



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

**Tuesday February 14, 2023 at 6:30 PM
In-person Meeting at 10615 Green Mountain Falls Rd
Green Mountain Falls, CO 80819**

OR JOIN ZOOM MEETING:

Meeting ID: 819 8040 0115

Passcode: 398675

<https://us02web.zoom.us/j/81980400115?pwd=cWVPbzNXNVJVTSttQkdYT21jV3puUT09>

	ITEM	DESIRED OUTCOME
1.	TECH CHECK	Audio
2.	CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE	Pledge
3.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	Action Recommended
4.	PUBLIC COMMENT (3 minutes per speaker)	Public Comment
5.	APPROVAL OF MINUTES Approval of January, 24 2022 Meeting Minutes	Action Recommended
6.	NEW BUSINESS Staging Alternative to Olathe Street.	Action Recommended
7.	OTHER BUSINESS A. Capital Improvements Projects 2019-2029 B. Planning Considerations Doc	Action Recommended
8.	CORRESPONDENCE Peter and Rosalea Carttar Letter	Information Only
9.	ADJOURNMENT	Happy Valentines day!

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

Planning Commissioners: Lamar Mathews-Chair, Lisa Bonwell-Vice-chair, Ann Esch, Mike Frey, Rocco Blasi



MEETING MINUTES
Planning Commission
2023-01-24
6:30 p.m. In-Person and Zoom Meeting

Commissioners Present: Chair Lamar Mathews, Vice-chair Lisa Bonwell, Ann Esch, Rocco Blasi, Mike Frey

Commissioners Absent:

Board of Trustees Liaison: Mayor Todd Dixon

GMF Staff: Bo Ayad (Town Clerk/Treasurer) and Becky Frank (Town Manager)

Agenda Item	Motion/Discussion
1. CALL TO ORDER / Pledge of Allegiance/ROLL CALL	Meeting called to order at 6:31 pm.
2. AUDIO CHECK	Audio is good for Zoom participants.
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Motion to approve agenda as presented. Motion passes unanimously.
4. PUBLIC COMMENT	Mr. Howard Price commented from Zoom regarding a lack of notice on variances and had questions about parking and road access. Concerned about road access and displacement during road closures. Mr. Mac Pitrone shared concerns in person about the pump station, size of the structure and the site location.
5. APPROVAL OF MINUTES	Motion to approve minutes (with typo correction) from 2023-12-06 was seconded and approved unanimously.
6. NEW BUSINESS	A Variance at 10775 Belvidere was discussed. The original structure dated 1938 revealed an encroachment into the R.O.W. by a survey. A motion to approve was seconded and passed unanimously. The application will be added to the Board of Trustees next agenda packet.

7. OTHER BUSINESS	<p>A discussion about the earlier public comments took place. The Town Manager explained that the road closure would be controlled and that no one would be blocked from accessing their properties. Mr. Blasi asked the Variance Checklist be updated to include "Section 4: Notifications." And which party should be responsible for related expenses.</p> <p>A discussion around the fee schedule continued and Mr. Mac Pitrone commented that the pump station will provide water to Chipita Park and Crystola as well as GMF.</p>
8. OLD BUSINESS	<p>Nate Scott presented about the adoption of the new land use code. TM passed out the Planner Job Description. Mr. Blasi mentioned the need to update the Town Zoning Map to reflect changes in the new Land Use Code.</p> <p>A discussion took place between Mrs. Matthews and the TM regarding using a contract planner verse hiring a part time employee.</p>
9. ADJOURNMENT	<p>Meeting adjourned at 8:02pm</p>

Planning Commission Comprehensive Planning Considerations 2.13.2023



Land Use Priorities

- Roads
- Fire
- Flood

**top
11
response
themes:**

“

1. IMPROVE ROADS
2. IMPROVE CELL SERVICE
3. ATTRACT COMMERCIAL GROWTH
4. ESTABLISH CONSISTENT LEADERSHIP DIRECTION
5. ADD A SMALL CORNER STORE
6. ADD WELCOMING/ WAYFINDING SIGNAGE
7. ADDRESS PARKING IN TOWN
8. IMPROVE LAKE WATER QUALITY
9. IMPROVE POOL FACILITY
10. INCENTIVIZE TOURISTS TO STAY IN TOWN
11. INVESTIGATE SEWER SYSTEM FEASIBILITY

”

Responses have been compiled from Online Questionnaire #1; and feedback from stakeholder interviews, Bronc Days, and Town Meeting #1

ROADS

While gathering feedback from the community during both one-on-one discussions and public events, road conditions were one of the primary concerns. Both access and road conditions pose issues at different times of year. While several residents would like to see more paving, others would like the steeper streets to remain unpaved to ensure safer winter driving conditions. Table 2 presents the percentages of paved and unpaved roads at various grades within the Town.

Constituents also mentioned that traffic from tourists and trail users has significantly increased within the Town. However, CDOT traffic data shows that there is a traffic decrease of roughly 4,000 vehicles along U.S. Highway 24 (Hwy 24) between the exits of Green Mountain Falls and Cascade-Chipita Park. The map below presents CDOT average annual daily trip data for the east-and west-bound traffic per highway segment per day and illustrates that regional travelers are exiting into the Green Mountain Falls area. Community members feel that the CDOT estimates may be low, however the CDOT projected AADT for 2035 increases traffic on Hwy 24 by an additional 5,000 daily trips.

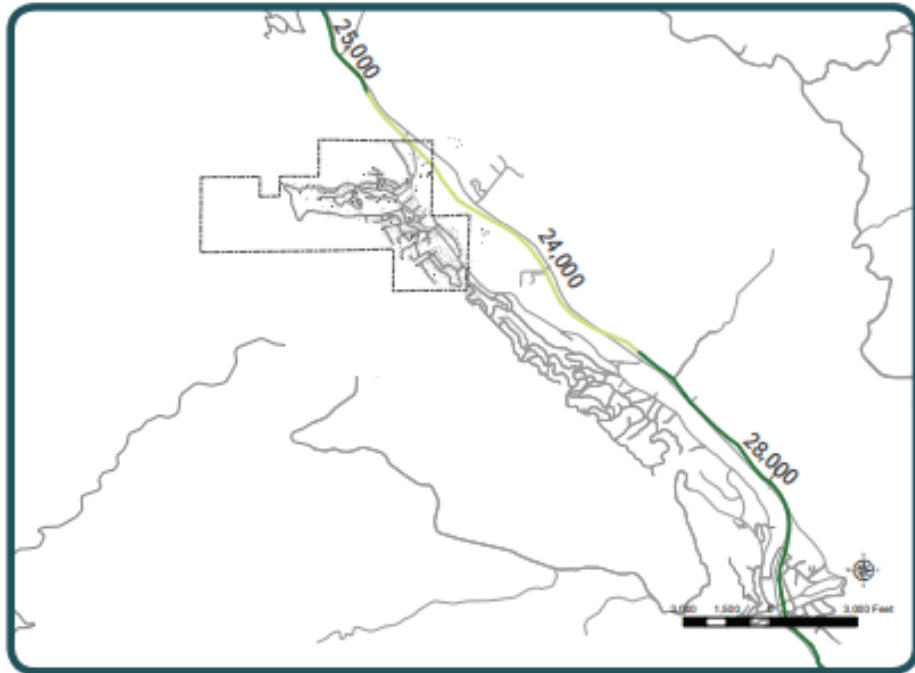


FIGURE 5. ANNUAL DAILY TRIPS ALONG HWY 24

Source: CDOT Average Annual Daily Trip Data, 2017

TABLE 2. GRADE AND PAVEMENT STATUS OF TOWN ROADS

Grade (%)	Paved	Unpaved
0-5%	37%	8%
6-10%	45%	33%
11-15%	14%	34%
16-20%	4%	20%
21%+	0%	6%
Total	28%	72%

Source: Green Mountain Falls & USGS

Roads

Fire

WILDLAND URBAN INTERFACE

The Wildland Urban Interface (WUI) is defined as an area where man-made development and undeveloped wildland intertwine. These areas are at a high risk in the event of a fire. The WUI map in Figure 8 illustrates housing density within the WUI.

In this map, the red shows higher structure density and blue shows lower housing density. Table 3 corresponds with Figure 8 and details the Town's housing density within each risk area.

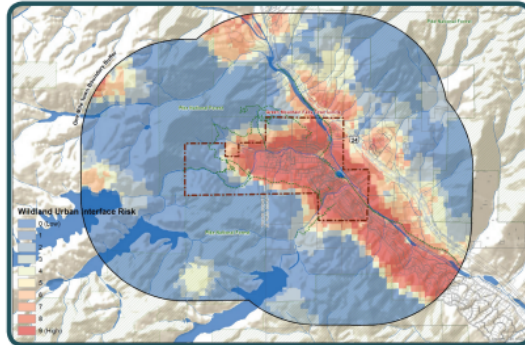


FIGURE 8. WILDLAND URBAN INTERFACE RISK
Source: CO-WRAP Colorado Wildfire Risk Assessment Portal

TABLE 3. HOUSING DENSITY WITHIN THE WILDLAND URBAN INTERFACE

Housing Density	WUI Population	Percent of WUI Population	WUI Acres	Percent of WUI Acres
Less than 1 house/40 acres	15	1.2 %	715	26.8 %
1 house/40 acres to 1 house/20 acres	17	1.4 %	407	15.1 %
1 house/20 acres to 1 house/10 acres	41	3.3 %	359	13.5 %
1 house/10 acres to 1 house/5 acres	58	4.6 %	330	12.4 %
1 house/5 acres to 1 house/2 acres	300	23.8 %	462	17.3 %
1 house/2 acres to 3 houses/1 acre	828	65.8 %	400	15.0 %
More than 3 houses/1 acre	0	0.0 %	0	0.0 %
Total	1,259	100.0 %	2,668	100.0 %

Source: CO-WRAP Colorado Wildfire Risk Assessment Portal

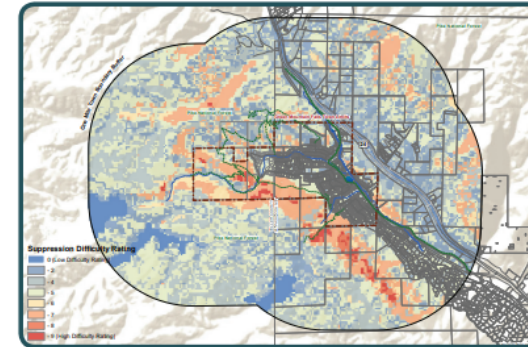


FIGURE 9. SUPPRESSION DIFFICULTY RATING
Source: CO-WRAP Colorado Wildfire Risk Assessment Portal

TABLE 4. FIRE SUPPRESSION DIFFICULTY

Color Scale	Suppression Difficulty Rating	Acres	Percent of area with rating
NA	-1 (Least Difficult)	0	0.0 %
Blue	-2	1,190	20.7 %
NA	-3	0	0.0 %
Light Green	-4	1,783	31.0 %
Green	-5	1,795	31.2 %
Yellow	-6	224	3.9 %
Orange	-7	678	11.8 %
Dark Orange	-8	33	0.6 %
Red	-9 (Most Difficult)	50	0.9 %

Source: CO-WRAP Colorado Wildfire Risk Assessment Portal

FIRE SUPPRESSION DIFFICULTY

Fire suppression difficulty is based on slope, terrain, density of structures, and vegetation. Figure 9 illustrates locations that would have the highest difficulty in accessing and/or higher costs associated with management and suppression in the event of a fire.

Figure 9 and Table 4 show steep slopes south of Town represent areas with the highest difficulties to suppress a wildland fire.

Flood

HAZARDS

The hazards of living in a small mountain town with steep slopes include wildfires, such as the 2012 Waldo Canyon Fire, as well as floods. According to some community members, development upstream and more frequent microburst storm events have caused a significant increase in flooding in recent years. Increases in flooding directly correlate to a greater chance of landslides, especially on south-facing slopes with sparse vegetation.

Approximately 18% of structures in the Town are located within the 100-year flood zone (FEMA 2018). Figure 6 presents FEMA flood zones data for the 100- and 500-year flood zones.

Additionally, fire suppression over time has created a very dense forest canopy within the Town and adjacent areas. Under current conditions, there are several more trees per acre than in previously recorded historic measurements. The Figure 7 illustrates current canopy density within the Town and surrounding areas.

To further illustrate how the forest has become denser over time, images from the 1900s are compared with current photography on the following page.

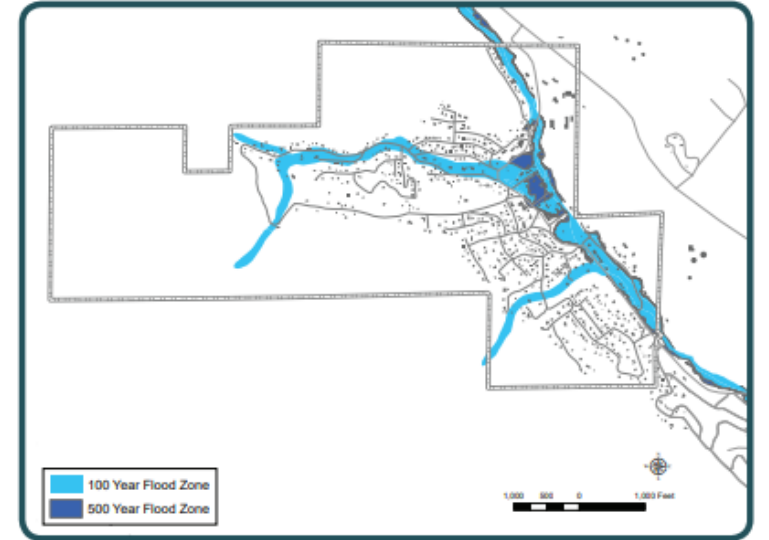


FIGURE 6. FLOOD ZONE

Source: FEMA Floodplain Data, December 2018

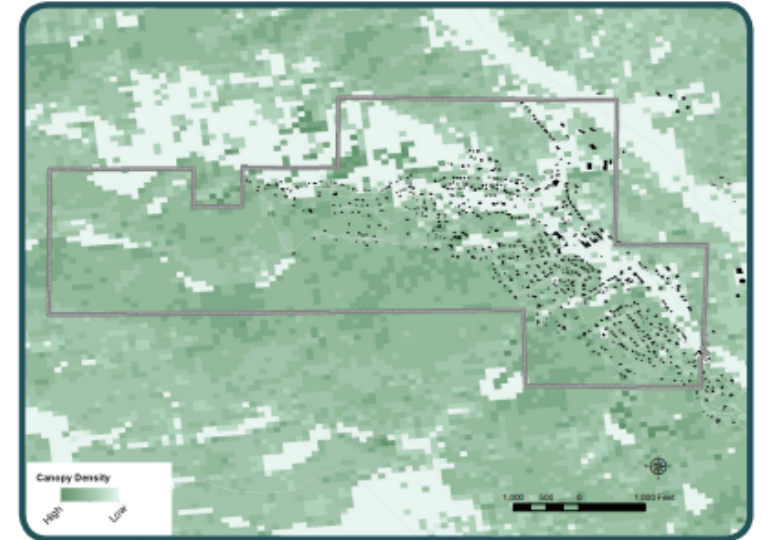


FIGURE 7. TREE CANOPY DENSITY

Source: USGS Canopy Data and Tree Canopy Data

Recommendations



The image features a background of a park-like setting with a wooden fence, a gazebo with a green and white roof, and a body of water. A large orange semi-transparent box is overlaid on the left side, containing the company logo and project information. The logo is in white, bold, sans-serif font. The project title is in a smaller white font. The date is in a white font. The location is in a white font on a blue rectangular background at the bottom left.

WILSON
& COMPANY

**Engineering
Services**

Comprehensive Roads Plan

March 11, 2022

Town of Green Mountain Falls, CO

Roads

- Comprehensive Roads Plan
 - Funded and underway
 - Project completion estimated in Spring 2023
 - Town will have recommendations that will inform and help prioritize projects
 - Recommendations will help the Town secure funding

Fire

Update Ute Pass Community Wildfire Protection Plan
Participate in the update of the El Paso/Teller County CWPP
Improve Ingress and Egress Routes

There are two well marked main ingress and egress access points to GMF. One at the southeast end of town at Highway 24 near Chipita Park Elementary School and one at the northwest end of town at Highway 24. These corridors can be considered vital transportation corridors that will serve as evacuation routes and resource distribution corridors during a wildland fire. Fuel modifications and treatments as appropriate along evacuation corridors will provide for safe evacuation, as well as emergency vehicle response during a wildland fire within or in the vicinity of GMF. Access within neighborhoods is limited by narrow roads with few turnouts; most are of single-lane width and dirt construction.

2011 EL PASO COUNTY COMMUNITY WILDFIRE PROTECTION PLAN

The 2011 El Paso County Community Wildfire Protection Plan (CWPP) is broad overview of El Paso County's vulnerability to and preparedness for wildfire and is not at a level of detail for specific project planning. This CWPP defers to local CWPPs such as the 2007 Ute Pass CWPP which are tailored to the needs and priorities of the local community and are intended to provide more specific details necessary to plan and execute local mitigation projects.

The highest implementation priority identified as part of the CWPP is to encourage County land managers and planners to take steps to reduce wildfire risk while achieving other land management goals. Review for considerations for wildfire risk, mitigation and response when codes are revised for areas in the WUI.

2007 UTE PASS COMMUNITY WILDFIRE PROTECTION PLAN

The 2007 Ute Pass Community Wildfire Protection Plan (CWPP) provides a framework and a source of information at a scale more relevant to GMF than current larger county-wide plans. The composition of the CWPP identifies five core areas; historical, goals, WUI descriptions, risk and associated implementation and monitoring. The readable quality of the current format of graphics contained within the document as available online is distorted and difficult to reference.

Project specific action items for GMF are not identified, only general treatments based on vegetation type have been recommended. Due to the age of the document it is recommended that a revision of the Ute Pass Communities CWPP be conducted to reflect current conditions and trends within the area.



Fountain Creek Watershed

District

Flood

- Bridge Safety and Health
- Partnership opportunities
 - Fountain Creek Watershed
- Infrastructure improvements to help direct water movement
 - Stilling Basins
 - Culverts

Additional
Considerations:
Beautification

Art instillations

Parks Improvements

Signage Project

Others



Questions, Discussion and
Next Steps



B.1 2020- 2029 Capital Improvements Program

2020	Project	Estimated Cost (\$1,000)	Possible Funding Sources	Status Update
	Public Restroom Upgrade	\$19	GF	Potential Funding through Stimulus
	Repair Maple Street Bridge	\$35	Funded DOLA/GF GF	COMPLETED - DOLA/GMF Funded - Flood Recovery Project 2020
	Lake Improve Water Quality (clear up muddy water)	--	GF GF GF	Work Funded to be completed with Lake Wall & Drain Repair
	Lake Divert SW from Hotel Street to Fountain Creek	\$13	Funded by Fishing is Fun/GF GF	PPRTA Ballot November 2022
	Lake Divert SW from Ute Pass Avenue to Creek	\$8	GF GF GF	PPRTA Ballot November 2022
	Lake Divert SW from Foster Avenue to Fountain Creek	\$5	Funded by CDBG GF match DOLA/GF	PPRTA Ballot November 2022
	Lake Sediment Dredging (after SW diversions)	\$23	GF	PPRTA Ballot November 2022
	Lake Inlet Valves Automated Controls	\$12	Funded-PPRTA "A" List Funded by private donation TC	COMPLETED - Funded by Colorado Parks & Wildlife Fishing Is Fun Grant
	Town Hall Monumental Sign	\$8	PD (For pool & Sallie Bush) GF	Collaborating with Fire Department on Combined Sign In Progress
	Town Hall Increase Parking and Pave	\$9		COMPLETED - GMF General Fund
	Lake ADA Fishing Pier	\$10		El Paso County Community Development Block Grant - Application Processing In Progress
	El Paso Trail Road Drainage Improvements	\$41		PPRTA Ballot November 2022
	Iona Avenue Drainage/Road Repairs	\$32		PPRTA Ballot November 2022
	Stilling Basins (roadway drainage improvements)	\$66		Work Funded by PPRTA - Project in Progress
	Replace Altitude Sign at Hotel Street	\$3		
	Construct Trail Red Devil Mountain	\$7		COMPLETED - Red Devil Mountain Annexation 2020
	Increase Parking Capacity Along Pool Park Fence	\$5		Work Scheduled In Progress
	Replace Steel Culverts Town-wide (Phase 1)	\$10		Need a Comprehensive Roads Plan - Grant Application Submitted to DOLA Sept 3, 2021

2021	Project	Estimated Cost (\$1,000)	Possible Funding Sources	Status Update
	Flood Control North end of Oak Street	\$425	FCWFCD Project #24	FCWFCD funding is 50/50 match
	Flood Control Armor Creek at GMF Road Bridge	\$100	FCWFCD Project #23	FCWFCD funding is 50/50 match
	Flood Control Bank Stabilization in Gazebo Park	\$150	FCWFCD	FCWFCD funding is 50/50 match
	Flood Control Replace El Paso Avenue East Crossing	\$60	FCWFCD Project #24	FCWFCD funding is 50/50 match
	Lake Reconfigure Outlet and Overflow	\$50	GOCO	El Paso County Community Development Block Grant - Application Processing In Progress
	Lake Replace Walls at East and South ends	\$40		El Paso County Community Development Block Grant - Application Processing In Progress
	Lake Armor West Shore New Path Installation	\$5	TC Volunteers	El Paso County Community Development Block Grant - Application Processing In Progress
	Gazebo Park Ground Cover West and South Banks	\$10		
	Gazebo Park Island Landscaping	\$10		
	Pool Park Irrigation System	\$20	GOCO	Backflow Preventor Installation In Progress
	Pool Park Restrooms	\$60	COGO/PD	
	Community Events Information Board	\$9	Chamber and Donations	Wayfinding Signage Project In Progress - funded by Kirkpatrick Foundation Grant
	Replace Bridge Oak Street	\$30		PPRTA Ballot November 2022
	Plant Trees Arbor Day	\$5	PD	
	Replace Steel Culverts Town-wide (Phase 2)	\$10		Need a Comprehensive Roads Plan - Grant Application Submitted to DOLA Sept 3, 2021

Renovate Old Marshal's Office	\$30	GF/PD	Potential History Colorado Grant Funding - Need a Historical Preservation Board to Champion
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2022	Project	Estimated Cost (\$1,000)	Possible Funding Sources	Status Update
	Flood Control Detention Pond on Crystal Creek	\$350	FCWFCD Project #25 Flood	FCWFCD funding is 50/50 match
	Flood Control Replace Bridge at Hotel Street	\$506	FCWFCD Project #26 Flood	FCWFCD funding is 50/50 match
	Flood Control Bank Stabilization Behind Motel	\$100	FCWFCD Project #27 Flood	FCWFCD funding is 50/50 match
	Upgrade Park Playground	\$15	GOCO Grant/PD	Next Step Parks, Rec, & Trails Advisory Board Community Outreach - Prep for Grant Application Submittal
	Streetscaping Ute Pass Avenue with Traffic Calming	\$250	SAFET	
	Historic Interpretive Panels	\$25	UPHS/PD	
	Plant Trees on Arbor Day	\$5	PD	
	Construct Trail at Livengood Gulch	\$8	TC	Parks, Recreation, & Trails Advisory Board
	Construct Spur Trail to Empire Power Plant site	\$5	TC	Parks, Recreation, & Trails Advisory Board

2023	Project	Estimated Cost (\$1,000)	Possible Funding Sources	Status Update
	Renovate Swim Pool	\$80	GOCO	
	Ute Pass Avenue Overlay Construct Trail at Mt. Rebecca	\$300	PPRTA-Priority "B" List FOTP/TC/MHYC	Next Step Parks, Rec, & Trails Advisory Board Community Outreach - Prep for Grant Application Submittal
		\$15		PPRTA Ballot November 2022

2024	Project	Estimated Cost (\$1,000)	Possible Funding Sources	Status Update
	Bridge Rehabilitation/Replacement (several) Replace Bridge Ute Pass Avenue at Crystal Creek	\$123	PPRTA-Priority "B" List PPRTA/CDOT	PPRTA Ballot November 2022
		\$300		

2025	Project	Estimated Cost (\$1,000)	Possible Funding Sources	Status Update
	Gazebo Park-Island Bridge Replacement	\$8	GF	Cost of bridge replacement \$50,870

2026	Project	Estimated cost (\$1,000)	Possible Funding Sources	Status Update

Construct Trail Kirkpatrick to Mt. Esther	\$12	TC	Parks, Recreation, & Trails Advisory Board
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2027	Project	Estimated cost (\$1,000)	Possible Funding Sources	Status Update
	Construct Trail- Crystal Trail to Crystal Reservoir	\$10	TC/FOTP	Parks, Recreation, & Trails Advisory Board

2028	Project	Estimated cost (\$1,000)	Possible Funding Sources	Status Update
	Restore Crystal Falls at Hydro Plant (flume)	\$30	UPHS/PD	Parks, Recreation, & Trails Advisory Board

2029	Project	Estimated cost (\$1,000)	Possible Funding Sources	Status Update
	Gazebo Park-Pavilion/ Stage	\$70	GOCO/PD	Parks, Recreation, & Trails Advisory Board - Potential GOCO/CDBG Grant Opportunities

* KEY TO FUNDING SOURCES

- CSU** Colorado Springs Utilities
- CDBG** HUD Community Development Block Grants
- DOW** State Dept of Wildlife
- DOLA** State Dept of Local Affairs **FIF** Fishing is Fun (DOW)
- GF** GMF General Fund
- TF** GMF Trails Funds
- GOCO** Great Outdoors Colorado Trust Fund

HGMFF Historic GMF Foundation

PD Private Donations

PPCF Pikes Peak Community Foundation

PPRTA Pikes Peak Rural Transportation Authority

FCWFCD Fountain Creek Watershed Flood
Control District

ST State Trails Fund

SAFET Transportation Enhancement Funds

UPHS Ute Pass Historical Society

To the Board of Trustees of the Town of Green Mountain Falls, Colorado;

This letter is an appeal to the Town of Green Mountain Falls, Colorado, that it permanently stop the practice of dumping, parking equipment, and storing materials on Olathe Street at the intersection with Ute Pass Avenue (“the Intersection”). We do not know how much of this is done by the Town, itself, and how much is by way of the Town’s allowing its vendors and/or others to do so. In any event, this practice has been a long-time, growing problem, but particularly in recent years has become more frequent, of longer duration, more unsightly; and therefore much more objectionable. The Town has disregarded citizen requests that the practice end.

Whether intentional or not, the Town has communicated through these actions that the Intersection should become the “go-to dump site” for far-flung areas of town. These Town actions effectively invite our residents and even our visitors to use this intersection as their own dumping ground. You may be familiar with the “broken windows” theory that suggests that visible signs of improper social behavior encourage others to engage in the same behavior and hasten community decline. This Intersection tends to prove that theory.

Our concerns form around eight points;

1. Nuisance: The town’s ongoing practice of dumping/parking/storing on Olathe Street creates a repeated and continuing nuisance, in direct violation of Municipal Code Sections 6-1 and 6-13. By those sections, “Nuisances” are prohibited, and by Section 6-4, “Nuisances” literally include dumping, storing vehicles of any kind, and storing machinery and equipment used by contractors or other persons. In Section 1-11 of the Municipal Code “Person” is defined very broadly including natural persons and corporate entities and their agents and employees. This definition certainly appears to include everyone contributing to the Nuisance at the intersection, even the Town, itself. Finally, once a nuisance is declared, the Code states that it should be abated at the cost of the persons creating the nuisance.

2. Health and Safety Concerns: The town’s intentional, repeated and unprotected dumping/parking/storing across from the pool, across from a main trailhead area, and in a neighborhood with children presents a health and safety hazard which, according to town ordinances, SHALL be abated.

3. Conflict with Town Zoning: Dumping/parking/storing on Olathe Street does not comply with town zoning. On the GMF zoning map, the Intersection is designated as R1 residential (with a bit of public park) and Olathe Street is shown as a street, not a staging area, not a parking lot, and certainly not a dumping site. The present use might be permitted in a Public Facilities District, but that is not the zoning designation for the intersection; and, of course, it would be entirely inappropriate to change the zoning to that.

4. Disregard for Town Comprehensive Plan: Preferentially dumping/parking/storing on Olathe is in direct opposition to the stated goals of the town's own comprehensive plan. Under the heading of "Town Governance", the comprehensive plan encourages town leaders to "Strive for consistency and equality in the enforcement of town regulations". In this matter, Olathe is bearing an unequal burden.

5. Disregard of the Planning Commission: On November 8, the Green Mountain Falls Planning Commission unanimously recommended, regarding an upcoming Colorado Springs Utilities project on Hondo Avenue, that Olathe Street NOT be used as a staging area, but the very next week the Board of Trustees voted to dump/park/store on Olathe despite that unanimous recommendation from the very group charged with reviewing such matters.

6. A Shameful First Impression: Repeatedly dumping/parking/storing on Olathe Street is a highly visible message to those entering GMF that we don't care what we look like. It is a black eye for the whole town. Neighbors have worked through the years to improve the appearance of the area, most recently in the summer of 2022 when the triangular planter at the Intersection was substantially rebuilt and replanted. These efforts are undermined by the Trustees, whose comments and actions in BOT meetings seem to imply that the location is somehow more appropriate for unsightly activities since it had been a victim in the past.

7. Flood Plain Best Practices: What the mayor now repeatedly calls a "staging area" grew out of inadequate clean-up during town road maintenance. When most of the nearby houses were originally built, the area was an effective part of the Catamount Creek flood plain, a natural living buffer between road and stream. The lifeless dirt platform we see today was created by the town as road maintenance gradually broadened and raised the area, where road aggregate could be delivered and equipment parked. If the Town had followed Staging Area Best Practices, it would have cleaned up after itself. If it had followed Environmental and Flood Plain Best Practices, it wouldn't have dumped there in the first place.

8. Bad Precedent: What began as simple road maintenance on Olathe Street has grown considerably in size and scope. Since the July 2018 hail/mud/flood event, Olathe has been home to rusty culverts, large piles of aggregate of various sizes, heavy equipment, power company tree crew equipment, construction debris, bags of trash, brush piles, and numerous large boulders, many of these items for extended periods of time and all decorated by poorly maintained town barricades and tattered caution tape which ironically warned passersby that "no dumping" was allowed. This unsightly mess was almost entirely used to support work in other parts of town, not on Olathe. Where town staff used to tell residents that such work was only temporary and would be gone "soon", now we have town leaders proposing to start yet another round of "project staging" for another area of town, apparently trying to normalize the practice, telling us the area has always been a "staging area". This apparent change in direction is a sign of bad faith, a blight to the neighborhood, a blow to property values and is totally unacceptable. Also, the statement effectively is the Town's admission that it actually is maintaining the Intersection as a dumping ground, which by definition is a Nuisance in violation of the Municipal Code

The Board of Trustees of Green Mountain Falls should attend to the requests of citizens whose neighborhood has been blighted long enough. They should follow their own planning commission, the spirit of their own planning documents and the letter of their own ordinances. The Town should cease sanctioning dumping/parking/storing activities; the Intersection and the adjacent area immediately upstream of the Ute Pass Avenue bridge over Catamount Creek, should be returned to its natural state, a floodplain.

Thank you for your assistance in this important matter. We are willing to speak with anyone you might suggest. We hope for a positive response from you.

Peter and Rosalea Carttar
10715 Olathe St.