



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

**Tuesday, November 9, 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/86830272901?pwd=RXFIWjkySk0vNDVlV1RlUNjVGWHg4QT09>

Meeting ID: 868 3027 2901; Passcode: 718198

TIME		ITEM	DESIRED OUTCOME
6:30	1.	CALL TO ORDER	
	2.	AUDIO CHECK	
	3.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	
	4.	APPROVAL OF MINUTES October 12, 2021, Regular Meeting Minutes	Action Recommended
	5.	PUBLIC COMMENT**	
	6.	NEW BUSINESS	
	a.	NOV2021-01 – 10735 Denver Ave. – Deck Application	
	7.	OLD BUSINESS	
	a.	OCT2021-01 – 10650 Hondo – Town parcel purchase – Final Plat Approval	Action Recommended
	8.	OTHER BUSINESS	
	9.	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



MEETING MINUTES
Planning Commission
October 12, 2021
6:30 p.m. Zoom Virtual Meeting

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

Commissioners Absent: Lamar Matthews

Ex Officio Member:

Board of Trustees Liaison:

GMF Staff: Nate Scott

Agenda Item	Motion/Discussion	M/S	TD	SI	LM	GW	PY	JN
1. CALL TO ORDER / ROLL CALL	Call to order at 6:30pm.							
2. AUDIO CHECK	All present reported they could hear.							
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Agenda accepted as is.							
4. APPROVAL OF MINUTES-September 14, 2021	Moved to approve.	PY/SI	Y	Y		Y	Y	
5. PUBLIC COMMENT	No Public comment							
6. NEW BUSINESS								
a. No New Business								
7. OLD BUSINESS								
a. OCT2021-01 – 10650 Hondo – Town parcel purchase	NS - Different options were discussed at the last PC meeting. Met with the realtor, Liz, and the buyers. Location of septic was determined. All agreed to purchase the parcel from the town. Encroachment issues would be settled. Perspective buyers will pursue another parcel to the south. Want to improve	SI/PY	Y	Y		Y	Y	

	<p>the overall situation. Property value - comparables - \$2160. Bairs - \$2000 after sale. Will include utility easement.</p> <p>GW - App complete? Fee paid? NS - Yes. Attorney will review before sale for documents. Town attorney could be cheaper but the cost will be passed on to the applicant.</p> <p>TD - Variance for setback? NS - stone wall may still encroach. Buyers will purchase land which would clear up encroachments. TD - Setback with current property? GW - Previous situations there was not the need for variance for existing structures. Creating a legal extension of the existing property. Utility needs easement? NS - Did not hear back from utilities. GW - Utilities need easement. TD - The utility easement is in the contract.</p> <p>Applicant, Bair - No comments, just hear to listen.</p> <p>Moved to submit to the Board for approval. Motion passed.</p> <p>The realtor, Liz, and surveyor had lost audio and wanted to give further information that was not in the packet. GW - What was presented tonight has been moved/seconded and passed to go before the Board. TD - If new information is to be brought before the PC, a new application needs to be filed.</p>							
8. OTHER BUSINESS	<p>TD - Shared PC annual report that will be presented to the Board next week.</p> <p>GW - Appreciate your time and effort on this report.</p>							
9. ADJOURNMENT	Adjourned at 7:01pm.							



To: Planning Commission

From: GMF Staff

Date: November 6, 2021

Re: NOV2021-01 Architectural and Zoning Application for a new deck at 10735 Denver Ave.

Background

The applicant Thomas Tellup, on behalf of property owner David Lindley, is requesting the Planning Commission's consideration for a new deck permit at the subject address: 10735 Denver Ave. The application was received on November 4, 2021, and paid on November 8, 2021. The applicant paid for a business license on November 8, 2021. The construction plan has been submitted to Pikes Peak Regional Building Dept. for their review.

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.

Project Summary

This proposal is for a removal of the existing 10'x 20' deck and replacement with a new 10' x 40' L shaped deck in the same location, which is off the E and SE sides of the house. All new materials will be used:

- Pressure treated lumber for posts and supports.
- Moisture Fiberon brand decking (similar to Trex).
- Fortress brand wrought iron railings.
- Simpson brand mechanical fasteners for attachment to rim joist on house.
- Color is very similar to the Tuscan Villa color illustrated [in this link](#).

Support posts are 6" x 6" with 12" concrete piers.

- 10-12 feet between posts;
- 0" from posts to outsides of deck;
- Double 2' x 10' cross supports on posts.
- Max height off ground = 8 ft.

Discussion

The electronic file maintained by Town Hall, *Official Town Zoning Map 2019*, shows the Zone District as R-1 and the El Paso County Assessor's Office show parcel ID 8308308013 with an area of 33,260 sq. feet. Therefore, zoning is:

16-305 R-1 20,000 Single-Family Residential District, within designated Hillside Overlay Zone.

Setback requirements:

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

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.*

Sec. 16-712. - Development plan requirements (w/ notes specific to this project).

- (1) The location, height, and dimensions of each existing and proposed structure in the development area and the uses to be contained therein. **(included in site plan)**
- (2) The proper building setbacks and building area with reference to property lines, highways, or street rights-of-way; **(After review, staff has no concerns with setbacks on this project. Based on the aerial view of the existing deck, house, and property lines, the setbacks will exceed all limits.)**
- (3) The location and surfaces of all parking areas and the exact number of parking spaces; N/A
- (4) The location of watercourses and other natural historic features; N/A
- (5) The location of all pedestrian walks, malls, recreation, and other open spaces; N/A
- (6) The location, number, height, and square footage of freestanding identification signs; N/A
- (7) The location, height, size, and orientation of any required light standards; N/A
- (8) The location of all permanent accesses from publicly dedicated streets, roads, or highways; N/A
- (9) The location, overlain on contours for the area, of all roadways, walkways, bridges, culverts, drainage easements, existing or contemplated, and green belts; N/A
- (10) The location of all footpaths, traffic islands, traffic devices and driveways, indicating the pedestrian and vehicular movement and control; N/A
- (11) The stages, if appropriate, in which the project will be developed; and N/A
- (12) A vicinity map to locate the development in relation to the community. **(included below)**
(Ord. 97-01)

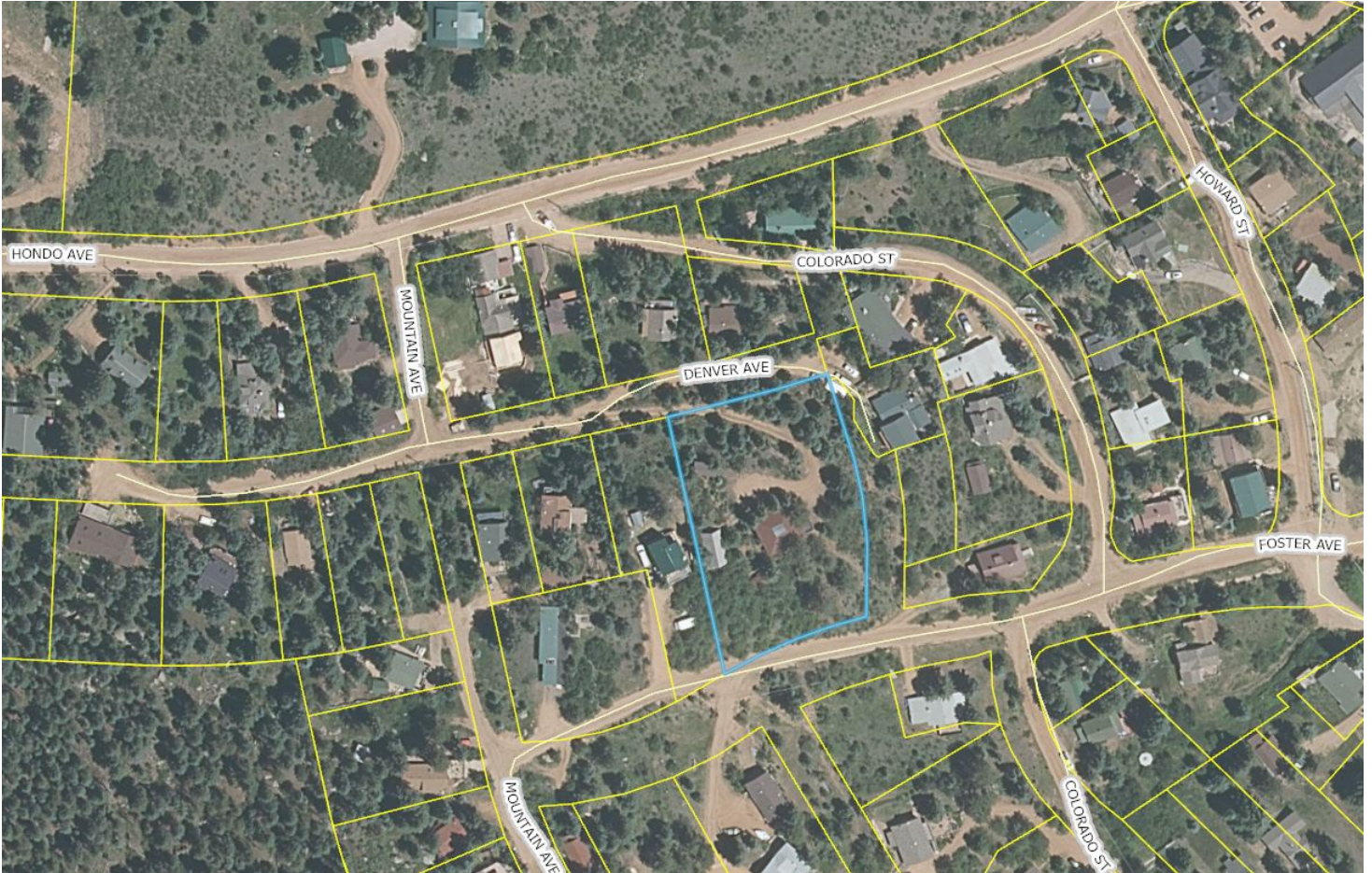
Sec. 16-712. - HO Hillside Overlay Zone; Sec. 16-714. - Hillside Overlay Zone requirements

Due to the minimal soil disturbance and overall scope of this project, staff has no concerns about this project within the Hillside Overlay Zone.

Conclusion and Recommendation

Staff recommends approval of this project.

Aerial overview of 10735 Denver Ave.:



Aerial zoom of 10735 Denver Ave. showing existing deck measurement to El Paso County parcel lines:





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:	Thomas A Tellup
Address:	24 lost park circle Florissant Colorado 80816
E-Mail:	Csdeckbuilder@gmail.com
Phone:	7193211199
Owner:	David M Lindsey
Address:	10735 Denver ave green mountain falls
E-mail:	ToddLindley69@hotmail.com
Phone:	4052031200

Property



Physical Property Address:		10735 Denver avenue	
Type of Plan Review:	Lot Size/Zoning:	66,659 sqft	
Hillside Overlay zone? Yes <input type="checkbox"/> No <input type="checkbox"/>	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		Date	11/4/2021
Owner Signature		Date	11/4/2021
Owner Signature		Date	

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

Plan Review Checklist

This checklist serves as a guideline for submitting a Zoning & Architectural Plan Review (APR) Land Use Approval application and is not a substitute for the provisions in Green Mountain Falls Municipal Code or any other rules that may apply. Applicants are expected to review, at a minimum [§16, Zoning](#), [§17, Subdivision](#), [§18, Building Regulations](#).

APR is a general term for the review by the Planning Commission/Board of Trustees for zoning compliance and the evaluation of architectural compatibility, as outlined in §16-705.

1. Application & Petition

- a. Application, signed and dated by the applicant and property owner(s)
- b. [Application fee](#)
- c. Letter of explanation
 - i. Describe the purpose of the project (e.g., deck, SFH addition, exterior renovation, etc.) and describe project details, referring to site plans and drawings as necessary

2. Development Plan

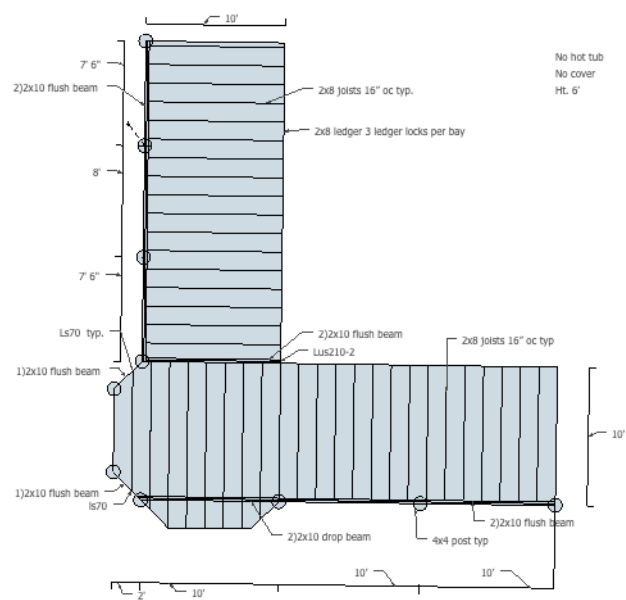
- a. Vicinity Map with streets and access points to the property
- b. Existing and proposed structures with zoning setbacks, property boundaries and dimensions
- c. The location of all drainage to, from and across the site, the location of intermittent and permanent springs, culverts and other drainage structure

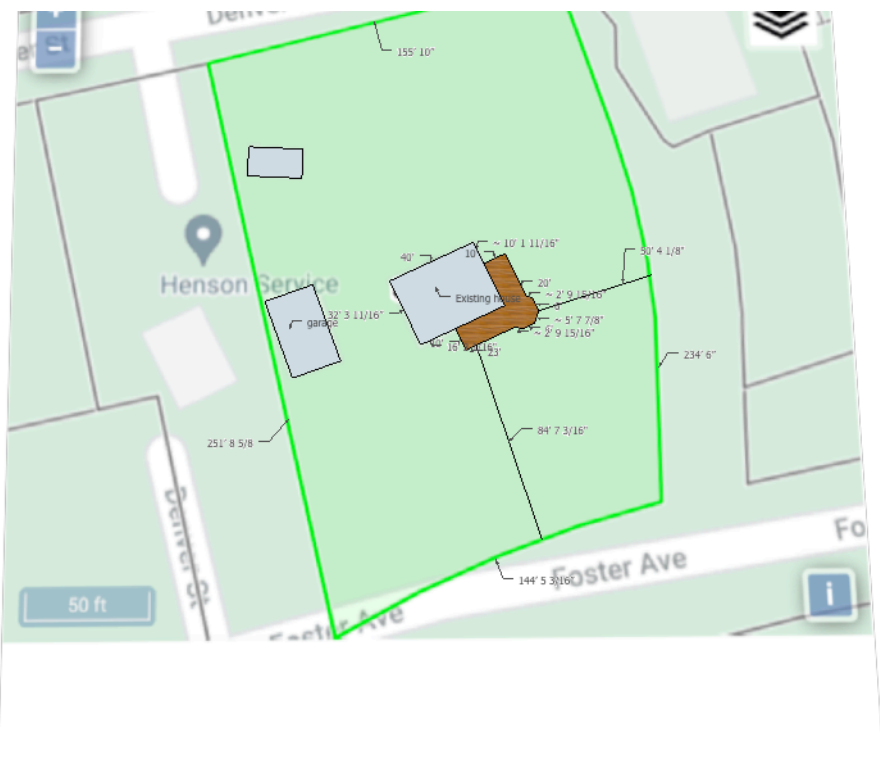
3. Procedure:

- a. Electronic submittal of signed application and checklist materials: planner@gmfco.us
- b. Payment of fees to Town Clerk for receipt
- c. Upon determining an application is complete, staff will schedule for PC and/or BoT public hearing

GMF Town Staff:

- ☐ Application
- ☐ Letter of Explanation
- ☐ Development Plan
- ☐ Application fee (Town Clerk)
Date 11/8/21 Amount \$125 Check # n/a x Credit Card









To: Planning Commission

From: GMF Staff

Date: November 8, 2021

Re: Bair purchase of Town-owned parcel 8308105005

Background

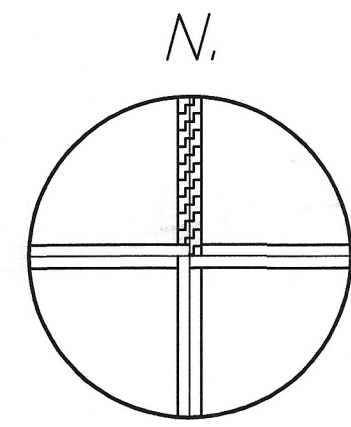
This is a follow-up to this issue from the recent actions at the last Planning Commission and Board of Trustees meetings. Planning Commission recommended to the Board that the Town sell parcel 8308105005 to the Bair family so that they may have a clear title and allow the contracted sale to proceed. The Board approved the sale, pending negotiation with the Town Manager, and the parties came to an agreement.

Town attorneys have drawn up a packet with all the legal documentation necessary complete the transaction. The last step required is to approve the final plat document, attached here, to be the survey of record in this transaction. The final plat document defines the two parcels, which are to be combined once Planning Commission and the Board have approved.

Action Requested: Approve this final plat document showing the parcels to be combined so that the Board can finalize this transaction in its meeting on November 16.

Lot 1 and the PUBLIC HIGHWAY on the Northerly 15 feet of Lot 65, Block 19
in the THIRD ADDITION TO GREEN MOUNTAIN FALLS,
IN THE TOWN OF GREEN MOUNTAIN FALLS,
EL PASO COUNTY, COLORADO

Containing a computed area of 2,881 Sq. Ft. or 0.0661 acres of Land within this description.



NOTES:

- — Indicates a set #4 rebar with Surveyor's Cap, P.L.S. #37631, b.g. 0.8' unless otherwise noted.
● — Indicates recovered survey monument as noted; Flush to ground unless otherwise noted.
a.g. — Indicates above grade
b.g. — Indicates below grade
YPC — Indicates Rebar with Yellow Plastic Cap
(126' P) — Indicates Plat data
- Basis of Bearing . . . All bearings shown are relative to the Southerly Line said Lot 1 (EXTENDED), monumented as shown hereon and assumed to bear S89°38'08"W, a distance of 201.24' feet.
- Situate in the Northeast One-Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado
- For informational purposes:
10650 Hondo Avenue, GREEN MOUNTAIN FALLS, CO 80819
- CROSSED PATHS SURVEYING SERVICES, INC. has relied upon the COMMITMENT for TITLE INSURANCE issued by EMPIRE TITLE OF WOODLAND PARK, LLC, File No. 85886ECS, effective date October 26, 2021, with regard to any recorded easements, rights-of-way affecting the subject property. No additional research regarding the existence of easements or restrictions of record has been performed by CROSSED PATHS SURVEYING SERVICES, INC.

SURVEYOR'S CERTIFICATION:

I, the undersigned, being a duly Licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the foregoing plat, and that it was prepared by me or under my direct supervision and control, and that I am a member in good standing of the Board of Professional Engineers, State of Colorado.

Dated this 1st day of November, 2021.

Professional Engineer, State of Colorado

5. CROSSED PATHS SURVEYING SERVICES, INC. has relied upon the COMMITMENT for TITLE INSURANCE issued by EMPIRE TITLE OF WOODLAND PARK, LLC, File No. 85886ECS, effective date October 26, 2021, with regard to any recorded easements, rights-of-way affecting the subject property. No additional research regarding the existence of easements or restrictions of record has been performed by CROSSED PATHS SURVEYING SERVICES, INC.

VICINITY MAP
NOT TO SCALE

N.

UTEPASS AVENUE

HWY 24

OLATHE STREET

BELVIDERE AVENUE

SITE

UTEPASS AVENUE

HONDO AVENUE

1.			
no.	date	revisions	by
drawing date: November 01, 2021		scale: 1" = 20'	
dwg. file: 1907160C07.dwg		drawn by: JPB	
project no. 1907160C.07		sheet 1 of 1	

CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 49742
COLORADO SPRINGS, CO 80949-9742
PHONE: 719-661-2349
EMAIL: jimpls@xpathinc.com

James P. Brinkman
Colorado Professional Surveyor No. 37631