

**TOWN OF GREEN MOUNTAIN FALLS  
Planning Commission Meeting  
2025-07-08 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

**Town Manager**

Caleb Patterson

**1) CALL TO ORDER / ROLL CALL / TECH CHECK**

Vice-Chair Bonwell called the meeting to order at 6:33 pm.

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

None

**3) PREVIOUS MEETING MINUTES**

Commissioner Blasi moved to approve the 2025-06-10 PC Minutes, seconded by Vice-Chair Bonwell. Motion carried.

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

None

**5) REPORTS**

**a) Commissioners**

Commissioner Blasi reported that Vision C “A charming small mountain town offering a unique combination of outdoor recreational opportunities, world class arts, and a sense of place with a healthy lifestyle that values neighbor helping neighbor” was selected at the July 1<sup>st</sup>, 2025 Board of Trustees meeting.

Commissioner Blasi will inform PRT & FMAC.

**b) Staff**

Town Manager, Caleb Patterson, reported that he has distributed a draft Capital Improvement Plan (CIP) to town committees for input. The plan covers five years and will primarily be funded with grants including PPRTA since the town Capital Improvement Fund is insufficient. Commissioner

Blasi inquired as to the timeline. TM would like input from PC by end of August.

In response to if the CIP would be coordinated with a Main Street Program effort, Patterson responded that the Main Street grants are \$2,500 to \$5,000 and that yes, coordination would be sought.

**6) BUSINESS**

**a) Comprehensive Plan**

Secretary Scott-Nash will distribute copies of the Comp Plan goals and strategies to Commissioners for comment. She will consolidate the comments for discussion at the August 12<sup>th</sup> PC meeting. Additionally, Scott-Nash will consolidate input on the CIP.

**7) CORRESPONDENCE**

None

**8) DISCUSSION ITEMS**

**a) GMF Project List**

Interim Town Planner, Dixon, reported that one minor site plan is being reviewed. A SOW is under development for Colorado Parks and Wildlife (CPW) pertaining to the Gazebo Park restroom project. PC could discuss how GMF can handle increased tourism in the summer in terms of sewage, trash and parking.

**b) Next Meeting Date**

August 12<sup>th</sup>, 2025.

**9) ADJOURNMENT**

Meeting adjourned at 6:47 pm by Vice-Chair Bonwell.

## Action Items

Responsible	Item	Expected Completion Date
Commissioners & Staff	Agenda Items and packet artifacts to PC Secretary	8/6/25
PC Secretary	Post Agenda to Town Website	No later than 8/11/25
PC Secretary	Distribute draft packet to PC	8/8/25
Town Clerk	Distribute finalized packet to public	No later than 8/11/25
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

CIP – Capital Improvement Plan

CPW - Colorado Parks and Wildlife

DOLA – Department of Local Affairs

FMAC – Fire Mitigation Advisory Committee

GMF – Green Mountain Falls

LUC – Land Use Code

PC – Planning Commission

PPRBD – Pikes Peak Regional Building Department

PPRTA – Pike Peak Rural Transportation Authority

PRT – Parks, Recreation and Trails Committee

SOW – Statement of Work