



Town of Green Mountain Falls

Board of Trustees Regular Meeting Agenda

10615 Green Mountain Falls Road

Green Mountain Falls, CO 80819

Tuesday, November 1, 2022, at 7:00pm

Public Work Session prior to meeting at 6:00pm

In-person* or via Zoom**:

<https://us02web.zoom.us/j/86912468801?pwd=dDczNFBSOERqR004NXBpQ0tCS3pZQT09>

Meeting ID: 869 1246 8801; Passcode: 606513; Dial-in: 346-248-7799

REGULAR MEETING:

TIME:		ITEM	DESIRED OUTCOME
6:00pm		PUBLIC WORK SESSION	
7:00pm	1.	CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE	
	2.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	BOT Action Desired
	3.	PERSONS PRESENT NOT ON THE AGENDA: 3 MINUTES PER SPEAKER	Public Comment
	4.	CONSENT AGENDA: a. Minutes from October 18, 2022, Board of Trustees Meeting	BOT Action Desired
	5.	Fire Mitigation Advisory Committee Recommendation – John Bell appointment	BOT Action Desired
	6.	Resolution 2022-10 – Appointments to Outside Agencies	BOT Action Desired
	7.	Special Event Application – Bronc Day 2023	BOT Action Desired
	8.	Ordinance 2022-02 – Short Term Rental Regulations	BOT Action Desired
	9.	REPORTS a. Trustees b. Committees c. Staff	Information Only
	10.	CORRESPONDENCE	Information Only
	11.	ADJOURN	

*The Town shall provide reasonable accommodation for those with disabilities on a case-by-case basis. Please send accommodation requests to clerk@gmfcu.us by 4pm on the date of the meeting.

**Zoom meeting will start when the regular meeting is called to order. Public Comment for Zoom participants is restricted to live comment during Item #3 only. Commenters should be prepared to use the “raise hand” function to be called upon. Chat comments will not be managed or responded to.



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

To: Mayor and Board of Trustees
From: David Douglas, FMAC Chair
Re: FMAC open position recommendation

The GMF FMAC recommends that the GMF BOT approve the addition of John Bell to fill the vacant FMAC position at the next meeting of the BOT on November 1, 2022. The FMAC voted unanimously at its October 24, 2022, to recommend approval of Mr. Bell to the BOT with immediate effect.

Sincerely,

David Douglas
Chair, FMAC



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: FMAC
Name: John Bell
Street Address: 10691 Illinois Ave
City, State: GMF, CO Zip Code: 80819
Phone Number: (908) 342-5927 Email address: jbell5927@msn.com
How many years have you been a resident of Green Mountain Falls: 1
Current Employer/Occupation: Retired chemist
Work Experiences that may apply: Problem Solving

Other Volunteer Experiences that may apply: BSA, D-12 SAAC & DAAC, Friends of Ute Pass Trails

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

Other Current Volunteer Positions you hold: Friends of Ute Pass Trails

Reasons for choosing this Volunteer Opportunity: GMF has significant opportunity to reduce fire risk and improve evacuation.

*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: John D Bell Date: 10/24/2021

Are you 18 years or older? YES ☒ NO ☐

If NO, Guardian Signature: _____

**GREEN MOUNTAIN FALLS, COLORADO
RESOLUTION NO. 2022-10**

**A RESOLUTION NAMING APPOINTMENTS TO COMMITTEES,
COMMISSIONS, AND OUTSIDE AGENCIES**

WHEREAS, the Board of Trustees of the Town of Green Mountain Falls, Colorado, pursuant to Colorado statute and the Town of Green Mountain Falls Municipal Code, is vested with the authority of administering the affairs of the Town of Green Mountain Falls, Colorado; and

WHEREAS, the Board of Trustees appoints members to the Planning Commission for regular, limited terms; and

WHEREAS, the Board of Trustees appoints members to various standing and ad-hoc advisory committees for regular, limited terms; and

WHEREAS, the Board of Trustees appoints various people to outside agency appointments to represent the interests of the town; and

WHEREAS, minimizing vacancies to these appointments – whether by reappointment or new appointment in advance of term expirations – maximizes continuity in each agency;

Section 1.

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

PPACG Board of Directors <i>The Pikes Peak Area Council of Governments is comprised of membership spanning 16 participating local counties and municipalities. Its Board of Directors is charged with establishing objectives and policies related to issues that cross political boundaries, shared opportunities and challenges, and collaborative strategies for action. As a participating member government, the Town Board of Trustees designates a voting representative and an alternate from among the elected Board of Trustees to represent the Town during their term of office.</i> <i>PPACG Board of Directors Bylaws, Article IV</i>			
Todd Dixon, Mayor	(2)	January 2023	May, 2024
PPACG Community Advisory Committee			

The Community Advisory Committee serves as the formal mechanism for the active participation of citizens in the planning, promotion, and evaluation of activities of the Pikes Peak Area Council of Governments, and assists the PPACG staff in keeping the general public informed relative to regional plans and programs. The CAC is a nontechnical body comprised of volunteers who offer a citizen's perspective on issues such as transportation, the environment, economic development and military impact planning in the Pikes Peak region. The Town Board of Trustees nominates a citizen representative who has a sincere interest in serving the community. The PPACG Board of Directors approves all nominations. Representatives may serve up to two (2) consecutive three (3) year terms.

PPACG CAC Bylaws

Ann Esch	(2)	January 2023	January 2024

PPACG Water Quality Management Committee

The purpose of this committee is to advise the Pikes Peak Area Council of Governments and PPACG staff on current and emerging issues, goals, plans, and programs affecting the water quality of the Pikes Peak Region, to aid in the review of site applications, and to aid in the development of the water quality management plan updates and amendments.

<i>Vacant</i>			
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PPRTA Board of Directors

The Pikes Peak Rural Transportation Authority Board of Directors has primary responsibility for the management and disbursement of funds generated by the Authority, and the activities that support those functions. As a participating member government, the Town Board of Trustees appoints a single Director from among the elected Board of Trustees to represent the Town, for a calendar year term of office.

Intergovernmental Agreement Regarding the Pikes Peak Rural Transportation Authority

Todd Dixon, Mayor	(2)	January 2022	May 2023
Katharine Guthrie, Trustee/Ann Esch, Community Member (alternate)	(2)		

PPRTA Citizen Advisory Committee

The 17-member Pikes Peak Rural Transportation Authority Citizen Advisory Committee's primary objective is to ensure the capital, maintenance, and public transportation projects and programs approved by voters during the November 2, 2004 election and the November 6, 2012 election are accomplished with PPRTA funds. The committee reports directly to the PPRTA Board of Directors, and is charged with reviewing the budgets of the five local member governments to monitor the expenditure of PPRTA funds on capital, maintenance, and public

transportation projects and programs. The Town Board of Trustees appoints two members from among the residents of the PPRTA geographic boundaries to three-year staggered terms. Representatives from member governments do not have term limits.

PPRTA CAC Bylaws

Craig Gooding	(1)	January 2023	January 2024
Ann Esch	(1)	January 2023	January 2024

PPRBD Advisory Board

The Pikes Peak Regional Building Department Advisory Board renders advice in the administration operation of the department in matters related to administration and financing and budget of the department. The Town Board of Trustees appoints one representative to the Advisory Board.

By-laws of the Regional Building Commission

Todd Dixon, Mayor		January 2023	May 2023
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CML Policy Committee

The Colorado Municipal League represents the shared interests of 269 of Colorado's 272 incorporated municipalities. The CML Policy Committee has significant policy development responsibilities. The committee is responsible for reviewing of requests from member municipalities for CML-initiated legislation and recommending specific positions to the CML Board, reviewing of requests for policy positions from member municipalities and recommending specific positions to the CML Board, review of known or potential legislative issues or bills, consideration of staff recommendations, and recommending specific positions to the CML Board, and review of the League's Annual Policy Statement that guides League positions on policy issues affecting municipalities and proposing revisions, if necessary, culminating in the ballot questions presented to CML members at the Annual Business Meeting that takes place as part of CML's Annual Conference. Each member municipality of CML is entitled to designate one representative to the League's Policy Committee. One alternate may also be designated, and that alternate should attend only if the appointed member is unable to attend.

Sunde King, Mayor Pro-Tem		January 2023	January 2024

* (N) indicates that the specified term is the member's Nth consecutive term.

** "X" indicates that the member is term-limited at the conclusion of the specified term.

Section 2.

Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or

constitutionality of the remaining portions of this Resolution. The Town Board hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 3.

Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this resolution are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this resolution.

Introduced, Read, Passed, and Adopted at a regular meeting of the Board of Trustees of the Town of Green Mountain Falls on this 1st day of November 2022.

**TOWN OF GREEN MOUNTAIN FALLS,
COLORADO**

Todd Dixon, Mayor

ATTEST:

Nathan Scott, Town Clerk



Town of Green Mountain Falls
P.O. BOX 524
GREEN MOUNTAIN FALLS, CO 80819
(719) 684-9414 www.gmfco.us

Special Events Permit Application

Title of Event: 85th Annual Bronc Day
Organization Name: Pikes Peak Chamber of Commerce
Organization Contact Name: Margaret Petersen
Phone: 719-761-9326 Email: Broncday@gmail.com/Discoverulefalls@gmail.com
Dates of Proposed Event: Saturday 7/24/ Start Time: 6am End Time: 4pm
Anticipated Number of Attendees: 2000+ * would also like set up Fri July 23rd
Request for Town utilities: Electric X Water 2X Gas after 3pm
Description of the event: Parade - Vendor Booths - Food - musical Entertainment - Kids Games - Gold Panning
Type of audio/visual equipment proposed: PA System for Parade

Office Use:

Board Approval Date: _____

State Special Event Liquor License Approval Date: _____

Valid Liability Insurance will be submitted by: _____

Final fee assessment will be paid by: _____

Board of Trustees conditions for permit: _____

Town Clerk

Date

Mayor

Date

Event Permit Fee: _____

Traffic Control Fee: _____

Additional fees: _____

Special Event Permit Checklist

Thank you for considering historic Green Mountain Falls for your upcoming event. Any short-term activity that has the potential to impact public property or services must be permitted. Applications can be submitted up to twelve (12) months prior to an event, **but no later than sixty (90) days prior to the special event date. Updated liability insurance and final fees are due thirty (30) days prior to event.**

1. Completed Special Event Permit Application Form, signed and dated
2. Consent and General Release Form, signed and dated
3. Event details
 - a. Security (not provided by GMF)
 - b. Trash plan
 - c. Traffic plan
4. Certificate of Liability Insurance
5. Site plan sketch showing the proposed location of the following:
 - a. Street closures and barricades
 - b. Parking
 - c. Trash/recycling bins
 - d. Restrooms
 - e. Food, beverage, retail vendors
 - f. Signage
 - g. Audio/visual equipment
6. State of Colorado Special Event Liquor License Application with required documents
7. Applicable fees. Refer to Fee Schedule.

The undersigned representative of Pikes Peak Chamber of Commerce (organization) in consideration of privileges granted to him/her for use of the public properties of the Town of Green Mountain Falls for 88th Annual Bronc Day 7/29/23 (event title/date of event), does hereby release, discharge, and agree to hold free and harmless the Town of Green Mountain Falls from any and all actions, and causes of action arising out of or relating to any loss, damage, or injury including death of any participant or spectator, while in or on the premises of any public property within the Town of Green Mountain Falls for any purpose related to the above mentioned event.

By signing the foregoing release, the undersigned hereby acknowledges understanding that

- all participants and spectators must obey all regulations, laws, and ordinances of the Town of Green Mountain Falls, including but not limited to §7-54; §7-103; 10-273; §11-97
- he/she has read the foregoing release, and the attached statement for conducting a special event in the Town of Green Mountain Falls
- understands both documents and signs this agreement voluntarily.

Signature of Applicant:  Date: 10-31-22

TOWN OF GREEN MOUNTAIN FALLS

ORDINANCE NO. 2022-02

AN ORDINANCE REPEALING AND REENACTING CHAPTER 5, ARTICLE VII, OF THE GREEN MOUNTAIN FALLS MUNICIPAL CODE, ADOPTED BY ORDINANCE NO. 04-2017, REGARDING SHORT-TERM RENTAL PROPERTY LICENSES

WHEREAS, in 2017, by Ordinance No. 04-2017, the Town enacted a short-term rental license requirement, which was amended in 2018 by emergency ordinance No. 18-04;

WHEREAS, regulation and enforcement of the Town's short-term licensing scheme has proven difficult and ineffective; and

WHEREAS, the Board of Trustees desires to repeal and reenact the short-term rental requirements and regulations to provide for better administration and enforcement and to preserve the residential character of the Town's neighborhoods.

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

Section 1. Section 5-132 of the Town of Green Mountain Falls Municipal Code is hereby amended to read as follows:

Sec. 5-131. Purpose and Scope.

The purpose of this Article is to establish comprehensive licensing provisions for whole residential dwelling units made available for rent for a period of time less than thirty (30) days in duration to ensure minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the use and occupancy, location, and maintenance of residential dwellings available for rent. This Article does not apply to the furnishing of lodging services in hotels, motels, or lodges.

Sec. 5-132. Applicability.

All owners of residences who rent or lease their entire property for a period of time less than thirty (30) days shall comply in full with all terms and conditions contained in this Article *and in accordance with the Town's Land Use Code*.

Sec. 5-133. Definitions.

"Short-term rental" means the renting or leasing of an entire residential structure for monetary consideration for a period of time less than thirty (30) consecutive days, not including a bed and breakfast, residency unit, boarding or

rooming house, or hotel. The definition does not include offering use of one's property to another where no fee is charged or collected.

"Town Manager" means the appointed administrative official of the Town government, or his or her designee, whose duties and responsibilities shall conform to the requirements of Section 2-81 of the Green Mountain Falls Municipal Code.

Sec. 5-134. License required; Limitations.

- (a) No owner shall allow any person to rent or lease, sublease or occupy any short-term rental as a tenant, renter, lessee, sublessee or otherwise, unless the owner has been issued a valid rental property license by the Town. Licenses are permitted in any zone district in the Town where residential occupancy is permitted, provided however, that no commercial space shall be used for a short-term rental. The short-term rental license must be renewed annually for every premises used as a short-term rental. A short-term rental license may be denied or revoked if the owner is not in compliance with the terms and conditions of license or any other applicable laws.
- (b) The Town shall issue no more than 60 short-term rental licenses. When the cap is reached, new license applications will be considered in order of the date received.

Sec. 5-135. Taxes.

All owners of short-term rentals are required to collect and remit sales and other applicable taxes. Evidence of issuance of a current state sales tax license number or proof that the platforms used to advertise and book the licensed premises remit taxes on behalf of the licensee is required as a condition of the Town Manager's consideration of a short-term rental license application. The licensee shall remit all sales taxes and fees owed to the Town in a timely manner.

Sec. 5-136. Business license required.

All owners of short-term rentals are required to possess a current Town business license for each short-term rental property. The business license must be renewed annually. Business license requirements under this Section shall conform to the requirements of Article II of this Chapter.

Sec. 5-137. License application; procedure; appeals.

- (a) All owners of short-term rentals must obtain a short-term rental license. Conducting a short-term rental without a valid license is a violation of this Chapter 5. A license application shall be provided by the Town, and an applicant shall provide the following information:

- (1) Owner name, permanent address, and property address;
 - (2) Maximum occupancy of rental guests;
 - (3) Owner representative and contact information; if the owner is a corporation, then all parties with a financial or ownership interest in the corporation shall also be listed;
 - (4) Parking plan for guests indicating compliance with the Land Use Code and the manner in which the maximum permitted number of cars shall be parked so as to avoid any conflicts with neighboring properties or public right-of-way and so as to maintain a 20' unobstructed roadway, excluding the shoulder;
 - (5) Evidence of property and liability insurance;
 - (6) Proof of a valid business license;
 - (7) Proof of a valid sales tax license number or proof that the platforms used to advertise and book the licensed premises remit taxes on behalf of the licensee;
 - (8) Proof of possession of the licensed premises; or
 - (9) If the applicant does not own the property where the licensed premises is located, the applicant must provide written documentation from the property owner allowing short-term rentals on the licensed premises;
 - (10) The license application fee set by the Board of Trustees;
 - (11) Copy of the information packet provided to guests as defined in Sec. 5-138 (b) (7); and
 - (12) Other documents as required by the Town on its application form.
- (b) Licenses are valid until December 31 of each year. The application fee shall be prorated on a monthly basis for any application filed for a license period commencing after January 1. Subject to the requirements of this article, licenses may be revoked or renewed.
- (c) Before issuing a short-term rental license, the applicant shall notify the Town Marshal and all owners of real property within 150 feet of the proposed short-term rental property who shall be provided an opportunity to make comment on or object to the issuance of the

license. The notice shall contain: the completed application form, the property location, notice that the full application that may be copied and reviewed at the Town Hall, and notice that comments must be received within fifteen (15) days from the date on which the notice is given. Notice shall be posted on the property and at the Town Hall and mailed at the applicant's expense.

- (d) The Town Manager, after reviewing the license application and any public comments or objection shall approve, approve with conditions, renew, renew with conditions, or deny the short-term rental license. The Town Manager shall issue the decision within thirty (30) days after receiving a complete application and shall report all decisions at the next regular meeting of the Board of Trustees. A standard condition of approval shall be that the license, as issued, is temporary and conditional until the appeal period, as described in (e) below, has passed, or until any such appeal has been decided, whichever is later.
- (e) Either the applicant or a property owner within 150 feet of the proposed short-term rental property may appeal the Town Manager's decision to issue, issue with conditions, renew, renew with conditions, or deny a short-term rental license. Such appeal shall be filed with the Town Clerk in writing within fifteen (15) days of the decision being reported to the Town Board and shall be heard by the Board of Trustees. The Board of Trustees shall promptly hear and decide all appeals. The decision of the Town Manager (if not timely appealed) or the Board of Trustees (if appealed), is the final decision of the Town for purposes of judicial review.
- (f) All permitted short-term rentals are subject to inspection under Section 5-10 of this Code. Licenses may be revoked or not renewed by the Town Manager if license conditions and requirements are not met or if violations of license conditions or the requirements of this Chapter are found within any one license year.
- (g) A short-term rental license is nontransferable and may be used only for the property for which it is issued. A short-term rental license is not transferrable upon the sale of the property.
- (h) An application will be deemed submitted only when accepted as complete by the Town. The Town Manager shall inform the applicant in writing of its determination of whether the application is complete or whether the application is missing information within thirty-five days of receipt of the application. If an application is not accepted as complete within six months of receipt, the applicant must restart the application process and resubmit the application fee.

Sec. 5-138. Licensing requirements; operating standards.

- (a) Before issuing a license, the Town Manager must determine that the applicant has met the following requirements:
 - (1) The applicant has complied with all Town Land Use Code requirements as applicable.
 - (2) The licensee or licensee's local agent must be available full time to manage the property during any period in which the property is occupied as a short-term rental. The licensee or local agent shall be required to acknowledge a concern or complaint within thirty minutes by phone or in person.
- (b) All licensees must comply with the following:
 - (1) Maximum occupancy limit posted in online advertisement must not exceed what has been established in the licensee's approved license application.
 - (2) All applicable town land use, regional building code, and fire code standards and regulations.
 - (3) The licensed premises must use wildlife-proof or wildlife-resistant refuse containers as required by Section 6-33.
 - (4) The licensed premises must be equipped with an operational fire extinguisher, smoke detector, carbon monoxide detector, and other safety equipment as required by the Town Manager.
 - (5) The licensee or its occupants may not commit any nuisances as defined in Chapter 6.
 - (6) The licensee must comply with all applicable fire and burning restrictions.
 - (7) The licensee must provide upon booking and post a packet in the premises containing the following information for guests inside the rental property in a conspicuous location:
 - (i) Floor plan with fire exit routes.
 - (ii) Location of fire extinguishers.
 - (iii) Trash and recycling schedule and information.
 - (iv) Wildlife safety sheet provided by the Town Manager.

- (v) Wildfire and Red Flag safety information sheet provided by the Town Manager.
 - (vi) A notice that excessive noise is prohibited between the hours of 10:00 p.m. and 7:00 a.m., as provided in Section 10-271.
 - (vii) A map clearly delineating guest parking and the licensed premises boundaries.
 - (viii) Licensee's contact information and contact information of Licensee's local agent.
 - (ix) Town contact information for purposes of complaints concerning the licensed premises.
- (c) A licensee must submit any proposal to change an issued license under this Ordinance to the Town Manager.

Sec. 5-139. Renewal.

- (a) An owner shall have the right to renew their license each calendar year, provided the license hasn't been revoked according to processes defined in this Chapter.
- (b) All licenses expire on January 1 of each year. At least forty-five (45) calendar days prior to December 31 of each year, the Town shall send a renewal reminder via email, and the deadline to renew without a fee penalty is January 15 of the preceding year.
- (c) The Town shall not accept late renewal applications received after March 15. A licensee who files a late renewal application prior to or on March 15 and pays the requisite fee may continue to operate until final action has been taken to approve or deny the late renewal application. A licensee whose license has expired and has not submitted a renewal application prior to or on March 15 shall not, under any circumstances rent the property until a new license has been obtained.
- (d) In considering issuance or renewal of a short-term rental license, the Town Manager or the Town Board, as appropriate, shall consider any conviction for a municipal code violation within the past year related to the property to be licensed. Renewal of any license is subject to the laws and regulations effective at the time of renewal, which may be different than the regulations in place when the license was originally issued.

- (e) If a licensee, applicant, or duly authorized agent of the licensee or applicant acting on behalf of the same makes a false, misleading, or fraudulent statement in any short-term rental unit business license application or has misrepresented a material fact in any short-term rental unit business license application or quarterly local tax remittance form, the Town Manager may impose a mandatory suspension and the same is grounds for nonrenewal or for not granting a license.

Sec. 5-140. Local agent required.

When the owner of a short-term rental property is not a natural person domiciled within El Paso or Teller County, Colorado, the owner shall appoint a natural person who is domiciled within either El Paso or Teller County, Colorado, to serve as the local agent of the owner for service of any notices related to the property or its license. An owner shall notify the Town in writing of any change in the appointment of a local agent within seven (7) days of such change.

Sec. 5-141. Fees.

- (a) Applicants for short-term rental licenses, or the renewal thereof, shall pay the fee as set by resolution of the Board of Trustees at the time of application submittal.
- (b) A person wishing to appeal a decision of the Town Manager under this Article shall do so in writing to the Town Clerk and shall pay the fee as set by resolution of the Town Board.

Sec. 5-142. Posting requirements

- (a) An owner shall post the license, or a true copy thereof, conspicuously within the rental property for which such license has been issued.
- (b) An owner shall display its license number on the face of any advertisement. For purposes of this Section, the term "advertisement" means the act of drawing the public's attention online, in print, or via any other posting to a short-term rental to promote the availability of the short-term rental.

Sec. 5-142. Enforcement

- (a) It is unlawful to violate any provision this Article.
- (b) The Town may enforce the requirements of this Article by any or all of the following:

- (1) The Board of Trustees, after reasonable notice and a hearing, may revoke any license, based upon a violation of this Article.
- (2) The Town Manager may refuse to renew a short-term rental license for any reason provided in this Article and may prohibit an owner from re-applying for a short-term rental license for one (1) year following revocation or non-renewal.
- (3) Persons found of violating any provision of this Article shall be punished in Municipal Court as hereinafter provided. Each separate act in violation of this Article, and each and every day or portion thereof during which any separate act in violation of this Article is committed, continued, or permitted, shall be deemed a separate offense.
 - a. First offense: \$250 fine
 - b. Second offense: \$500 fine
 - c. Third offense: \$1,000 fine and one-year suspension of the license.
- (4) The above penalties may be in addition to other penalties the Municipal Court sees fit, including a suspension of a portion of the fine.
- (5) If the violation involves an immediate threat of health and safety, the Town Manager may, in writing sent or posted in a conspicuous place on the licensed premises, order that all rental activity on the licensed premises cease until further notice from the Town Manager. It shall be unlawful for any person to fail to comply with a Stop Renting Order.
- (6) Properties found to be renting without a valid short-term rental license are subject to a \$250 fine for each day the property is rented without holding a valid license and shall be issued a Stop Renting Order until compliance is met. If no licenses are available, the operator must stop renting and apply to be on the waiting list.
- (7) Any remedies provided for in this Article shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law.

Section 2. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or

enforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 3. Safety. The Board of Trustees finds that the adoption of this Ordinance is necessary for the protection of the public health, safety, and welfare.

Section 4. Effective Date. This Ordinance shall become effective 30 days after publication.

ADOPTED AND ORDERED PUBLISHED the _____ day of _____, 2022,
at the Green Mountain Falls Town Hall, 10615 Green Mountain Falls Road, Green Mountain Falls,
Colorado 80819.

Todd Dixon, Mayor

ATTEST:

Nate Scott, Town Clerk/Treasurer

Published in the Pike Peaks Courier, _____2022.



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

To: Mayor and Board of Trustees
From: Becky Frank, Manager
Re: Staff Report, November 1, 2022

Rolling Project Roster:

- Stilling Basins-Project in progress. Discovered a couple of utilities that the project needed to work around which resulted in a delay of the timeline but the project is underway and should be complete in the next few weeks.
- Gazebo Lake (El Paso County CDBG Accessibility for All)-The lake wall is in final stages of repair. The outlet and pier are being installed currently. Once complete, the pathway will be installed. Will begin designing potential phase 2 of this project with the PRTAC in the coming months.
- Comprehensive Roads Plan-In Progress. Wilson & Co update/presentation 12/13/2022.

Public Works:

- Public Works has completed the base build-up for the season and has applied magnesium chloride to help bind the base for the winter. We will look at scheduling additional treatments this spring. We will begin stockpiling material for this year and next as the budget allows. Have also received several loads of donated millings from the Chipita Park Road overlay project that can be used to repair strategic areas.
- Striping of Ute Pass Avenue is complete with the exception of the area near the stilling basin project. The crew will come finish up once that project is complete and install remaining pedestrian painting and the crosswalk.
- Cold patching potholes and using millings to fix areas as appropriate.
- PW preparing for winter snow removal.

Town Manager:

- Preparing the 2023 budget.
- Grant application for the CPW Human-Bear Conflict Resolution Program. PO received. We will begin identifying potential locations for the blind and PRTAC will assist in drafting some design concepts. This project will go out to bid late winter 2023.
- Pool-DOLA Rural Economic Development Initiative planning grant application submitted. This grant will allow us to do a planning project to identify areas for sustainable planning and facility management. Communities are notified on awards in December.
- STR- draft policy for discussion that includes recommendation from the public info meeting for your review. Once adopted, staff will develop procedures that consider the policy changes and develop supporting materials, i.e. House Manual Template and Owner/Manager Packet.
- Submitted draft VISTA Assignment Description to support the vacant planner position to DCI. Will provide updates as appropriate.



The Town of Green Mountain Falls

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(719) 684-9414 www.gmfco.us

To: Mayor and Board of Trustees
From: Nate Scott, Town Clerk/Treasurer/Planner
Re: Staff Report, October 28, 2022

Routine activities continuing:

- Payroll/Pension
- Agenda packet preparation
- Meeting management
- Legal notices and postings
- Gazebo inquiries
- Licensing management

UPDATES

Clerk/Treasurer:

Fire Mitigation:

- Mile High Youth Corps has completed their 5-week fall season (Sept. 6 – Oct. 6).
 - Stats: Below are the project accomplishment from the last 5 weeks on the site:
 - 2.9 acres thinned (10.21 total for 15-week COSWAP)
 - 505 trees felled (2,738 total)
 - Hours broken down by week:
 - The first two weeks, we had additional Corpsmembers from other crews guest star on this crew – those Corpsmembers were a part of crews that had a delayed start date in our fall season. Hence, the large amount of hours.
 - With fall upon us now, this crew struggled to maintain a full crew of 8 due to illnesses occurring every week. Thanks for your patience and understanding as we navigate the tail end of the pandemic.
 - 9/6-9: **414.5**
 - 9/12-15: **325.5**
 - 9/19-22: **270.5**
 - 9/26-29: **180**
 - 10/3-6: **208**
 - Volunteer effort needed to remove/scatter fuel (also included in 9/26 FMAC meeting staff report):
 - If stacks aren't removed for firewood, scatter as much as possible.
 - Continue to cut felled trees with chainsaws into smaller boles.

- For any large trees that aren't laying flush to ground, cut into smaller sections.
- Remove and/or lop/scatter limbs as much as possible.
- CUSP contractor has finished 10 acres along Thomas Trail.
 - Working west and east of the previous work area.
 - Along Thomas trail, starting at water facility then working east.

Short-term rentals:

- Approved: 10905 Hondo Ave, 10870 Olathe St, 10890 Grandview Ave
- 54/60 active licenses
- Pending: 10530 Ute Pass Ave, 11190 Hondo, 10645 and 10635 GMF Rd

Planning:

- Land Use Code Updates
 - Notice of the below timeline and public meetings will be published on Wed, November 2, in the Pikes Peak Courier.
- Newest Timeline:

Date	Action	Comments
8/23	Kick-off rewrite project 2.0	
<i>Internal drafting; policy questions to be email to internal working group; difficult/unsettled policy issues should be scheduled for discussion with PC during a September meeting (please email Austin summary after such meeting of the direction to be taken)</i>		
10/11	Present LUC Draft to Planning Commission	This will likely include a general overview as well as a discussion of any remaining policy issues
10/18	Town sends comments/redlines to Austin (preferably in one document)	
10/25	Send revised LUC Draft to Town	
11/8	Planning Commission Study Session	For general public comments on the draft LUC; No motions/votes
11/22	Planning Commission Study Session	For general public comments on the draft LUC; No motions/votes
11/28	Town sends summary list of public engagement comments to Austin	
12/2	Revise draft per public engagement comments	This will be the draft that can be posted for the 12/6 meeting
12/6	Planning Commission Adoption Hearing	We should plan to do a brief presentation on the process and some of the big changes
12/9	Revise draft per PC hearing	This will be the draft that can be posted for the 12/13 meeting

12/13	Board of Trustees Adoption hearing	We should plan to do a brief presentation on the process and some of the big changes Let's also plan to discuss the effective date before this hearing, depending on how we anticipate the hearing going
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