

TOWN OF GREEN MOUNTAIN FALLS
Board of Trustees Regular Meeting
Town Hall – 10615 Green Mountain Falls Road
In-Person or Zoom
Tuesday, July 5, 2022 – 7:00 P.M.

MEETING MINUTES

Board Members Present

Mayor Todd Dixon
Mayor Pro Tem Sunde King
Trustee Nick Donzello
Trustee Katharine Guthrie
Trustee Sean Ives

Town Manager

Becky Frank

Town Clerk/Treasurer/Planner

Nate Scott

Board Members Absent

Town Attorney

Not present

Public Works Department

Not present

Marshal's Department

Not present

Planning Department

Vacant Position

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

Mayor Dixon called the meeting to order at 7:00 p.m.

2. Additions, Deletions, or Correction to the Agenda

Trustee Guthrie motions to approve the agenda as written. Trustee Donzello seconds. Motion passes unanimously.

3. Persons Present not on the Agenda: 3 minutes per speaker

No public comment.

4. Consent Agenda:

- a. Minutes from June 28, 2022

Trustee Guthrie moves to approve the consent agenda including minutes from June 28, 2022. Trustee Donzello seconds. Motion passes unanimously.

5. Public Hearing for Variance: Land Use Application 20220608 – 11115 Midland Ave.

Public Hearing opens at 7:02 pm

TCTP Scott gives an overview of the application and why the variance was triggered. A replacement deck is proposed. It is considered new construction, had a footprint which was different than the previous deck, and was very close to the front property line. The applicant changed the design to more closely match the previous footprint, which is still within the 15-foot front setback.

Public Hearing Closed at 7:05

6. Consideration of Variance: Land Use Application 20220608 – 11115 Midland Ave.

TCTP Scott recommends approval of the variance application. Trustee Guthrie asks to clarify the relationship to the previous footprint.

Trustee Donzello moves to approve Variance 20220608 – 11115 Midland Ave. Trustee Ives seconds. Motion passes unanimously.

7. Short Term Rental License Appeal: 10971 Iona Ave.

TCTP Scott explains the situation, which is an appeal to a short-term rental application that was approved today, July 5. Ms. Snow requested the parking plan and based on her photos TCTP Scott shared the concerns regarding the limited parking space. Mr. Miller followed up with photos, showing that the shed and the trailer in the parking space have been removed, clearing up the concern from staff.

Public comment:

- Marilyn Brown – 10975 Falls Ave – summarized her history with the Millers, states that she is surrounded by short-term rentals. This will be the fourth. Comments about STR regulation – the Marshal should have clear rules to enforce.
- Gary Brown – concerned with lack of rules to enforce STR and initiate a process to enable policing of the properties.
- Kathy Snow – 10963 Cottage St – gives summary of the issues she has had with STRs: 1) lack of neighborhood – vacationers vs. residents; 2) parking – many issues with cars not able to exit the property easily; 3) septic – bad odors and lack of evidence of permits for septic work.
 - o Trustee Donzello asks TCTP Scott to clarify parking situation, who reiterates – the shed and trailer were removed after Kathy’s photos, thereby easing staff concerns for 5 total spots.
 - o Trustee Guthrie asks for clarification about what is a general property issue vs. what is STR-specific. Were there issues before the property became a STR.
 - o General discussion about the various complaints included in the email from the packet.
- Brad Miller – owner of 10971 Ave – addresses the communication he has offered between neighbors, explains that Ms. Snow’s driveway is a perpetual non-exclusive easement with survey document, and defends parking situation, etc. States that he has continued to try to work with neighbors to solve problems.
- Kathy Snow – more discussion about the easement and septic system comments.
- TCTP Scott clarifies that the easement issue is not pertinent to the STR application. Town code states that the Town reserves the right to make sure septic is adequate for a change of use, but this has not been applied to any STR application to this point.
- Mayor Dixon asks if staff is convinced that the applicant has met the current requirements. TCTP Scott says yes.
- Trustee Ives stresses that the key to resolution of these issues is ongoing positive communication between neighbors.
- Mayor Dixon comments that he views this as a quasi-judicial decision and the STR as a protected property right.

Trustee Ives moves to deny the appeal of this STR application. Mayor Dixon seconds. Motion passes unanimously.

8. Discussion – Vendor Invoice Acknowledgment Reports

TCTP Scott summarizes the history of the issue and the content of the report that has been given to the Board in the recent past. TM Frank advises that the recommended change would be from a prior accounts payable approval to an acknowledgement of payments made.

Trustee Guthrie moves that the report is changed to a monthly statement of reconciliation to be presented to the Board for acknowledgement. Mayor Dixon seconds. Motion passes unanimously.

9. Reports

a) Trustee Reports

- i. Mayor Dixon: Greenbox mayor forum went well. One-page list of feedback: update to old Marshal's office, concern for parks maintenance, anticipation of STR license limit, talked to CDOT about changing the HWY 24 sign to add Green Mountain Falls back on it.

b) Staff Reports

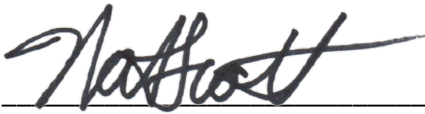
- i. TM Frank: street striping will include the crosswalks recommended by PRTAC. El Paso County will help us by doing street sweeping beforehand. Still working on getting road base. Vac truck from Woodland Park will try to help unclog culverts in town. PW crew is working on new railroad ties for the triangle garden. TM Frank will follow up with Fire Chief about scheduling chipper days.

10. Correspondence

None

11. Adjourn

Meeting adjourned at 8:14 p.m.



Nathan Scott, Town Clerk/Treasurer



[Todd Dixon \(Aug 12, 2022 15:28 MDT\)](#)

Todd Dixon, Mayor

2022-07-05 BOT Meeting Minutes - approved

Final Audit Report

2022-08-12

Created:	2022-08-12
By:	Town of Green Mountain Falls (clerk@gmfco.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqBZqzKkV4CSAeyOTFWWyYsm0fgmKRkcz

"2022-07-05 BOT Meeting Minutes - approved" History

-  Document created by Town of Green Mountain Falls (clerk@gmfco.us)
2022-08-12 - 6:17:14 PM GMT- IP address: 96.84.255.253
-  Document emailed to gmfdixon@gmail.com for signature
2022-08-12 - 6:17:30 PM GMT
-  Email viewed by gmfdixon@gmail.com
2022-08-12 - 6:25:20 PM GMT- IP address: 74.125.215.67
-  Signer gmfdixon@gmail.com entered name at signing as Todd Dixon
2022-08-12 - 9:28:03 PM GMT- IP address: 24.8.132.173
-  Document e-signed by Todd Dixon (gmfdixon@gmail.com)
Signature Date: 2022-08-12 - 9:28:05 PM GMT - Time Source: server- IP address: 24.8.132.173
-  Agreement completed.
2022-08-12 - 9:28:05 PM GMT