

**TOWN OF GREEN MOUNTAIN FALLS
Planning Commission Meeting
2025-04-08 at 6:30 P.M.
MEETING MINUTES**

Commission Members Present

Brandy Morales (Chair)
Lisa Bonwell (Vice-Chair)
Shelly Scott-Nash (Secretary)
Katharine Guthrie
Rocco Blasi
Todd Dixon (Ex Officio, Interim Town
Planner)

Commission Members Not Present

Town Clerk

Bo Ayad

Town Manager

Caleb Patterson

1. Call to Order & Roll Call

At 6:30pm Chair Morales called the meeting to order. BoT Members also present included Don Walker.

2. Additions, Deletions, or Corrections to the Agenda

Commissioner Bonwell made a motion to approve agenda, seconded by Commissioner Guthrie. Motion carried.

3. Consent Agenda

Consent agenda: Minutes from the 2025-03-11 meeting. Commissioner Scott-Nash motioned to approve consent agenda, seconded by commissioner Guthrie. Motion carried unanimously.

4. Public Comment

None.

5. Reports

a) Commissioners

None.

b) Staff

Town Manager, Caleb Patterson, reported that the town planner resigned. Todd Dixon will act as interim town planner. Job posting for town planner envisioned near end of year timeframe.

Agendas will be available a week in advance.

Patterson suggested a Roles & Responsibilities workshop with Planning Commission.

Patterson advised on the Natural Medicine Ordinance. GMF must find space as per passed proposition 122 but can regulate location and hours. Advised not to be overly restrictive.

6. Business

a) Ordinance 2025-04 NATURAL MEDICINE ESTABLISHMENTS

Eli Varney, a licensed professional counselor practicing in Woodland Park, presented his vision of a combined natural healing center and inside cultivation operation in GMF. His specialty is trauma survivors. Both therapeutic (0.5 to 1 gram) and journey (3 to 5 gram) treatments would be administered. He is currently pursuing a DORA certified natural medicine facilitator license.

Chair Morales made a motion to postpone recommendation to BoT to allow time for additional research, seconded by Commissioner Blasi. Motion carried.

7. Correspondence

None.

8. Discussion Items

a) Comprehensive Plan Update

Commissioners Blasi and Scott-Nash will attend the May 14th 2025 PRT meeting and June 2nd FMAC meetings to gather input on vision statements.

A public engagement meeting is envisioned for June. Not more than 3 visions should be presented.

I. Visioning

Draft vision statements were reviewed and discussed. All agreed that art should be included. Commissioner Scott-Nash will create a word bubble. Commissioner Guthrie encouraged thinking about the audience which could include residents, committees, grant providers and investors.

Prospective Vision Statements

A safe, authentic mountain community with small town charm, providing an efficient, consistent level of public services, with a high quality of life and immediate access to an unmatched trail system, that prioritizes sustainability through thoughtful development and careful resource planning.

The charming small-town of Green Mountain Falls offers a unique blend of recreational opportunities, breathtaking scenery, a diverse array of businesses, and efficient municipal services, fostering a vibrant and engaging community.

A charming small mountain town with a focus on neighbor helping neighbor, that values recreation, the arts, and sense of place.

Green Mountain Falls is a vibrant, friendly, safe, historic small town with local businesses, wooded neighborhoods, excellent parks and trails, world-class art and recreational opportunities for everyone. Our criterion is a thriving community founded in social, economic and environmental sustainability.

b) Fee Schedule

Town Clerk, Bo Ayad and Ex Officio Todd Dixon answered questions about the updates to the fee schedule. No recommendations to BoT.

c) GMF Project List

Todd Dixon, interim Town Planner, gave a brief on the ongoing projects list. Upcoming plans for PC review include 10845 Myrtle St (Attached Garage) and 10730-10740 Florence Ave (New Construction).

Chair Moralez suggested including spreadsheet row numbers on project list.

Dixon is developing a Wild Land and Urban Interface checklist/matrix.

Dixon will recuse himself from BoT votes if a conflict with interim town manager role exists.

Vice-Chair Bonwell reminded all about the Hotel street guard rail town meeting on April 15th at 6pm and suggested advertising on social media in addition to banner on town website.

9. Adjournment

Meeting adjourned at 8:33pm by Chair Moralez.

Next Meeting: April 22nd at 6:30pm

APPROVED – 4/22/25

Action Items

Responsible	Item	Expected Completion Date	Status
Commissioners & Staff	Agenda Items to PC Secretary	4/14/25	
PC Secretary	Post Agenda to Town Website	4/15/25	
Commissioners & Staff	Meeting packet artifacts to PC Secretary (updated vision statements, word bubble, comp plan spreadsheet, site plans, status on assigned action items)	4/18/25	
PC Secretary	Distribute draft packet to PC	4/18/25	
Town Clerk	Distribute finalized packet to public	4/21/25	
PC Secretary	Coordinate Date for Roles & Responsibilities Workshop	4/14/25	
Chair	Deliver to TM specific legal questions pertaining to natural medicine ordinance	4/14/25	
Commissioners	Send inputs on natural medicine ordinance to Secretary	4/18/25	
Town Planner	Print row numbers in project list	4/22/25	
Blasi, Scott-Nash	Collect input on vision statements - May 14 th 2025 PRT	5/14/25	
Blasi, Scott-Nash	Collect input on vision statements – June 2nd 2025 FMAC	6/2/25	