



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

**Tuesday, June 14, 2022 @ 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/88338599772?pwd=aTVpbTR0aWVjbjRKVldPTjFTQmMwUT09>

Meeting ID: 883 3859 9772; Passcode: 147174; Dial-in: 346-248-7799

	ITEM	DESIRED OUTCOME
1.	CALL TO ORDER	
2.	AUDIO CHECK	
3.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	
4.	PUBLIC COMMENT	
5.	APPROVAL OF MINUTES - May 24, 2022, Meeting Minutes	Action Recommended
	NEW BUSINESS	
6.	Application 20220525 – 11205 Hondo Ave. – Deck Construction	Action Recommended
7.	Officer Election – Chair, Vice-chair, and Secretary	Action Recommended
	OLD BUSINESS	
8.	Code Rewrite – Timeline update	Information Only
9.	OTHER BUSINESS	
10.	Adjournment	

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

Planning Commission Members:

Paul Yingling, Vice-chair

Lisa Bonwell, Commissioner

Ann Esch, Commissioner

Mike Frey, Commissioner

Lamar Matthews, Commissioner



MEETING MINUTES

Planning Commission

May 24, 2022

6:30 p.m. In-Person and Zoom Meeting

Commissioners Present: Mike Frey, Lamar Matthews (Zoom), Paul Yingling (Zoom)

Commissioners Absent:

Board of Trustees Liaison: Mayor Todd Dixon

GMF Staff: Nate Scott (Town Clerk/Treasurer/Planner)

Agenda Item	Motion/Discussion	M/S	PY	LM	MF		
1.	Meeting started without a quorum, so Nina Williams began her presentation about the Land Use Code Update.						
2. CALL TO ORDER / ROLL CALL	Meeting called to order at 6:43pm						
3. AUDIO CHECK	Audio is good for Zoom participants.						
4. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Motion to table the officer election until new commission members are fully installed.						
5. PUBLIC COMMENT	Mayor Todd Dixon – 11045 Iona Ave – comment about Planning Commission appointments. Opinion that all matters should be handled in a quasi-judicial manner, without bias. And reminder about the ability to appoint alternate members.						
6. APPROVAL OF MINUTES	Motion to approve minutes as presented passed unanimously.	MF/LM	A	A	A		
a. May 10, 2022, Meeting Minutes							
NEW BUSINESS							
7. Application 20220321 – 11110 and 11120 Belvidere Ave	TP Scott advised that the 11110 application meets all setback requirements but the 11120 project will require a variance based on the information given. The proposed deck does not meet the required						

MEETING MINUTES
Planning Commission
May 24, 2022
6:30 p.m. In-Person and Zoom Meeting

	<p>setbacks. TP Scott recommended approval of 20220321a but not 20220321b.</p> <p>Motion to approve application 20220321a for 11110 Belvidere.</p> <p>Motion to table 20220321b for 11120 Belvidere until next PC meeting or more information is provided by the applicants.</p>	LM/MF	A	A	A		
		LM/MF	A	A	A		
<p>8. Volunteer Application Reviews:</p> <ul style="list-style-type: none"> - Lisa Bonwell - Ann Esch - Rocco Blasi 	<p>Lisa Bonwell and Ann Esch each summarize their professional experience, history and relationships with Green Mountain Falls, and why they wish to volunteer on the Planning Commission. Rocco Blasi is not present. Discussion about the possibility to have up to three alternate members and what their role would be.</p> <p>Motion to approve Lisa Bonwell and Rocco Blasi as Planning Commissioners, with Ann Esch as an alternate.</p>	LM/PY	A	A	A		
OLD BUSINESS							
<p>8. Code Rewrite – Final Draft Review and Discussion – Nina Williams, consultant, presenting</p>	<p>Nina Williams gave a summary about the history of the project, stressing public input, and detailing the timeline of the remaining work. Discussion ensues regarding comments submitted by the Commissioners and staff to this point. Nina to make changes discussed after the meeting, will give a new “final draft” to Nate, who will distribute for further comments, due back the week of June 6. A work session will be scheduled at the June 14 meeting to discuss all the comments.</p>						

MEETING MINUTES

Planning Commission

March 8, 2022

6:30 p.m. In-Person and Zoom Meeting

9. OTHER BUSINESS	No other business.						
10. ADJOURNMENT	Meeting adjourned at 8:14 p.m.						



To: Planning Commission
From: Nate Scott, Town Clerk/Treasurer/Planner

Date: June 6, 2022
Re: 20220525 – New Deck – 11205 Hondo Ave.

Background

The applicant Nate Pittman of NLP Construction is requesting the Planning Commission's consideration for approval of a new deck at 11205 Hondo Ave. on behalf of owner Janine Garnham. The application and payment were received on May 25. The contractor, NLP Construction and Contracting, has acquired a town business license, and has submitted plans to Pikes Peak Regional Building Department.

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

Replace existing deck (same layout). The decking is fire-rated composite. It's dark red/maroon in color to match the house. The handrail is a prefabricated metal handrail system by RDI Metal Works. Vertical spindles. Pre-painted black. Structural wood materials are all treated.

Discussion

The electronic file maintained by Town Hall, *Official Town Zoning Map 2019*, shows Teller County parcel R0024161 as having an area of .46 acres, or approximately 20,037.6 sq. feet. Therefore, zoning is:

Sec. 16-307. - R-1 20,000 Single-Family Residential District

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

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. **(see site plan docs)**
 - (2) The proper building setbacks and building area with reference to property lines, highways, or street rights-of-way; **(in site plan)**
 - (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; **N/A** and
 - (12) A vicinity map to locate the development in relation to the community. **(see attached site overview map)**
- (Ord. 97-01)

Conclusion and Recommendation

Staff recommends approval of this project.



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:	Nate Pittman - NLP Construction Contracting, LLC.
Address:	6724 Alibi Circle, Colorado Springs, CO 80923
E-Mail:	nate@nlpconstruction.com
Phone:	719-494-5331
Owner:	Janine Garuham
Address:	11205 Hondo Ave.
E-mail:	troquera@gmail.com
Phone:	209-489-7080

Property



Physical Property Address: 11205 Hondo Avenue	
Type of Plan Review: Zoning	Lot Size/Zoning: 20,000 SF / R-1 Single Family Residential
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	5-25-22
Owner Signature		Date	5-25-22
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

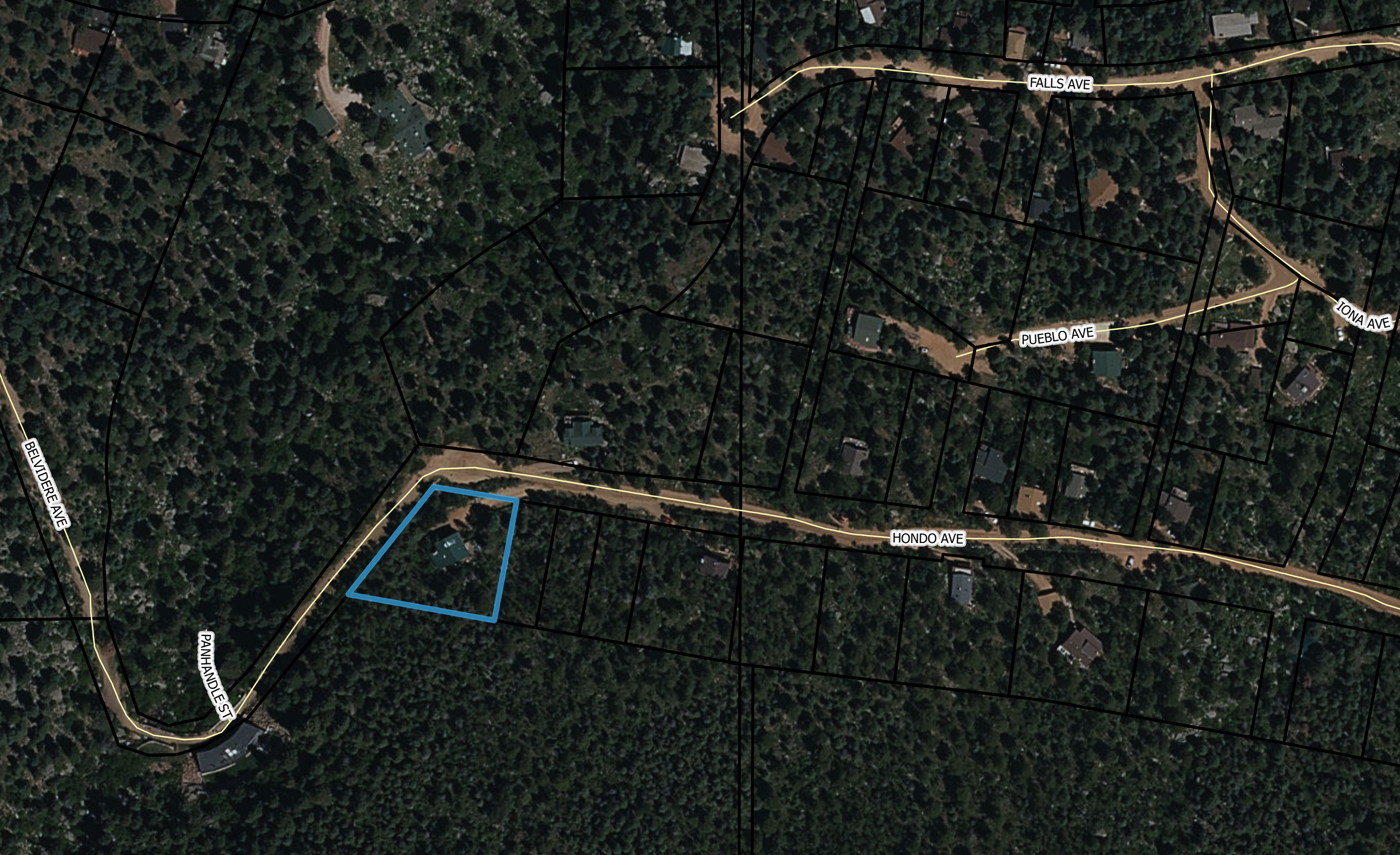
- a. Vicinity Map with streets and access points to the property
- b. Existing and proposed structures with zoning setbacks, property boundaries and dimensions
- c. The location of all drainage to, from and across the site, the location of intermittent and permanent springs, culverts and other drainage 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 5/25/22 Amount \$125 XCheck # 1016 ☐ Credit Card



BELVIDERE AVE

PANHANDLE ST

FALLS AVE

PUEBLO AVE

IONA AVE

HONDO AVE

ELE 158.6

50'

50'

74'

60'

3

2

1

45'

29'

40'

SINGLE FAMILY
RESIDENCE

FIN FLOOR
ELE 100'

FIN FLOOR
ELE 98.3

PORCH

SEPTIC PERC
TEST & TELLER
CO. SPECS./HEALTH
DEPARTMENT

GRAVEL DRIVE

FALLS AVE.

LOTS 1,2,3 BLK. 40
FIFTH ADDITION
TOWN OF GREEN
MOUNTAIN FALLS,
TELLER COUNTY

RESIDENTIAL

2017 PPRBC



Parcel: 7041.071020240

Resubmittals: 1st _____ 2nd _____ 3rd _____

Address: 11205 HONDO AVE, GREEN MOUNTAIN FALLS

Plan Track #: 162417  Received: 19-May-2022 (BECKYA)

Description:

DECK

Contractor: NLP CONSTRUCTION & CONTRACTING, LLC

Permit # _____ Zone: GREEN MOUNTAIN FALLS

APPROVED FOR CONSTRUCTION

Date _____ By _____

Type of Unit:

Plan-check Fee: \$62.75

(0)

Required PPRBD Departments (2)

	App	Dis	N/A	By
Floodplain	[]	[]	[X]	PA 5/19/22
Construction	[X]	[]	[]	SB 5/19/22

Required Outside Departments (1)

GMF Zoning	[]	[]	[]	[]
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Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations.
This plan set must be present on the job site for every inspection.

DECK ATTACHMENT SHEET

Released for Permit

This document is to remain with your plans at all times

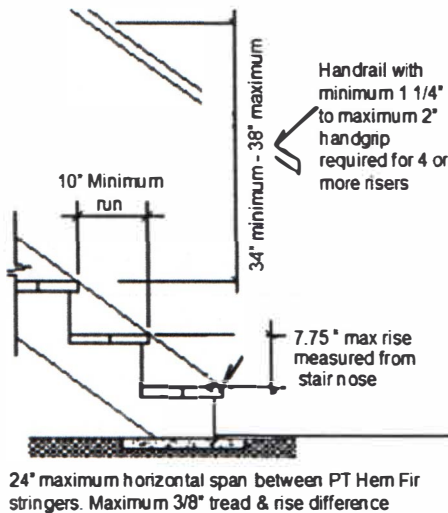
PROJECT ADDRESS: 11205 Hondo Ave

MAY 19 2022

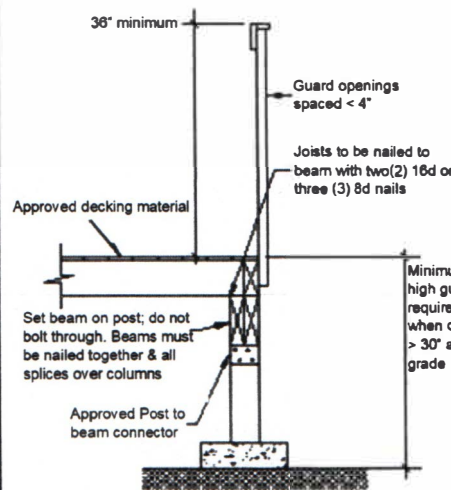
- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | DECK DESIGN INCLUDES A SOLID COVER OR PERGOLA STYLE COVER |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | ELECTRICAL SERVICE AND METER LOCATION MAY BE AFFECTED BY DECK, RECOMMEND DISCUSSION WITH ELECTRICAL DEPARTMENT IF YES. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | DECK SUPPORTS HOT TUB OR SPA LOADING |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | DECK IS SUPPORTED BY CANTILEVER AT HOUSE EXISTING INVERTED HANGER INSTALLATION WAS VERIFIED OR ENGINEERING WAS PROVIDED |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | WALKING SURFACE LESS THAN 18" ABOVE GRADE |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | WALKING SURFACE 8'0" OR MORE ABOVE GRADE |

CG
RBD Construction

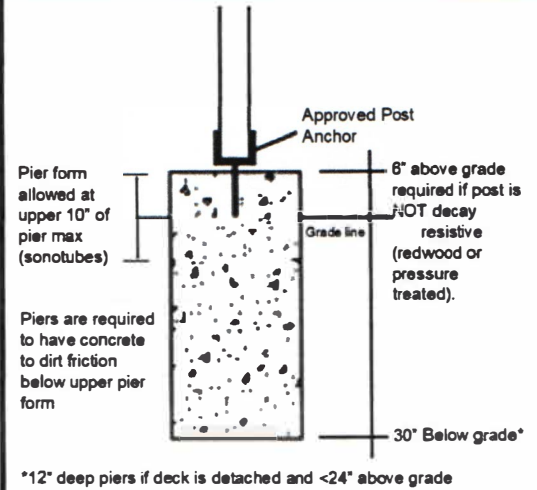
USE LISTED JOIST HANGERS TO MATCH JOIST SIZE AND PROVIDE LISTED HARDWARE AT POST CAP AND BASE.
INSTALL ALL LISTED PRODUCTS PER THE MANUFACTURER'S RECOMMENDATIONS (USP/SIMPSON/ETC..)



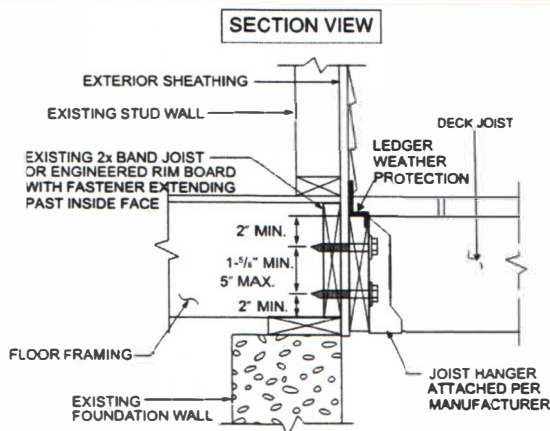
STAIR DETAILS



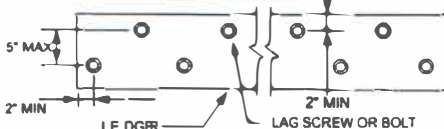
GUARD DETAILS



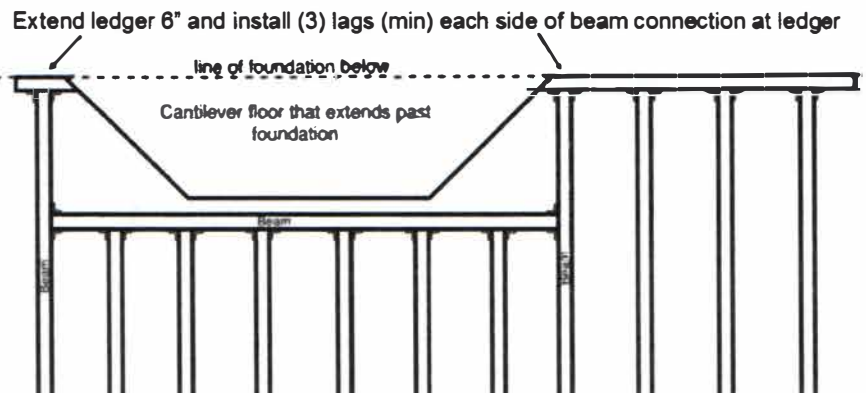
FOOTING DETAILS



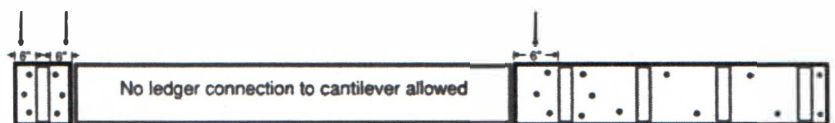
ELEVATION VIEW



LEDGER DETAILS



Plan view from the top



Elevation view of the ledger connection

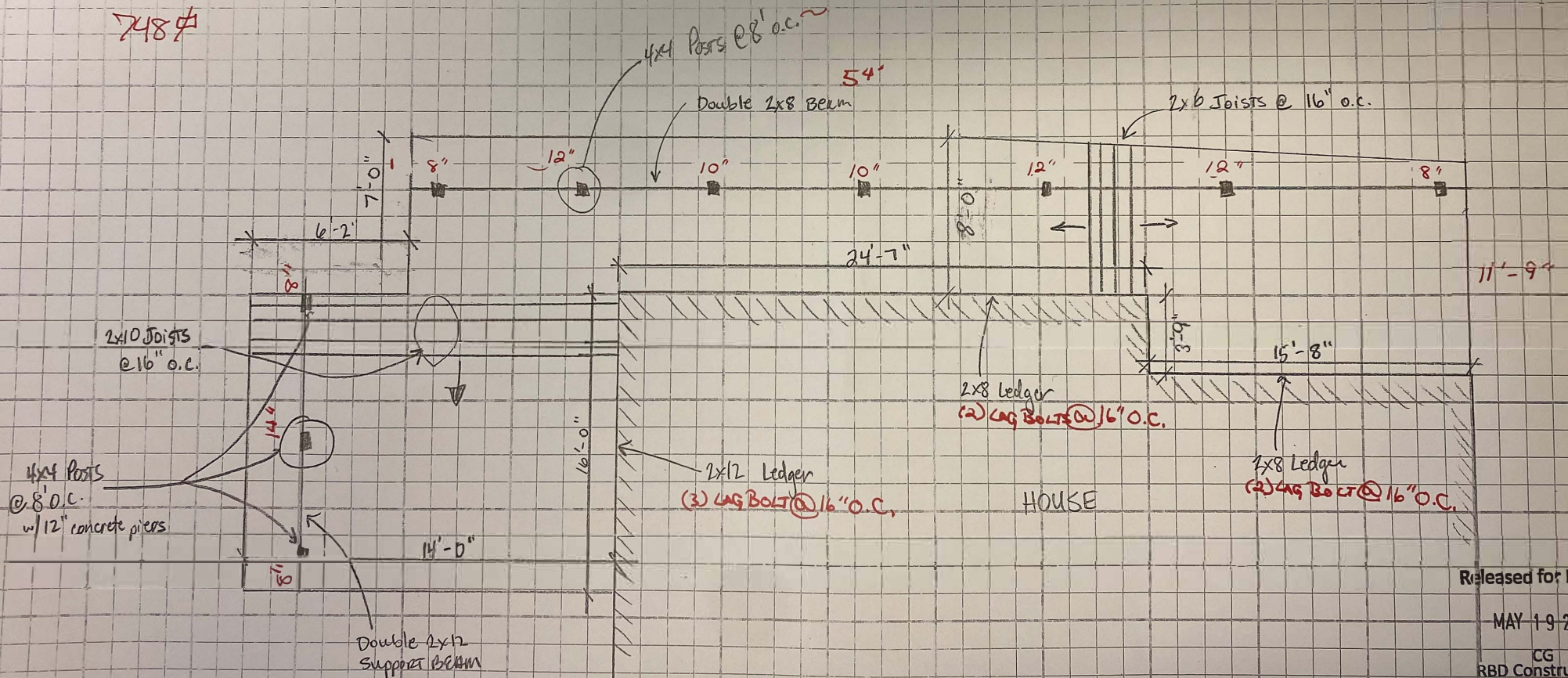
CANTILEVER DETAILS

PROJECT: REPLACE EXISTING DECK (SAME LAYOUT AS EXISTING)
PROJECT ADDRESS: 11205 HONDO AVE, Green Mountain Falls, CO
OWNER: JANINE GARNHAM
CONTRACTOR: NLP CONSTRUCTION AND CONTRACTING, LLC

NOTES:

- ① LEDGER BOARD WILL BE ANCHORED TO THE HOUSE USING 5" TRUSSLOK SCREWS
- ② JOIST HANGERS WILL BE USED @ ALL JOISTS SECURED TO LEDGER BOARD w/ Simpson STRONG-TIE #10 SCREWS (2 1/2")

2x8 #



Released for Permit

MAY 19 2022

CG
RBD Construction

PLANNING COMMISSION AGENDA MEMO

DATE: 06.08.2022	ITEM 7	SUBJECT: Annual PC Officer Election
Prepared by: Nate Scott, Town Clerk		

Background:

Pursuant to [Article XIV, Section 2-296, Rules of Procedure](#), each board, committee and commission shall appoint a chair and vice-chair annually during the first meeting of each calendar year. Each board, committee and commission shall appoint a secretary who may be a non-member (or) who is an employee of the Town.

At the May 10, 2022, meeting, the Planning Commission voted to table this item until two new commissioners are seated.

Discussion:

As long as I am performing staff planning duties, I will perform the secretary duties.

Recommended Action:

The Planning Commission should select a Chair and Vice-Chair. It should also consider recruiting other alternate members (up to three total).

Recommended Motion:

I move to appoint {First Name, Last Name} as Chair of Planning Commission.

I move to appoint {First Name, Last Name} as Vice-Chair of Planning Commission.

I move to recommend to the Board of Trustees {First Name, Last Name} as an alternate member to the Planning Commission.