

**TOWN OF GREEN MOUNTAIN FALLS**  
**Planning Commission Meeting**  
**2025-06-10 at 6:30 P.M.**  
**MEETING MINUTES**

**Commission Members Present**

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**

Nicole Woods, Bo Ayad

**Town Manager**

Caleb Patterson

**1) 6:30 pm CALL TO ORDER / ROLL CALL / TECH CHECK**

Vice-Chair Bonwell called the meeting to order at 6:30 pm.

**2) ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA**

Commissioner Blasi moved to approve the agenda, seconded by Vice-Chair Bonwell. Motion carried.

**3) PREVIOUS MEETING MINUTES**

Commissioner Blasi moved to approve the 2025-05-13 PC Minutes, seconded by Commissioner Guthrie. Motion carried.

**4) PUBLIC INPUT: 3 Minutes per speaker**

None

**5) INVITED SPEAKERS**

- a) Traci Stoffel and Gayle Langley from the Colorado Department of Local Affairs (DOLA) presented an overview of the Main Street program. GMF is currently an 'aspiring community' meaning that we're interested and could be a good fit to become an 'official community'.

The goals they emphasized included the following:

- Help GMF support our current businesses and attract new businesses.
- Provide a vibrant downtown for residents and visitors.
- Aid GMF by providing strategic planning, consulting (e.g. grant writing) and training.

The next step would be to form a steering committee to include local business owners, town management, residents, and local nonprofits and to appoint a Main Street program manager to liaison with the DOLA Main Street program.

- b) Darlene Avery from the Church in the Wildwood spoke to the pros and cons of the proposed natural medicine ordinance from the point of view of a resident, pastor and licensed mental health clinician. Concerns included impact on limited town resources, safety, interactions near playground and restaurants, usage of short term rentals by facilitators and the minimal education requirement (high school diploma plus 150 hours) required by current state law for natural medicine facilitators. Pros included the benefit of psychedelic therapy in an appropriate facility with licensed, experienced mental health professionals. She emphasized that none of the typical guardrails required for mental health treatment were included in the current state law.

Planning Commission was asked to consider a 1,000 foot restriction from schools, places of worship or organizations that provide senior, adult or child care and limiting hours to weekdays, 9 to 5.

## **6) REPORTS**

### **a) Commissioners**

None

### **b) Staff**

Interim Town Planner Dixon reported on gazebo park restrooms including the possibility of a leach field.

## **7) BUSINESS**

### **a) Ordinance 2025-04 NATURAL MEDICINE ESTABLISHMENTS**

Darlene Avery's concerns were discussed. Land use code pertaining to adult entertainment was considered as a model for the natural medicine ordinance. Commissioner Blasi requested Federal and State holidays be disallowed. Commissioner Scott-Nash confirmed the holiday restriction is already in the draft. Commissioner Blasi asked if rides to and from the natural medicine business could be restricted. Commissioner Scott-Nash said that the lawyer had previously been asked that question and we were told we can't mandate how the business is run.

Commissioner Scott-Nash moved that natural medicine businesses be located not less than 750 feet from places of worship, schools and

adult/child care and that hours of operation be 9 to 5 Monday through Friday. Vice-Chair Bonwell seconded. All in Favor. Motion carried.

**b) Major Site Plan**

Interim Town Planner presented the compliance substantiation matrix pertaining to 10385 Ute Pass Ave Major Site plan. He explained that pier construction meets requirement for permanent foundation according to PPRBD.

Commissioner Scott-Nash moved that the major site plan for 10385 Ute Pass Ave be approved. Commissioner Blasi seconded. All in Favor. Motion carried.

**8) CORRESPONDENCE**

None

**9) DISCUSSION ITEMS**

**a) GMF Project List**

Interim Town Planner, Dixon, reported that two decks had been approved. He will provide project list via email post-meeting.

**b) Next Meeting Date**

July 8<sup>th</sup>, 2025.

**c) Planning Commission Vacancy**

Clerk will advertise.

**10) ADJOURNMENT**

Meeting adjourned at 7:56 pm by Vice-Chair Bonwell.

## Action Items

Responsible	Item	Expected Completion Date
Commissioners & Staff	Agenda Items and packet artifacts to PC Secretary	7/2/25
PC Secretary	Post Agenda to Town Website	No later than 7/7/25
PC Secretary	Distribute draft packet to PC	7/3/25
Town Clerk	Distribute finalized packet to public	No later than 7/7/25
Blasi, Scott-Nash	Collect input on vision statements - May 14 <sup>th</sup> 2025 PRT	Complete
Blasi, Scott-Nash	Collect input on vision statements – June 2nd 2025 FMAC	Complete
Town Clerk	Main Street DOLA presentation request	Complete
Town Clerk	PC application callout on town website and at next BOT meeting.	In progress
Town Planner	Create training presentation for major and minor site plan approval/appeal process for workshop.	TBD

## Abbreviations

BOA – Board of Adjustment

BOT – Board of Trustees

DOLA – Department of Local Affairs

GMF – Green Mountain Falls

LUC – Land Use Code

PC – Planning Commission

PPRBD – Pikes Peak Regional Building Department