



Town of Green Mountain Falls

10615 Green Mountain Falls Road

Planning Commission Meeting Agenda

Tuesday April 9th 2024, at 6:30 pm

To Join Zoom Meeting:

<https://us02web.zoom.us/j/83466040521?pwd=b3hTZEt3Y2lyZ3ZjQzZBSnhWY0V0Zz09>

Meeting ID: 834 6604 0521

Passcode: 059842

1. CALL TO ORDER / ROLL CALL / TECH CHECK

2. ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA

3. CONSENT AGENDA

Approval of Meeting Minutes from 2024-03-12 and 2024-03-19

4. PUBLIC INPUT: 3 Minutes per speaker

5. REPORTS

- a) Commissioners
- b) Staff

6. PUBLIC HEARING

- a) Land Use Code Text Amendment: Table 3-1: Permitted Uses Table in Article 3 of Chapter 12.

7. BUSINESS

- a) Land Use Code Text Amendment: Table 3-1: Permitted Uses Table in Article 3 of Chapter 12.

8. CORRESPONDENCE

9. DISCUSSION ITEMS

- a) Application Addresses
- b) Comprehensive Plan

10. ADJOURNMENT

The Next PC Meeting will be held on 2024-05-14.

TOWN OF GREEN MOUNTAIN FALLS

Planning Commission Meeting

2024-03-12 at 6:30 P.M.

REGULAR MEETING MINUTES

Commission Members Present

Ann Esch
Rocco Blasi
Mike Frey
Lisa Bonwell Co-Chair

Commission Members Not Present

Town Clerk

Bo Ayad

Town Manager

Becky Frank

1. Call to Order & Roll Call

Co- Chair Lisa Bonwell called the meeting to order at 6:30 p.m. Roll was taken and all commissioners were present either in person (Blasi & Esch) or on Zoom (Bonwell, Frey). Mayor Dixon was present in person.

2. Additions, Deletions, or Corrections to the Agenda

Commissioner Blasi made a motion, seconded by Commissioner Frey, to accept the agenda as amended. Motion passed unanimously. The amendment was to add an introduction of Baseline Engineering.

3. Consent Agenda

Corrections to the 2023-12-19 Minutes: In pp5 “Char” is corrected to read “Chair”. The Commissioners on Zoom were Mathews. Commissioners In-Person were Bonwell, Blasi, Frey & Esch.

Commissioner Blasi motioned to approve the 2023-12-19 Meeting Minutes, as amended, seconded by Commissioner Frey which passed unanimously.

4. Public Input 3 Minutes Per Speaker

None

5. Reports

Ben Thurston of Baseline Engineering gave a brief introduction to the services to be provided to the Town. Commissioner Blasi asked a question about the PSA which reflects 7 different “Planner” positions which range in hourly pay from \$90 to almost \$180. Mr. Thurston explained that once things are up and running, most fees will be booked at the lower tier pay rates.

6. Public Hearing- Major Site Plan 10325 W. HWY 24

At 6:41pm Co-Chair Bonwell Opened the Public Hearing. Julie Esterl of Baseline Engineering gave a presentation on the details of the application. At 7:03pm Co-Chair Bonwell called the Public Hearing to be closed.

Jesse Stroope made a public comment and provided clarifying details on his application. Mr. Stroope also expressed frustration with the timeline required by the Town to process the application.

Mayor Todd Dixon made a public comment regarding the conditions placed on the application and was concerned that the Town had no authority to enforce some of the conditions. Conditions #3,4,5,6 & 7 were cited as being beyond the scope of the Towns Land Use Code by the Mayor.

Commissioner Blasi agreed with the mayor that some conditions should be eliminated and expressed appreciation in how thorough Baseline Engineering had been in their review of the application. Commissioner Blasi did support condition #5.

A discussion between the Commissioners took place regarding the nature of the development and how it would be welcomed by the community.

Ben Thurston of Baseline Engineering explained that these conditions were only recommendations to the Commission, and it was expressly the decision of the Commission whether to adopt any or all the conditions.

Commissioner Blasi motioned to approve the application with condition# 1 & 2. Commissioner Esch seconded, and the motion passed unanimously.

Business

7a) Agenda Process

The Commission discussed some of the previously re-occurring topics such as: Applicants for PC vacancy, Staging Policy, Stilling Basin, Guard Rail Options, Planning Commission Meeting Schedule, PC Request for application addresses & the Comp Plan.

The Commission chose to keep the following items on future agendas until resolved: Application addresses, Comprehensive Plan.

The current Comp Plan was completed in 2019 and is due again in 2029.

Commissioner Blasi highlighted that the advantage of revisiting at the mid-point (this year) would be to streamline the process by not having to revise as much of the plan which would allow the commission to make the changes in-house with public input rather than hiring a firm which was very costly in the past.

Commissioner Esch commented that the Comprehensive Plan is the same as a Master Plan which is referenced by other communities.

The Planning Commissioners agreed to keep regular meetings on the second Tuesday of each Month with the option of adding a meeting to the fourth Tuesday of each Month.

The Staging Policy has been referred to the BoT for further action. The Town Clerk will provide an update the next possible PC Meeting.

The Town Manager explained that application addresses would not be provided to prevent the appearance of any "Pre-Judgement" of applications. Approved applications will have addresses disclosed.

Guard Rail Options has also been referred to the BoT.

8. Correspondence

None.

9. Discussion Items.

10. Adjournment Meeting adjourned at 7:49pm by Co-Chair Bonwell.

TOWN OF GREEN MOUNTAIN FALLS
Planning Commission Special Meeting

2024-03-19 at 6:30 P.M.

MEETING MINUTES

Commission Members Present

Ann Esch
Rocco Blasi
Mike Frey
Lisa Bonwell Co-Chair

Commission Members Not Present

Town Clerk

Bo Ayad

Town Manager

Becky Frank

1. Call to Order & Roll Call

Co- Chair Lisa Bonwell called the meeting to order at 6:30 p.m. Roll was taken and all commissioners were present either in person (Blasi, Esch & Frey) or on Zoom (Bonwell). Mayor Dixon was present in person.

2. Additions, Deletions, or Corrections to the Agenda

Commissioner Blasi made a motion, seconded by Commissioner Frey, to accept the agenda as amended. Motion passed unanimously. The amendment was to add the next scheduled meeting to the agenda which will be held on April 9th at 6:30pm.

3. Consent Agenda

Tabled until next meeting.

4. Public Input 3 Minutes Per Speaker

None

5. Public Hearing- Conditional Use Permit 10325 W. HWY 24

At 6:43pm Co-Chair Bonwell Opened the Public Hearing. Ben Thurston of Baseline Engineering gave a presentation on the details of the application. At 7:46pm Co-Chair Bonwell called the Public Hearing to be closed. The following discussion took place during that time.

Jesse Stroope made a public comment and provided clarifying details on his application. Mr. Stroope also expressed frustration with the timeline required by the Town to process the application.

Brandy Morales made a public comment about the cause and project being in keeping with the Town's roots.

The commissioners discussed the merits of the design and project and felt that it would be a quality installation and addition to the Town.

Business

6a) Conditional Use Permit-10325 W. HWY 24

Commissioner Blasi motioned to approve the Conditional Use Permit with the two conditions noted in the staff report, Commissioner Frey seconded, and the motion passed unanimously.

6. Adjournment

Meeting adjourned at 6:50pm by Co-Chair Bonwell.



MEMORANDUM to Planning Commission

To: Planning
From: Staff
Date: 4/5/2024
Re: Land Use Code Text Amendment

Background & Discussion

The current Land Use Code does not allow animal shelters in the Open Space District. The Planning Commission at their March 19th meeting indicated a desire to amend the LUC to allow animal shelters in the Open Space District. The corresponding Ordinance, Ordinance NO. 2024-02, amends the Land Use Code to allow animal shelters as a conditional use in the Open Space District.

Per the Green Mountain Falls Municipal Code, Land Use Text Amendments require review and recommendation of the Planning Commission after a public hearing has been held for such purpose. The Planning Commission's recommendations will be considered at the April 16th Board of Trustees meeting at 7:00pm for final approval. All posting and publication requirements for a Land Use Text Amendment have been met.

Recommendations

GMF staff recommends that the Planning Commission make a RECOMMENDATION OF APPROVAL.

TOWN OF GREEN MOUNTAIN FALLS

ORDINANCE NO. 2024-02

AN ORDINANCE AMENDING ARTICLE 3 OF CHAPTER 12 OF THE GREEN MOUNTAIN FALLS MUNICIPAL CODE REGARDING ANIMAL SHELTERS IN THE OPEN SPACE DISTRICT

WHEREAS, the Town's current Land Use Code does not allow animal shelters, including horse rescue facilities, in the Open Space district; and

WHEREAS, the Town desires to amend the Land Use Code to allow animal shelters in the Open Space district.

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

Section 1. Table 3-1: Permitted Uses Table in Article 3 of Chapter 12 of the Green Mountain Falls Municipal Code is hereby amended by the insertion of a "C" in the Animal Shelter use row under the O district column.

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 health, safety and welfare of the public.

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

ADOPTED AND ORDERED PUBLISHED the ____ day of _____, 2024, at the Green Mountain Falls Town Hall, 10615 Green Mountain Falls Road, Green Mountain Falls, Colorado 80819.

Todd Dixon, Mayor

ATTEST:

Bo Ayad, Town Clerk/Treasurer

Published in the Pike Peaks Courier, _____, 2024.