



Town of Green Mountain Falls

10615 Green Mountain Falls Road

Planning Commission Meeting Agenda

Tuesday May 9, 2023 at 6:30 pm

Town Hall Meeting & Regular Meeting

Join Us In-Person at Town Hall or On Zoom:

<https://us02web.zoom.us/j/89896831069?pwd=MTJkRmtYOXMwMDhlZ0Z1a3c2V0FPUT09>

Meeting ID: 898 9683 1069 **Passcode:** 719929 **One tap mobile** +17193594580

TOWN HALL MEETING AT 6:30 pm

1. CALL TO ORDER / ROLL CALL / TECH CHECK

2. ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA

3. CONSENT AGENDA

Approval of Meeting Minutes from last meeting in April 4/11/23

4. Mayor Todd: History of Stilling Basin Project and current status of the project with previous "Coffee with the Mayor" meeting minutes.

5. Lisa Bonwell: Current information about the Guardrail

6. PUBLIC INPUT: 3 Minutes per speaker

7. Guest speakers: Don Walker, Phil McIntire, Peter Carttar

8. Discussion by Planning Commissioners

9. Business

BoT Memo to PC

10. Correspondence

11. Adjourn



Town Hall Meeting

Tuesday, May 9th at 6:30PM

10615 Green Mountain Falls Road

Topic of Discussion:

The Planning Commission invites you to participate in a conversation about how to improve the new guard rail on Park Avenue. PC will have notes from the previous “Coffee with the Mayor” meeting that featured the Engineer, Andre Brackin of Wilson & Co. A panel of experts will be in attendance as well as some members from the Board of Trustees. Please bring your ideas and questions to this important meeting.



TOWN OF GREEN MOUNTAIN FALLS
Planning Commission Meeting
2023-04-11 at 6:30 P.M.

REGULAR MEETING MINUTES

Commission Members Present

Lamar Mathews, Chair

Lisa Bonwell

Ann Esch

Rocco Blasi

Mike Frey

Town Clerk

Not Present

Town Manager

Becky Frank

1. Call to Order & Roll Call

Chair Lamar Mathews called the meeting to order at 6:30 p.m. Roll was taken and all commissioners were present as well as Mayor Dixon.

2. Additions, Deletions, or Corrections to the Agenda

Commissioner Matthews made a motion, seconded by Commissioner Frey, to accept the Agenda with the following additions: That a discussion item regarding the guard rail be added and that Paul Yinglings presentation to be added. Motion passed unanimously.

3. Consent Agenda

A motion to approve PC Meeting Minutes from 03/14/2023 was made by Commissioner Blasi with recommendations/corrections and seconded by Commissioner Frey. Motion passed unanimously.

4. Public Input – 3 Minutes Per Speaker

Mayor Dixon made comments about using residences for business services.

5. Business

i. Paul Yingling presented on GMF strategic planning and capital improvements. Best practices were highlighted and suggestions on how to prioritize projects. Mayor Dixon suggested a Town Hall meeting in conjunction with the next scheduled regular PC Meeting.

ii. Lisa Bonwell presented regarding the guard rail. Commissioner Blasi asked staff about the contract and how it relates to the work actually done. A discussion took place about the future of the guard rail. Commissioner Bonwell motioned to hold a Town hall Meeting. Her motion was seconded by Commissioner Frey. Motion passed with Commissioner Esch abstaining at first before changing her vote to a yes vote passing the motion unanimously.

6. Old Business

i. Commissioner Matthews asked Town manager Frank for an update on the contract planner for the Town. TM Frank explained that staff was close and just needed to finalize paperwork and take next steps.

ii. Commissioner Blasi noted that the new Zoning Map & Land Use Code should be updated in MuniCode.

6. Correspondence:

There was no correspondence.

7. Adjournment

Meeting adjourned at 8:36 p.m. By Chair Mathews

Town of Green
Mountain Falls



Stilling Basin

Informational Meeting

v2

History

- “Basins” have been included in at least 20 Board meetings since 2018
- 2004: Project was initially envisioned
- 2012: “Stilling Basin” placed on PPRTA Ballot; passed 80%/20%
- 2018: 2019 Budget adopted including Stilling Basin
- 2019: “Sediment Traps” included in Comp Plan
- 2020: Stilling Basin project Engineering initiated
- 2021: Engineering contract awarded
- 2022: May 3 - Invitation for Bids approved
 - June 16 - Contract Awarded
 - July 13 - Final Funding approved
 - July 18 - Construction Start

Talking Points

- Gazebo Lake historically fills with sediment
 - Impacts water quality
 - Town has to repeatedly drain and clear the lake
 - Sediment = pollutant per State Stormwater req'ts
 - Most recent cost to clean one side = \$9,000
- Location is due to topography and Town-owned property
- Project is behind schedule due to inaccurate “locates” and having to wait on fiber optic line owners to move lines.
- Water Mains/Hydrant were impacted
- Buried geese were been relocated

Next Steps

- Parks, Rec and Trails Committee has/is holding meetings to “re-envision” the affected area
 - All memorials are being relocated
 - Public input will be welcomed and encouraged for re-envisioning that area
 - Preliminary (draft) artist renditions have been developed

FYI

- Ballot items for the next 10 year PPRTA have been voter approved. For GMF:
 - “A” list
 - El Paso Trail & Iona Ave Roads Improvement
 - ▶ Iona is drainage.
 - Ute Pass Avenue Pedestrian Bridge Safety Improvement
 - El Paso Avenue Bridge Replacement
 - Ute Pass Avenue (Downtown) Improvements
 - “B” list
 - Intersection Improvements
 - Roadway Safety & Traffic Operations
 - Bridge Improvements

**Town of Green Mountain Falls
Coffee with the Mayor Notes
10615 Green Mountain Falls Road
Wednesday, March 29, 2023 at 10:00 a.m.**

Present

Mayor Todd Dixon
Andre Braken - Wilson Engineering

Residents Present

11 GMF Residents

Mayor Dixon introduced Andre Braken, Wilson Engineering, engineer for the Stilling Basin project. The project will be resumed on April 12 with an anticipated completion date of April 28. The lake will be lowered on April 10th to complete the project. A resident raised a concern about lowering the lake while waterfowl are nesting and breeding.

Going forward, the following abbreviations are being used: MD - Mayor Dixon, AB - Andre Braken, R - resident.

R: Weren't locates done before the job started? AB: Yes, locates are done throughout the project, not just at the beginning. Communications locates can be difficult to find and it is too expensive to dig holes everywhere. Utilities were the biggest hold up on the project. The project was originally slated to be completed October 2022. R: Are projects like this tested with water after completion? AB: Yes, they are tested with clean water but this project will not be tested.

R: Neighbors at Hotel/Howard have heavy sediment deposits with heavy rains. Is this being addressed with this project? AB: This project will not catch 100% of the runoff. The crown in the road needs to address this issue. The town is having a road plan engineered to help public works grade the roads correctly and help direct the drainage.

AB: Wilson Engineering designed the guardrail to protect the retaining wall, ditch and vehicles.

R: Were there engineering drawings? AB: Yes. R: During the high traffic summer season, there are Greenbox events, hikers, summer visitors and the road is too narrow to safely accommodate this traffic. AB: Guardrail was warranted due to the high traffic and had to deal with the drainage. The town's roads are the drainage system. R: Could a truck rated cover be used? AB: Yes, but cost was a factor. Guardrail was the cheapest option. This is PPRTA money, not the town's. R: Could Hotel be turned into a one-way road? R: That would make 18 homes have to take the long way to access their property. MD: Town will post signage to help direct current

traffic. R: Was the decision to put up the guardrail driven by state road standards? AB: Yes, it could not be left as is. MD: After the project is done, the town can decide on a different solution. R: Who approved the stilling basin plan? AB: The town gives a list of infrastructure projects to the PPRTA, it is put on the ballot and either approved or not. The stilling basin was on the 2012 ballot and approved. In 2021, the Board approved the stilling basin project. R: Town should have approved the guardrail. AB: Too expensive for the contractor to go through the town decision making process for every choice made. R: The roads should not have been sacrificed for the stilling basin. R: Recommended that the town put up signage to show where future projects are being done and to notify the affected neighbors. MD: The town will endeavor to do this going forward with new projects. R: A one way road could hamper emergency vehicles and egress for evacuations. R: Neighbor on Hotel has encroached the ROW. Can the town reclaim that? AB: No survey was done for the road ROWs. MD: The town has to be judicious with a property owner who has built into the ROW. If the resident had paid for a permit through the town, this would have been caught by Planning Commission before any construction.

AB: Top soil will be spread on the stilling basin. It will then be seeded with native grasses, mulched and erosion blankets used on the steep slopes. R: Will the current piles of dirt be leveled? AB: Yes, The contractor will also make sure that grasses have taken root.

AB: Every construction project has ripple effects but has to be constrained by the budget. R: There needs to be a town process put into place for better public review when it affects the landscape of the town. Don't always use the cheapest option.

R: Does the town have code to limit how many people are allowed at a public event? MD: The event gets permission from the Board through an event permit. AB: Most permits address if traffic needs to be rerouted, any additional signage needed, if uniformed traffic control is needed and how the event will affect Public Works and local law enforcement. Some permits address if additional parking is needed and a lane rental charge is collected for extra parking.

MD: Concerned about state legislation that could take local decision making away. AB: Colorado Springs and El Paso County have invoked the 1071 law. This law requires the state to identify, in detail, the impact the changes would have on the town. This is costly and time consuming for the state.

MD: The following town projects are coming: the commercial dumpster blind that will be located behind the Post Office funded by a grant from CPW, repair/rebuild of the Gazebo bridge - waiting on a CDBG grant award notification. The dumpster blind will be a late spring/early summer project. The bridge will be a fall project.



BoT Memorandum to the Planning Commission

To: Green Mountain Falls Planning Commission
From: Board of Trustees
Date: May 2, 2023
Re: Town Right of Ways

Required Committee Action

The Planning Commission is to analyze Town properties for potential staging uses with the minimum criteria:

1. Identify the maximum area available to be used in each location. The area can be estimated using information from county assessor websites.
2. Identify the “pros and cons” for each area.
3. Identify any special arrangements that would need to be made to use the area (like agreements with adjacent property owners for access).
4. Identify if there are any special considerations for each location (e.g. will bridges going to the area support the equipment?)

Background

During the Board of Trustee (BoT) meeting on 7 March 2023, the BoT mentioned these actions for the Planning Commission, but no formal assignment was made. There have been numerous discussions about using Town property as staging areas; however, there has been no assessment addressing pros & cons and other information associated with each of the areas that the Town owns. Note that Town Staff has the assignment to create a Policy for using Town Property for staging.