



Town of Green Mountain Falls

10615 Green Mountain Falls Road

Planning Commission Meeting Agenda

Monday July 10th 2023 at 6:30 pm

Join Zoom Meeting

<https://us02web.zoom.us/j/83449779256?pwd=eEJnMVN3WG1Zcy93VU8yQVJlams5tQT09>

Meeting ID: 834 4977 9256 Passcode: 730558 One tap mobile +17193594580

1. CALL TO ORDER / ROLL CALL / TECH CHECK

2. ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA

3. CONSENT AGENDA

Approval of Meeting Minutes from last meeting on 05/23/2023

4. PUBLIC INPUT: 3 Minutes per speaker

5. New Business

- a) Julia Simmons- Report
- b) Guard Rail Options- Phil McIntire
- c) Memo to PC from Bot

6. Old Business

- a) New Land Use Code updated in our MuniCode
- b) New Zoning Map updated in our MuniCode
- c) Contract Planner Update

7. Correspondence

8. Adjourn

TOWN OF GREEN MOUNTAIN FALLS
Planning Commission Meeting
2023-05-23 at 6:30 P.M.

REGULAR MEETING MINUTES

Commission Members Present

Lamar Mathews, Chair

Lisa Bonwell

Ann Esch

Rocco Blasi

Mike Frey

Town Clerk

Bo Ayad

Town Manager

Becky Frank

Commission Members Not Present

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.

2. Additions, Deletions, or Corrections to the Agenda

Commissioner Mathews made a motion, seconded by Commissioner Blasi, to accept the Agenda with the following additions. 1) A discussion led by Phil McIntire on the retaining wall at 10285 Mountain and the guard rail at Hotel St. 2) Application for a shade Sail at the Fitness Court.
Motion passed unanimously.

3. Consent Agenda

A motion to approve PC Meeting Minutes from 05/09/2023 was made by Commissioner with Blasi and seconded by Commissioner Bonwell . Motion passed unanimously.

4. Public Input – 3 Minutes Per Speaker

5. Business

A. Muni/LU Code Conflict: A discussion about the Land Use Code being in conflict with the Town’s Municipal Code took place. An otherwise simple application could not be approved administratively because of this. Mr. Stroop presented regarding the application for the placement of several horses and perimeter fencing for use as a horse rescue facility on the Pitman Property along HWY 24. A motion was made to include Animal Shelter Use in the Open Space Designation of the Land Use Code as well as to draft and send a Memo to the BoT that recommends further action to merge those sections of the Town’s Muni and LU Codes. Motion passed unanimously.

B. Shade Sail at Fitness Court Application. On May 17, 2023 PRTAC unanimously passed a motion to seek PC approval for the proposed. A motion by Commissioner Frey to recommend BoT Approval and stamp plans to PPRBD was seconded by Commissioner Blasi and passed unanimously.

6. Old Business

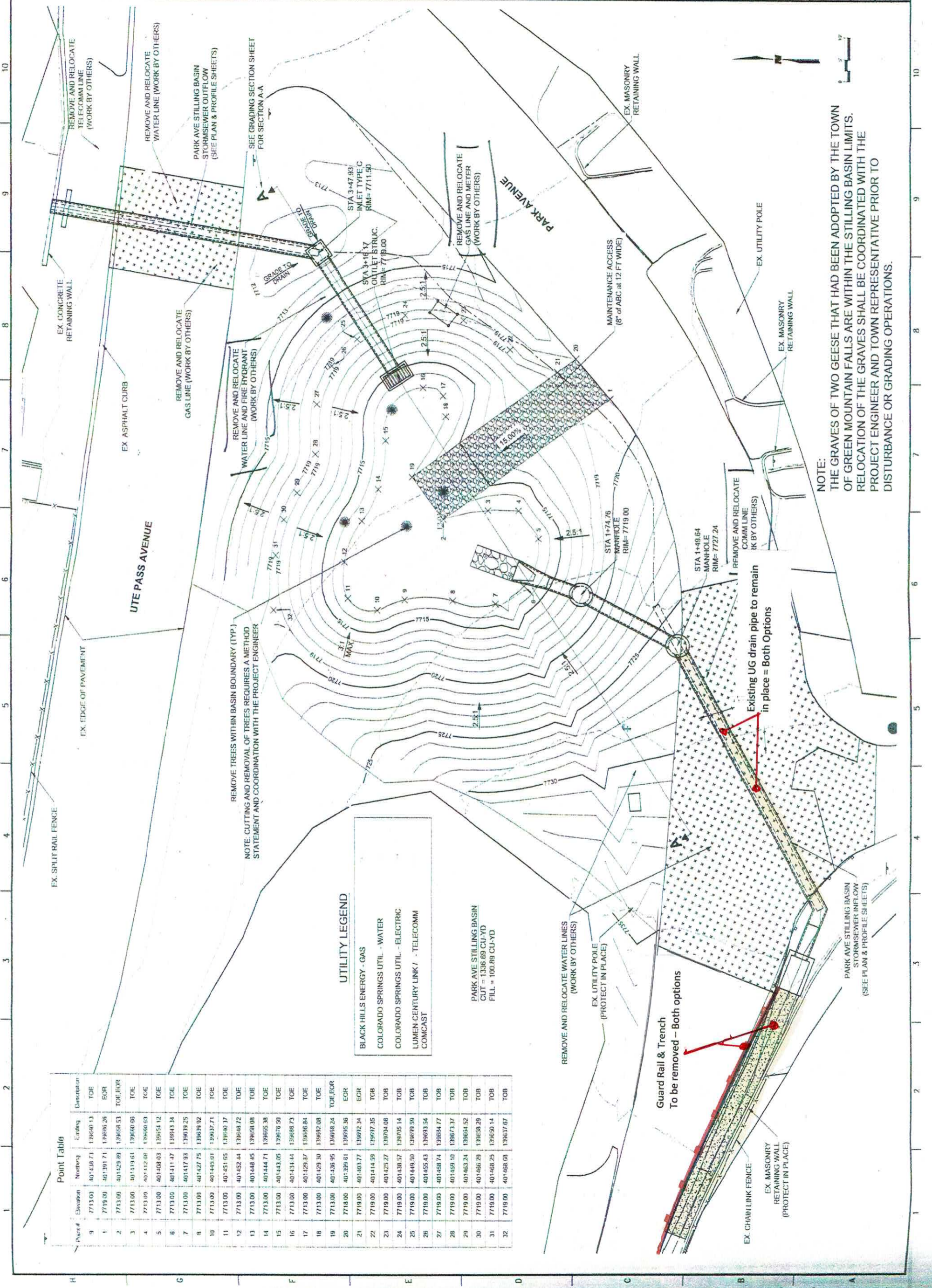
Phil McIntire led a discussion on the new guard rail at Hotel St. And on the retaining wall at 10285 Mountain Ave. The Town Manager agreed to introduce Phil to the property owner to further evaluate the retaining wall, the structure of the road and the location of that retaining wall. Phil also discussed option for the guard rail including removal and replacement with a load bearing grate that cants away from the adjoining property.

6. Correspondence:

There was no correspondence.

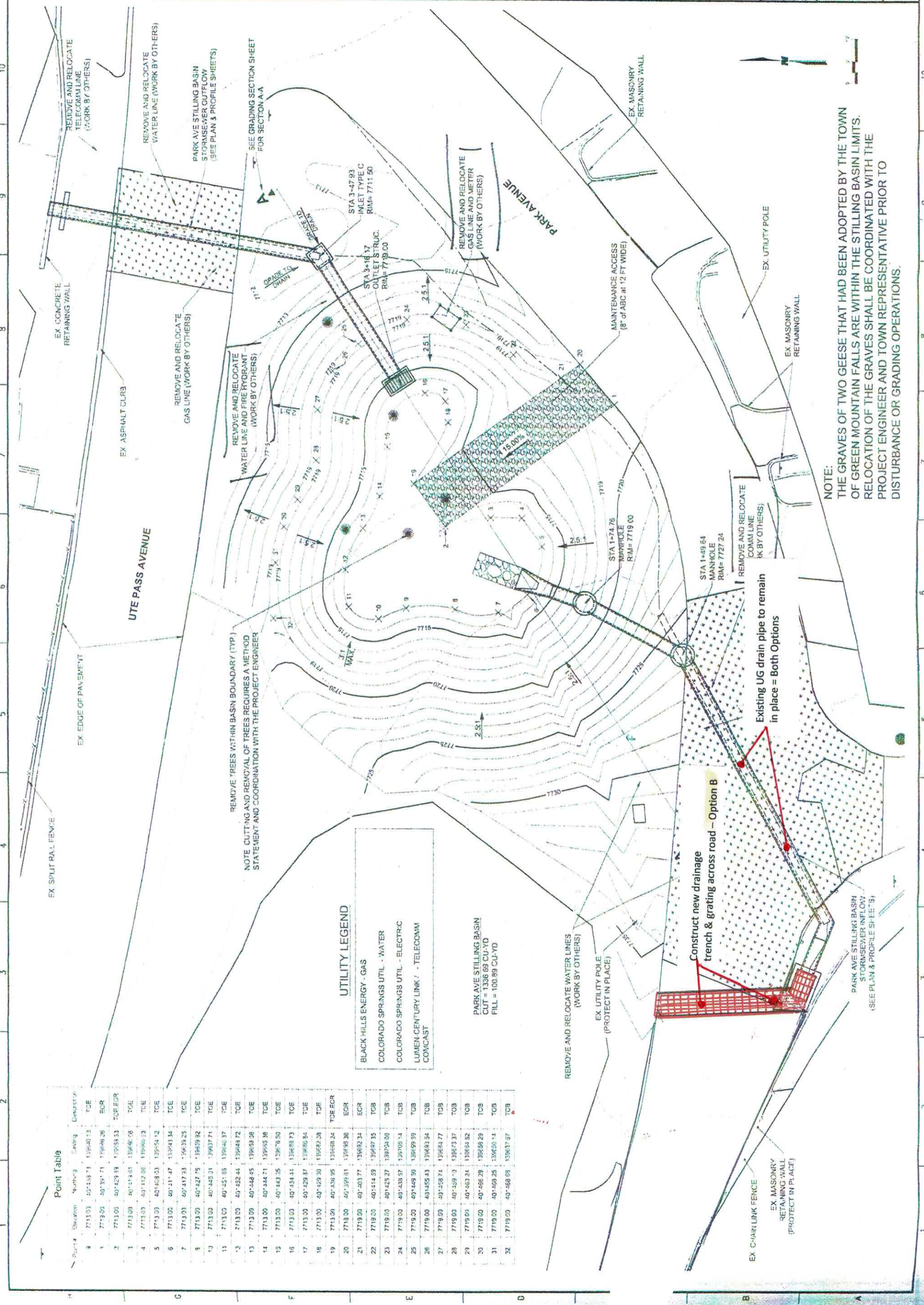
7. Adjournment

Meeting adjourned at 7:55 p.m. By Chair Mathews



NOTE:
 THE GRAVES OF TWO GEESSE THAT HAD BEEN ADOPTED BY THE TOWN OF GREEN MOUNTAIN FALLS ARE WITHIN THE STILLING BASIN LIMITS. RELOCATION OF THE GRAVES SHALL BE COORDINATED WITH THE PROJECT ENGINEER AND TOWN REPRESENTATIVE PRIOR TO DISTURBANCE OR GRADING OPERATIONS.

REV	DATE	DESCRIPTION	BY



Point Table

Point #	Stationing	Northing	Easting	Construction
9	7713.00	40'438.71	139540.13	TCE
1	7713.00	40'394.71	139540.26	ECR
2	7713.00	40'429.34	139553.33	TCE ECR
3	7713.00	40'413.61	139566.26	TCE
4	7713.00	40'412.98	139566.03	TCE
5	7713.00	40'418.03	139554.12	TCE
6	7713.00	40'411.47	139543.34	TCE
7	7713.00	40'417.33	139533.25	TCE
8	7713.00	40'427.75	139529.32	TCE
9	7713.00	40'445.01	139537.71	TCE
10	7713.00	40'451.65	139540.37	TCE
11	7713.00	40'444.71	139535.36	TCE
12	7713.00	40'452.44	139544.72	TCE
13	7713.00	40'448.45	139533.36	TCE
14	7713.00	40'444.71	139535.36	TCE
15	7713.00	40'443.35	139526.50	TCE
16	7713.00	40'434.44	139518.73	TCE
17	7713.00	40'429.37	139508.84	TCE
18	7713.00	40'429.30	139522.38	TCE
19	7713.00	40'436.95	139528.24	TCE ECR
20	7713.00	40'399.81	139522.36	ECR
21	7713.00	40'403.77	139522.34	ECR
22	7713.00	40'414.59	139507.35	TCE
23	7713.00	40'425.27	139524.08	TCE
24	7713.00	40'438.57	139526.14	TCE
25	7713.00	40'449.30	139529.59	TCE
26	7713.00	40'455.43	139533.54	TCE
27	7713.00	40'458.74	139534.77	TCE
28	7713.00	40'459.03	139533.37	TCE
29	7713.00	40'463.24	139534.52	TCE
30	7713.00	40'466.28	139535.29	TCE
31	7713.00	40'468.25	139535.14	TCE
32	7713.00	40'468.68	139537.67	TCE

UTILITY LEGEND

- BLACK HILLS ENERGY - GAS
- COLORADO SPRINGS UTIL - WATER
- COLORADO SPRINGS UTIL - ELECTRIC
- LUMEN CENTURY LINK / - TELECOMM COMCAST
- PARK AVE STILLING BASIN
CUT = 1336.69 CU-YD
FILL = 100.89 CU-YD

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BoT Memorandum to the Planning Commission

To: Green Mountain Falls Planning Commission
From: Board of Trustees
Date: June 6, 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.