



## **Town of Green Mountain Falls**

**10615 Green Mountain Falls Road**

**Planning Commission Meeting Agenda**

**Monday August 22<sup>nd</sup> 2023 at 6:30 pm**

**In Person and on Zoom**

### **Join Zoom Meeting**

<https://us02web.zoom.us/j/88251021286?pwd=a09Yd1VXc0pXSFJUVHo0UWtmTzFFdz09>

**Meeting ID: 882 5102 1286    Passcode: 550412**

#### **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 08/08/2023

#### **4. PUBLIC INPUT: 3 Minutes per speaker**

#### **5. Reports**

- a) Town Planner
- b) Engineers Report

#### **6. Business**

- a) Mike Frey - Staging Alternatives
- b) Guard Rail Options

#### **7. Correspondence**

#### **8. Adjourn**

**TOWN OF GREEN MOUNTAIN FALLS  
Planning Commission Meeting  
2023-08-08 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

**Commission Members Not Present**

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**1. Call to Order & Roll Call**

Chair Lamar Mathews called the meeting to order at 6:31 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 as amended. A discussion was added to the agenda regarding budget needs. Item added to section 7 in between A and B. Motion passed unanimously.

**3. Consent Agenda**

A motion to approve PC Meeting Minutes from 07/10/2023 was made by Commissioner Blasi and seconded by Commissioner Bonwell. Motion passed unanimously.

#### **4. Public Input – 3 Minutes Per Speaker**

- a. Wes Simshauser made public comment regarding the roads maintenance plan.

**5. Staff Report-** Julia Simmons presented on general activity related to planning.

**6. New Business-** Fee Schedule. A discussion took place regarding the strategy for approaching the new fee schedule. The projected fee schedule utilized an actual cost projection which seemed to reflect too much cost increase, too quickly. The use of “Pass-Thru” costs to supplement lower initial fees was favored. Commissioner Blasi commented on the need for code enforcement. He had researched several similar municipalities and found more enforcement in place in those communities. The question was posed “who’s job description should include code enforcement.” Commissioner Blasi made a motion to include code enforcement into one of the existing job descriptions. Commissioner Frey seconded and the motion passed with Commissioner Bonwell opposed.

#### **7. Old Business**

**A. Mike Frey & Don Walker-** Staging Alternatives. Commissioner Frey & Don Walker discussed the findings of the review of Town owned properties for use as staging areas for future construction. The PC will put their findings into a Memo form that includes the four criteria issued previously by the BoT.

**B. Budget.** A discussion took place regarding the future monetary needs of the Planning Commission.

The Town Clerk gave updates on the hiring of The Land Use Code and Zoning Map to be uploaded and adopted into our MuniCode.

#### **8. Correspondence**

There was no correspondence.

#### **9. Adjournment**

Meeting adjourned at 8:26 p.m. By Chair Mathews

**From:** Lamar Mathews <lamar@falconpartnersltd.com>  
**Sent:** Thursday, August 3, 2023 2:22 PM  
**To:** Town Clerk  
**Subject:** RE: July 10th Minutes

Looking over these minutes, besides the typos you have already noted, please be sure that BOT has the following Old Business on their agenda so it doesn't fall through the cracks:

1. Next steps on Guard rail options presented by PC: plan B was recommended . what are next steps for PC or BOT or staff on this?

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**From:** Town Clerk <[clerk@gmfco.us](mailto:clerk@gmfco.us)>  
**Sent:** Wednesday, July 26, 2023 2:44 PM  
**To:** Lamar Mathews <[lamar@falconpartnersltd.com](mailto:lamar@falconpartnersltd.com)>  
**Cc:** Becky Frank <[manager@gmfco.us](mailto:manager@gmfco.us)>  
**Subject:** July 10th Minutes

Hi All,

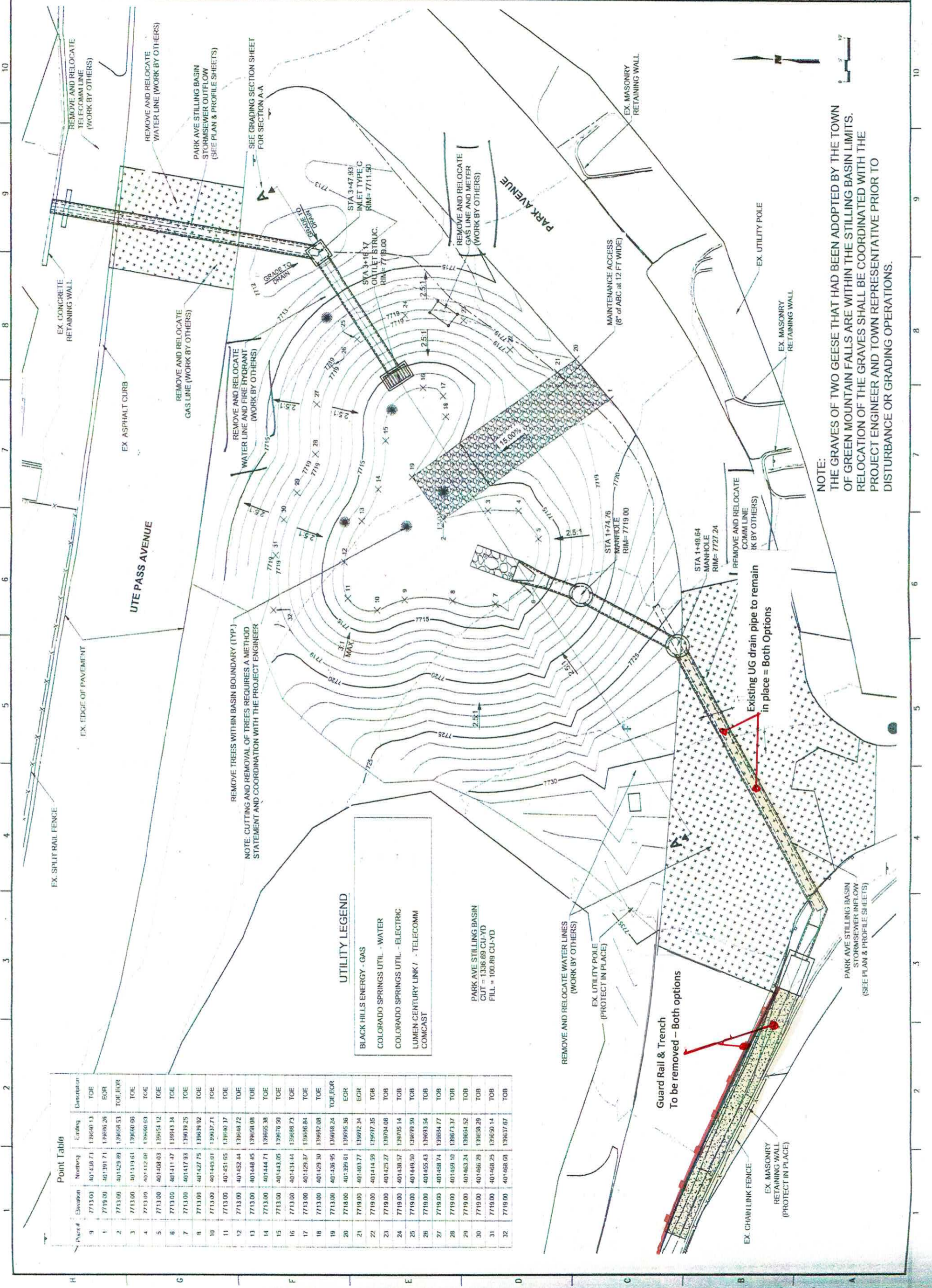
Attached are the meeting minutes from July 10<sup>th</sup> for your review. Please let me know if you'd like to see anything changed or added to these minutes.

Thanks and have a great day!

~Bo

Bo Ayad  
Town Clerk/Treasurer  
Town of Green Mountain Falls  
P.O. Box 524  
Green Mountain Falls, CO 80819  
719-684-9414 ext.1





**Point Table**

Point #	Elevation	Meridians	Existing	Description
9	7713.00	40+548.71	139650.13	TOE
1	7719.00	40+391.71	139696.26	EOR
2	7713.00	40+529.89	139658.53	TOE,EOR
3	7713.00	40+519.61	139650.98	TOE
4	7713.00	40+512.56	139650.53	TOE
5	7713.00	40+508.01	139654.12	TOE
6	7713.00	40+511.47	139653.34	TOE
7	7713.00	40+517.91	139639.25	TOE
8	7713.00	40+527.75	139639.92	TOE
10	7713.00	40+545.01	139637.71	TOE
11	7713.00	40+551.65	139630.37	TOE
12	7713.00	40+552.44	139630.72	TOE
13	7713.00	40+548.45	139638.08	TOE
14	7713.00	40+544.71	139655.38	TOE
15	7713.00	40+543.05	139678.50	TOE
16	7713.00	40+543.44	139688.73	TOE
17	7713.00	40+529.37	139696.84	TOE
18	7713.00	40+529.30	139692.08	TOE
19	7713.00	40+536.95	139698.24	TOE,EOR
20	7718.00	40+399.81	139695.36	EOR
21	7719.00	40+403.77	139692.34	EOR
22	7719.00	40+414.59	139697.35	TOB
23	7719.00	40+425.27	139704.06	TOB
24	7719.00	40+438.57	139795.14	TOB
25	7719.00	40+449.50	139699.59	TOB
26	7719.00	40+455.43	139693.54	TOB
27	7719.00	40+458.74	139694.77	TOB
28	7719.00	40+459.10	139673.37	TOB
29	7719.00	40+463.24	139654.52	TOB
30	7719.00	40+466.29	139658.29	TOB
31	7719.00	40+468.25	139650.14	TOB
32	7719.00	40+468.68	139637.67	TOB

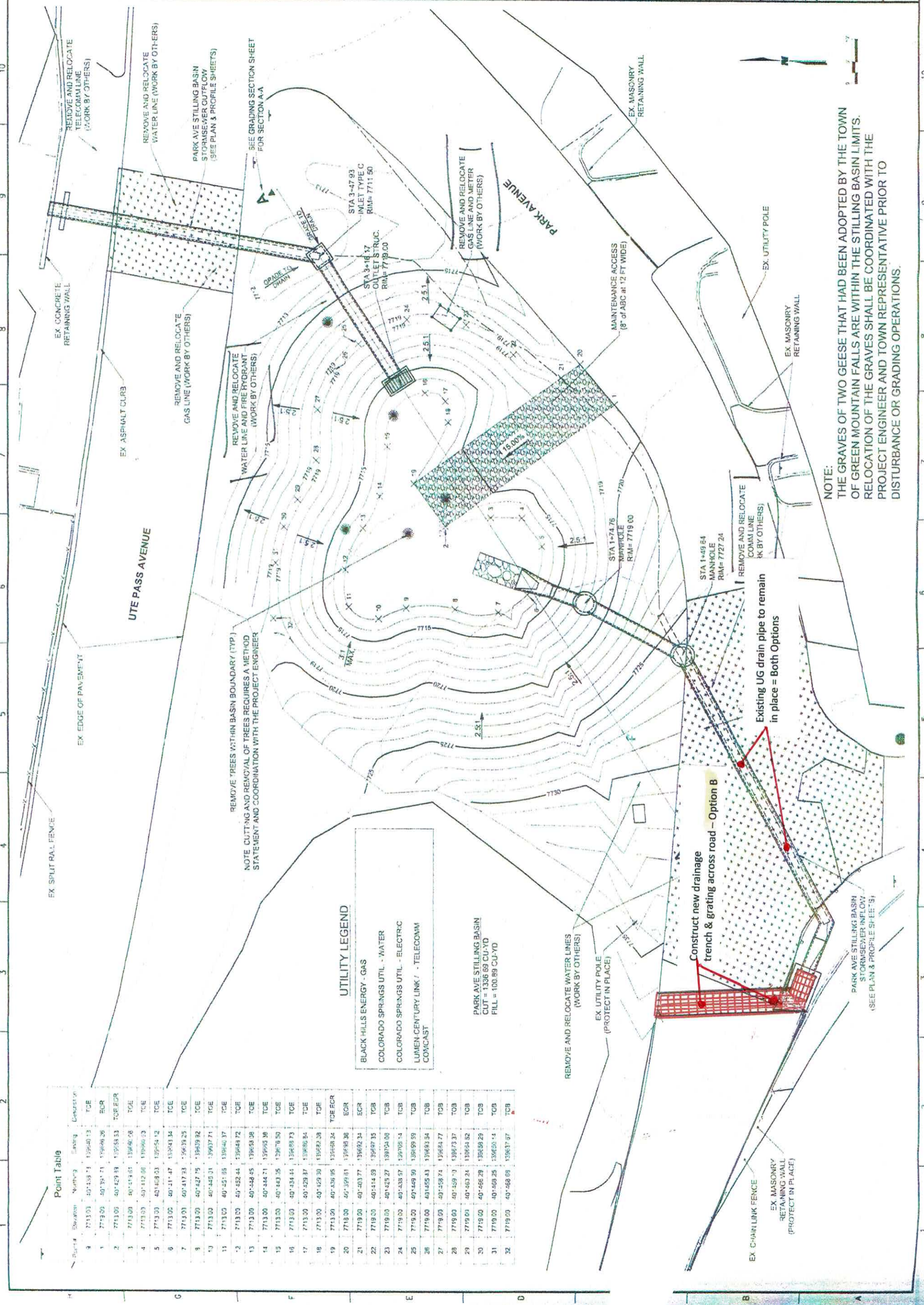
**UTILITY LEGEND**

- 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

**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 EDR
3	7713.00	40'413.61	139546.26	TCE
4	7713.00	40'412.98	139546.03	TCE
5	7713.00	40'413.03	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	139539.32	TCE
9	7713.00	40'445.31	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	139536.50	TCE
16	7713.00	40'434.44	139533.73	TCE
17	7713.00	40'429.37	139530.34	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	139527.35	TCE
23	7713.00	40'425.27	139524.06	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	139533.34	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

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August \_\_, 2023

To: B O T & mayor Dixon

From: Planning Commission

The spot behind the Town Hall is by far the best spot for a “staging area” compared to other town-owned property.

**Advantages:** It would yield approximately 5000 - 6000 square feet of space, compared to about the same amount of space being use on the current staging area on Olathe, and it is not visible from residential areas, except for one or two apartments to the West.

**Disadvantages:** There would be a traffic increase in and out of the town hall road and some noise distraction for the town staff. It would require some leveling and perhaps a retaining wall along the road to the fire station, but that could likely be done by GMF Public Works staff and equipment at minimal out of pocket cost. In order to accommodate tractor-trailer deliveries of construction materials, a blacktop pad, across the road to the West of the space, may need to be built to allow trucks space to turn around.

Here is our assessment of the rest of the properties owned by GMF:

**(1) PUBLIC WORKS SPACE:**

**Advantages:** There are some unused materials and equipment that could be cleaned out to make a 20' by 80' space just inside the gate to the right, but that is about all the space that would be readily available. The hillside could be excavated back, within the lot line, to make more space, but that hill is very steep and would only yield limited extra space. We feel the Public Works space could be used for smaller needs, but wouldn't work as the primary space.

**Disadvantages:** If we gained access thru the Colorado Springs Utility (CSU) property above the Public Works space, we may be able to clear a space on town property on top of the hill, but getting equipment and materials into town from that spot would require negotiations with CSU, and would require the material and equipment to crossover East-bound highway 24 and to move everything down West-bound Hwy 24 to enter GMF on Ute Pass Ave.

**(2) LAND NEAR HONDO:** This is totally un-useable. The property is too steep and the width and steepness of Hondo would not allow semi-trailer tractors to access the space and turn around.

**(3) OAK STREET PROPERTY (OLD TOWN HALL PROPERTY):** This is totally unacceptable. It is between a residential property and the storage units behind the Painted Bear. Both owners would strongly object I am sure. It is also too small to serve as a “staging area” for a project of any size.



**(4) OTHER LAKE STREET PROPERTY:** Bo discovered that this parking lot is not owned by GMF. It is owned by Historic GMF Foundation and is not available for consideration.

**(5) MYRTLE ST. PROPERTY:** This property is imbedded in a residential area and access is too steep for construction equipment and trucks. The town should consider selling the property to adjoining property owners/residents.

**(6) OTHER ROW AREAS:** There are no other ROW areas that are not in residential areas or that are in very steep terrain, not useable for staging construction equipment and materials.

#### **OTHER OPTIONS:**

**1. Joyland Space:** Jesse Stroope has offered to lease some space at upper end of the Joyland parking lot on a temporary basis, until construction of the hotel begins.

**Advantages:** The space is available immediately and would require no work on the Town's part.

**Disadvantages:** The space may only be available for (+ or -) 6 months.

**2. Rocky Top Space:** There is property in front of the Rocky Top campground and motel that was used for camper storage, but can no longer be used for that purpose. Bo and I talked to the owner of that property and we may be able to negotiate a lease arrangement to use that property for a staging area.

**Advantages:** There is plenty of space, and it is fenced with a gate which would add security for the contractors that use it, and it would not be visible by any GMF residents. The space provides easy access for delivery of construction materials.

**Disadvantages:** Materials and equipment would have to use West-bound Hwy 24 for a short distance, but that does not seem to be a major drawback. The Town would need to negotiate an arrangement for using the space as a "Staging Area", however the owner seems very willing to consider it.

#### **"BRIDGE" CONSIDERATIONS:**

The current **Publics Works space** would require the use of the bridge at the East end of the lake.

That bridge is already used by the Town equipment, including the grader, the water truck full of water, etc. Therefore, if that space is used for smaller projects, the bridge issue would need to be addressed for Town equipment, anyway, if the bridge capacity is a concern.

If the **Town Hall space, the Joyland parking lot, or the Rocky Top space** is used, the bridge in front of Joyland on Ute Pass Ave. would be used for moving materials and equipment to the jobsite. That bridge is currently under consideration for a repair or rebuild, so the construction use should be considered in that evaluation.

None of the above three spaces are in a floodplain.

**From:** Town Clerk  
**Sent:** Monday, August 14, 2023 11:35 AM  
**To:** info@rockytopco.com  
**Cc:** frey30@juno.com; lamar@falconpartnersltd.com; Becky Frank; Todd Dixon  
**Subject:** Staging Area for Construction Equipment and Materials

Hi Dan,

I tremendously appreciated meeting with you last week when Mike Frey and I stopped by.

I'd like to continue our conversation about the possibility of an arrangement between the Town of Green Mountain Falls and Rocky Top for the storage of construction stuff when bigger projects come up. Currently the town is confined to using the edges of our roads for staging areas due to zoning and terrain issues- we have no significant flat space that is town owned and properly zoned.

The gated area that's near the entrance of Rocky Top (pictured below) looked like an ideal fit considering location/proximity, land area & zoning.

Could I trouble you to let me know if there are any restrictions on the type of storage or duration and any company policies that are currently in place?

I have cc'd our Town Manager, Mayor and members of the Planning Commission of their information and input as well.

Would an in-person meeting be a good next step? I'd be happy to set that up if so... Just let us know some good days and times for you.

Thank in advance and have a great day!

~Bo



Bo Ayad  
Town Clerk/Treasurer  
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