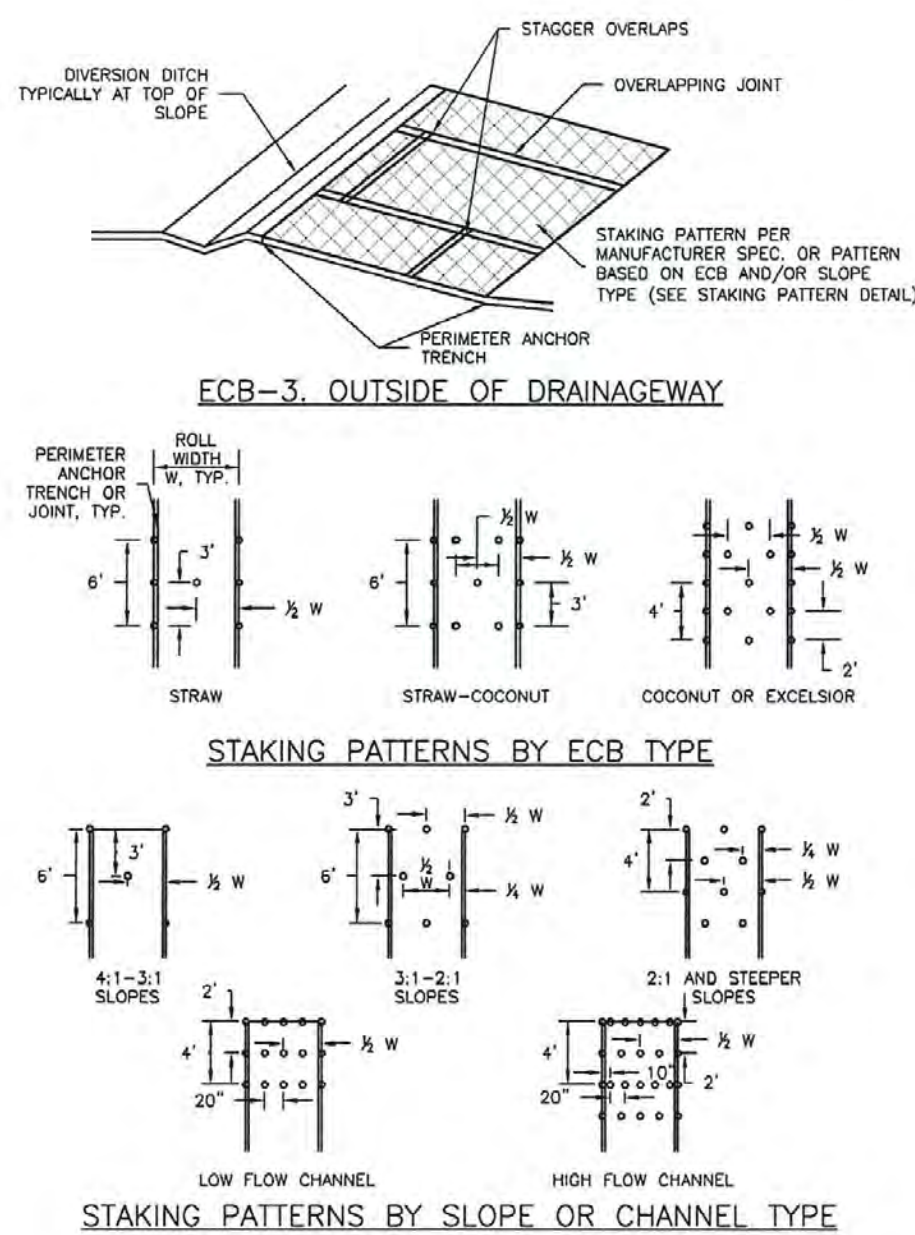
SSA-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-6 Rolled Erosion Control Products (RECP)



RECP-6 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Rolled Erosion Control Products (RECP) EC-6



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 RECP-7

EC-6 Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF ECB.
 - TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
 - AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
- IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
- INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
- MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDS AND MULCHED.
- DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	-	100%	-	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN	70% MAX	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELSIOR	-	-	100%	DOUBLE/NATURAL

*STRAW TYPE MAY ONLY BE USED SLOPES OF 2:1 AND FLATTER AND DRAINAGE CHANNEL. **NATURAL NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS.

RECP-8 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Rolled Erosion Control Products (RECP) EC-6

EROSION CONTROL BLANKET MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
 - ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDS AND MULCHED AND THE ECB REINSTALLED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 RECP-9

Portions of Lots 10 & II Block 26, Third Addition to Green Mountain Falls
13105 IONA
GRAVING AND EROSION CONTROL PLAN
GREEN MOUNTAIN FALLS, COLORADO

Kiowa
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

GEC4

Review Memorandum

To: Julia Simmons, Green Mountain Falls
From: Matthew Erichsen, PE, CFM – Kiowa Engineering Corp
Date: August 5, 2020
Project: 13105 Iona Trail - Grading and Erosion Control Plan
Subject: 1st Review Comments

At the request of Green Mountain Falls, Kiowa Engineering has completed a review of the Grading and Erosion Control Plan (GECP), for the property located at 13105 Iona Avenue in Green Mountain Falls. The requirement for a GECP is summarized in the Town's Municipal Code. Specifically, Kiowa references sections 17.83, 17.85 and 17.92 of the Municipal Code. These sections describe the types of land disturbing activities requiring preparation and submittal of a GECP to the Town for review and approval. The site development activities proposed at the above referenced address will exceed the minimum land disturbing activities as described in Sections 17.83 and 17.92 and therefore the GECP is required for the project.

The submitted GECP documents (dated June 26, 2020) show the extent of the site grading and building activities proposed at the site. A single-family residence is proposed along with driveway, retaining walls and leach field. Based upon the GECP, grading will not extend outside of the property.

GECP review comments are provided below, along with redlined comments of the GECP which was reviewed.

Comments:

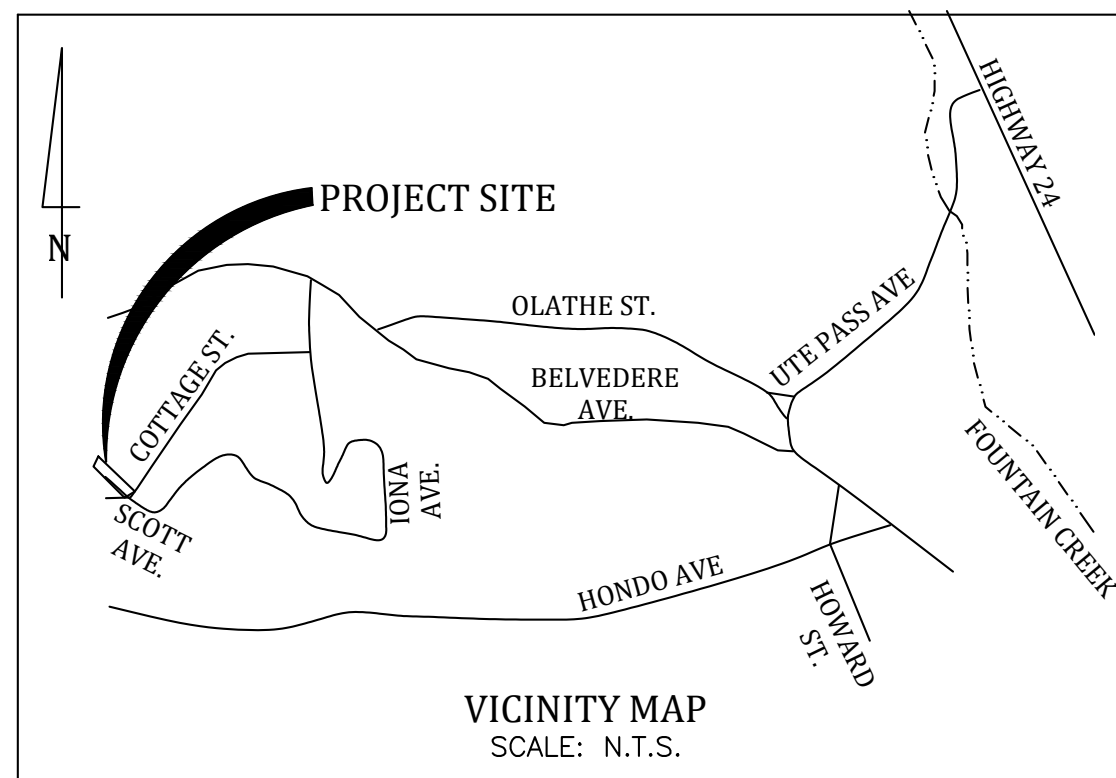
1. Owner's statement in accordance with Section 17.92.d should be added to the cover sheet for signature by the Owner upon approval of the GECP by the Town.
2. Engineer's and Owner's statement should be added to the cover sheet.
3. Add hydrologic soil types for the site to the plan.
4. Add the receiving watercourse to the plan.
5. Add the source of the survey.
6. Add names of adjacent property owners to the plan.
7. Adjust elevation at driveway connection to match existing.
8. Show the drainage path for the area at the southwest corner of the structure.
9. Due to the proximity of the building to the top of the tiered retaining walls, provide a PE stamped wall design for the tiered walls showing sufficient design and global stability of the walls.
10. Geotechnical engineer shall approve the stabilized slope with dry stacked boulders of slope 1:1 to 2:1 due to location directly adjacent to Right of Way.
11. Vehicle tracking control detail can be removed from details.
12. Add seed mix.

Kiowa Engineering recommends the GECP be revised to address the noted comments and resubmitted for additional review prior to Town approval.

If clarifications are needed regarding any of the above review comments, please do not hesitate to contact Kiowa Engineering.

GRAHAM RESIDENCE
Portions of Lots 10 & II Block 26, Third Addition to Green Mountain Falls

13105 IONA
GRADING AND EROSION CONTROL PLAN
GREEN MOUNTAIN FALLS, COLORADO



GENERAL NOTES

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNT DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
4. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH GREEN MOUNTAIN FALLS PLANNING AND INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS ISSUED 104 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
7. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
8. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER TOWN OF GREEN MOUNTAIN FALLS STANDARDS.
9. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
10. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY TOWN OF GREEN MOUNTAIN FALLS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
11. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING OR CONSTRUCTION.
12. ESTIMATED GRADING START: 07/20
ESTIMATED GRADING COMPLETION: 08/20

INDEX OF SHEETS

GEC1 Cover Sheet
GEC2 Grading and Erosion Control Plan
GEC3 Grading and Erosion Control Plan Details
GEC4 Grading and Erosion Control Plan Details

STATEMENTS

Design Engineer's Statement:

These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.

Todd Cartwright PE #33365 Date
For and on behalf of Kiowa Engineering Corp.

Owner/Developer's Statement:

I, the owner/developer have read and will comply with of the requirements of the Grading and Erosion Control Plans and all of the requirements specified in these detailed plans and specifications.

Cheryl Graham Date

El Paso County:

County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility for completeness and/or accuracy of this document.

Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual, and Engineering Criteria Manual as amended.

In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.

Jennifer Irvine, P.E., Date
County Engineer / ECM Administrator

TOWN CONTACT

TOWN HALL OFFICE
10615 UNIT B GREEN MOUNTAIN FALLS ROAD
GREEN MOUNTAIN FALLS
COLORADO
719-684-9414

PREPARED FOR

CHERYL GRAHAM
2112 RAMSGATE TERRACE
COLORADO SPRINGS,
COLORADO 80919-3174

PREPARED BY:

Kiowa
Engineering Corporation

1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

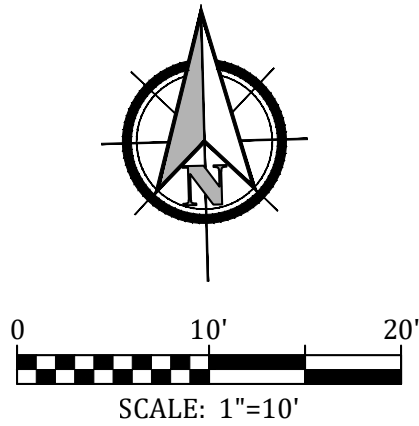
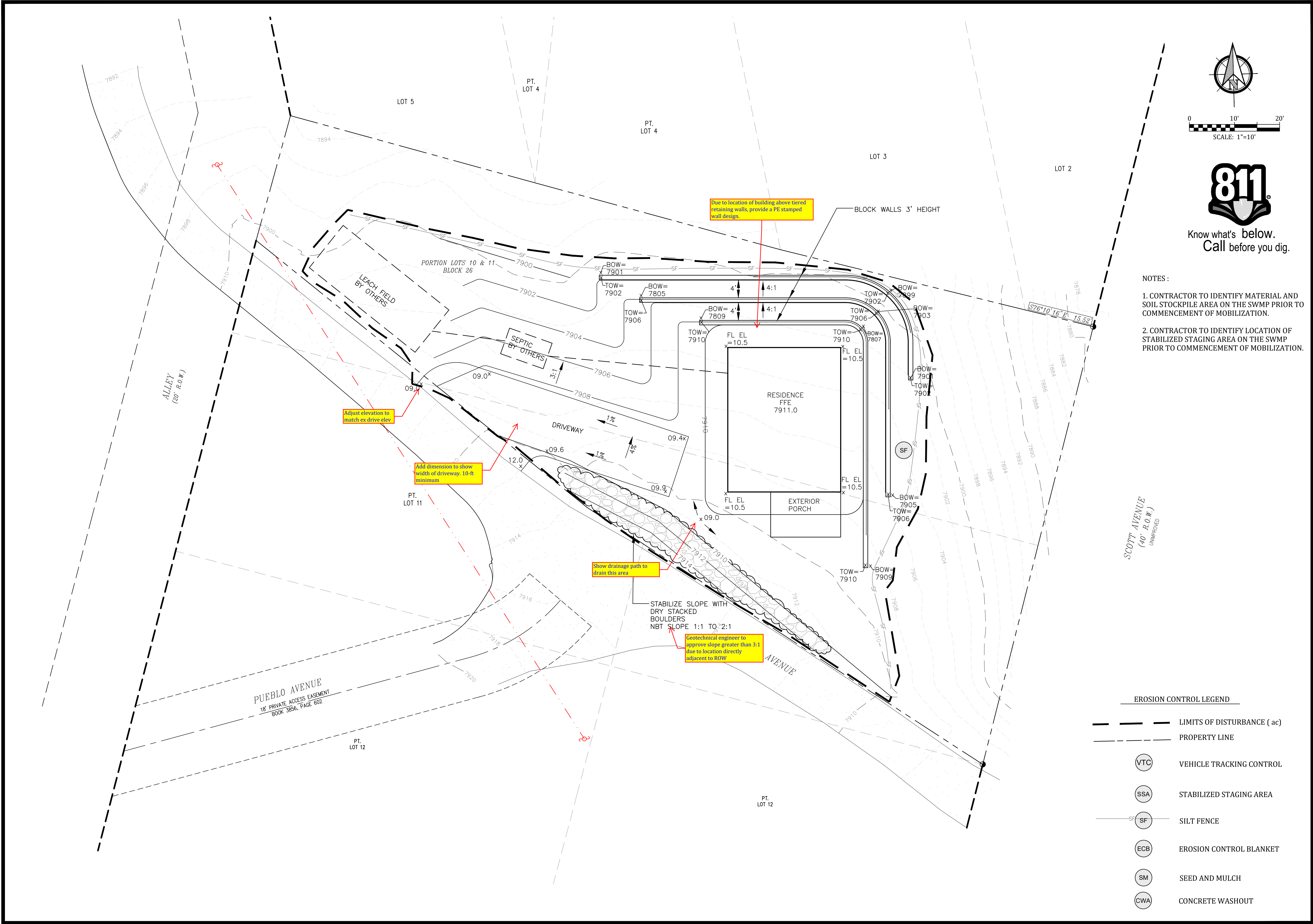
PROJECT BENCHMARK: NGS BRASS CAP DESIGNATION "F 175" ON TOP OF BOULDER NEAR THE INTERSECTION OF UTE PASS AVENUE AND MESA ROAD IN GREEN MOUNTAIN FALLS - ELEVATION=7643.92'

SITE BENCHMARK: SURVEY CONTROL POINTS AS SHOWN HEREON. ALL ELEVATIONS ARE BASE UPON NAVD88 VERTICAL DATUM.



Know what's below.
Call before you dig.

Kiowa Project No. 20031
June 26, 2020



Know what's below.
Call before you dig.

- NOTES :
- 1. CONTRACTOR TO IDENTIFY MATERIAL AND SOIL STOCKPILE AREA ON THE SWMP PRIOR TO COMMENCEMENT OF MOBILIZATION.
 - 2. CONTRACTOR TO IDENTIFY LOCATION OF STABILIZED STAGING AREA ON THE SWMP PRIOR TO COMMENCEMENT OF MOBILIZATION.

EROSION CONTROL LEGEND	
	LIMITS OF DISTURBANCE (ac)
	PROPERTY LINE
	VEHICLE TRACKING CONTROL
	STABILIZED STAGING AREA
	SILT FENCE
	EROSION CONTROL BLANKET
	SEED AND MULCH
	CONCRETE WASHOUT

Kiowa

Engineering Corporation

1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

GRAHAM RESIDENCE

Portions of Lots 10 & II Block 26, Third Addition to Green Mountain Falls

13105 IONA

GRADING AND EROSION CONTROL PLAN

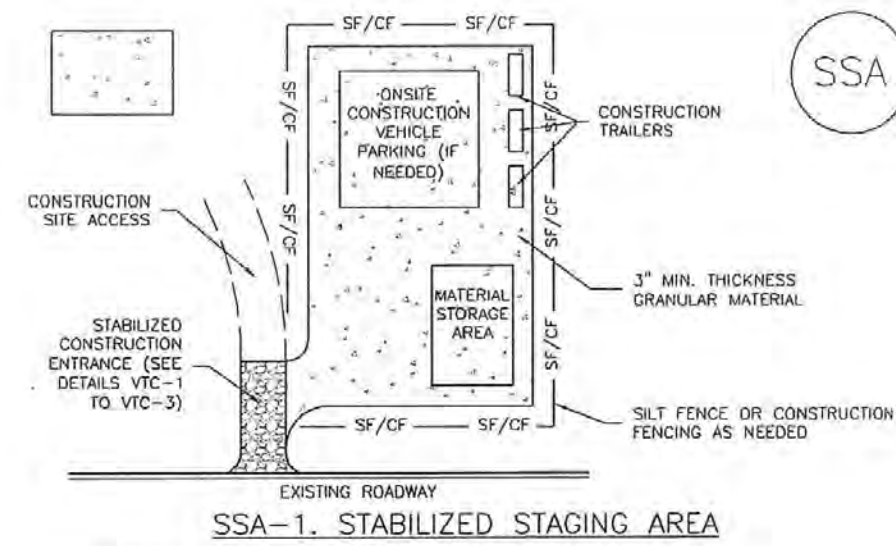
GREEN MOUNTAIN FALLS, COLORADO

Project No.:	20031
Date:	June 26, 2020
Design:	TAC
Drawn:	EAK
Check:	TAC
Revisions:	

GEC-2

Stabilized Staging Area (SSA)

SM-6



STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF STAGING AREA(S). CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 8" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SSA-3

SM-6

Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

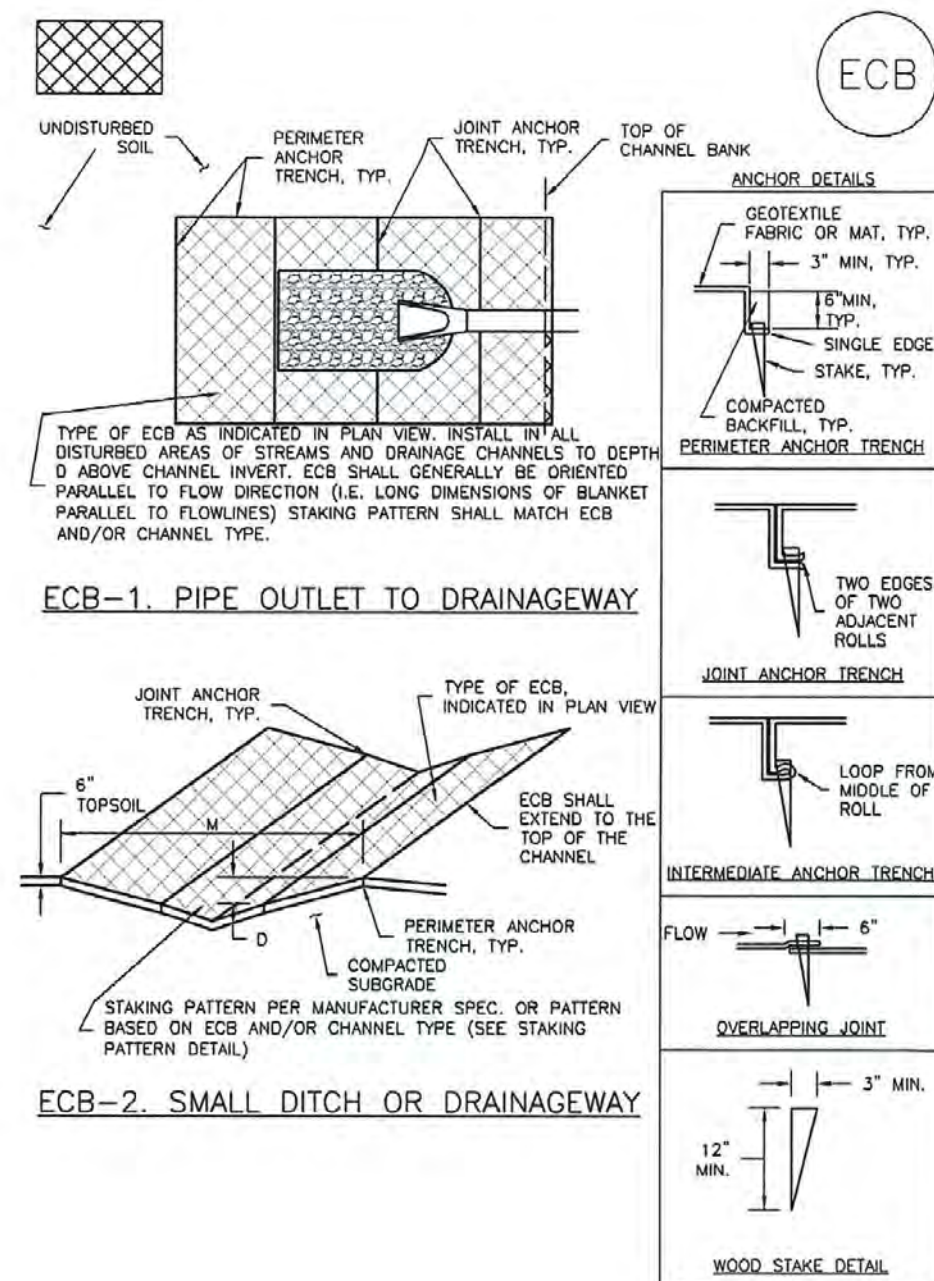
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

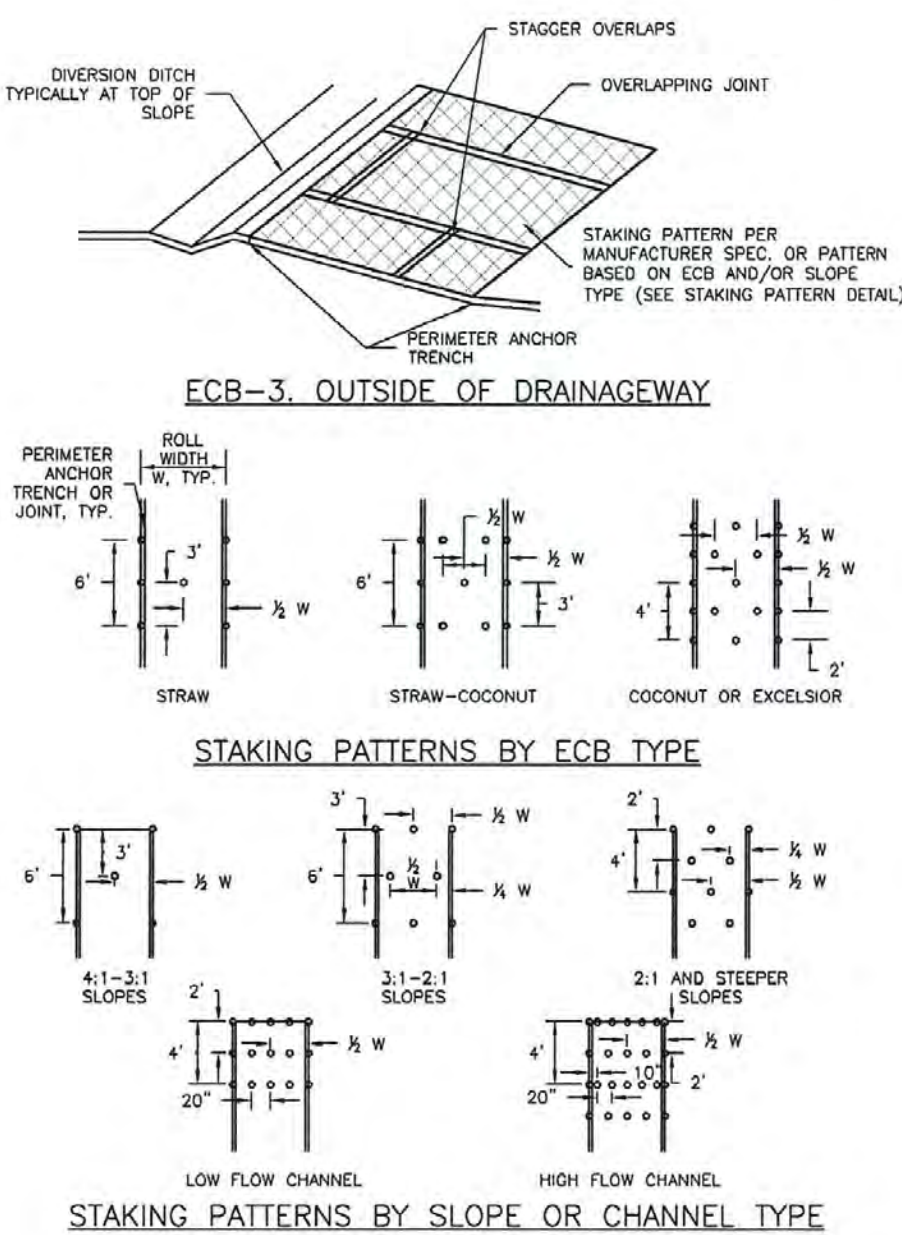
EC-6 Rolled Erosion Control Products (RECP)



RECP-6 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Rolled Erosion Control Products (RECP)

EC-6



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 RECP-7

EC-6 Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF ECB
 - TYPE OF ECB (STRAW, STRAW-COCOONUT, COCONUT, OR EXCELSIOR)
 - AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB
2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDS AND MULCHED.
10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	-	100%	-	DOUBLE/NATURAL
STRAW-COCOONUT	30% MIN	70% MAX	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELSIOR	-	-	100%	DOUBLE/NATURAL

*STRAW FROM ONLY BE USED SLOPES OF 2:1 AND STEEPER SLOPES.
**NATURAL NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDS AND MULCHED AND THE ECB REINSTALLED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

Rolled Erosion Control Products (RECP)

EC-6

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 RECP-9



To: Planning Commission
 From: GMF Land Use & Planning
 Date: July 23, 2020
 Re: Grading Permit GR2020-01 w/ECP; Driveway Permit DR2020-01 at 13105 Iona Trail

Background

The Applicant is requesting the Planning Commission's recommendation to the Board of Trustees for approval of a Grading and Erosion Control Plan for the construction of a SFH and driveway at 10330 Iona Trail. Town Hall received a Land Use Approval Application, Site Plans, Grading Plan, and Erosion Control Plan with all fees on 15 July 2020.

Discussion

Sec. 17-81 – 17-91 – Grading

Establishes that grading permits are necessary to protect the health, welfare, and safety of citizens against the potential damage caused by erosion from earth disturbing activities. Procedurally, §17-85(c) states The Planning Commission may approve, disapprove, table, or conditionally approve grading permits. A development detail plan should be submitted to the Planning Commission, the conditions of which are listed in §17-87.

The Planning Commission may issue a grading permit with conditions, per §17-90, which includes hours and season of operation, restrictions on equipment and routes, and other details. Staff believes that the more stringent requirement of an ECP allows the Commission to defer to licenses professional engineers for recommendations on best practices. Inspections can be a requirement and may be prudent to ensure implementation of ECP is consistent from start to finish on the project.

Sec. 17-92. - Erosion control plan.

An erosion control plan shall be prepared for all land-disturbing activities of three hundred (300) square feet or fifty (50) cubic yards or more, using the grading plan as a base. The Planning Commission considers the erosion control plan and makes a recommendation to the Board of Trustees.

Sec. 17-95 – Security required

The Commission may require improvement security in several forms, outlined in (a) – (d).

Sec. 17-98 – 17-102 – Driveway Permit

The Planning Commission reviews driveway permits for approval and may ask for an engineer's written opinion and a current plat of survey when applicable.

Section 17-100 – Development details and regulations:

- (1) All driveways shall be constructed so that they will not interfere with the drainage system of the street.*
- (2) The proposed driveway grades shall be indicated on the driveway plan or site plan. The driveway grade may not exceed fifteen percent (15%) within the public right-of-way and twenty percent (20%) between the right-of-way line and the front building line.*
- (3) If the Planning Commission determines that the installation of a culvert is required at the entrance to the driveway, the minimum size shall be eighteen (18) inches in diameter with flared end sections or concrete headwalls. The minimum length of any culvert shall be five (5) feet greater than the width of the driveway.*
- (4) The following widths are permitted for driveways: single-family, 10-feet minimum.*
- (5) Runoff or sediment from erosion from a lot and driveway must enter approved drainageways, not onto a public street right-of-way. The applicant shall provide the Planning Commission with the methods by which this shall be accomplished.*
- (6) The materials and thickness of the proposed driveway shall be indicated on the plan, and such materials shall be approved by the Planning Commission. The installed materials shall end within three (3) feet of maintained roadway.*
- (7) It shall be the duty of the property owner to provide ongoing maintenance, including that portion of the driveway on a Town right-of-way. The Maintenance Department and/or Planning Commission shall have the option to inspect driveways periodically.*

Conclusion & Staff Recommendation

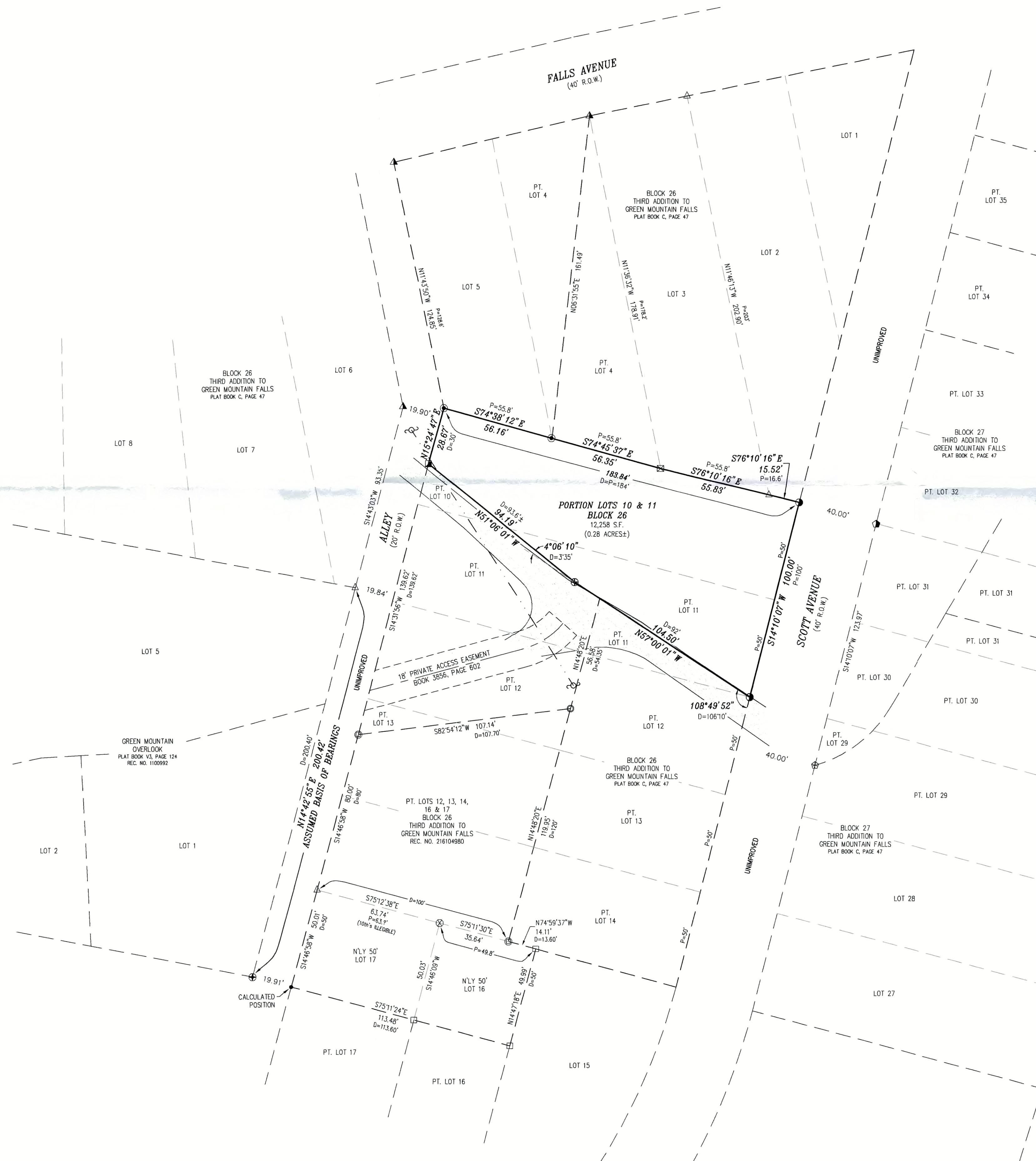
Staff has reviewed the Applicant's supplemental materials and recommends approval of grading permit GR2020-01, to include the approval of the driveway permit DR2020-01 in addition to recommending approval to the Board of Trustees for the Erosion Control Plan with the following conditions:

1. The GMF on-call engineer review the grading/ECP for compliance with GMF Zoning and Subdivision Code so as to minimize erosion, run-off, and potential damage to private property and public ROW;
2. The Applicant coordinates with GMF Public Works as to the route that construction crews and equipment will use to access the property and confirm any temporary road closures with the Marshal's office;
3. The Applicant confirms the proposed driveway meets 10-foot minimum width;
4. The GMF on-call engineer review the driveway plan and make a recommendation as to whether a drainage culvert is necessary to preserve public ROW;
5. The Applicant submit an authorized statement of financial responsibility and ownership. This statement shall be signed by the person financially responsible for the land-disturbing activity or his or her attorney-in-fact. The statement shall include the mailing and street addresses of the principal place of business of the persons financially responsible and of the owner of the land and their registered agents;
6. The general contractor and sub-contractors show proof of current GMF business license

Once GMF on-call engineer concludes that all necessary amendments are made to the Grading/ECP and driveway plans, the ECP will go to the Board of Trustees for final approval. Staff will coordinate with PPRBD for electronic approval in the RBD portal.

LAND SURVEY PLAT

PORTIONS OF LOTS 10 & 11, BLOCK 26, THIRD ADDITION TO GREEN MOUNTAIN FALLS LOCATED IN THE NW1/4 OF SECTION 8, T. 13 S., R. 68 W. OF THE 6th P.M. TOWN OF GREEN MOUNTAIN FALLS, EL PASO COUNTY, COLORADO



LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- FOUND 1/2" REBAR (NO CAP)
- FOUND 1/2" REBAR (NO CAP) IN 12" O.D. CONCRETE CYLINDER
- FOUND 3/4" REBAR (NO CAP)
- ⊠ FOUND 5/8" O.D. IRON PIPE
- ▲ FOUND 7/8" O.D. IRON PIPE
- FOUND 7/8" O.D. IRON PIPE IN 12" O.D. CONCRETE CYLINDER
- △ FOUND 1" O.D. IRON PIPE
- ⊗ FOUND 1-1/8" O.D. IRON PIPE
- ⊕ FOUND CARRIAGE BOLT (12" BELOW GRADE)
- ⊕ FOUND REBAR AND YELLOW CAP STAMPED "ML MARCH PLS 15672"
- ⊕ FOUND REBAR AND YELLOW CAP STAMPED "LS 12043"
- ⊕ FOUND REBAR AND YELLOW CAP STAMPED "LS 18235"
- ⊕ FOUND REBAR AND YELLOW CAP STAMPED "W.K. CLARK PLS 4842"
- ⊕ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "JERRY DOLPH LS 5199"
- POWER/UTILITY POLE
- OVERHEAD UTILITY LINE
- GRAVEL DRIVING SURFACE

LEGAL DESCRIPTION:

AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 6764 AT PAGE 1221 UNDER RECEPTION NO. 095123157 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER (AREA OF CONCERN NO. 1):

PART OF LOTS 10 AND 11 IN BLOCK 26 IN THE THIRD ADDITION TO GREEN MOUNTAIN FALLS AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 10 RUNNING EASTERLY ON THE NORTH LINE 184 FEET TO THE NORTHEASTERLY CORNER THEREOF, THENCE SOUTHERLY ON THE EASTERLY LINE OF LOTS 10 AND 11 TO THE SOUTHEAST CORNER OF LOT 11 ANGLE RIGHT 106 DEGREES 10 MINUTES 92 FEET, THENCE ANGLE RIGHT 3 DEGREES 35 MINUTES 93.6 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF LOT 10 WHICH IS 30 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF LOT 10, THENCE NORTHERLY ON THE WEST LINE OF SAID LOT, 30 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF GREEN MOUNTAIN FALLS, EL PASO COUNTY, COLORADO.

SAID PARCEL CONTAINS 12,258 SQUARE FEET (0.28 ACRES) OF LAND, MORE OR LESS.

NOTES:

- ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF N14°42'55"E, A DISTANCE OF 200.42 FEET (200.40 FEET PER THE PLAT OF GREEN MOUNTAIN OVERLOOK, AS RECORDED IN PLAT BOOK V3 AT PAGE 124 UNDER RECEPTION NO. 1100992 OF THE EL PASO COUNTY CLERK AND RECORDER) BETWEEN THE SOUTHEAST CORNER OF LOT 1 OF SAID GREEN MOUNTAIN OVERLOOK, AS MONUMENTED BY A REBAR AND YELLOW CAP STAMPED "W.K. CLARK RLS 4842" AND THE NORTHEAST CORNER OF LOT 5 OF SAID GREEN MOUNTAIN OVERLOOK, AS MONUMENTED BY A 1" O.D. IRON PIPE.
- ALL DISTANCES SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE DEEDED OR PLATTED DIMENSION, THE DEEDED DIMENSION IS DENOTED WITH A "D=", AND THE PLATTED DIMENSION IS DENOTED WITH A "P=".
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. NO TITLE COMMITMENT OR TITLE INSURANCE POLICY WAS PROVIDED TO RAMPART SURVEYS FOR THIS PURPOSE, AND NO EASEMENTS ARE SHOWN HEREON (EXCEPT FOR THOSE SHOWN ON THE ADJOINER'S DEED).
- ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET.

AREA OF CONCERN:

- THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 6764 AT PAGE 1221 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER DOES NOT MATHEMATICALLY CLOSE BY 14.5 FEET, THEREFORE CAUSING AN AREA OF CONCERN.

SURVEYOR'S CERTIFICATION:

I, ERIC SIMONSON, COLORADO PROFESSIONAL LAND SURVEYOR NO. 38560, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT IS AN ACCURATE DELINEATION OF THE ABOVE DESCRIBED TRACT BASED ON A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND CHECKING.



SIGNED: _____ DATE: _____

ERIC SIMONSON
COLORADO P.L.S. NO. 38560
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
(719) 687-0920

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

MONUMENTED LAND SURVEY PLAT DEPOSITING CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____, 2019, A.D. AT _____ O'CLOCK _____ M., IN BOOK _____ OF LAND SURVEY PLATS AT PAGE _____, DEPOSIT NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, EL PASO COUNTY, COLORADO.

BY: _____
DEPUTY COUNTY CLERK AND RECORDER

LSP - PT. LOTS 10 & 11, BLK 26, THIRD ADD. TO GREEN MOUNTAIN FALLS, LOCATED IN THE NW1/4 SEC. 8, T13S, R68W 6th P.M., GREEN MOUNTAIN FALLS, EL PASO COUNTY, CO		
RAMPART SURVEYS, LLC		
P.O. Box 5101	Woodland Park, CO. 80866	(719) 687-0920
DRAWING: 19227LSP.DWG		PAGE 1 OF 1



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

Site Plan

CUSTOMER INFORMATION:
Cheri Graham
13105 Iona Avenue
Green Mountain Falls, CO 80819

DRAWINGS PROVIDED BY:
Rustic Mountain Builders
Michael Cantrell- GC
719-433-1363

DATE:

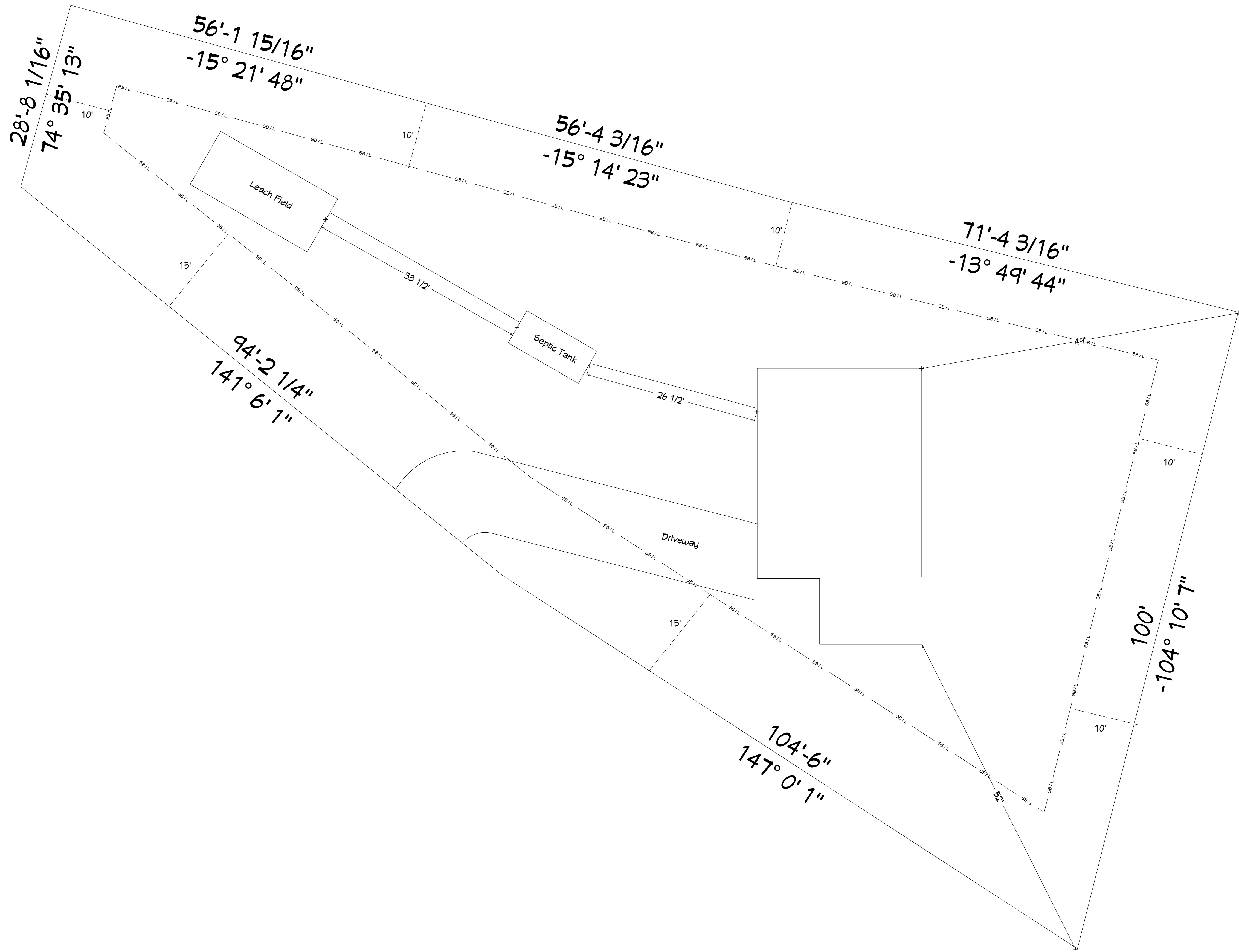
7/10/2020

SCALE:

1/4" = 1ft

SHEET:

P-1



BOARD OF TRUSTEES AGENDA MEMO

DATE: 09.01.2020	AGENDA NO. 5.a	SUBJECT: Consideration of Volunteer Applications
Presented by: Victor Matthews, Administrative Assistant		

Recommend action: N/A

Background: After acceptance of Ordinance 2020-03, An Ordinance Amending Chapter 2 of The Green Mountain Falls Municipal Code Concerning Boards, Committees, and Commissions, many citizens have expressed interest in applying to serve on an advisory board and/or volunteer.

The attached applications are from:

1. Jay Kita - PRT
2. Jeremy White – PRT
3. Jesse Stroope – PRT
4. Rebecca Ochkie – PRT
5. Dick Bratton - PRT
6. Lamar Matthews – PC
7. Gregory Williamson – PC

There has been significant interest in the Fire Mitigation Committee, hopefully more applications will come soon.

Issues Before the Board: Advisory Board/Committee Volunteer Applications. Would the Board like to appoint any of the applicants at this time?

Alternatives: Any other alternative the Board of Trustees sees as equitable and just.

Conclusion: N/A



The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819
(719) 684-9414 www.gmfco.us

Committee Volunteer Application

Volunteer Position applying for: FIRE MITIGATION COMMITTEE
 Name: DICK BRATTON
 Street Address: 11190 HONDO AVE
 City, State: Green Mtn Falls CO Zip Code: 80819-0200
 Phone Number: 684-9811 Email address: trails007@aol.com
 How many years have you been a resident of Green Mountain Falls: 37
 Current Employer/Occupation: US AIR FORCE (Retired) / ARCHITECT
 Work Experiences that may apply: FIRE MITIGATION WORK IN FOREST IN
COOPERSTOWN, New York
 Other Volunteer Experiences that may apply: LAND USE PLANNING - TRAILS WORK
CORRIDOR CLEARING - 3 GMF Comprehensive Plans
 Any Special Qualifications that may apply to this volunteer position: SON OF A US FOREST
SERVICE RANGE who taught me about trees and fire mitigation
 Other Current Volunteer Positions you hold: _____
 Reasons for choosing this Volunteer Opportunity: WE URGENTLY NEED TO PREPARE
AN EMERGENCY EVACUATION PLAN AND FIRE MITIGATION PLAN TO
PREPARE FOR A HIGH RISK FOREST FIRE THAT COULD BURN THE
ENTIRE TOWN TO THE GROUND (Like Paradise, California)
 *Please attach any other relevant information/documentation that would enhance your application.
Proposed a defensive zone around my home in GMF.
 By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm
 and/or injury sustained while volunteering at any Town facilities or activities.
 You also agree that all information you have provided in this application is true to the best of your
 knowledge.

Volunteer Signature: Dick Brattton Date: 1 AUG 2020

Are you 18 years or older? YES ☒ NO ☐

If NO, Guardian Signature: _____

DICK BRATTON

trails007@aol (719) 684-9811
PO Box 200, Green Mountain Falls, CO 80819

12 Feb 2012

EDUCATION

Bachelor of Architecture (BArch)- Rensselaer Polytechnic Institute (RPI)- 1959
Architectural Design-Syracuse University
Solar Systems Design- Colorado State University
DOD/Air Force training: Management, Budgeting, Procurement & Contracting,
Solar Design, Squadron Officer School, Air Command & Staff College.

REGISTRATION- Registered Architect (Colorado License B-730)

EMPLOYMENT

1958-60 State of New York- Office of the State Architect
1960-82 US AIR FORCE- Civil Engineering Officer, Squadron Commander.
Master Planning, Programming, Architectural Design,
Contracting Officer (TRCO), Construction Management.
1982-01 President/CEO of TEAMSKI, Inc., Ski Race Management Company

VOLUNTEER SERVICE**TOWN OF GREEN MOUNTAIN FALLS**

Planning Commissioner (11 years)- 7 years as Chairman 1984-1995
Town Trustee (9 years) 1995-96, 2004-2012
Mayor (8 years) 1996-2004
Pikes Peak Area Council of Governments (PPACG)- Board Member (8 years)
Pikes Peak Area Urban Policy Committee-Board Member (4 years)-Chair 2001
Pikes Peak Area Rural Transportation Authority (PPRTA)-Board Member
Transportation Enhancements Subcommittee (TES)- Member (10 years)
Town Comprehensive Plan Update- Project Manager 2007
Grant Writer (6 written- 6 funded)
Playground Project- Designer and Project Manager
GMF Trails Committee- (28 years) Chair, Trail Designer, Crew Leader
Bronc Day Festival (4 years) - Chair 3 years
GMF Economic Sustainability Working Group

EL PASO COUNTY

Parks Board- (6 years)- Chair 3 years
Regional Building Dept- Building Commissioner (4 Years)- Chair 1 year

TELLER COUNTY

Teller County Trails Committee (22 years)
Ute Pass Trails Committee (21 years) Chair 21 years
Historical & Environmental Coalition (THE) (12 years) Founding Member

TRAILS

American Discovery Trail Society (ADTS) Board of Directors (20 years) Vice Pres
ADT Colorado State Coordinator (20 years)
Colorado State Trails Committee (5 years)-Congressional District 5 Representative
Volunteers for Outdoor Colorado (VOC) (3 years) - Crew Leader
Friends of Pikes Peak (FOTP)- Crew Leader- (2 years)
Ute Pass Historical Society- Trails Committee (2 years)-Construction Mt Esther Trail
GMF- (28 years) Design, Construction, Maintenance of over 11 miles of trails
Trails Grants- Grant Writer (10 years), Grant Reviewer (5 years)



Green Mountain Falls Planning Commission Volunteer Application

Name: Gregory Williamson

Street Address/PO Box: 11150 Belvidere Ave, PO Box 777

Phone: 719 659 9060 Email address: Gregory@ShelteringPines.com

How long have you been a resident of Green Mountain Falls? 12/1999-5/2005 / 2/2016-present

Applicable Work and Volunteer Experience: CEO Thomas General Contractors, VP GLENFED Development, Director of Forward Planning Gibbs Real Estate Development

CA General Contractors License CA492918, 7 years forward planning and systems consulting with real estate developers, Consultant on a superfund toxic cleanup project,

Past Board of Directors - CA Residential Purchasing Council, Los Angeles Building Industries Association, Los Angeles Youth Ministries Council, El Paso County Salvation Army,

Additional Qualifications: Built custom homes, Forward planning & Critical path analysis for several large commercial developments in So Cal.

Salvation Army Volunteer Director Community Holiday Dinners/ served over 6,000 Thanksgiving Dinner in the Pikes Peak Region 8 years in a row, Volunteer of the year El Paso County TSA 2004

Previous GMF Volunteer Positions: Planning Commissioner

Reason for Serving on the Planning Commission: In a community as small as GMF it may be difficult to find appropriately experienced volunteers.

I believe that my background and experience may be useful and I am willing to contribute what I can to the betterment of the community

Attach any supplemental documentation that further explains your qualifications or the reasons you would like to serve your community and the Board of Trustees

By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm and/or injury sustained while volunteering at any Town facilities or activities. All information you have provided in this application is true to the best of your knowledge.

☒ By checking this box, you are agreeing to the above statement and are submitting an electronic signature by typing your name and today's date in the space provided.

Volunteer Signature: Gregory Williamson

Date: 08/06/2020



The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819
(719) 684-9414 www.gmfco.us

Committee Volunteer Application

Volunteer Position applying for: Planning Committee / Board of Adjustment

Name: Lamar Mathews

Street Address: 11145 Hondo Ave.

City, State: GMF

Zip Code: _____

Phone Number: 713 851 1304

Email address: lamar@falconpartners ltd. com

How many years have you been a resident of Green Mountain Falls: 5 yrs.

Current Employer/Occupation: Contego Strategies / Management Consultant

Work Experiences that may apply: Real Estate investing & projects, 10 yrs. of service on National Bank Board, served on a number of private company Boards + CEO positions

Other Volunteer Experiences that may apply: Served as interim CEO for local

arts non-profit (managing over 100 volunteers).

Any Special Qualifications that may apply to this volunteer position: I help for-profit & non-profit

companies run more effectively (as a professional).

Other Current Volunteer Positions you hold: Courage - provide investment prizes &

Reasons for choosing this Volunteer Opportunity: mentorship to women owned / led companies

I want to be of service to our community. I enjoy mentoring women in positions of leadership. (This community has a large # of women in leadership positions.) I want to be of help to the

*Please attach any other relevant information/documentation that would enhance your application. Community.

Linked in profile: lamar-mathews-8401739

By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm and/or injury sustained while volunteering at any Town facilities or activities.

You also agree that all information you have provided in this application is true to the best of your knowledge.

Volunteer Signature: _____

Date: _____

Are you 18 years or older? YES ☒ NO ☐

If NO, Guardian Signature: _____



The Town of Green Mountain Falls

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Committee Volunteer Application

Volunteer Position applying for: Parks, Recreation, and Trails Committee

Name: Jay Kita

Street Address: 10640 Illinois

City, State: Green Mountain Falls

Zip Code: 80819

Phone Number: (719)237-3037

Email address: jay.kita.1@gmail.com

How many years have you been a resident of Green Mountain Falls: 8 years

Current Employer/Occupation: Microchip Corporation, 1150 E Cheyenne Mtn, 80906

Work Experiences that may apply: Not relevant, I'm an Engineer

Other Volunteer Experiences that may apply: I was the Advancement Director for Boy Scout Troop 230 in Woodland Park for 4 years and I was chairman of the Zoning Board in my town in Vermont before moving here

Any Special Qualifications that may apply to this volunteer position: I have not been active in politics but I was president of a 501-C3 organization 2018-20; I can deal with controversy

Other Current Volunteer Positions you hold: _____

Reasons for choosing this Volunteer Opportunity: I am an active user of the town trails

*Please attach any other relevant information/documentation that would enhance your application.

By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm and/or injury sustained while volunteering at any Town facilities or activities.

You also agree that all information you have provided in this application is true to the best of your knowledge.

Volunteer Signature: _____ Date: 8/27/2020

Are you 18 years or older? YES ☒ NO ☐

If NO, Guardian Signature: _____



The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819

(719) 684-9414 www.gmfco.us

Committee Volunteer Application

Volunteer Position applying for: PRT Committee

Name: Jeremy White

Street Address: 11395 Belvidere Ave

City, State: Green Mountain Falls, CO Zip Code: 80819

Phone Number: 503-791-2890 Email address: whitejpx@gmail.com

How many years have you been a resident of Green Mountain Falls: 1 year

Current Employer/Occupation: _____

Work Experiences that may apply: 20 years management experience

Other Volunteer Experiences that may apply: _____

Any Special Qualifications that may apply to this volunteer position: _____

Other Current Volunteer Positions you hold: Trail Ambassador Program

Reasons for choosing this Volunteer Opportunity: I enjoy working with teams and collaborating best results.

*Please attach any other relevant information/documentation that would enhance your application.

By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm and/or injury sustained while volunteering at any Town facilities or activities.

You also agree that all information you have provided in this application is true to the best of your knowledge.

Volunteer Signature: _____ Date: 08-25-2020

Are you 18 years or older? YES ☒ NO ☐

If NO, Guardian Signature: _____



The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819
(719) 684-9414 www.gmfco.us

Committee Volunteer Application

Volunteer Position applying for: PARKS Committee
 Name: Jesse Stavooge
 Street Address: 10770 Florence Ave
 City, State: GMP CO 80819 Zip Code: _____
 Phone Number: 405-760-1094 Email address: jessestavooge@gmail.com
 How many years have you been a resident of Green Mountain Falls: 14 years part time
 Current Employer/Occupation: Kirkpatrick management
 Work Experiences that may apply: Trails, land development, construction, events, property management.
 Other Volunteer Experiences that may apply: Christman Trail Festival, Exter in the prairie, President - Christman Trail Festival Board Society
 Any Special Qualifications that may apply to this volunteer position: Have been involved in GMP park planning for 15 years.
 Other Current Volunteer Positions you hold: President - CTHPS
 Reasons for choosing this Volunteer Opportunity: Main area of interest for GMP.

*Please attach any other relevant information/documentation that would enhance your application.

By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm and/or injury sustained while volunteering at any Town facilities or activities.

You also agree that all information you have provided in this application is true to the best of your knowledge.

Volunteer Signature: Jesse Stavooge Date: 7/21/20

Are you 18 years or older? YES ☒ NO ☐

If NO, Guardian Signature: _____



The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819
(719) 684-9414 www.gmfco.us

Committee Volunteer Application

Volunteer Position applying for: PARKS/Rec/TRAILS
 Name: Rebecca Ochke
 Street Address: 10910 IONA AVE
 City, State: GREEN MTN FALLS CO Zip Code: 80819
 Phone Number: 719 200 2553 Email address: ROCKIE@gmail.com
 How many years have you been a resident of Green Mountain Falls: 22
 Current Employer/Occupation: retired
 Work Experiences that may apply: retired Air Force Office - many committees

Other Volunteer Experiences that may apply: Trails Committee (former)

Any Special Qualifications that may apply to this volunteer position: regular hiker + user of recreational facilities

Other Current Volunteer Positions you hold: NONE

Reasons for choosing this Volunteer Opportunity: I liked several of Clay Gafford's proposals for the Parks and Parking and think we can get some of them accomplished.

*Please attach any other relevant information/documentation that would enhance your application.

By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm and/or injury sustained while volunteering at any Town facilities or activities.

You also agree that all information you have provided in this application is true to the best of your knowledge.

Volunteer Signature: R. Ochke Date: 25 Aug 2020

Are you 18 years or older? YES ☒ NO ☐

If NO, Guardian Signature: _____

BOARD OF TRUSTEES AGENDA MEMO

DATE: 09.01.2020	AGENDA NO 5.b	SUBJECT: Muni & Lodging Revs Goes Live!
Presented by: Victor Matthews III, Admin Assistant		

After lots of hard work from many people, the Town of Green Mountain Falls is ready to go live with Muni and Lodging Revs. This will help make everything easier and convenient for all the citizens and staff of the Town when it comes to anything involving business licenses and STR licenses.

With this significant change, many improvements have been made to our systems.

- All business and STR licenses can be applied for, renewed, and checked in one location.
- A more consistent approach to managing everyone's taxes and renewals.
- Easy to use access and portal that lets people know what they have and need to do.
- Paperless!
- A more effective system for the owners and for the Town, especially when it comes to tracking and monitoring payments and license numbers and everything else!

We are excited to see everyone use this system and take part in making everyone's lives one step easier. We hope everyone enjoys all the new features and the seamless stream lined answers this platform will offer.

MUNIREvs is an online tax, licensing and vacation rental compliance software company that works with communities all over the country. Since starting in 2011, MUNIREvs has processed over \$1 billion in paperless revenues and is proud to have over 50,000 businesses using the self-service business center to remit items due to the community. Green Mountain Falls will begin using MUNIREvs starting September 1, 2020. The city is confident that you will enjoy the switch to this online, paperless system.

What this means for you?

Why should you use MUNIREvs?

- Everything is online – no more paper tax forms or mailing in checks
- Automated reminders to your email address about upcoming tax form due dates
- View completed tax form history from your Business Center
- Excellent support from the MUNIREvs Support Team
- Streamlined Short Term Rental licensing- Emailed reminders and online payments.
- Online business license applications and renewals- Emailed reminders and online payments.

How will I be notified?

The City will send registration letters through MUNIREvs to your mailing address and primary email address. Please hold onto this letter as it contains the activation code and account number you need to login. After you have registered, MUNIREvs will send you reminders about tax form due dates and/or license renewals.

If I own a Business will I use the MUNIREvs Portal to renew my business license and pay Sales Tax?

- Yes, all businesses operating within the Town of Green Mountain Falls town limits are required to have a business license.
- Sales Taxes collected on behalf of the town by a business owner (agent) will still remit their sales tax payments through the State of Colorado.
- Only the Lodging Occupation Tax will be remitted through MUNIREvs. This applies solely to Short Term Rentals and Hotels/Motels.

If I own a Short Term Rental will I use the MUNIREvs Portal?

Yes, all short term rental licensing and payments will be handled through the MUNIREvs portal. If you are operating a short-term rental Green Mountain Falls will send you a registration letter. Please wait 3-5 business days after the go live date to receive your registration letter.

How will I create an account?

The registration letter will include the MUNIREvs web address and procedures for creating your account. All notifications will contain an activation code and account number that you will use to attach to your property / business record.

What if I don't receive a registration letter?

Please wait 3-5 business days after the go live date to receive your registration letter. If you still did not receive a letter, please contact the City or support@munirevs.com to request an activation code and account number. Also, please check your spam folder and add support@munirevs.com to your safe sender list.

I have an active permit. Will the system reflect my active permit status?

Your active permit status will remain the same. You will not need to reapply or re-pay in new system. You will be able to print your license or permit from MUNIREvs. Going forward, all initial and renewal permit applications will be done through the online platform. Permit renewal applications will be available February 2020 in MUNIREvs.

Where do I pay my taxes?

You will file your Q3 Lodging Occupation Tax form in MUNIREvs. This tax form will be assigned to your account on October 1st. All periods going forward will be processed through the MUNIREvs portal. If you need to file for a previous period please reach out to support@munirevs.com and request the previous period you are needing to file for. All State reported taxes will remain the same.

I am a property manager; will I need a separate login for all my properties?

No, you can manage all of your properties under one login. You can also make one payment for all licenses or completed tax forms.

I use a property manager. Do I need an account?

Both the owner and property manager can be on the account. Your property manager can manage your compliance for you in MUNIREvs. If you want your manager to handle your account, you can send them your activation code and account number once you receive it, and you do not need to create an account in MUNIREvs.

Will I be able to still pay by check or pay in person?

The new system will allow you to file and pay online or send your payment by mail or in person.



KIRKPATRICK FAMILY FUND

August 17, 2020

Mayor Jane Newberry
Town of Green Mountain Falls
PO Box 524
Green Mountain Falls, CO 808019

Grant Number: 20204069
ID Code: 45235

Dear Jane,

In May the Board of Trustees of the Kirkpatrick Family Fund approved a grant in the amount of \$75,000 for the Town of Green Mountain Falls. After further review we are writing to clarify the conditions of these funds and delineate requirements for the two funded projects: Parking and Signage Project, and the Planning Code Rewrite. This agreement replaces the grant conditions and terms included in the dashboard of the online portal. It may have been misunderstood that the descriptions, processes, and use of funds included in your original application are inherently conditions of the funding. You will need to approve these new grant agreements to receive your grant payment.


Parking and Signage Project - \$30,000

1. We require that a Kirkpatrick Family Fund designee be added to the Task Force. In your application you stated that Jesse Stroope would be included in the task force. He would be the KFF designee.
2. We require that Kirkpatrick Family Fund be able to review and approve what you included in your application as the “universal signage design/look to improve parking and wayfinding throughout the town.” The full scope was described this way in your application:
 - a. “The goals of the project are to create a universal signage design/look to improve parking and wayfinding throughout the Town. The scope of work will include evaluation of current signage, signage needs, professional artistic design, mapping, artistic signage creation and purchase, installations, replacement plan for sustainability, parking signage for hikers and tourists.”
3. We understood from the application that funds were requested to cover costs associated with fees to a professional artist/designer to design the signs and a sign maker to create the signs. Installation would be completed by Public Works Staff as an inkind contribution from the Town. KFF funds will not be used for staff compensation.
4. We require a timeline for implementation of the project with a target date of June 1, 2021 for completion of signage installation.
5. Payment will be made once the design(s) is approved and invoices are submitted for reimbursement.

Planning Code Rewrite - \$45,000

1. This project is under further review and conditions will be added once we receive additional information about the community outreach element included in the application. Please define the community outreach and outline activities that will take place as well as the timing of the community outreach.
2. Payment will be contingent on receipt of the community outreach description and plan.

Sincerely,



Christian Keesee
President



Elizabeth K. Eickman
Director

cc: Angie Sprang

Commissioners Present: Dick Bratton, Rocco Blasi, Paul Yingling; Mayor Jane Newberry

Board of Trustees Liaison and Recorder: Katharine Guthrie

GMF Staff: Nathan Scott and Julia Simmons

Agenda Item	Motion/Discussion	M/S	Vote			
			RB	DB	JN	PY
1. CALL TO ORDER / ROLL CALL	DB (18:38)(6:38 PM)					
2. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Move to accept the agenda as submitted. Motion carries. All aye.	RB/PY	aye	aye		aye
3a. Minutes of the 25 February 2020 Special Meeting	Move to accept the minutes as submitted. Motion carries. All aye.	RB/PY	aye	aye		aye
4. PUBLIC COMMENT	No members of the public asked to be recognized for public comment.					
5. UNFINISHED BUSINESS						
6a. PR2020-02 – Plan Review 2020-02 – New Ingress/Egress and Landscape Improvements at 10585 Ute Pass Avenue. Ms. Carla Anderson, RLA, Applicant, on behalf of Jeffrey M. Chapman, President, Church in the Wildwood.	Move to approve Land Use 2020-02 for New Ingress/Egress and Landscape Improvements with the following conditions: proof that the plan review application fee has been paid and proof of a current GMF Business License. Motion carries. All aye.	RB/PY	aye	aye		aye
6b. PR2020-03 – Plan Review 2020-03 – New Deck Permit at 6615 Spruce Avenue. Mr. Cris Clothier, Clothier Construction, Applicant, on behalf of Derrick and Sharon Maetzold, Owners.	Move to approve 2020-03 for a New Deck Permit with the following conditions: homeowner’s signature on the Land Use Approval Application, Town Clerk confirms receipt of payment for New Deck Permit fee, and proof of current GMF Business License for the construction company. Motion carries. All aye	RB/PY	aye	aye		aye
6c. PR2020-04 – Plan Review 2020-04 – New Deck Permit at 10735 Foster Avenue. Mr. Scott Johnson, Complete Home Remodeling & Repair, LLC, on behalf of Michael J. Lambert, Owner.	Move to approve 2020-04 for a new deck permit with the following conditions: that the applicant provide proof of a current GMF Business License and the Town Clerk receives payment of the permit fee. Motion carries. All aye.	RB/PY	aye	aye		aye

6d. Rev2020-03 – Revocable Permit 2020-03 – Septic Tank Beneath Right-of-Way and Finish Landscaping at Surface of Right-of-Way at 10550 Ute Pass Avenue. Mr. Mike Frey, Applicant, Owner, The Painted Bear.	Move that the Board of Trustees approve Revocable Permit 2020-03 and ask for the lowest possible fee with the following conditions: the Land Use application be signed and submitted, proof of insurance is provided, the Application fee for Revocable Permit is received by the Town Clerk, and a signed letter of indemnification be submitted. Motion carries, All aye	RB/PY	aye	aye		aye
7a. Concept Proposal – Presentation and Discussion on Landscaping, Sidewalk, and Drainage Improvements in Right-of-Way at 10550 Ute Pass Avenue. Mr. Mike Frey, Applicant and Owner, The Painted Bear.	Move Agenda Items 6d. and 7a., for discussion to the May 12, 2020 Planning Commission Meeting Agenda. Motion carries. All aye.	PY/RB	aye	aye		aye
7b. Green Mountain Falls Zoning Code Hillside Overlay – Discussion and Input for Staff	Move item 7b. for discussion on May 12, 2020 Planning Commission Meeting agenda. Motion carries. All aye.	RB/PY	aye	aye		aye
7c. Planning Commission Resignations and Vacancy Announcement	Move that the Town Board declare 2 vacancies on the Planning Commission and that Town Staff advertise and accept applications for the 2 openings on the Planning Commission. Motion carries. All aye.	DB/RB	aye	aye		aye
8. ADJOURNMENT	Chair Bratton adjourned the meeting at 1954 (7:54 PM)					

Commissioners Present: Dick Bratton, Rocco Blasi, Paul Yingling; Mayor Jane Newberry

Commissioners Absent: None

Board of Trustees Liaison and Recorder: Katharine Guthrie

GMF Staff: Julia Simmons

Agenda Item	Motion/Discussion	M/S	Vote			
			RB	DB	JN	PY
1. CALL TO ORDER / ROLL CALL	Chair Bratton called the meeting at 19:00 (7:00 PM)					
2. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Commissioner Blasi notes that the agenda packet does not contain docs for 5b. Staff requests this item be removed from the agenda and will present Code solutions at another meeting. Move to accept the agenda with the deletion of 5b. Motion carries. All aye.	RB/PY	Aye	Aye		Aye
3. APPROVAL OF MINUTES 3a. April 14, 2020	Move to accept the minutes as submitted. Motion carries. All aye.	RB/PY	Aye	Aye		Aye
4. PUBLIC COMMENT	The Chair asked whether members of the public would like to give comment. No persons asked to be recognized.					
5. UNFINISHED BUSINESS						
5a. Concept Proposal - Presentation and Discussion on Landscaping, Sidewalk, and Drainage Improvements in Right-of-Way at 10550 Ute Pass Avenue. Mr. Mike Frey, Applicant and Owner, The Painted Bear.	Staff: at the April 14, 2020 meeting the PC asked the Applicant to provide greater detailed plans. Moved to defer this item to the next regular meeting. The Applicant submitted site plans for Revocable Permit Rev2020-04; since the agenda posting, the Applicant has withdrawn the proposal indefinitely.					
5b. Discussion and Recommendation – Updates to Green Mountain Zoning Code Hillside Overlay Zone	Removed from agenda					
6. NEW BUSINESS						
6a. PR2020-05 Fence Permit – Plan Review for a Fence Permit at 10550 Ute Pass Avenue. Mike and Margaret Frey, Owners of The Painted Bear	Discussion- Chair Bratton states that the report and submittal is thorough and asks for questions. Commissioner Blasi concurs and points out the Regional Floodplain Administrator did not have any issues with the fence proposal; he visited the site and notes that the fence will be	RB/PY	Aye	Aye		Aye

Agenda Item	Motion/Discussion	M/S	Vote			
			RB	DB	JN	PY
	higher than the creek and culvert, which is mislabeled on the ILC and should be Catamount Creek. Chair Bratton states the submittal meets the requirements for a fence permit. Commissioner Yingling doesn't have any questions. Move to approve PR2020-05 Fence Permit at 10550 Ute Pass Avenue. Motion carries. All aye.					
6b. Rev2020-04 Revocable Permit – Grading, Parking Paving, and Drainage Improvements to the Ute Pass Right-of-Way at 10550 Ute Pass Avenue. Mike and Margaret Frey, Owners of The Painted Bear	Move to remove Item 6b. from the agenda. Motion carries. All aye.	RB/PY	Aye	Aye		Aye
6c. PR2020-06 New Deck Permit – Plan Review for a New Deck at 10725 Florence Street. Max and Brandice Johnson, Owners	Applicant is present. Commissioner Blasi asks if the deck will extend beyond the house footprint. Petitioner confirms that the deck will be the same length of the foundation. Move to approve PR2020-06 New Deck Permit Plan at 10725 Florence Street. Motion carries. All aye.	PY/RB	Aye	Aye		Aye
7. OTHER BUSINESS						
7a. Planning Commission Vacancy and Appointments	Staff gives update: Town Manager is accepting volunteer applications until June 5, 2020, at which point the PC can interview candidates and make a recommendation. Chair Bratton states that having only three members not ideal for completing an increased workload; appeals to the Board to fill the vacancies. Mayor Newberry states that the Commission must conduct business in public meetings and after the application window closes can review applications and make a recommendation- publicly noticed and in a public meeting.					
8. ADJOURNMENT	Chair Bratton adjourned the meeting at 19:34 (7:34 PM)					

Commissioners Present: Dick Bratton, Rocco Blasi, Paul Yingling; Mayor Jane Newberry

Commissioners Absent: N/A

Board of Trustees Liaison and Recorder: Katharine Guthrie

GMF Staff: Julia Simmons

Agenda Item	Motion/Discussion	M/S	Vote			
			RB	DB	JN	PY
1. CALL TO ORDER	Chair Bratton called the meeting to order at 6:33 pm					
2. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Move to accept the agenda with the addition to the agenda discussion of Ordinance 2020-02 as Item 7b. Motion carries. All aye.	DB/PY	aye	aye		aye
3a. May 26, 2020	Move to accept the minutes as submitted. Motion carries. All aye.	RB/PY	aye	aye		aye
4. PUBLIC COMMENT	No members of the public asked to be recognized for public comment					
5. UNFINISHED BUSINESS						
6. NEW BUSINESS						
6a. PR2020-07 SFH Addition and New Deck – Plan Review for Single-Family Home Addition and New Deck at 11145 Hondo Avenue. Kimber Janney of Kiva Construction, Applicant, on Behalf of David Douglas and Lamar Matthews, Owners.	Move to approve PR2020-07 SFH Addition and New Deck at 11145 Hondo Avenue on the condition that all appropriate GMF business licenses are obtained. Motion carries. All aye.	PY/RB	aye	aye		aye
6b. PR2020-08 SFH Addition – Plan Review for Single-Family Home Addition at 10775 Mountain Avenue. Ian Willis and Carolyn Lucchetta, Owners.	Move to approve PR2020-08 SFH – Addition at 10775 Mountain Avenue with the condition that all appropriate GMF business licenses are obtained. Motion carries. All aye.	RB/PY	aye	aye		aye

6c. PR2020-09 Accessory Structure Rehabilitation – Plan Review of Improvements to Existing Garage at 6992 Colorado Street. Cara M. Bennett and Timothy L. McPherson, Owners.	Move to approve PR2020-09 SFH – Accessory Structure Rehabilitation – Plan Review of Improvements to Existing Garage at 6992 Colorado Street on the condition that all appropriate GMF business licenses are obtained. Motion carries. All aye.	RB/PY	aye	aye		aye
7. OTHER BUSINESS						
7a. Planning Commission Vacancies – Volunteer Interviews for Permanent and Alternate Members - Discussion and Recommendation to Board of Directors on the Following Applications: Todd Dixon, Nancy Entenza, Sean Ives, Adam Peters, Donald Vsetecka	Move to recommend the appointment of two permanent Planning Commission members: Todd Dixon and Sean Ives. Motion carries. All aye. Chair recommended deferring any discussion of alternates until they are included in an ordinance.	RB/PY	aye	aye		aye
7b. Discussion of Ordinance 2020-02 Concerning Boards, Committees and Commissions	Commissioners will forward individual comments to the Town Manager for inclusion in the Board packet.					
Chair requested a motion to adjourn.	Move to adjourn.	PY/RB				
8. ADJOURNMENT	Chair Bratton adjourned the meeting at 8:01 pm					

Commissioners Present: Rocco Blasi, Dick Bratton, Todd Dixon, Sean Ives, Paul Yingling

Ex officio member: Mayor Jane Newberry

Board of Trustees liaison and recorder: Katharine Guthrie

GMF staff: Julia Simmons

[Agenda Packet Link](#)

Agenda Item	Motion/Discussion	M/S	RB	DB	TD	SI	PY	JN
1. CALL TO ORDER / ROLL CALL	Commissioner Blasi called the meeting to order at 6:41 PM Chair Bratton is having technical difficulties with Zoom and joined the meeting via phone during New Business.							
2. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Move to accept the agenda after moving agenda items 5d and 5e before 5b and 5c.	RB/PY	aye		aye	aye	aye	
	The minutes reflect the change in order, putting the deck permits prior to the SFH Plan Review and Grading Permit.							
3. APPROVAL OF MINUTES June 9, 2020	Move to accept the minutes as submitted. Motion carries. All aye.	RB/PY	aye		aye	aye	aye	
4. PUBLIC COMMENT	No members of the public asked to be recognized for public comment.							
5. UNFINISHED BUSINESS								
6. NEW BUSINESS								
Welcome New Commissioners and Officer Election, Vice Chair	Chair welcomes the two new members, Ives and Dixon. Move to elect officers at next regularly scheduled PC meeting.	RB/DB	aye	aye	aye	aye	aye	

Agenda Item	Motion/Discussion	M/S	RB	DB	TD	SI	PY	JN
PR2020-11 Deck Permit – Architectural and Zoning Plan Review for Deck Repairs at 10775 Denver Street. Beth Knox Gomez, Owner.	Move to recommend the Board of Trustees approve of PR2020-11 Deck Permit with the following conditions: 1. Regional Building permit number for electronic approval 2. Contractor has GMF business license	PY/TD						
PR2020-12 Deck Permit- Architectural and Zoning Plan Review of 200 SF Deck at 6880 Denver Avenue. Quentin M. Trumble, Aletheia Building Co., LLC, on Behalf of Rick and Debra Brewster, Owners.	Move to recommend the Board of Trustees approve of PR2020-12 Deck Permit with no conditions. Motion carries. All aye.	PY/TD	aye	aye	aye	aye	aye	
The Chair opened the public hearing on Agenda item 5b, PR2020-10	<p>Mr. Fritz Kiersch, property owner at 11075 Falls Avenue, is recognized for public comment. He expresses concerns regarding new septic construction: how the positioning and proximity of leach field impact the adjacent and downslope properties; types of tests were conducted to determine the septic would be safe; whether paperwork will be made public prior to approval of the home and construction; will geologic paperwork be available since preliminary PC approval can be made without it?</p> <p>Chairperson: the answers must come from EPC Health Dept., as GMF is not involved in the septic tank approval. The Commission could put some conditions on final GMF approval prior to RBD signing off on the final design.</p> <p>Mr. Cantrell: engineer is licensed, designing to specifications that EPC require to protect water and neighbors during design and installation. There are setback requirements on east side of property and other septic systems. The only place this leach field can go is exactly where the site plans show.</p> <p>Mr. Kiersch asks further questions regarding engineering and health regulations, requesting paperwork from EPC.</p> <p>Chairperson: stops the conversation to direct Mr. Kiersch to write comment to EPC; septic is not on the agenda for review by GMF PC. The Planning Commission will not hold up a building permit for septic.</p>							
PR2020-10 SFH Residential Construction – Architectural and Zoning Plan Review of 800SF Home at 13105 Iona Trail. Michael Cantrell, Rustic Mountain Builders on Behalf of Cheri Graham, Owner	Move to recommend the Board of Trustees approve of PR2020-10 SFH Residential Construction with the following conditions: 1. Regional Building Department review and approval 2. El Paso Health Department approval of septic design	TD/PY	aye	aye	aye	aye	aye	

Agenda Item	Motion/Discussion	M/S	RB	DB	TD	SI	PY	JN
	3. Third party on-call engineering review of the site plan for erosion control compliance, the cost of which will be passed-through to the Applicant; 4. The builder and all sub-contractors must have current GMF business license Motion carries. All aye.							
GR2020-01 Residential Construction – Grading Permit with Erosion Control Plan for Residential Construction and Driveway at 13105 Iona Trail. Michael Cantrell, Rustic Mountain Builders on Behalf of Cheri Graham, Owner	Move to recommend the Board of Trustees approve GR2020-01 with the following conditions: 1. The GMF on-call engineer review the grading/ECP for compliance with GMF Zoning and Subdivision Code so as to minimize erosion, run-off, and potential damage to private property and public ROW; 2. The Applicant coordinates with GMF Public Works as to the route that construction crews and equipment will use to access the property and confirm any temporary road closures with the Marshal's office; 3. The Applicant confirms the proposed driveway meets 10-foot minimum width; 4. The GMF on-call engineer review the driveway plan and make a recommendation as to whether a drainage culvert is necessary to preserve public ROW; 5. The Applicant submit an authorized statement of financial responsibility and ownership. This statement shall be signed by the person financially responsible for the land-disturbing activity or his or her attorney-in-fact. The statement shall include the mailing and street addresses of the principal place of business of the persons	TD/PY	aye	aye	aye	aye	aye	

Agenda Item	Motion/Discussion	M/S	RB	DB	TD	SI	PY	JN
	financially responsible and of the owner of the land and their registered agents; 6. The general contractor and sub-contractors show proof of current GMF business license Motion carries. All aye.							
7. OTHER BUSINESS								
a. Plan GMF 2019 Comprehensive Plan Implementation – Presentation and Discussion. Commissioner Blasi	Commissioner Blasi gives a brief overview of the two-year comp plan process, which ended with an approved document in June 2019. Would like 2019 Plan GMF to be an item on every month's agenda with potential homework to expedite implementation actions. Discussion of possible subcommittee to make specific recommendations to the Board of Trustees. Mayor Newberry suggests this item should go to the Board as the implementing arm and decide what the PC's role should be. Move to add discussion of Comprehensive Plan to Planning Commission meeting agendas. Motion carries. All aye.	TD/PY	aye	aye	aye	aye	aye	
b. Green Mountain Falls Ordinance 2020-03 Amending Chapter 2– Discussion. Commissioner Blasi	Move to continue discussion at the next Planning Commission meeting. Motion carries. All aye	DB/RB	aye	aye	aye	aye	aye	
8. ADJOURNMENT	Chair Bratton adjourned the meeting at 8:29 PM							

January 2020 Monthly Report

To the Town Board of Trustees and Town of Green Mountain Falls Employees:

Employment Opportunities: **Please send qualified candidates our way!!**

- Public Works: PRN Snow Plow Operators (continuous job posting, need 10/10 minimum)
- Public Works: PRN Road Grader/PRN Heavy Equipment Operators (continuous job posting, need 10/10 minimum)

Town Manager:

- Community grant application for: (1) Public Restroom Upgrade, (2) Fire Mitigation, (3) Comprehensive Signage & Parking Project, (4) Lake ADA Fishing Pier
- Census
- CDBG grant application legwork
- Flood Recovery Projects
- Proposed Donation Negotiations
- Committees Ordinance
- Call for Volunteers
- Free Used Office Furniture Search
- Town Clerk/Treasurer Position – Shadow Staff, Interview, Offer Negotiations, Offer Acceptance, Start Date 2/18
- Belvidere Paving Project – County Request to close project, public works doing internal assessment of work and recommendations report
- GOCO grant research – legwork for Parks & Rec Commission

Town Clerk:

- Our Araize installation process is complete. The next payroll should be Direct Deposit, and all else is up to date.
- The Election process continues. As of February 4th, by 5pm we should know for sure if we need to move forward with the election. I will give an update at the meeting. We are waiting for any final write-in candidate applications.

Planning Department:

- Appointment with SIPA, 4 February, to finalize new Land Use & Planning website and upload finalized Land Use Approval application, and checklists
- Ongoing coordination with CUSP and PW Directory regarding dead/diseased trees in ROW
- Ongoing coordination with PPACG to find environmental and land use grants
- Creating a proposal/recommendation for land donation on Ora for Littlejohn family trust bench and trailhead access
- Visit CU Denver school of architecture and design to meet candidates for spring/summer intern position and Land Use Code rewrite

Planning Commission:

- The Planning Commission advertised for three vacancies
- Current-term commissioners made a recommendation to the Board of Trustees to fill vacancies
- A new Chair will be voted on by the newly appointed PC in February

- Sam Light of CIRSA has scheduled training for 25 February to give a training that will cover aspects of meeting management not covered in the September training by DOLA's Andy Hill; all appointed and elected officials are welcome and encouraged to attend

Public Works Department:

- Worked on regular maintenance of equipment and tools
- Did some on the job training for Dusty [equipment operation, Standard operating procedures etc...)
- Dustin removed vegetation out of right of ways causing visual issues.
- Snow removal 2 different occasions.
- Did an estimate for the bridge project – Flood Recovery Projects
- Finished Capital equipment proposal
- Organized the shop for quicker access to tools and equipment
- Inspected and tested tools (welder, cutting torch, weed eaters, etc..) to make sure everything works
- Regular sanitization of town hall and public works
- Some computer training for Dustin.

Police Department:

- January Report Attached

Respectfully,

The Town of Green Mountain Falls Team

Contact Angie Sprang with any questions at 719-684-9414.



**Marshal's Office
Green Mountain Falls Colorado**

Marshal Virgil Hodges
10615 Green Mountain Falls Road, PO Box 549 Green Mountain Falls, Colorado 80819
Phone (719) 684-9415

10/31/19

TO: The Board of Trustees
FROM: Marshal Virgil Hodges
SUBJECT: Activity for January 2020

	MARSHAL	RESERVES	TOTAL
HOURS WORKED	143 PATROL (130)	11.5 PATROL (11)	154.5 PATROL (141)
ACTIVITY			
AGENCY ASSIST	3		
ANIMAL CALLS	1		
TRAFFIC	6 DIRECTED PATROL 10300 BLK UTE PASS		
CIVIL	2		
CHECK WELFARE (SUICIDAL)	1		
FOLLOW UP	2 WARRANT OBTAINED POSTING PRIVATE PICTURES		
CRIMINAL MISCHIEF	1		
ASSIST OTHER AGENCY	3		
SEXUAL EXPLOITATION	1		
CITIZEN CONTACT KEEP THE PEACE	1		

Other items of interest: PTO and Vacation time not included in hours worked.

Respectfully Submitted,
Virgil Hodges
Marshal, Town of Green Mountain Falls, CO.
719-684-9415
marshal@gmfco.us

February Monthly Report

To the Town Board of Trustees and Town of Green Mountain Falls Employees:

Employment Opportunities: **Please send qualified candidates our way!!**

- Administration: Town Clerk – Treasurer (open until filled)
- Public Works: Public Works Supervisor/Maintenance Worker (open until filled)
- Public Works: PRN Snow Plow Operators (continuous job posting, need 10/10 minimum)
- Public Works: PRN Road Grader/PRN Heavy Equipment Operators (continuous job posting, need 10/10 minimum)

Planning: Current Projects

- Website has new content and forms. Continuing to update as time allows. Complete instructions for submitting a Land Use Permit Application are available
- Ongoing coordination with CUSP, private landowners, and PW Director regarding dead/diseased trees in ROW and on private property
- Ongoing coordination with PPACG to find environmental and land use grants. Air Quality and Water Quality have several opportunities.
- CU Denver School of Architecture and Planning career fair was a success. We found several talented candidates who are interested in spending a summer working on a Code rewrite and other design projects.

Planning: Planning Commission

- The Planning Commission made a recommendation to the BoT to fill three vacancies; the Board of Trustees appointed Dick Bratton, Gregory Williamson, and Paul Yingling.
- Sam Light of CIRSA gave an informative overview of the things our insurance carrier thought are the most important for appointed boards and volunteers. The PowerPoint and all handouts are available upon request.
- The Planning Commission will now be following CIRSA's recommended script for meeting management and appropriate order.

Public Works

- Equipment Maintenance: General Maintenance of Plow trucks (change oil, top off hydro fluid in plows. Changed oil and filters on skidsteer.
- Roads Maintenance: Snow and ice removal on 3 separate occasions. Repetitive sanding of roads, and continued snow removal.
- Park Maintenance: Garbage removal. Removal of fallen down tree.
- Town Hall: Regular garbage removal. Regular cleaning of floors. Regular sanitization of restrooms.
- Public works admin: Continued work on Capitol equipment proposal. Started a Public works long term plan and Standard Operating Procedures, and an Emergency Action Plan.

Town Manager

- Explore Broadband planning funding opportunities
- PPACG Reports & Funding Requests – "Maintenance of Effort Report"
- PPRTA 2020 Annual Report
- PPACG Multimodal Research
- PPROEM Multi-Hazard Mitigation Plan Kickoff
- CENSUS Informational Event & Advisory Boards Recruitment
- CIRSA Advisory Board Training Event
- CCCMA Annual Conference
- STR & Revocable Permit Enforcement

- 2020 Capital Projects Grant Request(s)
- Advisory Boards & Commissions Creation of & Recruitment Campaign
- University of Colorado – Recruitment Fair for Planning Internship
- DOLA Flood Recovery Projects – back to Bid
- DOLA Town Manager Grant extension request
- Interviews for PRN Snow Plow/Equipment Operator Call Out List (Still seeking applications for PRN work. Please send applicants my way!)
- Town Clerk – Treasurer recruitment
- Public Works Supervisor/Maintenance Worker recruitment

Marshall's Office

- Please see the attached report.

Respectfully,

The Town of Green Mountain Falls Team



**Marshal's Office
Green Mountain Falls Colorado**

Marshal Virgil Hodges
10615 Green Mountain Falls Road, PO Box 549 Green Mountain Falls, Colorado 80819
Phone (719) 684-9415

3/3/20

TO: The Board of Trustees
FROM: Marshal Virgil Hodges
SUBJECT: Activity for February 2020

	MARSHAL	RESERVES	TOTAL
HOURS WORKED	140 PATROL (125)	70.5 PATROL (20.5)	210.5 PATROL (144.5)
ACTIVITY			
AGENCY ASSIST	3		
ANIMAL CALLS	1		
CIVIL	2		
CHECK WELFARE	1		
FOLLOW UP	2		
DOMESTIC DISTURB.	1		
CODES	6		

Other items of interest: One reserve was on National Guard training for 2 weeks

Respectfully Submitted,
Virgil Hodges
Marshal, Town of Green Mountain Falls, CO.
719-684-9415
marshal@gmfco.us

March Monthly Report

To the Town Board of Trustees and Town of Green Mountain Falls Employees:

Employment Opportunities: **Please send qualified candidates our way!!**

- Public Works: PRN Snow Plow Operators (continuous job posting, need 10/10 minimum)
- Public Works: PRN Road Grader/PRN Heavy Equipment Operators (continuous job posting, need 9/10 minimum)

Town Manager

- COVID19 preventative measures
 - Close Town Hall to in person traffic, transition all employees and town hall operations to remote desktops where possible
 - GMF Policies & Public Relations Materials for COVID19
 - COVID19 response in GMF & coordinate with NGOs/State/Fed/Local agencies and stakeholders
 - Working on COVID19 Incident Command Team in Teller County
 - BOT Meetings are moving to the Zoom.com platform – info/link/call in number will be included in the Agenda Packet on the Town’s website as usual
- Cover Town Clerk – Treasurer vacant position duties
- Review of Accounting Practices – Update/New Internal Policies and Controls
- Work with Finance 3rd party to ensure checks and balances are being maintained in vacancy of Town Clerk – Treasurer position
- New Town Clerk-Treasurer Onboarding Plan, Onboarding, New Hire Paperwork, Accounting Training, Other duties training in progress ongoing
- SIPA website platform upgrade contract negotiation, schedule kick-off call
- Muni & Lodging Revs contract negotiation and kick-off call
- DOLA Flood Recovery BIDs re-opened, review bids, contract negotiation
- Kirkpatrick Foundation Board of Directors – query Re decision on grant application multiple capital projects support request – decision coming in a few weeks!

Planning Department

- Transition to full-time remote work. Planning is available for Zoom video meetings, via Jabber phone calls, and to answer email inquiries during normal Town Hall business hours. Land Use Approval Applications are still being accepted for upcoming Planning Commission meetings
- Supporting Town Clerk and Town Manager on any coordination regarding COVID-19
- Deliverables for onboarding LodgingRevs, the Short-Term Rental licensing service
 - Parcel map and data of GMF
 - Excel spreadsheet of current STR licenses
 - Excel spreadsheet of all STR in non-compliance for license renewal and quarterly lodging tax
- Deliverables for onboarding MuniRevs for Business Licensing
 - Excel spreadsheet of all active and inactive Business Licenses
- Attending PPACG Joint Land Use virtual meetings. Regional planning officials offer data-sharing resources
- Attending PPACG water quality and air quality meetings
- Continuing to develop Web content and forms for the upcoming summer’s increase of Land Use Approval Applications

- Looking forward to Kirkpatrick Foundation Board of Directors review and decision of grant application for matching funds dedicated to Land Use Code rewrite and intern
- Coordination between Land Use Attorney and Applicants to create annexation agreement and annexation petitions for Spring/Summer 2020 review by PC and BoT
- PPRBD coordination meeting for GMF electronic permit approval is postponed until in-person meetings are permissible
- Coordination meeting with Reverend Avery of Church of Wildwood to discuss land use, emergency resources, and ongoing communication
- Pursuing CU Denver graduate student project RFP for land use and architecture Capstone work

Planning Commission

- Scheduled for April 14, the first meeting of the newly elected officers and of a virtual meeting on new Zoom software
- Staff is working to make sure all members have the technical capabilities for a virtual meeting and all interested members of the public can participate equitably
- Anyone wanting to receive the PC agenda or updates via email can sign-up on the Town Website

Public Works Department

- Equipment: Cutting edges on both snowplows have been replaced. Base unit control on the Henderson sander replaced. Both plow trucks pressure washed after snow removal duties. Leaky hydraulic hose replaced in the Hamm roller. Cat backhoe has been greased and lubed. All chainsaws sharpened and serviced.
- Roads: Roads plowed and sanded on two occasions. Snow melt mitigated to prevent pooling water and premature ruts on roadways. Several potholes have been filled in zones 1 & 4.
- Parks: Park trash emptied. Parks and park bathroom have been shut down due to COVID-19 emergency.
- Townhall: Town hall bathrooms cleaned, sanitized, restocked. Floors vacuumed, trash taken out. Drywall project in storage room ongoing.

Town Marshal

- See the attached report.

GMF Staff is adhering to the social distancing recommendations of Federal, State, and County agencies and Town Hall is closed for face-to-face business. Our Public Works team is still providing services at this time, and they intend to continue providing services throughout the COVID19 outbreak. Please do not approach Public Works Staff, and instead contact Town Hall or submit an online Kudos/Concern on our website homepage if you have a public works related praise/request rather than approaching Staff.

You should know that although office staff is working remotely and not in the office, we continue to be responsive and accessible. Staff is available during Town Hall business hours by phone, email, and/or video conferencing. All of our contact information remains the same and can be found on the contacts page of the Town's website www.gmfco.us.

Above all else, please be sure to take care of yourself, your family, and household during this very difficult time. Your health and safety are paramount, and we want to make sure we all get through this safely.

Respectfully,
The Town of Green Mountain Falls Team



Marshal's Office Green Mountain Falls Colorado

Marshal Virgil Hodges
10615 Green Mountain Falls Road, PO Box 549 Green Mountain Falls, Colorado 80819
Phone (719) 684-9415

3/31/20

TO: The Board of Trustees
FROM: Marshal Virgil Hodges
SUBJECT: Activity for March 2020

	MARSHAL	RESERVES	TOTAL
HOURS WORKED	180 PATROL (75)	72.5 PATROL (72)	252.5 PATROL (147)
ACTIVITY			
CIVIL	4		
CHECK WELFARE	4		
CODES	1 WARNING ISSUED		
DOMESTIC DISPUTE (CHILD CUSTODY)	2 (ONGOING)		
TRAFFIC	1		
RESIDENTIAL ALARM	1		
ABANDONED VEHICLE	1		
SUSPICIOUS VEHICLE	3		
OPEN DOOR	1		
TRESPASS	1		
RUNAWAY	1		
COVID-19 ORDER VIOLATIONS	4		

Other items of interest: One reserve was on National Guard training for 2 weeks

Respectfully Submitted,
Virgil Hodges Marshal, Town of Green Mountain Falls, CO.
719-684-9415
marshal@gmfco.us

April Monthly Report

To the Town Board of Trustees and Town of Green Mountain Falls Employees:

Employment Opportunities: **Please send qualified candidates our way!!**

- Town Clerk – Treasurer (open until filled)
- Public Works: PRN Snow Plow Operators (continuous job posting)
- Public Works: PRN Road Grader/PRN Heavy Equipment Operators (continuous job posting)

Town Manager

- DOLA Flood Recovery Projects – Pre-award Conference, Contract Negotiation
- Advisory Boards & Commissions Policies and Procedures
- Intergovernmental Agreement (IGA) CARES Municipalities Funding Shares
- July 4th Celebration Contracts
- PPRTA Belvidere Project Closeout → PPRTA Remaining Belvidere Funds Roll into Stilling Basins Project
- PPRTA Funded Stilling Basins Project Initiation
- COVID-19 Response & Recovery Efforts Ongoing
- Explore Options for Town Parcel Proposed Sale
- CUSP-GMF Fire Mitigation Efforts
- GMF Fire Mitigation Day – Chipper Public Service for Community Members
- Fire Mitigation Fundraising Options
- Kirkpatrick Family Fund Preliminary Grant Award Notification
 - Planning Code Re-write Matching Funds (\$25k) for DOLA Grant Application & temp Planner (\$20k)
 - Comprehensive Signage and Parking Plan Fully Funded (\$30k)
- DOLA Admin Grant Request (\$25k) – Planning Code Rewrite
- SIPA New Website Project – go live anticipated in August
- Muni & Lodging Revs – go live anticipated in August
- Roads Maintenance Plan Review
- Heavy Equipment/Asset Management Planning
- El Paso Trail Flood Recovery Project Options Exploration
- Town Clerk – Treasurer Recruitment & Preliminary Interviews
- Explore Options for a Temp Admin Assistant
- Pool Open/Closure Research & Policy for COVID
- High School Student Summer Internship Position

Planning Department:

- Submitted STR database to LodgingRevs, the Short-Term Rental licensing service that will be managing licensing and tax remittance data
- Creating additional database for automated Business Licensing to MuniRevs NLT next week. All 2020 current licenses will be managed. All 2019 license holders will be notified to renew
- Attended 5/28 PPACG Joint Land Use Study virtual meeting. Presentation from Colorado Springs on their RetoolCOS code update. There may be data resources GMF can use on mapping, code rewrite
- Attended PPACG 5/27 air quality meeting. EPA Advance Program is being organized; interested parties are asked to participate
- Continuing to develop and improve fillable forms, checklists, and standards for submitting Land Use Approval Applications

- Met with Jesse Stroope to discuss Red Devil Mountain Annexation. Annexation agreements are drafted and being reviewed by GMF Town Atty
- Summer 2020 public review for annexation is still anticipated even in remote work environment and Zoom virtual meetings
- PPRBD coordination meeting for GMF electronic permit approval is postponed until in-person meetings are permissible
- Continuing to pursue funding from DOLA and private/public matching opportunities for CU Denver graduate student to assist in Land Use Code rewrite
- Discuss with Planning, Management, and BoT potential capstone projects for CU Denver Land Use and Architecture graduate students- Summer 2021. Possible projects and 2-week housing ideas welcome.
- Pursuing EPC grant opportunities for blight-condition houses
- Working with AECOM and CWCB on El Paso Discovery project for FEMA FIRM data and water quality. Deadlines missed due to leave of absence. GMF will partner with the agency to assist in priorities, meetings, and information sharing. From the PM:
 - Ms. Sprang also asked about mitigation funding and the possibilities of that. Mr. Rucker noted that there are opportunities and that the key is showing the benefit to cost ratio. Grant information can be found in the Packet_Discovery_ElPaso.pdf. There may also be an opportunity to provide training or help with the process as of the phase 2 scope.
 - Ms. Simmons asked about next steps. Short term next steps are to let us know what priorities the town has, what streams they would like to be studied in more detail and if any other types of studies would be of interest. This can be done via email or a markup, does not need to be something formal. The town agreed to get something to AECOM and CWCB by Friday June 5th. Long term the town will be a partner in this study and will be involved with community outreach. This will likely consist of a couple of meetings where AECOM will have draft results. These meetings are anticipated to take place in a year (at the earliest).
- Land Use Approval Applications have increased in the past two weeks indicating that people still intend to move forward with construction projects this summer. Updated web communication and clearer instructions, in combination with higher standards for submittals, will improve staff response time and efficiency in review.

Public Works Department:

- Equipment: Road grader lubed, fluids topped. Steiner tractor started and operational. Plow equipment taken off main plow truck.
- Roads: Potholes on EL Paso Tr. filled and compacted. Culvert at Foster and Colorado repaired. Dirt piles around town collected. Rip Rap placed near top of Iona Ave.
- Parks: Trash emptied weekly. Trees at pond park trimmed. COVID-19 signage placed in both parks and playgrounds. Water diverter cleared of debris. Goose droppings raked up. Fountain repositioned, needs repair.
- Townhall: Bathrooms cleaned. Trash taken. Conference room textured, primed, and painted.

Town Clerk – Treasurer:

- Apologies for leaving so soon! The reason has nothing to do with the Town's situation. With Angie and the current team, I feel it's heading in the right direction. I just realized the need for more time at home and can't work 40 hours/week.
- Due to COVID, we are processing gazebo refunds for June thru August.

- Fromm and Co. is doing work for annual audit preparation and I am assisting with that effort.
- Before leaving:
 - Instructional documentation to assist with position continuity
 - Assist with population of the licensing database for MuniRevs.
- Customer service & helping with transition
- Recruitment of new Town Clerk – Treasurer

Marshall:

- See attached report.

Respectfully,

The Town of Green Mountain Falls Team



**Marshal's Office
Green Mountain Falls Colorado**

Marshal Virgil Hodges
10615 Green Mountain Falls Road, PO Box 549 Green Mountain Falls, Colorado 80819
Phone (719) 684-9415

5/1/20

TO: The Board of Trustees
FROM: Marshal Virgil Hodges
SUBJECT: Activity for April 2020

	MARSHAL	RESERVES	TOTAL
HOURS WORKED	211 PATROL (120)	59.5 PATROL (55)	270.5 PATROL (175)
ACTIVITY			
CHECK WELFARE	1		
CODES	1		
RUNAWAY FOLLOW UP	6 RUNAWAY RETURNED		
TRAFFIC	1		
PARKING	4		
SUSPICIOUS VEHICLE	1		
COVID-19 ORDER VIOLATIONS	6		

Other items of interest:

Respectfully Submitted,
Virgil Hodges Marshal, Town of Green Mountain Falls, CO.
719-684-9415
marshal@gmfco.us

June 2020 Monthly Report

To the Town Board of Trustees and Town of Green Mountain Falls Employees:

Employment Opportunities: **Please send qualified candidates our way!!**

- Town Clerk Position (open until filled)
- Public Works: PRN Snow Plow Operators (continuous job posting)
- Public Works: PRN Road Grader/PRN Heavy Equipment Operators (continuous job posting)

Town Clerk - Treasurer

- **Vacant Position**

Town Manager

- DOLA Flood Recovery Projects – Contract Negotiations
- Advisory Boards & Commissions Policies and Procedures
- CARES Act Budget
- COVID-19 Response & Recovery Efforts Ongoing
- Explore Options for Town Parcel
- GMF Fire Mitigation Days – Chipper Public Service for Community Members
- Kirkpatrick Family Fund Preliminary Grant Award
 - Planning Code Re-write Matching Funds (\$25k) for DOLA Grant Application & temp Planner (\$20k)
 - Comprehensive Signage and Parking Plan Fully Funded (\$30k)
- DOLA Admin Grant Request (\$25k) – Planning Code Rewrite Application
- SIPA New Website Project – go live anticipated in August
- Muni & Lodging Revs – go live anticipated in August
- Heavy Equipment/Asset Management Planning – prep for 2021 budget season
- El Paso Trail Flood Recovery Project Options Exploration
- Town Clerk – Treasurer Recruitment & Preliminary Interviews
- Temp Admin Assistant Onboarding & Training
- High School Student Summer Internship Onboarding & Training
- Town Clerk – Treasurer Duties as needed

Public Works Department

- **Equipment:** All equipment greased and fluids checked regularly. Woodchipper serviced and blades sharpened. Dump truck retrofitted into temporary water truck. Salt-Dogg sander washed and desalinated for season.
- **Roads:** 24"x20' culvert replaced on Hondo. Culvert/ditch dug out at Grandview and Catamount. Zone 3 and Hondo graded, watered, and compacted. Large rocks placed in ROW at Grant St. and Park Ave. to deter hiker parking. Creekside and Flag park parking areas graded and compacted. New railroad ties installed at Flag park.
- **Parks:** Trash removed weekly. Goose poop removal. Fallen branches and debris hauled off. Pond and Pool park mowed and trimmed bi-weekly. Pond outlet grate cleared as needed. Pond fountain removed, awaiting parts for repair.
- **Townhall:** Weekly janitorial and trash removal. Concrete floor in conference room prepped for flooring. Carpet installed in conference room.

Planning Department

Current Projects

- It has required significant coordination and data mining through hard copy files, but LodgingRevs reps have finalized the STR tax remittance form and have created a comprehensive database of all existing, licensed STRs as well as those that are no longer compliant with code. Owners and managers who did not renew 2019 STR license will be required to resubmit a new application and \$350 fee.
 - Planning will do one more review of all forms and procedures- including fees and late fines to ensure they are supported by relevant lodging and licensing rules in §§4 and 6
 - Town Atty will conduct final review
- Working with new clerk-admin to create standardized forms using new logo for website launch- proposed summer 2020. Fillable Adobe forms will help transition to paperless office
- Creating compliance letter and penalties procedure for non-permitted construction that isn't covered by RBD officer
- Continuing to pursue funding from DOLA and private/public matching opportunities for CU Denver graduate student to assist in Land Use Code rewrite. Zoning map revisions are necessary since Comp Plan Official Town Zoning Map has errors
- Pursuing EPC grant opportunities for blight-condition houses
- Working with AECOM and CWCB on El Paso Discovery project for FEMA FIRM data and water quality. Next meeting scheduled for late-July
- Red Devil Mountain Annexation schedule will be set in July for late-summer, early-fall public hearings

Planning Commission

- The Board of Trustees appointed two new Commissioners at its June 16th meeting. The first meeting for Commissioners Ives and Dixon will be July 14th.
- A mid-year training will be required for all new volunteers on Boards and Commissions
- If sufficient business, Staff will ask if the PC is willing to have a special meeting to consider land use approvals- July 28 and/or August 25th.

Marshall's Office

- Please see the attached report.

Respectfully,

The Town of Green Mountain Falls Team



Marshal's Office Green Mountain Falls Colorado

Marshal Virgil Hodges
10615 Green Mountain Falls Road, PO Box 549 Green Mountain Falls, Colorado 80819
Phone (719) 684-9415

7/1/20

TO: The Board of Trustees
FROM: Marshal Virgil Hodges
SUBJECT: Activity for June 2020

	MARSHAL	RESERVES	TOTAL
HOURS WORKED	145 PATROL (115)	23 PATROL (21)	168 PATROL (136)
ACTIVITY			
CHECK WELFARE	1		
CODES	3		
TRAFFIC	6		
PARKING	2		
SUSPICIOUS VEHICLE	3		
SUSPICIOUS INCIDENT	1		
CRIM TRESPASS (AUTO)	3		
RECKLESS ENDANGERMENT	1		
ANIMAL COMPLAINT	2		
ALARM	1		
VIN INSPECTION	1		
NOISE COMPLAINT	1		
911 HANG-UP	1		
ASSIST OTHER AGENCY	3		
CIVIL ISSUES	2		

Other items of interest:

Respectfully Submitted,
Virgil Hodges Marshal, Town of Green Mountain Falls, CO.
719-684-9415
marshal@gmfco.us

July 2020 Monthly Report

To the Town Board of Trustees and Town of Green Mountain Falls Employees:

Employment Opportunities: **Please send qualified candidates our way!!**

- Town Clerk Position (open until filled)
- Public Works: PRN Snow Plow Operators (continuous job posting)
- Public Works: PRN Road Grader/PRN Heavy Equipment Operators (continuous job posting)

Town Clerk

- **Vacant Position**

Town Manager

- DOLA Flood Recovery Projects (Maple St & Midland Ave – health and safety critical) – Contract Negotiations, Contract Execution, Pre Construction Meeting, Public Communications
- Advisory Boards & Commissions Policies and Procedures
- Trails Matters Ongoing
- CARES Act Budget & Purchasing
- COVID-19 Response & Recovery Efforts Ongoing
- Kirkpatrick Family Fund Contract Legal Review and Grant Acceptance
 - Planning Code Re-write Matching Funds (\$25k) for DOLA Grant Application & temp Planner (\$20k)
 - Comprehensive Signage and Parking Plan Fully Funded (\$30k)
- DOLA Admin Grant Request (\$25k) Preliminary Grant Awarded
- SIPA New Website is Live!
- Muni & Lodging Revs – go live anticipated September 1st
- Heavy Equipment/Asset Management Planning – prep for 2021 budget season
- Town Clerk Recruitment & Preliminary Interviews
- Accounting & 2019 Audit w/Third Party Firm
- Temporary Administrative Assistant Continued Training
- Town Clerk & Treasurer Duties As Needed

Public Works

- Equipment: All heavy equipment greased, and fluids checked regularly. All in working order. Pond fountain serviced and operational. New inner tube installed on Stiener tractor tire and street sweeper attachment serviced.
- Roads: Blockage in culverts at Grandview and Catamount, Ann and Olathe, and Illinois cleared out. Roads in zone 4, 1, and 2 graded, watered, and compacted. Railroad ties at flag park parking lot repositioned and staked down. Gravel removed and swept from roadways after heavy rain following Bronc Day. Road work on-going.
- Parks: Bear-proof trash bins and doggie bag stations emptied weekly. Goose poop removed before Bronc Day. Trash picked up at both parks and pond shore. Fountain re-installed in pond after repair work. Blockage in pond inlet culvert cleared out.
- Townhall: Weekly janitorial and trash removal. Monthly meeting room organized, cleaned out, and back to order.

Planning

- LodgingRevs- the STR vendor for compliance and licensing- is working with SIPA to finalize the payment portal.
 - Dashboard is live for Staff to get acquainted.
 - Victor, Angie, and Julia all attended a two-hour training in June to understand the software's functionality and capacity.
 - STR owners are able to register with LodgingRevs now
 - Owners are encouraged to remain compliant and should continue to send remit forms and license renewal to Town Hall electronically.
 - Full-service Website expected in August- link will be on new GMF site
- First building permit compliance letter was sent registered mail. Offered the opportunity for owner to become compliant without impunity. As compliance issues continue to rise, staff will have an auto form on the new website to submit citizen reports of building without permit
- Staff is creating an RFP for the upcoming Land Use Code rewrite
- Pursuing EPC grant opportunities for blight-condition houses
- July kick-off meeting with AECOM and CWCB on El Paso Discovery project for FEMA FIRM data and water quality. GMF has agreed to be a working partner and will bring updates to Board of Trustees in September
- Red Devil Mountain Annexation final legal memo and annex agreement documents have been submitted to legal for early-fall public hearings
- Receiving frequent calls from realtors regarding compliance for STR, building permits on homes for sale in-town; could mean growth and use tax increases in Q3 and Q4
- Applications were down in spring and early summer; significant increase in land use approval applications for small construction projects in July.
- Uptick in inquiries for projects with more time-intensive review: zoning variances, subdivision replat; zoning amendments

Planning Commission

- PC had its first meeting with new commissioners on July 28. Much discussion on work the advisory committee would like to accomplish before 2021
- The RDM Annexation will be going before the PC in September
- A mid-year training will be required for all volunteers on Boards and Commissions
 - Sam Light has asked to return for a follow-up CIRSA training once all Boards and Committees are appointed

Respectfully,

The Town of Green Mountain Falls Team



**Marshal's Office
Green Mountain Falls Colorado**

Marshal Virgil Hodges
10615 Green Mountain Falls Road, PO Box 549 Green Mountain Falls, Colorado 80819
Phone (719) 684-9415

8/3/20

TO: The Board of Trustees
FROM: Marshal Virgil Hodges
SUBJECT: Activity for July 2020

	MARSHAL	RESERVES	TOTAL
HOURS WORKED	160 PATROL (140)	18 PATROL (16)	178 PATROL (156)
ACTIVITY			
NOISE COMPLAINT	2		
TRAFFIC	5		
PARKING	5		
SUSPICIOUS VEHICLE	1		
SUSPICIOUS INCIDENT	1		
ANIMAL COMPLAINT	2 BEARS REMOVED BY DOW		
ALARM	1		
911 HANG-UP	3		
ASSIST OTHER AGENCY	4		
CITIZEN ASSIST	2		
ATTP INTERNET FRAUD	1		
CODES	1		
DISTRUBANCE	2		
ALARM	1		
OPEN DOOR/WINDOW	2		
DOMESTIC DISTURBANCE	1		

Other items of interest: 4TH OF JULY AND BRONC DAY

Respectfully Submitted,
Virgil Hodges Marshal, Town of Green Mountain Falls, CO.

Town Clerk

From: Rocco Blasi <rocblasi@gmail.com>
Sent: Sunday, August 30, 2020 10:26 AM
To: Town Clerk
Cc: Dyani Loo; RICK LANGENBERG MAUREEN LANGENBERG; GMF Chris
Subject: Immediate Request for Revised Agenda Packet, Sept 1 GMF Trustees Meeting, email 1 of 2
Attachments: blasi refute allegation 1.pdf; blasi refute allegation 2.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Hello Victor,

This is email 1 of 2 with attachments. When we spoke on the phone a couple weeks ago i thought you agreed that the four attachments I sent refuting the allegations against me would be included in the public record. Since i don't see them in the Sept 1st agenda packet I am requesting a revised packet to include the four attachments.

Also, the Aug 4th minutes list "Item 7 correspondence" but I don't see the documents. If those documents are not currently included in the public record I respectfully request they be included.

One more email to follow, thanks,
 Rocco Blasi
 10955 Belvidere Ave

----- Forwarded message -----

From: Rocco Blasi <rocblasi@gmail.com>
Date: Tue, Aug 4, 2020 at 7:02 PM
Subject: Blasi Packet 1 of 2
To: Jane Newberry <gmfnnewberry@gmail.com>, margaret Peterson <gmftrusteepeterson@gmail.com>, margaret Peterson <gmftrustee.peterson@gmail.com>, Dyani Loo <GMFTrusteeLoo@gmail.com>, GMF Chris <gmfcquinn@gmail.com>, Katharine Guthrie <time4playnow@hotmail.com>
Cc: Nathan Scott <clerk@gmfco.us>

Trustees,
 Attached please find email 1 of 2 addressing the claims against me. Sincerely,
 Rocco Blasi
 GMF Planning Commissioner

Town Clerk

From: Rocco Blasi <rocblasi@gmail.com>
Sent: Monday, August 3, 2020 10:11 PM
To: Town Clerk
Cc: Dyani Loo; GMF Chris; Katharine Guthrie
Subject: Public Records Request in support of Aug 4th Trustees Meeting

Follow Up Flag: Follow up
Flag Status: Completed

Hi Victor,

It is difficult for me to print and scan so per your instructions I am submitting the request without the form, but including the equivalent information. This is for use in my Planning Commissioner capacity, i am not including a deposit.

Name: ROCCO BLASI

Date of Request: August 3 2020

Address: PO Box 194 GMF CO 80819

Phone: 719-684-2481

Email: rocblasi@gmail.com

I have the following information requests regarding the Aug 4th Trustees meeting.

1. Indicate the records requested: Aug 4 2020 Trustee meeting agenda item 4a on page 10:

"Confirmed reports that Trails Committee volunteers received special accommodations when acting on behalf of GMF—free passes to the top of Pikes Peak on a regular basis for personal recreation". Please provide the confirmed reports.

Please select the format in which you would like to receive materials: Attachment via email, please.

Contact me by email.

2. Indicate the records requested: Aug 4 2020 Trustee meeting agenda item 4a on pages 10-11:

"Property disputes that were brought to the attention of Planning Commission and Trails Commission Officers repeatedly for years and were ignored."

Please provide specific dates and times where the property disputes were brought to my attention.

Please select the format in which you would like to receive materials: Attachment via email, please.

Contact me by email.

3. Indicate the records requested: Aug 4 2020 Trustee meeting agenda item 4a on page 11:

"Over the course of years, holding multiple Planning Commission meetings excluding documents to be reviewed during the public meeting from the packet."

Please provide specific dates and times when i excluded documents from Planning Commission meetings.

Please select the format in which you would like to receive materials: Attachment via email, please.

Thanks for all you do, sir! Best,

Rocco Blasi



Town of Green Mountain Falls

PO Box 524, 10615 Green Mountain Falls Rd.,

Green Mountain Falls, CO 80819

Phone 719.684.9414 Website: www.gmfco.us

July 31, 2020

Dear Fellow Trustees,

Recent and ongoing actions to subvert the rules set forth in the GMF Municipal Code and Colorado Open Meetings Laws by Trails Committee and Planning Commission officers have been reviewed by the Town Manager, Town Attorney, and Board of Trustees. Persistent issues, when left unaddressed, deplete volunteer morale and expose the Town to liability. It is for these reasons we ask that the Board of Trustees consider the removal of Rocco Blasi from the Planning Commission, which include the following:

- Allegation*
- 1 • Confirmed reports that Trails Committee volunteers received special accommodations when acting on behalf of GMF— free passes to the top of Pikes Peak on a regular basis for personal recreation
 - 2 • Mistreatment, intimidation, and bullying of Town Staff and Board members
 - a ○ At the July 2020 Board of Trustee meetings, Rocco Blasi, was abusive toward Trustees and specifically the Mayor outside of public comment time and engaged in a heated argument with another member of the public who was giving public comment.
 - b ○ During May & June 2020 Rocco Blasi attempted to bully the Town Manager over the location of a piece of Public Service heavy equipment, demanding preferential treatment – the Town Manager denied Rocco Blasi preferential treatment and was met with hostile intimidating behavior.
 - c ○ On June 24, 2020, Rocco Blasi, displayed aggressive and verbally combative behavior during a meeting with the Mayor, Town Manager, Town Marshall.
 - 3 • Open meeting law violations after receiving DOLA (September 2019 – did not attend DOLA group training, but did do one on one make up training with town staff member) and CIRSA (February 2020) training, after having been warned by GMF staff (e.g. meetings held via email not publicly posted, April 2020), and warnings during open meetings by Trustees
 - a ○ In April 2020, after being warned by town staff about an open meeting violation, stated to the staff member, “What are they going to throw us in jail?” then Mr. Blasi laughed. This shows a complete disregard for Open Meeting law.
 - b ○ At the June 9, 2020 Planning Commission meeting, staff recommended against the inclusion of a legislative item on the planning commission agenda for consideration, it was added to the agenda in a fashion that is contrary to Open Meeting law by Rocco Blasi & Dick Bratton. Legislative items are for elected bodies to decide, and advisory boards only comment at the pleasure of the elected body.
 - c ○ A general lack of communication with the Board of Trustees, and continuous instances of acting outside of an Advisory Board members scope of authority, acting with the authority of the entire Board of Trustees together - failure to bring trails plans through the public process via the Planning Commission and finally to the Board of Trustees for review and approval prior to any construction, resulting in but not limited to a lack of appropriate restroom facilities, parking, and way finding signage to accommodate visiting hikers
 - d ○ Recent bridge construction completed on Catamount Trail, photos were posted on Facebook on July 22, 2020, without Planning Commission or Board of Trustees approval – there was no plan review or approval of the Trustees or public process
 - e ○ Very recent, plans to commence work on Joyland Property in September 2020, work scheduled without prior review by the planning commission and without Board of Trustees approval
 - f ○ Property disputes that were brought to the attention of Planning Commission and Trails Commission

Officers repeatedly for years and were ignored; then, finally, in June & July 2020 these property disputes^{11 of 21} were brought to the attention of the Board of Trustees by landowners instead of Planning Commission & Trails Committee leadership who received the reports – disputes were discovered when it was almost too late and landowners were ready to bring lawsuit

- 4 • Disregarding requests from July 8, 2020 and July 14, 2020 from Staff for Planning Commission & former Trails Committee documents
- 5 • Lack of community inclusion and transparency via the public process on countless occasions
 - a ○ Lack of budgetary oversight of trails related expenditures via the Town
 - b ○ Over the course of years, holding multiple Trails Committee meetings irregularly at restaurants and/or in private rooms with very short or inadequate public notice, and excluding documents to be reviewed during the public meeting from the packet
 - c ○ Over the course of years, holding multiple Planning Commission meetings excluding documents to be reviewed during the public meeting from the packet

Town Staff and the Board of Trustees has continually and patiently attempted to work with Rocco Blasi to create an environment of community inclusion and transparency. At this juncture, it's clear that all attempts to foster a working relationship have been met with resistance. The actions and violations outlined here are unacceptable for a member(s) of an Advisory Board, especially an Officer in a leadership role, representing the Town of Green Mountain Falls, and do not foster community inclusion and government transparency. These matters have taken hundreds of combined hours of town staff time, volunteer time, attorney hours and fees, community resources, tax dollars, and have disrupted the forward momentum of operations that the town staff and Board of Trustees have worked so hard to achieve.

Violations of the Colorado Open Meetings Law are unacceptable for members of any Town of Green Mountain Falls Advisory Board/Committee Member. Behaviors such as those listed above, do not foster community inclusion and do not provide GMF residents, who are members of our beautiful community, with the level of transparency required by the Colorado Open Meetings Law. As representatives of the Town of Green Mountain Falls, it is the responsibility of Advisory Boards/Committee members to always represent the Town in an above board and upstanding manner that follows the rule of Law, fosters community inclusion, and provides the community with a transparently accurate public process. It is for these reasons that we request the Town Board of Trustees to act pursuant to GMF Municipal Code § 2-223(b) and consider the removal of Planning Commission Member, Rocco Blasi.

Sincerely,

Jane Newberry, Mayor

Margaret Peterson, Mayor Pro Tem

From: **Angie Sprang** <manager@gmfco.us>
Date: Fri, Jul 31, 2020 at 8:29 PM
Subject: Request for Resignation from the Planning Commission
To: Rocco Blasi <rocblasi@gmail.com>
Cc: Jane Newberry <gmfnnewberry@gmail.com>, Margaret Peterson <gmftrusteepeterson@gmail.com>

Hi Rocco,

During our call at 10am this morning, the Mayor and Mayor Pro Tem respectfully requested that you resign effective immediately from the Planning Commission, you declined. As a courtesy opportunity **for you to save your reputation in the community** we are sending you the attached letter in advance of bringing it before the Board of Trustees for their consideration.

Please reconsider their request for resignation after reading the attached letter, and let us know your decision no later than **9am on Monday**, August 3rd, 2020. If you choose not to resign in light of everything, this matter will be brought before the Board of Trustees for their consideration at the 8/4/2020 meeting.

Again, let us know your decision prior to 9am on Monday, August 3rd, 2020, or this letter will be publicly noticed in the 8/4/2020 Board of Trustees Agenda Packet.

Thank you,

Angie

P. Angie Sprang

Town Manager

www.gmfco.us

719.684.9414 ext. 5



Allegations 1 P.P. Hwy

3F Landowner Disputes

5c Planning Commission

128 of 159

Rocco Blasi <rocblasi@gmail.com>

Public Records Request in support of Aug 4th Trustees Meeting

1 message

Rocco Blasi <rocblasi@gmail.com>

Mon, Aug 3, 2020 at 10:10 PM

To: Nathan Scott <clerk@gmfco.us>

Cc: Dyani Loo <GMFTrusteeLoo@gmail.com>, GMF Chris <gmfcquinn@gmail.com>, Katharine Guthrie <time4playnow@hotmail.com>

Hi Victor,

It is difficult for me to print and scan so per your instructions I am submitting the request without the form, but including the equivalent information. This is for use in my Planning Commissioner capacity, i am not including a deposit.

Name: ROCCO BLASI

Date of Request: August 3 2020

Address: PO Box 194 GMF CO 80819

Phone: 719-684-2481

Email: rocblasi@gmail.com

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Please provide specific dates and times when i excluded documents from Planning Commission meetings.

Please select the format in which you would like to receive materials: Attachment via email, please.

Thanks for all you do, sir! Best,

Rocco Blasi



Re: Request for Input, GMF Trails

1 message

Connor Maloney <connor.wood.maloney@gmail.com>

Sun, Aug 2, 2020 at 3:00 PM

To: Rocco Blasi <rocblasi@gmail.com>

Cc: kurt.trujillo@coloradosprings.gov

Hey Rocco,

I do not have a recollection of this occurring. Please let me know if you need anything else.

Best,
Connor Maloney
804-512-0329

On Sun, Aug 2, 2020 at 11:51 AM Rocco Blasi <rocblasi@gmail.com> wrote:

Hi Connor, Hi Kurt,

As part of a larger issue the GMF town manager is bringing before the Town of GMF Trustees Tuesday night, I ask for your input on the following accusation levied against me and GMF Trails volunteers:

"Confirmed reports that Trails Committee volunteers received special accommodations when acting on behalf of GMF— free passes to the top of Pikes Peak on a regular basis for personal recreation."

Your input before Tuesday night would be valuable. I appreciate your consideration, respectfully,

Rocco Blasi

Friend of GMF Trails

Lamar Mathews <lamar@falconpartnersltd.com>

Dear Trustees,

Since we will not be allowed public comment on item 4a of the agenda tonight, I would like to provide it to you directly. I have read the allegations of GMF management against Rocco and I have read and seen Rocco's proof that the allegations are not true. (I would certainly hope that he would be given longer than 3 minutes to present his proof in a public setting since the allegations have been made in a public setting.)

Regardless, all of the issues presented by town management for a vote under 4a, seem very minor, and, now just seem to be a 'he said/she said' situation. I can't imagine why the management (or the board) of GMF would consider ridding themselves of one of the most hard working and productive volunteers they have ever had over what seems to be a personality conflict (at best). I can list his many contributions to this town through his volunteer work; one I know of personally is providing leadership for the fire mitigation so sorely needed in this community. In all my interactions with him, he has been nothing but efficient in carrying out his commitments, diligent, true to his word, and very caring and kind. I will leave it to the many others here to list his many contributions as I know they likely can and will, if given the opportunity. I would certainly hope that you all have the good sense to vote against the 4a silliness and move on to more important issues.

Here are some of those issues:

1. In the last meeting, the mayor promised to bring the legal paperwork required to hire the reserves and law enforcement help for Virgil to deal with the poorly behaved hikers as was determined to be the underlying primary problem in our last meeting. This statement by the mayor was left out of the minutes and left off the agenda for tonight's meeting. Are we hiring this help as discussed, agree to, and promised last meeting?
2. Any initiative to get paid parking in place to solve parking issues and income issues for the city does not seem to be underway.
3. An answer to the public restroom issues does not seem to be under discussion or solved.
4. My final issue is that in the packet they prepared for this evening, management admits that they have used "hundreds of combined hours of town staff time, volunteer time, attorney hours and fees, community resources, tax dollars, and disrupted the forward momentum of operations..." on this ridiculous pursuit of Rocco, a single volunteer. What a complete waste of all of these resources, under their fiduciary responsibility, this has been! Have they lost sight of the things I listed above that really matter?!? Much worse than anything a volunteer could possibly do to damage this town, is their admitted list of wasteful spending of all town resources in the middle of a pandemic when the town can ill afford any of this. My hope is that the board will bring the management of this town to account for this egregious misuse of town resources. At the very least, I would expect the management of GMF to be better able to properly manage their relationship with volunteers; this is an embarrassing failure. But even worse, is the decision they made to squander all these resources on something that matters very little to the success of this town.

Thank you,

Lamar Mathews
11145 Hondo
Cell: 713 851 1304

David Douglas <david@falconpartnersltd.com>

Dear GMF Trustees,

I have received a copy of the July 31, 2020 letter enumerating allegations against Rocco Blasi and calling for his resignation or removal from the GMF Planning Commission. Furthermore, I understand you have asked for and received Dick Bratton's resignation from the GMF Planning Commission. These actions by the Mayor, Mayor Pro Tem and Town Manager are appalling! There could not be two people who have **GIVEN** more of their time and effort for the benefit of Green Mountain Falls than these two gentlemen. I have personally worked alongside Rocco as a volunteer and have had personal interactions with Rocco. He is an honorable person who is dedicated to the best good of our community and the physical assets and attributes that make Green Mountain Falls the charming and desirable place it is today.

The allegations letter from the Mayor and Mayor Pro Tem to the Trustees is clearly a fabrication born out of a vindictive vendetta against Rocco Blasi. My wife and I attended the last GMF Trustees' zoom meeting and **were first hand observers of the conduct of Mr. Blasi.** The first bullet under the second bullet point (you really should number your bullets) is pure fiction. **Mr. Blasi was very professional and restrained in his well-prepared comments and interactions with all in attendance.** The remainder of the unsubstantiated allegations remind me of childish playground complaints conjured up to sell a one sided argument which (in this case) is detrimental to Rocco Blasi's character. This is deeply offensive and unbecoming of the leadership of the Town of Green Mountain Falls.

As a result of the foregoing, I call for a retraction of the letter of allegations made against Mr. Blasi. The Trustees have a fiduciary duty to carry out the business of the community you serve and that does not include terrorizing people you disagree with. We have many more significant issues which require the undivided attention of our Trustees such as road maintenance, law enforcement, parking, sanitation, etc. You have funds available to address these issues. Get with it!

Most Sincerely,

David Douglas

11145 Hondo Avenue

GMF

August 4, 2020

Dear Board of Trustees,

I am greatly concerned as well as deeply disappointed that the Board of Trustees (or is it just Mayor Newberry and Town Manager Angie Sprang?) have not been able to coalesce the energies and ambitions of a small town community as a guiding model, especially during these COVID times. I moved here for the town's beauty, trails, and community spirit. And yet, over these past months have been aware of bitter politics, threats from residents (one of which has been appointed onto a committee), **agendas blatantly being put forth with little to no notice to the public and with no possibility of public comment (as is the case with the call for Rocco Blasi's resignation from the Planning Commission), accusations not founded on fact, and other actions (such as the cease and desist order to the trails committee) that leaves me unsettled and gravely concerned. How is it that we cannot come together as a town community with proper leadership to act and stand as one, with varying opinions, but with the intention to be upright and community-spirited?**

More than disappointing, this is a breach of leadership and authority in our small town, along with a breach of trust between public / residents and our community leadership. The BOT is elected to represent, works on behalf of, and protect our residents, yet I am aware of actions on the part of our mayor and town manager (I realize the town manager is not a trustee) in particular that give evidence of animosity towards some residents, lack of protection for residents, and divisiveness in a small town during a global crisis that calls for united coming together rather than this divisiveness, dishonoring, and abusive actions towards some.

Specifically, I am appalled at the recent call for the resignation of 2 residents and planning commission members who have given huge amounts of resources on a voluntary basis for the good of our town. I have been on the past 2 BOT meetings, hearing often the call for public volunteers, yet this reprimand and **call for resignation feels like agendas that are being craftily acted out based on false accusations, lack of integrity, lack of leadership skill, and lack of the ability to embrace difference of opinions as strengthening rather than divisive.**

Personally, I have known Rocco Blasi to be outstanding and upstanding in his skillful actions and work for the town, in his ability to garner volunteers for countless numbers of hours gifted in service of this town, and in his ability to speak in the language of various committees and regulatory needs with educated skill. I acknowledge that there are times when language between all have been tense, but **the allegations posted I find to be blatantly skewed and divisive rather than coming from a place of strong leadership bent and dedicated towards embracing the skill, and willingness from such a person as Rocco. How can you call for volunteers, yet completely dismiss a group of volunteers that have shown up time and time again in service of the town, under the leadership of and in response to the welcoming communication from Rocco? You state that an Advisory Board/Committee Member has the responsibility to "...represent the Town in**

an above board and upstanding manner that follows the rule of Law, fosters community inclusion, and provides the community with a transparently accurate public process.". I have always known Rocco to do exactly this.

I am also appalled that no action was taken during recent public threats from two residents during BOT meeting, namely a threat to hold a gun to hikers on a particular trail, and another threat to actually hit hikers by car on a road. Strong skilled leadership would not allow this to go unacknowledged, without addressing such public threat quickly and for the sake of all.

Respectfully Submitted,

Judith Piazza

Judith Piazza
11160 Belvidere Avenue
Green Mountain Falls, CO 80819

*Allegation 2b. My request is rationale for chipper location.
Response from Town Mgr. End of discussion*



Rocco Blasi <rocblasi@gmail.com>

Re: Slash below Angel's Trail

1 message

Rocco Blasi <rocblasi@gmail.com>
To: Angie Sprang <manager@gmfco.us>

Thu, May 28, 2020 at 6:14 AM

Hi Angie,

I spoke with Dan Stover, WPK Wastewater. Good news: they can support June 6th for the wood chip deliveries via dump truck. He can discuss timing and possibly a site visit if that is something you and / or PW is interested in. Here's his cell: 719-243-4524.

I have a previous commitment on the 6th so I'd like to pre-position the slash collected from Scott Ave right of way. Will call you later to discuss. Thanks,
Rocco

On Wed, May 27, 2020 at 11:11 AM Angie Sprang <manager@gmfco.us> wrote:

Hi Rocco,

Thanks for the info from CUSP, your volunteer time and efforts are appreciated. Public information advertising concerning this event will be posted as soon as I have confirmation from Woodland Park Wastewater facility that they will accept the wood chips on the 6th. If there is no confirmation in time to advertise (by Thursday 5/28 as discussed) the event we will have to choose a later day.

Again, as previously discussed with you, Scott Useman, and our Public Works Team, the chipper location will be on Town property across from the Pool. Citizens will be able to drop off slash between specified hours on June 6th, and will need to present an ID or piece of mail with a Green Mountain Falls address on it to participate. Donations will be accepted.

Parking the chipper in front of Scott Useman's house in the Town Right of Way on Belvidere could be perceived as giving a neighborhood and/or a single citizen preference. Also, traffic could become congested on a single lane roadway, creating a hazard. The location across from the Pool is as on a double lane roadway. Traffic can be easily and safely be directed around if congestion becomes an issue. It is a highly visible location and the pool parking lot can be used for staging if the line gets long. I've discussed this with my staff as this is an operational decision, not a Volunteer decision, and we have decided that this location is the best and safest option for all Citizens. Therefore, we will not be parking the chipper in front of Scott Useman's home on Belvidere.

Thank you,

Angie

From: Rocco Blasi <rocblasi@gmail.com>
Sent: Tuesday, May 26, 2020 9:19 PM
To: Angie Sprang <manager@gmfco.us>
Cc: Jane Newberry <gmfnnewberry@gmail.com>
Subject: Re: Slash below Angel's Trail

I got the following info from the CUSP website:

Materials NOT accepted: Root balls or stumps of any kind (roots grow around rocks and rocks damage the chipper); lumber of any kind (nails, and treated lumber can damage the chipper); any material that contains foreign material (nails, barbed wire fencing); any material with dirt or rocks on it; material that has been moved with heavy equipment, which leads to embedded dirt and rocks.

You may want to check with GMF PW on these:

- Can handle up to a 12" diameter log, and any log length; however, we recommend that the longer pieces be cut into manageable sizes, such as what two people could safely move.
- Any branch over 3 feet wide will need to be cut in half (by length) so the chipper can take in the material.

For at least one proposed chipper location, I advocate for the street right of way in front of 11255 Belvidere Ave. for the following reasons: there is ample room to operate the chipper and dump truck; this is a convenient location for me to haul the slash collected from the Scott Ave right of way; the property owner has shown commitment to creating defensible space on the 6 acre tract; neighbors can be encouraged to expand mitigation efforts in this dead-end canyon environment.

I will check with WPK Wastewater to see if we can get GMF dumptruck access to haul the wood chips directly on Sat June 6th. More to follow, thanks,

Rocco

On Tue, May 26, 2020 at 8:50 AM Angie Sprang <manager@gmfco.us> wrote:

Hey Rocco, were you able to get a list of what can and cant go into the chipper from CUSP?

From: Jane Newberry <gmfnewberry@gmail.com>

Sent: Tuesday, May 26, 2020 8:42 AM

To: Rocco Blasi <rocblasi@gmail.com>; Angie Sprang <manager@gmfco.us>

Subject: Re: Slash below Angel's Trail

that's all great news!! Thanks for working on all these needs for the Town.

Jane

On Mon, May 25, 2020 at 9:57 AM Rocco Blasi <rocblasi@gmail.com> wrote:

Hi Jane,

I saw you walking up Iona with your daughter this a.m., another good morning for a walk! I imagine you saw the pile of slash in the drainage next to Angel's Trail. Some fire mitigation volunteers collected that flammable debris from the Scott Ave right of way last weekend. I plan to haul it to a chipper location in Town, proposed for June 6th. Working details this week and you should have a slash / mulch collection update at your next Board meeting. Stay tuned & thanks for your patience. Best,

Rocco



Rocco Blasi <rocblasi@gmail.com>

Re: Request for Input, Aug 4 Trustees meeting

1 message

Scott Useman <seuseman@hotmail.com>
To: Rocco Blasi <rocblasi@gmail.com>

Sun, Aug 2, 2020 at 3:32 PM

This email is in response to the accusations of the town manager in May and June concerning the chipper I was a witness to these conversations and in no way shape or form was he trying to bully her or otherwise be rude in fact the town manager was the rude one and attempted to take over the conversation with her minimal knowledge of how the chipper worked and what would be the best position for it to be it was planned all of us that she did not know what she was talking about

This type of behavior is very typical of the town manager and she displays it consistently. I for one am getting very tired of her attitude toward the towns people in the frame of mind that she presents concerning her position within the town.

We need to replace her with someone who has a little maturity!!

Scott Useman

Get Outlook for iOS

From: Rocco Blasi <rocblasi@gmail.com>
Sent: Sunday, August 2, 2020 7:17:19 AM
To: Scott Useman <seuseman@hotmail.com>
Subject: Request for Input, Aug 4 Trustees meeting

Hi Scott,

As part of a larger issue the town manager is bringing before the Trustees Tuesday night, i ask for your input on the following accusation levied against me:

"During May & June 2020 Rocco Blasi attempted to bully the Town Manager over the location of a piece of Public Service heavy equipment, demanding preferential treatment – the Town Manager denied Rocco Blasi preferential treatment and was met with hostile intimidating behavior."

Your input before Tuesday night would be valuable. I believe your neighbor Derek (sp?) might have input about the chipper as well? I appreciate your consideration, respectfully,
Rocco Blasi

Allegation 2c No recording?

138 of 159



Rocco Blasi <rocblasi@gmail.com>

RE: Public Records Requests

1 message

Town Clerk <clerk@gmfco.us>

Mon, Aug 3, 2020 at 11:36 AM

To: Rocco Blasi <rocblasi@gmail.com>

Hello There,

Attached are the April 7 Minutes for your convenience. I tested the Link on the website to make sure it works, and it does.

The June 24 meeting was a conference call, not a public meeting, and there is no recording.

Budgets and completed audits are located on the Town's website publicly. Also, accounts payables are in every Board of Trustee agenda packet on the Town's website publicly.

Thank you,

Victor Matthews III

Administrative Assistant
Town of Green Mountain Falls

PO Box 524

Green Mountain Falls, CO 80819

Phone: 719.684.9414 ext. 1

clerk@gmfco.us

www.gmfco.us

From: Rocco Blasi <rocblasi@gmail.com>

Sent: Sunday, August 2, 2020 7:42 PM

To: Town Clerk <clerk@gmfco.us>

Subject: Public Records Requests

Allegation 3c
3e

Trail Discussion w/ BoT April 7 2020
including Pittman Tr. 139 of 159



Rocco Blasi <rocblasi@gmail.com>

Trails Pres for April 7th

1 message

Rocco Blasi <rocblasi@gmail.com>

Tue, Mar 31, 2020 at 12:34 PM

To: Angie Sprang <manager@gmfco.us>

Cc: Laura Kotewa <clerk@gmfco.us>, Rebecca Ochkie <ROchkie@gmail.com>

Hi Angie,

As discussed yesterday attached please find the Trails Cmte pres for the April 7th BoT meeting. Please include this email if a Zoom link and/or agenda will be sent prior to the meeting. Be well,
Rocco



GMF TC Pres_spring 2020.pdf

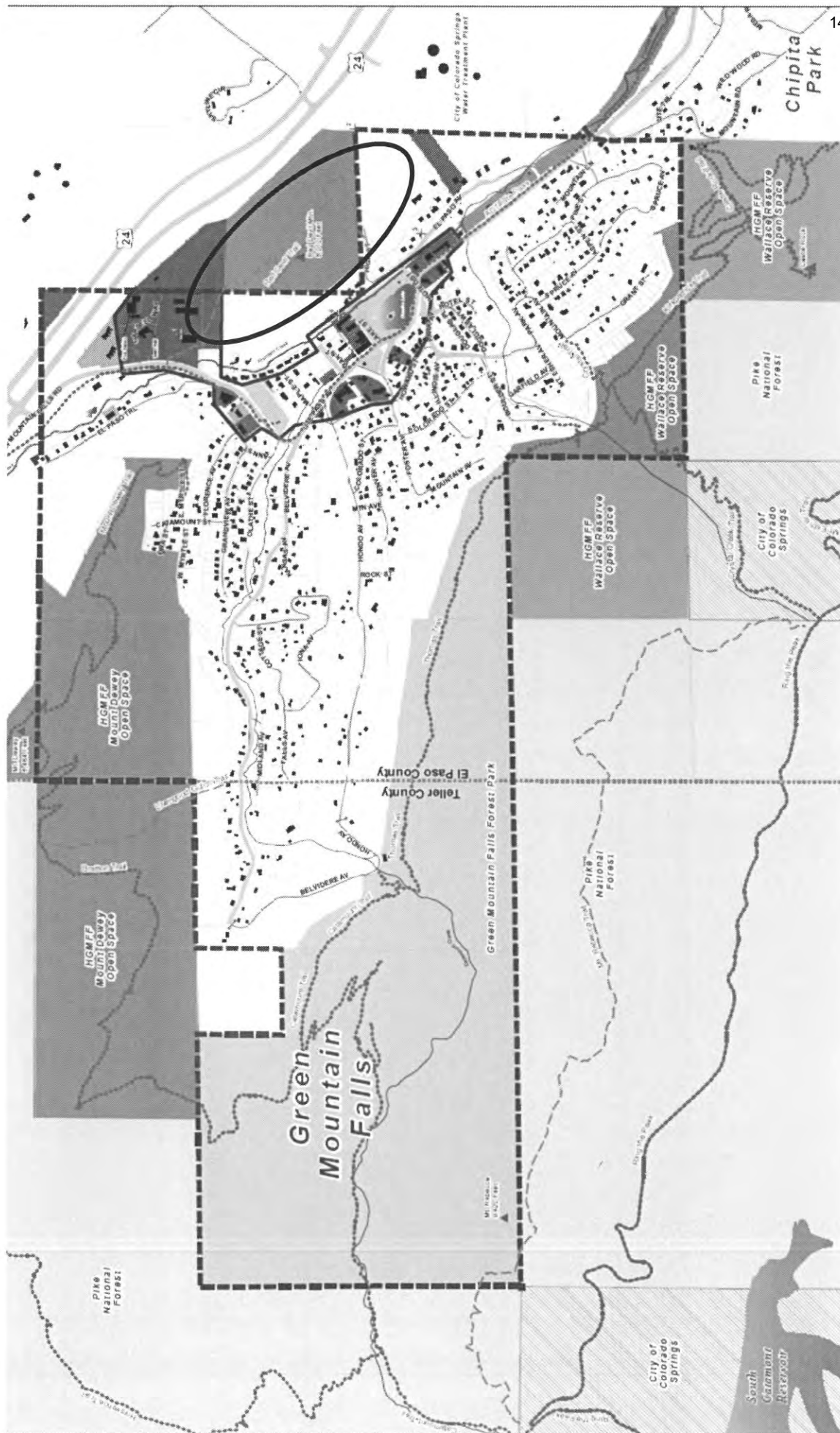
1316K

Text of information given by Trails Committee Chair Blasi to Trustees
on April 7 2020:

"Looking ahead, priority 2 will change the name to Pittman Trail. HGMFF has purchased the property and Mile High Youth Corps is scheduled to construct the majority of this 3/4 mile trail in August. Trails Committee will support the effort by laying out the trail (where it goes) and providing technical advice. The TC plans to allocate at least one of this season's work dates to this effort. We hope to have the trail ready before the snow falls later this year.

Of note, the trail alignment will make use of the 40' High St. right-of-way near El Paso behind Gazebo Lake. The trail will climb Red Devil Mtn to link Gazebo Lake area with Joyland buildings to GMF Rd. near Fountain Creek. The next slide will show the area where the trail will be."

The red circle focuses your attention where the new Pittman Trail will be located.



This projects slide is an update from our Fall presentation, where I described this

as not necessarily a to-do list, but our wish list of potential projects over the next 9 years.

You'll see that the route completed priority 1 the Angels Trail re-route between Honda Ave and Iona Tr. to move an unimproved gravel trail off of private property onto public right-of-way. We thank the Board for your

TRAIL CONSTRUCTION PROJECTS (2019-2029)

decision to make use of the right of way to solve the problem.

Priority (Incorporates discussion from June 2019 TC Meeting)

1. Angel's Trail along Scott Ave right-of-way (ROW) ✓

2. Red Devil Mountain Trail Requires land purchase or owner approval now: "Pittman Trail"

3. Horseshoe Detour Trail 900 LF Bypass private in-holding on Sheepherder's Ridge. New connector down to Catamount

4. Mount Rebecca Trail 1.9 miles From Crystal Creek Trail to Catamount Trail along ramparts. Requires USFS process

5. Livingood Gulch Trail On county line from Belvidere Ave to Mt Dewey saddle. Requires land purchase or owner approval

6. Mt Dewey Open Space Create additional hiking loop. Requires HGMFF coordination / approval

7. American Discovery Trail / Ute Pass Trail re-route: move ped & bicycle traffic from Ute Pass Ave to El Paso Ave. Consider re-align near tennis court

8. Crystal Trail 0.4 miles Extend Crystal Trail up to Visitor Center at Crystal Reservoir. Requires CSU approval

9. Kirkpatrick Trail 1.3 miles Extend east, connect with Mt. Esther Trail near Crowe Gulch. Requires land purchase or owner approval

10. Power Plant Spur Trail 300 LF Access from Crystal Trail to site of Empire Power Plant. Install Historical Interpretation Panels

11. Lester Dusenbury Trail From Belvidere Ave to Power Plant site on Crystal Creek

12. Other ROW neighborhood connector trails: as opportunities / interest dictate

Looking ahead, priority 2 will change the name to Pittman Trail. HGMFF has purchased the 3/4 mile trail property and MHC will construct the majority of this property and MHC will construct the majority of this property and MHC will construct the majority of this property in August. TC will support the effort by laying out the trail (where it goes) and providing

technical advice. The TC plans to allocate at least one of this season's work dates to this effort. We hope to have the trail ready before the snow falls later this year.

Of note, the trail alignment will make use of the 40' High Street ^{climb Red Devil Mtn to} right of way near El Paso Ave behind Brooks Lake. The trail will ^{include} Brooks Lake area with the Jayland buildings to Corn Wm Falls Rd near Fountain Creek.

The next slide will show the area where the trail will be before we move on. I'll give you a moment to review the remainder of our potential projects over the coming years. This summer the route will readiness future priorities and I will update ~~to~~ this list for you for our October update.

Mayor Pro Tem Peterson seconds. No further discussion. Roll call vote: all ayes, motion carries.

e. **Item 5e – Trustee Liaison Program.**

- i. Town Manager Sprang give a brief summary of the memo included in the packet. Mayor Newberry clarifies that this pertains to Town committees and boards only. Asks for Town Manger Sprang to provide more details about each committee: scheduling, people on the committee, purpose of each.
- ii. Mayor Newberry motions to approve and create the Trustee Liaison Program. Discussion: there is general agreement that the program is beneficial, and more details are needed for scheduling and appointment purposes. Further information is requested prior to the next Board of Trustees meeting. Trustee Guthrie seconds the motion. Roll call vote: all ayes, motion carries.

f. **Item 5f – Trails Committee (TC) Update.** Mr. Rocco Blasi, Chair of Trails Committee gives presentation from packet. Per Mr. Blasi, the Trails Committee will present bi-annual updates in April and October – prior to and after trail building season.

- i. Discussion: Mayor Newberry wants trails committee to be aware of Incline closure and governor's social distancing recommendations and asks for feedback on whether trail use is conflicting with State social distancing policies – no reported issues with social distancing or crowds as of now.
- ii. Discussion continues about the Town's lack of resources for keeping restroom open and patrolling for hikers parking in residential areas. Further discussion needs to take place to tackle the parking policies. Town Manager offers to investigate legislation guidance, enforcement options, and inclusion of this topic in Kirkpatrick grant.
- iii. Mr. Blasi mentions that, with increased traffic, trail work is focused on maintenance before new trail work. Mr. Blasi summarizes the TC's 9-year plan with project prioritization. Trustee Guthrie asks how the TC prioritizes projects. Mr. Blasi describes the TC's inspection process, which identifies and

prioritizes erosion problems, obstacles to fix, other issues to address.

- iv. Mr. Blasi requests Board action to fill the two vacancies on Trails with the two pending recommendations. Mr. Blasi requests Town help to keep the pedestrian walkway within ROW cleared of snow. This is the main trail connector through town. Mr. Blasi expresses that the TC welcomes the Liaison program and reminds that TC meets the 2nd Thursday of each month @ 6pm. Mayor Newberry asks staff to verify the status of the Steiner machine for snow removal support.
- v. Mayor Newberry calls a brief recess at 7:59 pm for the Town Howl. Mayor Newberry declares the meeting back in session at 8:03pm.
- vi. Mr. Blasi gives the Trails Committee recommendation for members to fill current vacancies: Chris Watling; Rob Schillinger. Mayor Newberry motions to appoint recommended Trails Committee members. Trustee Guthrie seconds. Roll call vote: all ayes, motion carries.

6. Old Business

- a. Item 6a – DOLA Flood Recovery Project Bids. Mr. Bracken is not present to discuss the findings. Town Manager Sprang gives overview of findings and bids from the letter from Project Engineer. She advises that there is about \$106K for these projects, which includes grant funding and the 25% match. Midland and Maple are prioritized for health and safety considerations. Mayor Pro Tem Peterson asks: Where does \$10K shortfall come from? Town Manager Sprang: would be a budget overage so would have to come from reserves.
 - i. Trustee Guthrie motions to approve Water on Marris bid for Maple Street and Midland Avenue projects only. Trustee Peterson seconds. Roll call vote: all ayes, motion carries.
 - ii. Mayor Newberry motions to authorize Town Manager Sprang to enter into negotiations with Water on Marris. Trustee Guthrie seconds. Roll call vote: all ayes, motion carries.

Allegation 3d – Bridge Before



Allegation 3d – Bridge After



RESOLUTION NO. 2020-13

TITLE: A RESOLUTION OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO ORDERING THAT THE TRAILS COMMITTEE ADVISORY BOARD SUSPEND ALL MEETINGS AND ACTIVITY

WHEREAS, the Board of Trustees has approved an Ordinance terminating the Trails Committee Advisory Board, and forming a new Parks, Recreation and Trails Advisory Committee;

WHEREAS, the Ordinance shall take effect thirty (30) days after publication and the existing members of the Trails Committee Advisory Board may apply for positions on the new Parks, Recreation and Trails Advisory Committee;

WHEREAS, until the new Parks, Recreation and Trails Advisory Committee has been formed and its new members appointed, the Board of Trustees desires the current Trails Committee Advisory Board to suspend all further meetings and activity; and

WHEREAS, any activity or meetings conducted by the current Trails Committee Advisory Board shall be without authorization of the Town and expressly beyond the scope of authority of any individual claiming to be acting as a member of the current Trails Committee Advisory Board.

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

Section 1. The current Trails Committee Advisory Board is ordered to suspend all further meetings and activity. (No individual may act in the capacity of a member of either the Trails Committee Advisory Board. Anyone claiming to be acting on behalf of either group shall be acting without authorization and shall be acting beyond the scope of his or her authority.)

INTRODUCED, READ and PASSED this ___ day of _____, 2020.

TOWN OF GREEN MOUNTAIN FALLS,
COLORADO

Jane Newberry, Mayor

(SEAL)

ATTEST:

Angie Sprang, Town Manager



Rocco Blasi <rocblasi@gmail.com>

Allegations regarding Mr. Blasi

1 message

Rebecca Ochkie <rochkie@gmail.com>

Mon, Aug 3, 2020 at 8:20 PM

To: manager@gmfco.us, gmfnnewberry@gmail.com, gmfrtrustee.peterson@gmail.com, gmfguthrie@gmail.com, GMFTrusteeLoo@gmail.com, gmfcquinn@gmail.com, Clerk GMF <clerk@gmfco.us>

Cc: Blasi Rocco <rocblasi@gmail.com>, Bratton Dick <trails007@aol.com>

3 August 2020

**Town Manager Angie Sprang
Mayor Jane Newberry
Mayor Pro Tem Margaret Peterson
Trustee Katherine Guthrie
Trustee Dyani Loo
Trustee Chris Quinn**

PO BOX 524
10615 UNIT B
GREEN MOUNTAIN FALLS RD
GREEN MOUNTAIN FALLS, CO 80819

This letter concerns Rocco Blasi and his handling of the Trails Committee over the last several years since I have been the Recording Secretary of said Committee.

Every Trails Committee has been held at the same place and time, Mucky Duck conference room, 6 PM, second Tuesday of the month. This has been publicized on each TC Minutes Report and TC Agenda. If any report or agenda was not received on time it was either a result of my inefficiency or turnover at town hall positions. There were many times when I delivered Minutes or Agendas on time that did not get posted.

I am unaware of any withheld documents as Mr. Blasi has gone out of his way to be transparent in all aspects of the Trails Committee. These allegations border on libelous.

I'm concerned that this persecution of Mr. Blasi is a personal vendetta against an honorable man. All democratic governments should be able to withstand criticism without eliminating dissent.

Rebecca Ochkie



Rocco Blasi <rocblasi@gmail.com>

RE: Request for Input, Planning Commission Procedure

1 message

Julia Simmons <planner@gmfco.us>
To: Rocco Blasi <rocblasi@gmail.com>

Mon, Aug 3, 2020 at 7:37 AM

Hi Rocco,

Since ~May 2019 I have created the agenda and (to the best of my ability) included documents for consideration. This is purely assumption without the backing of research, but my guess is this statement is invalid unless there are events I am unaware of.

Hope this is sufficient.

Best,

Julia

August 1, 2020: Staff is working remotely until further notice and will accommodate phone consults by appointment. A 100% paperless office allows social distancing and convenience: Land Use Applications and Checklists.



Julia C. Simmons

GMF Land Use

www.gmfco.us

719-684-9414 x2

From: Rocco Blasi <rocblasi@gmail.com>
Sent: Sunday, August 2, 2020 7:07 AM
To: Julia Simmons <planner@gmfco.us>
Subject: Request for Input, Planning Commission Procedure

Hi Julia,

As part of a larger issue the town manager is bringing before the Trustees Tuesday night, i ask for your input on the following accusation levied against me:

"Over the course of years, holding multiple Planning Commission meetings excluding documents to be reviewed during the public meeting from the packet."

I appreciate your consideration as this might put you in a difficult position. Your input before Tuesday night would be valuable. Respectfully,



Rocco Blasi <rocblasi@gmail.com>

Re: Request for Input, Planning Commission Procedure

1 message

Cactus <suntourusa@gmail.com>
To: Rocco Blasi <rocblasi@gmail.com>

Sun, Aug 2, 2020 at 8:57 AM

Hi Rocco,

That's crazy, do you have more documentation so that I can address it in context

Thanks Cactus

On Sun, Aug 2, 2020 at 7:08 AM Rocco Blasi <rocblasi@gmail.com> wrote:

Hi Cactus,

As part of a larger issue the town manager is bringing before the Trustees Tuesday night, i ask for your input on the following accusation levied against me:

"Over the course of years, holding multiple Planning Commission meetings excluding documents to be reviewed during the public meeting from the packet."

Your input before Tuesday night would be valuable. I appreciate your consideration, respectfully,
Rocco Blasi



Rocco Blasi <rocblasi@gmail.com>

Fwd: GMF

1 message

DORRIE <dguyan@comcast.net>

Tue, Aug 4, 2020 at 9:36 AM

To: rocblasi@gmail.com

A copy of my note to all 6 listed emails. (Forgive my typo misspelling of your last name...)

Dorrie

-----Original Message-----

From: dguyan@comcast.net

To: manager@gmfco.us

Sent: 2020-08-04 8:05:32 AM

Subject: GMF

Small town government should not be petty. You should be ashamed of yourselves for not appreciating the time and talents of 2 such honorable, selfless, kind, and giving individuals as Dick Bratton and Rocco Blasi. They have contributed so much as unpaid volunteers - something this town does not have enough of. And your response is to disband one committee and then expect their resignation from another.

The coerced resignation should be respectfully declined.

I am embarrassed that our lovely community is repeatedly showing immature leadership that will put us in a bad light again.

Sincerely,
Dorrie Guyan
11055 Iona Ave.



Rocco Blasi <rocblasi@gmail.com>

Trustees Meeting of August 4, 2020

1 message

Owner <Jolds1@aol.com>

Mon, Aug 3, 2020 at 5:52 PM

To: gmfnnewberry@gmail.com, gmfrustee.peterson@gmail.com, gmfguthrie@gmail.com, gmfrusteeloo@gmail.com, gmfinn@gmail.com, clerk@gmfc.us

Cc: Trails007@aol.com, rocblasi@gmail.com

Town of Green Mountain Falls
Board of Trustees
Box 524
Green Mountain Falls CO 80819

August 3, 2020

Dear Board of Trustees:

It is my understanding that the Green Mountain Falls Board of Trustees are interested in removing Roco Blasi and Dick Bratton from their posts on the town Planning Committee. Why?

Both of these men have been valuable assets to Green Mountain Falls for decades. Their knowledge of the community planning process is both wide and deep, they have given freely of their time and energy. Both are known and respected around town. I have attended many Town Council meetings, and some Planning Commission meetings, with the two of them, and have found them to be well spoken and insightful. They consistently have the betterment of the community in mind, I do not question the honesty or integrity of either one. They do what they say they will do, and both have good "people skills".

It just seems amazing to me that two people with such good knowledge and experience would be asked to step down. I believe it would be a terrible loss to the community. It is also noteworthy to mention that both Mr. Bratton and Mr. Blasi were swept up in the dissolution of the Trails Committee just last month, and now they are being asked to resign from the Planning Commission. Is there a connection?

I am disappointed with the Green Mountain Falls Board of Trustees for considering such a proposal.

Sincerely,

Joe Olds
11070 Falls Avenue

To the Board of Trustees of the Town of Green Mountain Falls, Colorado:

I write in support of Mr. Rocco Blasi. It is strange and wrong to even consider his removal from the Planning Commission.

I have known Mr. Blasi for 5 years. In my various interactions with him, he has always been gracious and professional. In fact, I often thought over these recent years that the fact that Green Mtn Falls had his talents on the Trails Committee was the best thing going for the present & future of the town.

Imagine my shock to learn that not only did the Board of Trustees put an end to the Trails Committee, but also it is now considering Mr. Blasi's removal from the Planning Commission. I have read the 31 July letter to the Board written by the Mayor and the Mayor Pro Tem, listing allegations against Mr. Blasi. These allegations at best speak to a need for mediation for better communications between parties and at worst to a drive to censor an independent voice. Most of the allegations I find impossible to believe. The one allegation that I think I can address from personal knowledge is the receipt by volunteers of "free passes to the top of Pikes Peak for personal recreation." When my husband and my daughter volunteered with the Trails Committee one day in July 2019, they were transported part of the way up the Pikes Peak Highway to walk in with tools and supplies to the trail worksite. This is hardly the top of Pikes Peak, and certainly not personal recreation. It was for the benefit of the Town of Green Mtn Falls.

I fear that other allegations may likewise be distortions of what actually happened. Of course, I can't know. I can only hope that the Trustees who are not party to this strange set of complaints will join the rest of us and stand up for Mr. Blasi.

Sincerely,
Rosalea Postma Carttar
10715 Olathe
Property owner whose family history in GMF goes back to 1930

August 4, 2020

Dear Board of Trustees,

I am greatly concerned as well as deeply disappointed that the Board of Trustees (or is it just Mayor Newberry and Town Manager Angie Sprang?) have not been able to coalesce the energies and ambitions of a small town community as a guiding model, especially during these COVID times. I moved here for the town's beauty, trails, and community spirit. And yet, over these past months have been aware of bitter politics, threats from residents (one of which has been appointed onto a committee), agendas blatantly being put forth with little to no notice to the public and with no possibility of public comment (as is the case with the call for Rocco Blasi's resignation from the Planning Commission), accusations not founded on fact, and other actions (such as the cease and desist order to the trails committee) that leaves me unsettled and gravely concerned. How is it that we cannot come together as a town community with proper leadership to act and stand as one, with varying opinions, but with the intention to be upright and community-spirited?

More than disappointing, this is a breach of leadership and authority in our small town, along with a breach of trust between public / residents and our community leadership. The BOT is elected to represent, works on behalf of, and protect our residents, yet I am aware of actions on the part of our mayor and town manager (I realize the town manager is not a trustee) in particular that give evidence of animosity towards some residents, lack of protection for residents, and divisiveness in a small town during a global crisis that calls for united coming together rather than this divisiveness, dishonoring, and abusive actions towards some.

Specifically, I am appalled at the recent call for the resignation of 2 residents and planning commission members who have given huge amounts of resources on a voluntary basis for the good of our town. I have been on the past 2 BOT meetings, hearing often the call for public volunteers, yet this reprimand and call for resignation feels like agendas that are being craftily acted out based on false accusations, lack of integrity, lack of leadership skill, and lack of the ability to embrace difference of opinions as strengthening rather than divisive.

Personally, I have known Rocco Blasi to be outstanding and upstanding in his skillful actions and work for the town, in his ability to garner volunteers for countless numbers of hours gifted in service of this town, and in his ability to speak in the language of various committees and regulatory needs with educated skill. I acknowledge that there are times when language between all have been tense, but the allegations posted I find to be blatantly skewed and divisive rather than coming from a place of strong leadership bent and dedicated towards embracing the skill, and willingness from such a person as Rocco. How can you call for volunteers, yet completely dismiss a group of volunteers that have shown up time and time again in service of the town, under the leadership of and in response to the welcoming communication from Rocco? You state that an Advisory Board/Committee Member has the responsibility to "...represent the Town in

an above board and upstanding manner that follows the rule of Law, fosters community inclusion, and provides the community with a transparently accurate public process.”. I have always known Rocco to do exactly this.

I am also appalled that no action was taken during recent public threats from two residents during BOT meeting, namely a threat to hold a gun to hikers on a particular trail, and another threat to actually hit hikers by car on a road. Strong skilled leadership would not allow this to go unacknowledged, without addressing such public threat quickly and for the sake of all.

Respectfully Submitted,

Judith Piazza

Judith Piazza
11160 Belvidere Avenue
Green Mountain Falls, CO 80819

Victor, please include my letter to the BOT that I also read to the Board, in the minutes of the last board meeting.

157 of 159

See below:

Small town government should not be petty. You should be ashamed of yourselves for not appreciating the time and talents of 2 such honorable, selfless, kind, and giving individuals as Dick Bratton and Rocco Blassi. They have contributed so much as unpaid volunteers - something this town does not have enough of. And your response is to disband one committee and then expect their resignation from another.

The coerced resignation should be respectfully declined.

I am embarrassed that our lovely community is repeatedly showing immature leadership that will put us in a bad light again.

Sincerely,
Dorrie Guyan
11055 Iona Ave.

Thank you,
Dorrie Guyan

Dear Trustees,

Since we will not be allowed public comment or discussion regarding item 4a on the agenda tonight, I would like to provide it to you directly. I have read the allegations of GMF management against Rocco and I have read and seen Rocco's proof that the allegations are not true. (I would certainly hope that he would be given longer than 3 minutes to present his proof in a public setting since the allegations have been made in a public setting.)

Regardless, all of the issues presented by town management for a vote under 4a, seem very minor, and, now just seem to be a 'he said/she said' situation, without a hearing from both sides or proof presented by each. I can't imagine why the management (or the board) of GMF would consider ridding themselves of one of the most hard working and productive volunteers they have ever had, over what seems to be a personality conflict (at best). I can list his many contributions to this town through his volunteer work; one I know of personally is providing leadership for the fire mitigation so sorely needed in this community. In all my interactions with him, he has been nothing but efficient in carrying out his commitments, diligent, true to his word, and very caring and kind. I will leave it to the many others here to list his many contributions as I know they likely can and will, if given the opportunity. I would certainly hope that you all have the good sense to vote against the 4a silliness and move on to more important issues.

Here are some of those issues:

1. In the last meeting, the mayor promised to bring the legal paperwork required to hire the reserves and law enforcement help for Virgil to deal with the poorly behaved hikers as was determined to be the underlying and primary problem in our last meeting. This statement by the mayor was left out of the minutes and left off the agenda for tonight's meeting. Are we hiring (or have we hired) this additional law enforcement help as discussed, agree to, and promised last meeting?
2. Any initiative to get paid parking in place to solve parking issues and income issues for the city does not seem to be underway.
3. An answer to the public restroom issues does not seem to be under discussion or solved.
4. Focus on a plan to get the very best out of all volunteers instead of seeking to punish and remove clearly dedicated volunteers. Companies work harder than this to save paid employees, who, while viewed as difficult, still contribute to the overall good of the company. Working with volunteers can be challenging but we do not have the resources to have very many paid employees. Management needs to figure out a way to successfully manage volunteers. (Do we need a volunteer liaison between the volunteers and the board to resolve difficulties when they arise?)
5. My final (and biggest) issue is that in the packet they prepared for this evening, management admits that they have used "hundreds of combined hours of town staff time, volunteer time, attorney hours and fees, community resources, tax dollars, and disrupted the forward momentum of operations..." on this pursuit of Rocco, a single volunteer. What a complete waste of all of these resources, under their fiduciary responsibility, this has been. Have they lost sight of the things I listed above that really matter?!?

Much worse than anything a volunteer could possibly do to damage this town, is Management's admitted list of wasteful spending of all these town resources in the middle of a pandemic when the town can ill afford any of this. My hope is that the board will bring the management of this town to account for this egregious misuse of town resources. At the very least, I would expect the management of GMF to be better able to properly manage their relationship with volunteers; this is an embarrassing failure. But even worse, is the decision they made to squander all these resources on this minor issue that matters very little to the success of this town.

Thank you,

Lamar Mathews
11145 Hondo
Cell: 713 851 1304