



**Town of Green Mountain Falls
Planning Commission Regular Meeting
Agenda**

**August 10, 2021 • 6:30 PM
In-person Meeting @ 10615 Green Mountain Falls Rd
Green Mountain Falls, CO 80819**

OR Join Zoom Meeting

<https://us02web.zoom.us/j/85857338972?pwd=aGlya1ZQazBIZ2ZiUk9lemVtU1hmdz09>

Meeting ID: 858 5733 8972; Passcode: 928233

TIME		ITEM	DESIRED OUTCOME
6:30	1.	CALL TO ORDER	
	2.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	
	3.	APPROVAL OF MINUTES July 13, 2021, Regular Meeting Minutes	Action Recommended
	4.	PUBLIC COMMENT**	
	5.	NEW BUSINESS	
	a.	JUL2021-02 – 6960 Howard St – Deck Application	Action Recommended
	b.	AUG2021-01 – 6855 Hotel St – Deck Application	Action Recommended
	6.	OLD BUSINESS	
	a.	APR2021-03- 6725 Park Ave. - Dr. Trent Shed Application	Information
	b.	JUN2021-01 – 11070 Belvidere – Remodel	Information
	7.	OTHER BUSINESS	
	a.	Nina Williams – Land Use Code Rewrite - Update	Information
	b.	Housekeeping Announcements Next Regular Meeting September 14th	Information
	8.	Adjournment	

**Register for public comment by 4:00 PM the day of the meeting: staff@gmfco.us; planner@gmfco.us

Planning Commission Members:

Todd Dixon, Chair

Lamar Matthews, Commissioner

Sean Ives, Commissioner

Gregory Williamson, Vice Chair

Paul Yingling, Commissioner

1. CALL TO ORDER - 6:33pm
Dixon, Ives, Williamson
Matthews and Yingling via Zoom
Trainor
Sprang

TD reviewed how meetings are conducted. Apologized about delays due to staffing.

2. ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA

GW - moved, LM - seconded. Motion passed - 5/0

3. APPROVAL OF MINUTES May 25, 2021 Regular Meeting Minutes

SI - moved, GW - seconded. Motion passed - 5/0

4. Proposal for Nancy Dixon to act as temporary Secretary for Planning Commission Meetings.

GW - moved, SI - seconded. Motion passed - 4-1 (TD abstained)

5. PUBLIC COMMENT

Resident Kita commented about the proposed sale of the town property. That it would close out future options Used for parking overflow at this time. TD pointed out an additional written correspondence item included in the packet.

6. NEW BUSINESS

7. Concept Proposal to Purchase Town of Green Mountain Falls Land at 7035 Oak Street. Clay Gafford, Owner 7045 Oak Street.

Staff report - Town has no current plans for the land. Storage shed is being used, but items in the shed can be relocated. Open bidding is not needed.

Commissioners to staff - Storage shed items can be moved to another location.

Applicant - No statement. All the info is in the packet.

Commissioners - This is where the old Town Hall was. Should preserve historical land. This is a rare parcel of land as it is flat and downtown. From a progressive view, we may want to consider the sale of Town land. Hold on to the land for potential uses such as overflow parking for restaurants. Voting on concept only. Keep town property if possible.

GW moved to not approve the concept of the lot at this time. SI - seconded. Motion passed 5/0.

8. APR2021-03- 6725 Park Ave Architectural Plan Review Application. Dr. Trent, Applicant.

Staff report - Permit for a storage shed. El Paso County shows this as a trust. Written authorization needed from that trust. Verification of the owner needs to be known.

Applicant - Not present.

Commissioner - Site plan submitted is inadequate. No true property line denoted. Needs dimensions and property lines on site plan. All improvements need to be identified on the site plan.

Application being returned to the applicant due to needing adequate info for the site plan.

9. APR2021-04 - Enlarge approved deck at 11145 Hondo Ave. David Douglas & Lamar Mathews, Owners. Kimber Janney, Applicant. Commissioner Matthews left the meeting for this discussion at 7:08 pm and returned after the vote at 7:15 pm.

Staff report - Modification to original plan. 150 sq ft expansion to the deck. Set back requirements are still met.

Commissioners to staff - Plans have been sent to Pikes Peak regional for approval. Modification being made for a more user friendly way to enter the house.

Applicant - Change due to being further along in the project. Landscape artist recommends a new user-friendly approach as there are now 100 steps from the street and 40 steps from the garage.

GW moved to approve based on follow-on Pikes Peak Regional Building Department approval. Seconded - SI. Motion passed - 4/0 LM recused.

10. JUN2021-01 11070 Belvidere Architectural Plan Review Application. Steve Tabor, Owner. Nicholas Rohman, Applicant.

Staff report - Remodel to build another story. Nothing over 35'. Applications are signed but does not show on the packet given. No heavy equipment needed. Large deliveries of building materials will be coordinated with town staff.

Commissioners to staff - Applicant is not the same as the owner. Need a letter or work a contingency. Site plan not included with packet. PC needs to review the site plan. Needs to be a complete application before the PC reviews.

Applicant - Not present.

Item returned to applicant for site plan.

11. JUL2021-01 6875 Hotel Street Fence Permit. Kathleen Wilson and Gerald Stuhlsatz, Applicants and owners.

Staff report - Fee has not been paid. ROW is not clear on survey.

Commissioners to staff - ROW is a concern. Submitted drawing shows 30' ROW outside of the property line. Engineer stamped survey drawing should be acceptable.

Applicant - Any questions for us? (no questions from Commissioners)

GW moved to approve as submitted. SI - seconded. Motion passed 5/0

12. Proposal to change Planning Commission Regular Meeting Start Time. Angie Sprang, Town Manager.

Town Manager - If possible, have meetings during work day, 8-5:30 or on another day other than Tues. M-W: office is open. Other towns have meetings during work hours. BoT are usually in the evenings.

Commissioners discussion - Applicants work and to take time off to attend a PC meeting would not be beneficial. Committees made of volunteers, unpaid, and would be hard to get volunteers to come during work hours in the future. Should not ask staff to work extra hours.

Some commissioners would not be able to be on committee if moved to work hours. This is GMF with 300+ voters. Town staff should work out their schedules to meet the committee's needs. Zach's internship is over at the end of the month. TD can provide swim lane diagrams to help document processes.

Roll call vote: nay = keep existing time. 4/1 aye (PY)

13. OTHER BUSINESS

14. Housekeeping Announcements

Next Regular Meeting August 10th.

Presentation and discussion of the first installment of Land Use Code rewrite. TD reminded commissioners that they have a couple action items concerning land use tables "uses" and land use tables "dimensional standards". Submit to Zach ASAP.

Can a meeting be scheduled in 2 weeks to address returned applications? GW offered to review applications prior to the agenda. Commissioners gave kudos to Zach for his work on the PC.

Trustee Guthrie suggested reviewing the PC checklists.

15. Adjournment at 7:54pm



To: Planning Commission

From: GMF Staff

Date: August 9, 2021

Re: JUL2021-02 Architectural and Zoning Application for a new deck at 6960 Howard Street

Background

The Applicant, Duff Comstock, is requesting the Planning Commission's consideration for a new deck permit at the subject address. The application was received on July 15th, 2021. The construction plan has been approved already by Pikes Peak Regional Building Dept.

Planning Commission Recommended Actions:

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

Discussion

16-305 R-1 5,000 Single-Family Residential District.

Setback requirements:

- a. Front, fifteen (15) feet;*
- b. Side, five (5) feet; and*
- 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 parcel ID 8308405005 as 8950 SQ FT property.

The property is zoned R-1 5,000 Single-Family Residential, within the designated Hillside Overlay Zone.

Sec. 16-705. - Building permits; architectural review (attached)

The Zoning Code §16-705(d)(2) – *at 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 language for architectural review is couched as policy recommendation with vague standards: nevertheless, it does state the advisory body *shall restrict its consideration in each case to the effect of the proposed construction on the health, safety, morals, and general welfare of the Town.*

Per the Town Code, a complete development plan includes:

Sec. 16-712. - Development plan requirements (with applicant responses in red).

- (1) The location, height, and dimensions of each existing and proposed structure in the development area and the uses to be contained therein. *As was provided on the detailed drawing and ILC, it is a freestanding ground level deck on the front of our house 26x7 foot in size*
 - (2) The proper building setbacks and building area with reference to property lines, highways, or street rights-of-way; *we drew the proposed deck on the ILC we provided, and the property lines and street and driveway are all noted on the ILC. We are minimum 30-40 feet away from any property lines.*
 - (3) The location and surfaces of all parking areas and the exact number of parking spaces; *driveway location is shown on the copy of the ILC we provided, and the deck is 8 feet away from that*
 - (4) The location of watercourses and other natural historic features; *this is not applicable to our project*
 - (5) The location of all pedestrian walks, malls, recreation, and other open spaces; *this is not applicable to our project*
 - (6) The location, number, height, and square footage of freestanding identification signs; *this is not applicable to our project*
 - (7) The location, height, size, and orientation of any required light standards; *this is not applicable to our project*
 - (8) The location of all permanent accesses from publicly dedicated streets, roads, or highways; *this is shown on the ILC that was provided*
 - (9) The location, overlain on contours for the area, of all roadways, walkways, bridges, culverts, drainage easements, existing or contemplated, and green belts; *this is not applicable to our project*
 - (10) The location of all footpaths, traffic islands, traffic devices and driveways, indicating the pedestrian and vehicular movement and control; *this is not applicable to our project*
 - (11) The stages, if appropriate, in which the project will be developed; and *this is not applicable to our project*
 - (12) A vicinity map to locate the development in relation to the community. *this is not applicable to our project*
- (Ord. 97-01)

§16-312. - HO Hillside Overlay Zone; §16-714. - Hillside Overlay Zone requirements; §17-83. Grading Permit and Erosion Control Plan; when required:

The subject property on Howard Street is in the designated Hillside Overlay Zone (HO): *characterized by significant natural features that include ridgelines, bluffs, slope...* Hillside is defined §16-110 as *any area with a degree of slope exceeding fifteen percent (15%) as depicted on the Degree of Slope map prepared for the Town in September 1980.* However, the Code does not specify whether the methodology for creating the HO Zone was the 15% standard, making

enforcement and compliance a challenge. Objectives of HO include conserving natural features, minimizing runoff and erosion, providing safe access to hillsides, and preventing taxpayer burden from hillside development.

Damage to public and private property due to irresponsible development can be avoided by proper review and permitting and by using the grading and erosion control standards in the Code. While slope, natural drainage features, and other geologic hazards are not indicated on the site plans, they are considered during engineering design and review. The existing retaining wall indicated on the site plans will be reinforced with the proposed addition's foundation.

Nearly all land use proposals trigger the land suitability analysis required in §16-714 due to Zoning Code and not necessarily because of steep slopes, unstable soil, density increases, or earth disturbing activities. Grade and fill activities are not proposed for this project and staff does not recommend the Commission require the additional layers placed on all Applicants required in §16-714 unless the discussion provides compelling reasons specific to this property and scope of work.

Conclusion and Recommendation

Staff recommends approval of this project, subject to:

1. Contractor showing proof of or acquiring a current GMF Business License.



**Town of Green Mountain Falls
Land Use Approval Application
Architectural Plan Review**

General Information

- This checklist serves as a guideline for submitting a Zoning & Architectural Plan Review Land Use Approval application, per Section 16-705 GMF Zoning Code.
- Applicants are responsible for reviewing and understanding the Code.
- Complete applications are subject to staff review time of **two weeks (14 days)**.

Applicant

Applicant: Duff Comstock
Address: 6960 Howard St.
E-Mail: ccomstock77@gmail.com
Phone: 720-289-6315
Owner: Duff Comstock
Address: 6960 Howard St. (P.O. Box 827)
E-mail: ccomstock77@gmail.com
Phone: 720-289-6315

Property

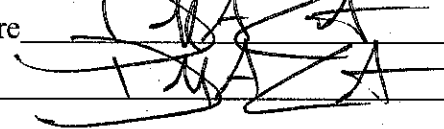
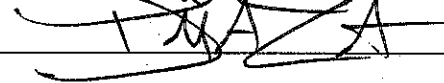
Physical Property Address: 6960 Howard St.	
Type of Project: New deck	Zoning/Lot Size: 8950 sq
Hillside Overlay zone? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Land Survey/ILC Included: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Certification & Signature

APPLICANT'S STATEMENT: I understand the procedures and requirements (pages 1 and 2 of this application) that apply to my request and acknowledge an incomplete application will not be scheduled for public hearing. GMF Staff's acceptance of the application, payment of fees, and submittal of accompanying materials does not constitute completeness. I further agree to reimburse the city for technical and professional consulting expenses that may be incurred during the review of my request. Failure to reimburse the Town for invoiced expenses constitutes an incomplete application.

Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

By checking this box, I agree to the certification statement and am typing my full name as an electronic signature.

Applicant Signature  Date **JULY 15, 2021**
Owner Signature  Date **JULY 15, 2021**
Owner Signature _____ Date _____

This document can be signed electronically using Adobe Reader DC for free.

EL PASO COUNTY - COLORADO8308405005
6960 HOWARD STTotal Market Value
\$299,905**OVERVIEW**

Owner:	COMSTOCK CATHY, COMSTOCK DUFF
Mailing Address:	PO BOX 827 GREEN MTN FLS CO, 80819
Location:	6960 HOWARD ST
Tax Status:	Taxable
Zoning:	-
Plat No:	302
Legal Description:	LOT 5 EX SWLY 60 FT, NELY 75 FT OF LOT 6 BLK 15 GREEN MOUNTAIN FALLS ADD 1

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$41,300	\$2,950
Improvement	\$258,605	\$18,490
Total	\$299,905	\$21,440

RESIDENTIAL - RANCH (1)Market Value **\$258,605**

Assessment Rate	7.15	Above Grade Area	1,113
Bldg #	1	First Floor Area	1,113
Style Description	RANCH	Above First Floor Area	0
Property Description	FRAME AVERAGE QUALITY	Lower Level Living Area	0
Year Built	1910	Total Basement Area	-
Dwelling Units	1	Finished Basement Area	
Number of Rooms	4	Garage Description	-
Number of Bedrooms	2	Garage Area	-
Number of Baths	1.00	Carport Area	-

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	7.150	8950 SQFT	\$41,300

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	10/02/2018	\$0	-	218115261
+	10/02/2018	\$0	-	218115262
+	10/02/2018	\$264,000	Good sale	218115263
+	03/08/2017	\$243,000	Good sale	217027123
+	08/27/2015	\$217,000	Good sale	215093614
+	02/24/2012	\$0	-	212020544
+	07/07/2008	\$201,700	Good sale	208077169
+	12/21/2004	\$100,000	Good sale	204207612
+	03/16/1992	\$0	-	2123489

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

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

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



No Photo Available

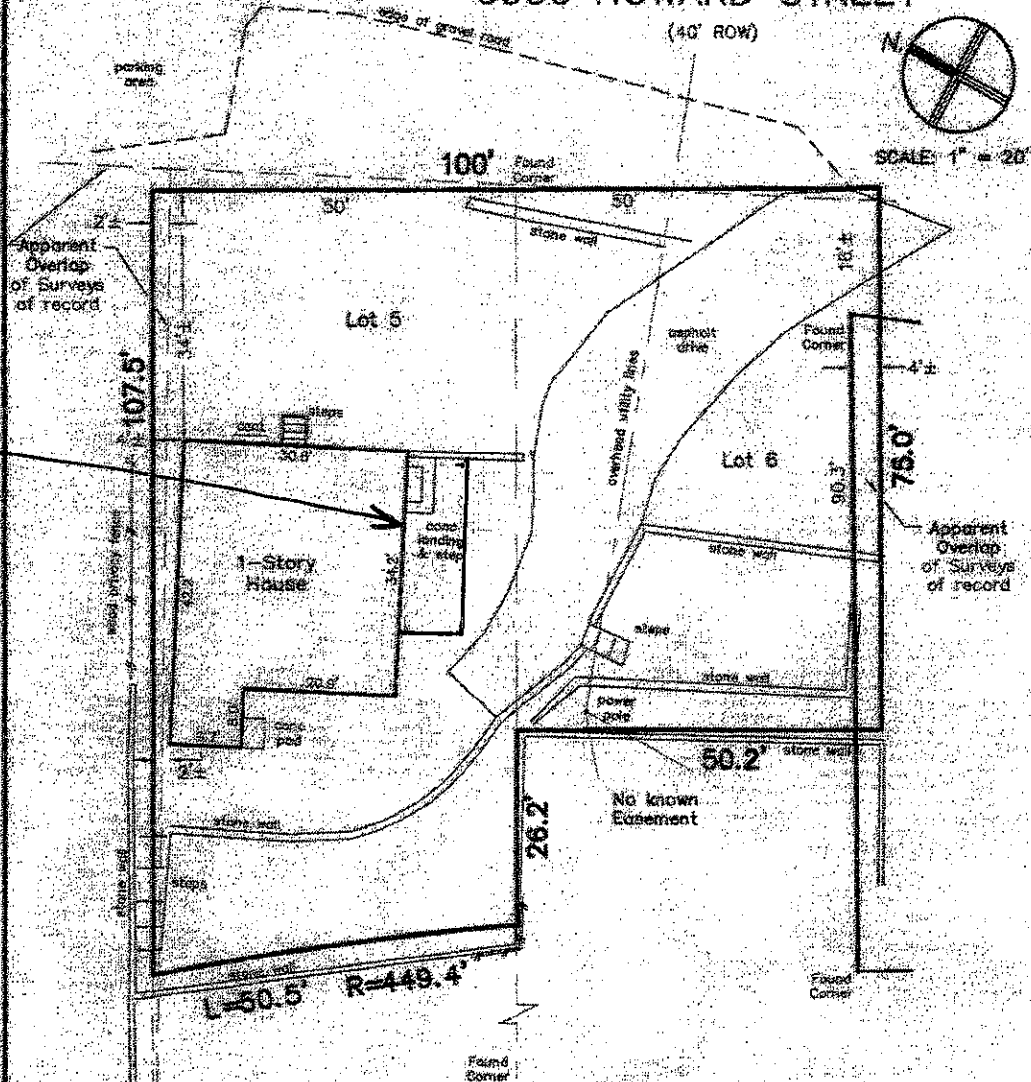


Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

IMPROVEMENT LOCATION CERTIFICATE 6960 HOWARD STREET

*proposed
deck*



RECORD TITLE DESCRIPTION:

SEE SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
EMPIRE TITLE OF WOODLAND PARK and COLORADO MORTGAGE GROUP

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT
IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER
FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED
PARCEL ON THIS DATE,

August 12, 2015

EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL,
EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED
PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND
THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR
BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 49742
COLORADO SPRINGS, COLORADO 80949
(719) 599-4615 FAX: (719) 599-5415
jvmp@cpssurveys.com

COMSTOCK RESIDENCE
6960 HOWARD ST.
GREEN MOUNTAIN FALLS
80819

LEGAL DESCRIPTION:

LOT 5 EX SWLY 60 FT, NELY 75 FT
OF LOT 6 BLK 15 GREEN MOUNTAIN FALLS
ADD1

DECK INFO: (DETACHED DECK)

DECK IS NOT ATTACHED TO HOUSE
WITH LEDGER, IT IS FREE STANDING.
ENTIRE DECK IS GROUND LEVEL
7" high including deck boards

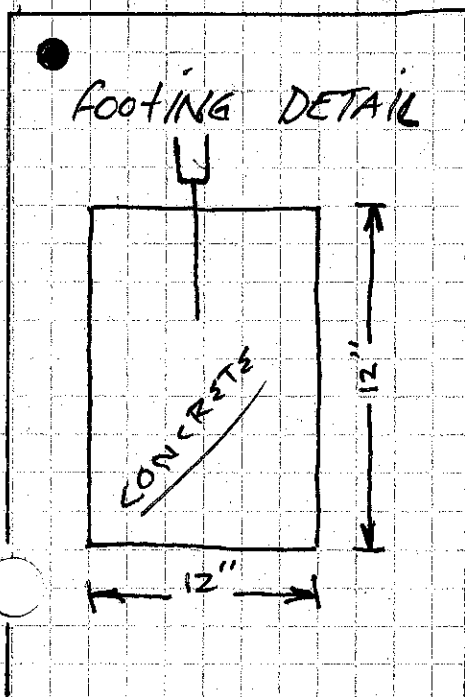
EXISTING
CINDER BL
+ ROCK WA
with HAM

EXISTING HOUSE

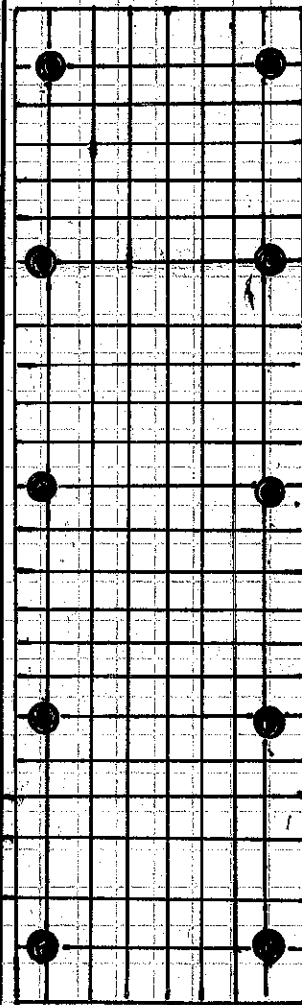
MATERIALS:

ALL FRAMING will be (2x6)
completed using treated
or DECAY RESISTANT material.
SIMPSON full hangers galvanized
FACE MOUNT with engineered
fasteners used throughout.
DECK BOARDS: IPE 1 5/16" thick
x 5 3/8" face screwed

FOOTING DETAIL



EXISTING HOUSE



DECK SIZE:

$$26 \times 7 = 182 \text{ SQ}$$

SETBACKS:

- 42.5 ft from edge of road
- 28 ft from NE property line
- 42.5 ft from S property line
- 30 ft from SW property line
- W side is up against house

DECK JOISTS
12 - 16 inch
O.C. MAX.

■ = 1 SQ



To: Planning Commission

From: GMF Staff

Date: August 9, 2021

Re: AUG2021-01 Architectural and Zoning Application for a new deck at 6855 Hotel St.

Background

The Applicants, owner Victor Matthews and contractor Krueger Brothers Construction, is requesting the Planning Commission's consideration for a new deck permit at the subject address. The application was received on Aug. 9, 2021. The construction plan has been approved already by Pikes Peak Regional Building Dept.

Planning Commission Recommended Actions:

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

Discussion

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

Setback requirements:

- a. Front, fifteen (15) feet;*
- b. Side, five (10) feet; and*
- c. Rear, ten (10) feet.*

The electronic file maintained by Town Hall, *2019 Official Town Zoning Map*, and the El Paso County Assessor's Office show parcel ID 8308410062 as 10,920 SQ FT property.

The property is zoned R-1 10,000 Single-Family Residential, NOT within the designated Hillside Overlay Zone.

Sec. 16-705. - Building permits; architectural review (attached)

The Zoning Code §16-705(d)(2) – *at 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;*
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 - (2) The proper building setbacks and building area with reference to property lines, highways, or street rights-of-way;
 - (3) The location and surfaces of all parking areas and the exact number of parking spaces;
 - (4) The location of watercourses and other natural historic features;
 - (5) The location of all pedestrian walks, malls, recreation, and other open spaces;
 - (6) The location, number, height, and square footage of freestanding identification signs;
 - (7) The location, height, size, and orientation of any required light standards;
 - (8) The location of all permanent accesses from publicly dedicated streets, roads, or highways;
 - (9) The location, overlain on contours for the area, of all roadways, walkways, bridges, culverts, drainage easements, existing or contemplated, and green belts;
 - (10) The location of all footpaths, traffic islands, traffic devices and driveways, indicating the pedestrian and vehicular movement and control;
 - (11) The stages, if appropriate, in which the project will be developed; and
 - (12) A vicinity map to locate the development in relation to the community.
- (Ord. 97-01)

Conclusion and Recommendation

Staff recommends approval of this project, subject to:

1. Contractor showing proof of or acquiring a current GMF Business License.



**Town of Green Mountain Falls
Land Use Approval Application
Architectural Plan Review**

General Information

- This checklist serves as a guideline for submitting a Zoning & Architectural Plan Review Land Use Approval application and is not a substitute for the provisions in GMF Municipal Code or any other rules that may apply.
- Applicants are responsible for reviewing and understanding the Code.
- Complete applications are subject to staff review time of **two weeks (14 days)**.

Applicant

Applicant:	Krueger Brothers Construction (Jared Davis)
Address:	2028 Acrotech Dr
E-Mail:	bruhany@kruegerbrothers.com / jared@kruegerbrothers.com
Phone:	719-466-1389
Owner:	Victor Matthew's
Address:	6855 Hotel St.
E-mail:	chefmatthews@aol.com
Phone:	719-964-2990

Property

Physical Property Address:	6855 Hotel St.
Type of Plan Review:	Deck
Lot Size/Zoning:	10920 sq ft / 7 th plat # 6176
Hillside Overlay zone? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Land Survey/ILC Included: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Certification & Signature

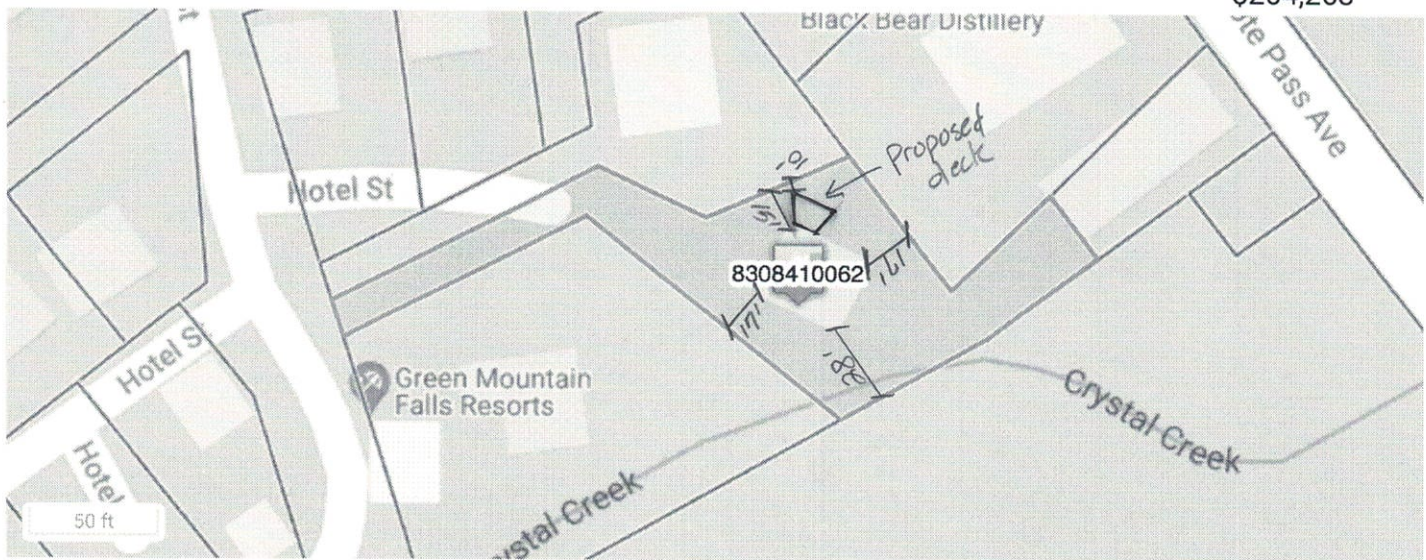
APPLICANT'S STATEMENT: I understand the procedures and requirements (pages 1 and 2 of this application) that apply to my request and acknowledge an incomplete application will not be scheduled for public hearing. GMF Staff's acceptance of the application, payment of fees, and submittal of accompanying materials does not constitute completeness. I further agree to reimburse the city for technical and professional consulting expenses that may be incurred during the review of my request. Failure to reimburse the Town for invoiced expenses constitutes an incomplete application.

Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

By checking this box, I agree to the certification statement and am typing my full name as an electronic signature.

Applicant Signature	<u>[Signature]</u>	Date	<u>8/9/21</u>
Owner Signature	<u>[Signature]</u>	Date	<u>8-9-21</u>
Owner Signature	_____	Date	_____

This document can be signed electronically using [Adobe Reader DC](#) for free.

EL PASO COUNTY - COLORADO8308410062
6855 HOTEL STTotal Market Value
\$204,263**Disclaimer**

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

*Leads**See attachment*

- 8308410062 is a 1/2 acre lot with a 1/2 acre existing lot to the west
- A deck, built at highest point
- A deck, built at highest point where stairs are located
- Deck is 24' x 20' and is not replacing, but is a new addition
- Lot area is 20,792 sq. ft.

Scope of work for 6855 Hotel St, Green Mountain Falls, 80819

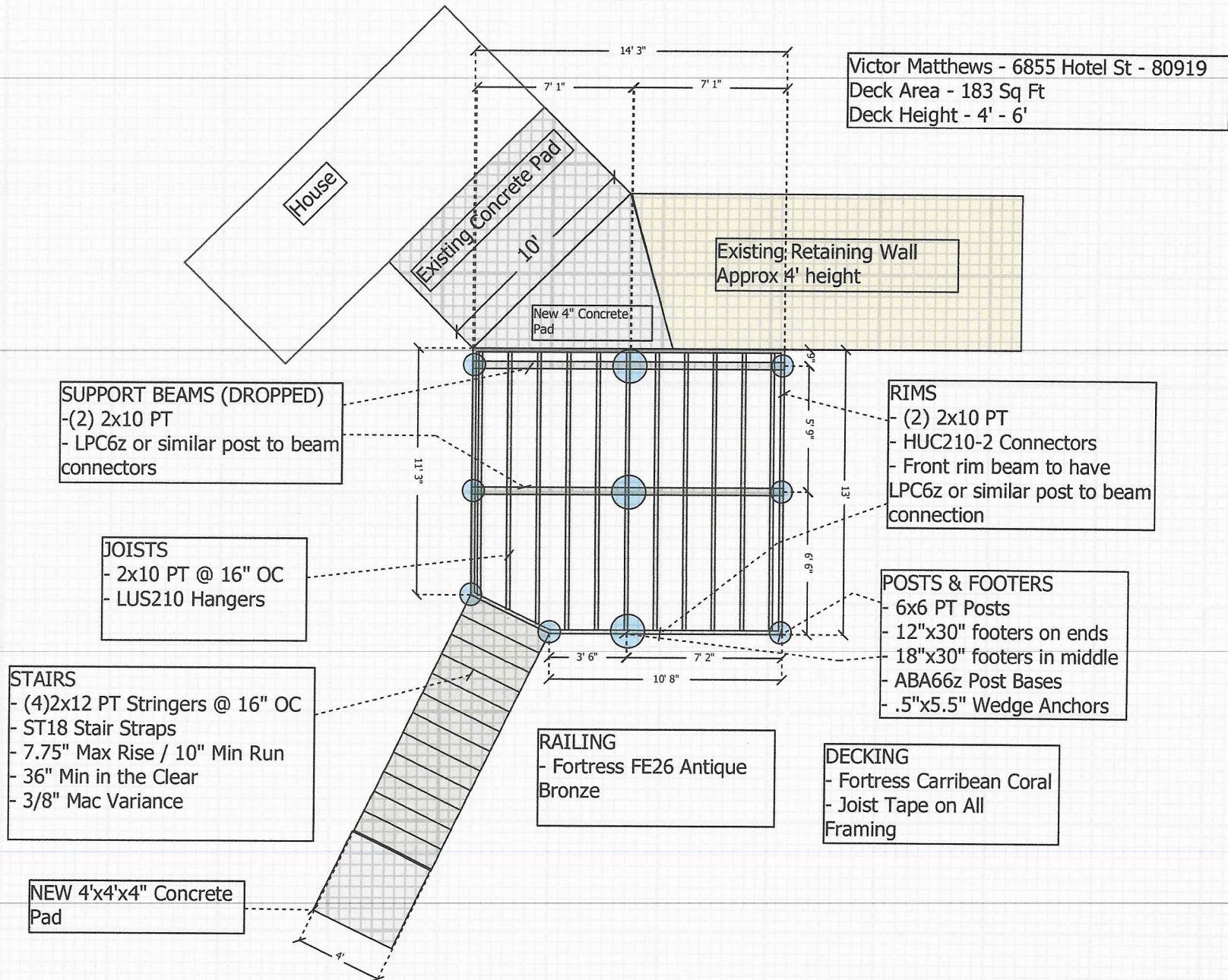
Dig piers and install new deck framing and stairs

Install 240 sf of composite decking, stairs and railings

Deck height of 8' at tallest point

Google Maps 6855 Hotel St





Scale: 5/32" = 1 ft

DECK ATTACHMENT SHEET

This document is to remain with your plans at all times

Released for Permit
07/23/2021 2:44:00 PM



PROJECT ADDRESS: 6855 Hotel St, Green Mountain Falls, CO

YES NO

☐ ☒

DECK DESIGN INCLUDES A SOLID COVER OR PERGOLA STYLE COVER

☐ ☒

ELECTRICAL SERVICE AND METER LOCATION MAY BE AFFECTED BY DECK, RECOMMEND DISCUSSION WITH ELECTRICAL DEPARTMENT IF YES.

☐ ☒

DECK SUPPORTS HOT TUB OR SPA LOADING

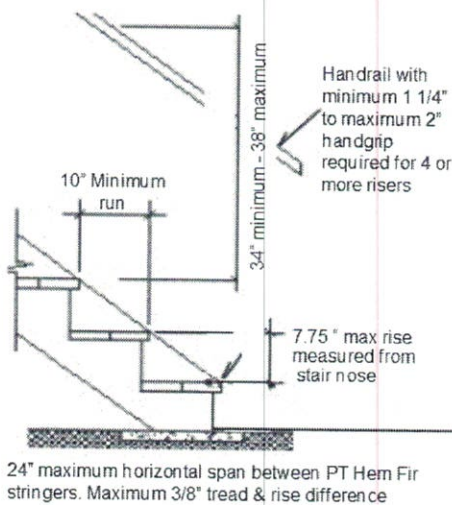
☐ ☒

DECK IS SUPPORTED BY CANTILEVER AT HOUSE EXISTING INVERTED HANGER INSTALLATION WAS VERIFIED OR ENGINEERING WAS PROVIDED

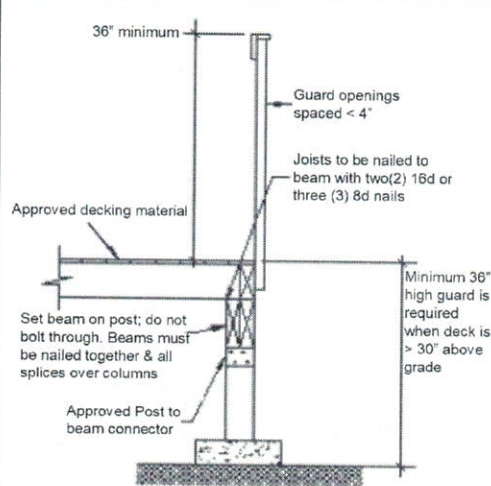
☐ ☒

LESS THAN 18" ABOVE GRADE

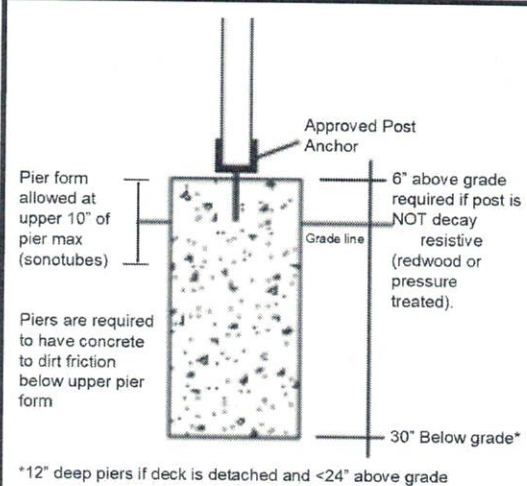
USE LISTED JOIST HANGERS TO MATCH JOIST SIZE AND PROVIDE LISTED HARDWARE AT POST CAP AND BASE. INSTALL ALL LISTED PRODUCTS PER THE MANUFACTURER'S RECOMMENDATIONS (USP/SIMPSON/ETC..)



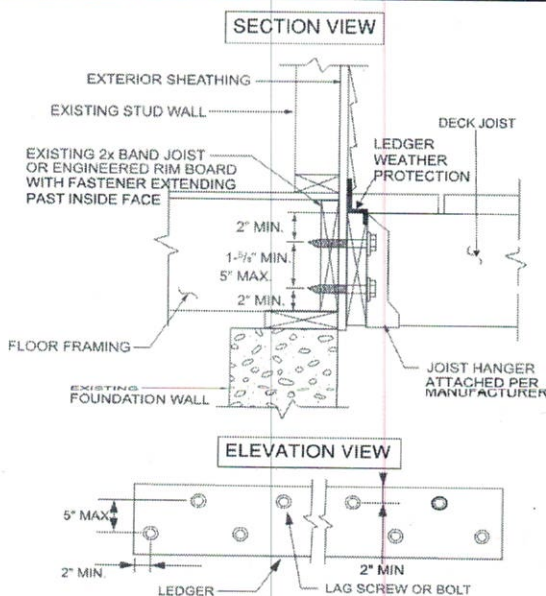
STAIR DETAILS



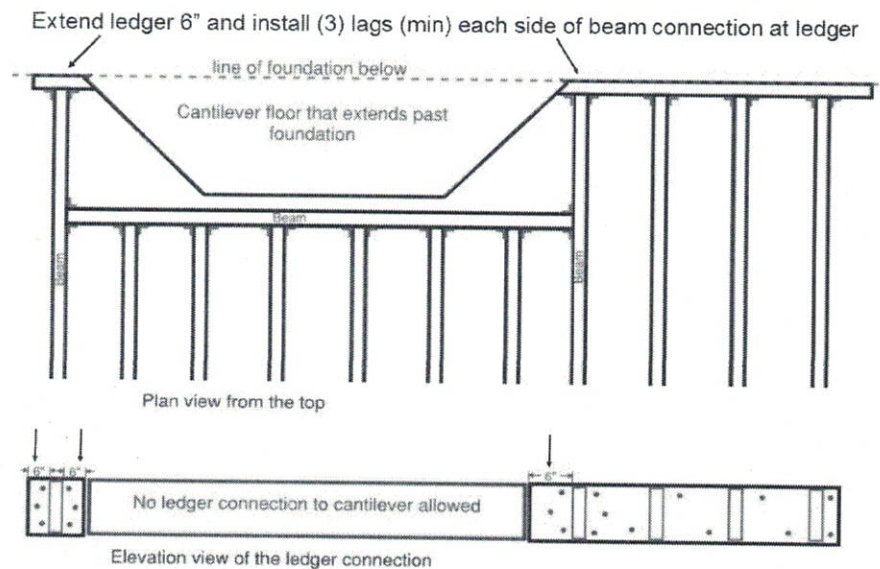
GUARD DETAILS



FOOTING DETAILS



LEDGER DETAILS



CANTILEVER DETAILS

Installment 1: Administration
and Procedures



Green Mountain Falls
Land Use
Code Rewrite
2021

This project is possible thanks to generous support from:

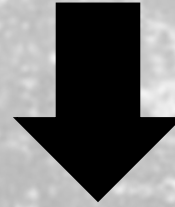


COLORADO
Department of Local Affairs



KIRKPATRICK
FAMILY FUND

PROJECT SCOPE AND TIMELINE 2021



Phase I: Code Diagnosis

Document Review

Phase II: Code Update

Presentation and
Discussion of
Annotated
Outline

Draft Code

Administration
and Procedures

Districts and
Uses

Development
Standards and Other
Town Goals

Phase III: Final Draft Land Use Code Adoption

Public Hearing
before Planning
Commission

Public Hearing
before Board of
Trustees

Late Winter

Spring

Summer

Autumn

Late Autumn



Drafting the Land Use Code

- FIRST: Draft LUC in installments:

1	Administration and Procedures	<i>What are the procedures for reviewing and approving development applications?</i>
2	Districts and Uses	<i>What can I do with my property? Where within the Town?</i>
3	Development Standards and other Town Goals	<i>What is the minimum quality for development? How can we implement specific 2019 Comp Plan goals?</i>

- THEN: Revise based on feedback at these meetings
- LASTLY: Adoption Hearings
 - Before Planning Commission
 - Before Board of Trustees



Source: 2019 GMF Comprehensive Plan, Page 28.

Project Goals

- 
- ➡ 1) **Make the Code more user-friendly and easier to understand**
 - ➡ 2) **Modernize development review and approval procedures**
 - 3) **Update zoning and overlay districts**
 - 4) **Revise use regulations**
 - 5) **Improve development standards**
 - 6) **Implement certain community-specific goals identified in 2019 Comprehensive Plan**

Source: 2019 GMF Comprehensive Plan, Page 88.

Proposed Organization

Current Land Use Code		Proposed Land Use Code	
Chapter 16	Zoning	Chapter 16	Zoning and Land Use Development
Article I:	General Provisions	Article 1:	General Provisions
Article II:	Policies	Article 2:	Zoning Districts
Article III:	Zoning Districts and Map	Article 3:	Use Regulations
Article IV:	Signs	Article 4:	Development & Design Standards
Article V:	Fences	Article 5:	Subdivisions
Article VI:	Accessory Buildings and Uses	Article 6:	Historic Preservation
Article VII:	Administration & Procedures	Article 7:	Administration & Procedures
Article VIII:	Flood Damage Protection	Article 8:	Rules of Construction/Definitions
Article IX:	Local Improvement Districts		
Article I:	General		
Chapter 17	Subdivisions		No Chapter 17
Article I:	General		(Subdivision moves to Chapter 16)
Article II:	Plats		
Article III:	Design		
Article IV:	Improvements		
Article V:	Grading		
Article VI:	Variances and Modifications		
Article VII:	Vacations		

Article 1: General Provisions

Article 1 of Chapter 16

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

- ✓ Carries forward & consolidates general and relevant information related to overall establishment of LUC
- ✓ Includes purpose and authority, enforcement of the Code, and regulations related to nonconformities
- ✓ Moves definitions to end (reduces length of Article 1; makes Code more user friendly)

Nonconformities

(Uses, Structures, Lots, Signs)

- More Comprehensive update of Town's nonconformity provisions (currently in 16-708)
- General provisions related to *all* nonconformities
- Additional detail for various types of nonconformities
 - Uses
 - Structures
 - Lots
 - Site Features
- Nonconforming signs will be addressed later in the project, in the sign section update
- Purpose: to regulate and limit development and continued existence of legal uses, structures, lots, and site features, that were lawfully established prior to effective date of new LUC, but no longer conform to current requirements.
- While nonconformities may continue, the intent is to curtail substantial investment in nonconformities, to bring about their eventual elimination and to preserve the integrity of LUC and Town goals.



Source: 2019 GMF Comprehensive Plan, Page 88.

Nonconforming Site Features

- **Proposal:**

- Establish triggers for when site features are required to be brought into compliance with new Land Use Code
- Strikes a balance between compliance with new standards, but not discouraging reinvestment

- **Examples / Sample Thresholds:**

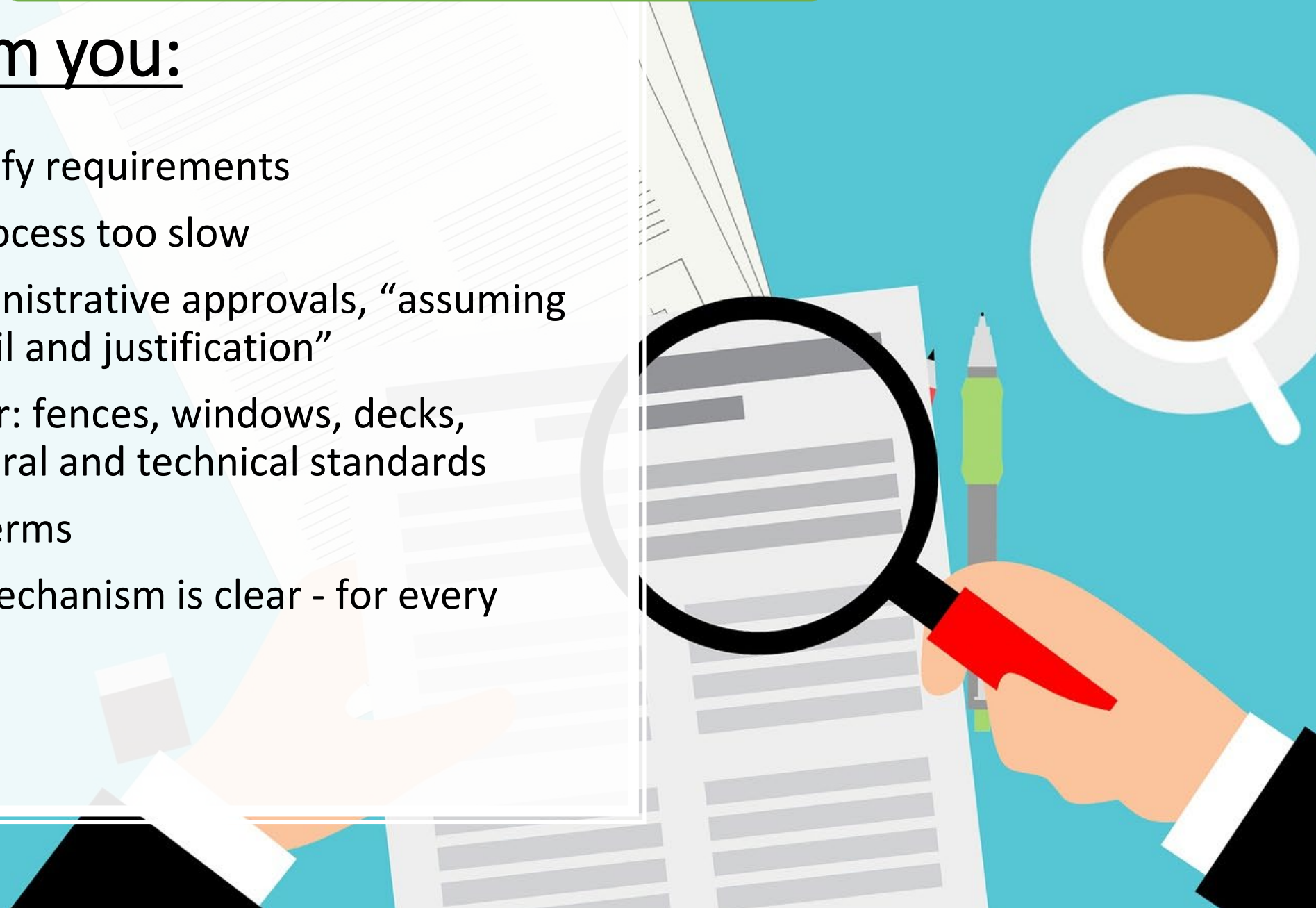
- *Off-Street Parking*
 - Increase in building area by more than 50% over two-year period
 - Remodeling of more than 50% of assessed value over two-year period
- *Buffers, landscaping, screening, lighting*
 - Increase in vehicular use area
 - Increase in building area by 500 square feet or 20%
 - Building elevation changes by 50%
 - Increase in outdoor storage areas



*Does this make
sense for Green
Mountain Falls?*

We heard from you:

- Simplify and clarify requirements
- Development process too slow
- Allow more administrative approvals, “assuming proper paper trail and justification”
- Fewer “steps” for: fences, windows, decks, sheds, architectural and technical standards
- Use consistent terms
- Ensure appeal mechanism is clear - for every application



Article 7: Administration and Procedures

Article 7 of Chapter 16

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

- ✓ Streamlines regulations and simplifies review procedures
- ✓ Consolidates procedures in one place, for easy reference
- ✓ Modernizes approval process to be more predictable and direct, and less confusing
- ✓ Provides tables to better illustrate what's permitted

Development Review Procedures

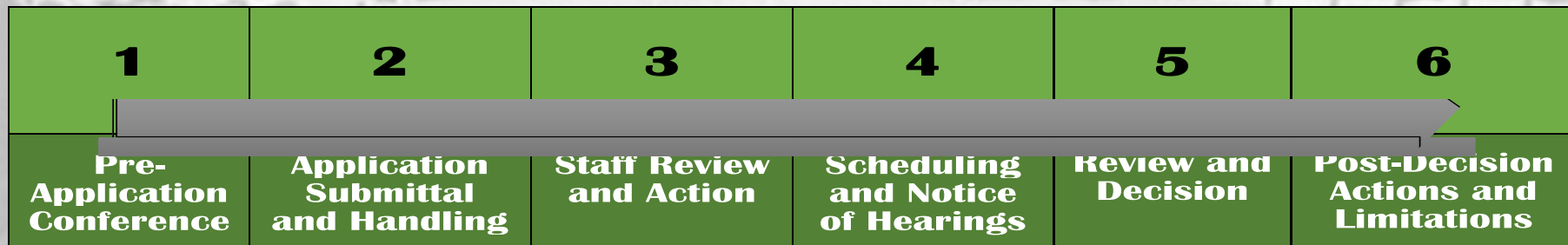
Table 7-A: Summary of Development Review Procedures

R: Review/Recommend D: Review/Decide A: Appeal *: Public Hearing required

Procedure	Code Section	Pre-Application Conference	Admin. Review	Planning Commission	Board of Trustees
Ordinance Amendments					
Rezoning	16-7-40(a)	Required?	R	R*	R*
Rezoning to Planned Development	16-7-40(b)	Required	R	R*	R*
Code Text Amendment	16-7-40(c)	Optional	R	R*	R*
Annexation					
Development Permits					
Minor Site Plan	16-7-50(a)	Required	D	A	
Major Site Plan	16-7-50(b)	Required	R	D*	A
Conditional Use Approval	16-7-50(c)	Optional	R	D*	A
Subdivisions					
Minor Subdivision	16-7-60(a)	Required	D	A (if Director decides)	D* (if public dedication required)
Major Subdivision - Preliminary Plat	16-7-60(b)	Required	R	R*	D*
Major Subdivision - Final Plat	16-7-60(c)	Optional	D	A (if Director decides)	D* (if public dedication required)
Condominiumization	16-7-60(d)	Required	D	A	
Vacation of Plat, Right-of Way, or Easement	16-7-60(e)	Required	R	R*	D*
Historic Preservation					
Landmark and District Designation	16-6-30	Optional	R		
Certificate of Approval	16-6-70	Optional	R		
Demolition Permit	16-6-50	Optional	R		
Modification and Appeals					
Variance	16-7-70(a)	Required	R	D* (BOA)	
Minor Modification (?)	16-7-70(b)	Per concurrent application	R & D by	decision	making bodies.
Appeals	16-7-70(c)		Pursuant	to specific	appeal procedures.

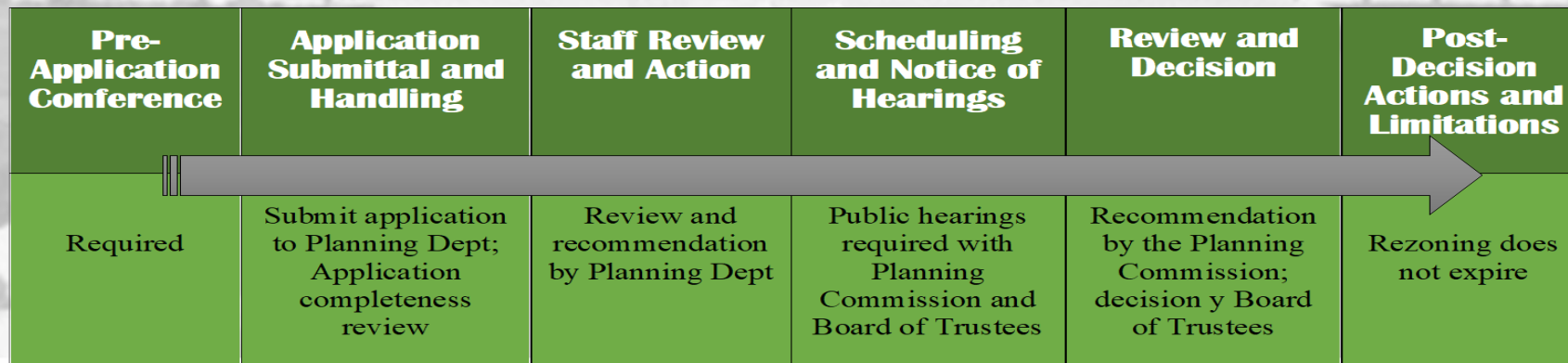
Common Review Procedures

- Section describes the standard procedures and rules applicable to all development applications.
- Common review procedures include some or all of 6 steps, listed and shown below:
 - 1) Pre-Application Conference
 - 2) Application Submittal and Handling
 - 3) Staff Review and Action
 - 4) Scheduling and Notice of Public Hearings
 - 5) Review and Decision
 - 6) Post-Decision Actions and Limitations



Review Procedures Example: Rezoning

- 1) Pre-Application Conference
- 2) Application Submittal and Handling
 - Concurrent Review: Applicant may request review of a development permit and/or subdivision approval w/ a rezoning application.
- 3) Staff Review and Action
- 4) Scheduling and Notice of Public Hearings
- 5) Review and Decision
 - Planning Commission reviews and recommends approval/denial
 - Board of Trustees reviews and acts to approve or deny in accordance with approval criteria below:
 - Proposed amendment is consistent with the Comprehensive Plan
 - Proposed amendment is consistent with the purpose of the zoning district to which the property is proposed to be designated
 - Development allowed by the proposed zoning would be compatible with surrounding districts, land uses, and neighborhood character
 - Conditions are not attached to a rezoning decision
- 6) Post-Decision Actions and Limitations
 - Following approval of a rezoning, the Planning Director shall prepare an appropriate revision to the Official Zoning Map
 - An owner of any property affected by a proposed rezoning may protest the rezoning pursuant to the statutory requirements of C.R.S. 31-23-305



Appeal Procedures Table

Table 7-D: Summary of Appeal Procedures

Procedure	Code Section	Decision	Appeal
Ordinance Amendments			
Rezoning	16-7-40(a)	Board of Trustees	Courts
Rezoning to Planned Development	16-7-40(b)	Board of Trustees	Courts
Code Text Amendment	16-7-40(c)	Optional	Courts
Annexation		Board of Trustees	Courts
Development Permits			
Minor Site Plan	16-7-50(a)	Planning Director	Planning Commission
Major Site Plan	16-7-50(b)	Planning Commission	Board of Trustees
Conditional Use Approval	16-7-50(c)	Planning Commission	Board of Trustees
Subdivisions			
Minor Subdivision	16-7-60(a)	Planning Director / Board of Trustees	Planning Commission / Courts
Major Subdivision - Preliminary Plat	16-7-60(b)	Board of Appeals	Courts
Major Subdivision - Final Plat	16-7-60(c)	Planning Director	Planning Commission / Board of Trustees
Condominiumization	16-7-60(d)	Planning Director	Courts
Vacation of Plat, Right-of Way, or Easement	16-7-60(e)	Board of Appeals	Courts
Modification and Appeals			
Variance	16-7-70(a)	Planning Commission (BOA)	Courts
Minor Modification (?)	16-7-70(b)	<i>Per concurrent application</i>	



Site Plan Review Procedure

- Reviews whether or not a project complies with code requirements (such as parking, landscaping, building design, site layout)
- Uses that require an additional, subjective evaluation of compatibility on a particular site would require a conditional use permit procedure
- Clearer system will lead to simpler LUC and tables
- Minor Site Plan reviewed and approved administratively, by staff
- Major Site Plan reviewed and approved by Planning Commission
- What should the threshold (for Major) be?
 - More than 15 residential units?
 - More than 20,000 sq ft of non-residential development?

Consolidate Subdivision Procedures

- Removes “vicinity sketch map” review prior to preliminary plat
- Creates Minor Subdivision Procedure
 - Approved administratively, by Planning Director
 - Five (5) or fewer lots or units AND would not require public dedications
 - Includes vacations of interior lot lines or easements, amended plats, lot consolidations, lot line adjustments
 - Language to prevent an applicant from using multiple minor subdivisions to create development that would otherwise require major subdivision approval
- New Preliminary and Final Plat procedures
- Design and dedication subdivision requirements will be addressed in Installment



Source: 2019 GMF Comprehensive Plan, Page 7.

Questions?

- Town project webpage:
 - <https://greenmountainfalls.colorado.gov/zoning-code-rewrite>
- Town Planning email address:
 - planner@gmfco.us



WILSON WILLIAMS LLP



Next Steps

-
- Code Update Installment 2:
 - Districts and Uses
 - Code Update Installment 3:
 - Development Standards and other Town Goals

