

**TOWN OF GREEN MOUNTAIN FALLS  
ORDINANCE NO. 2024-04**

**AN ORDINANCE AMENDING SECTIONS 12-51 AND 12-55 OF THE  
GREEN MOUNTAIN FALLS MUNICIPAL CODE TO ESTABLISH A  
SEPARATE NOTICE PROCESS FOR LEGISLATIVE REZONINGS**

**WHEREAS**, the Town’s land use code currently requires rezoning hearings to be noticed by publication, mail to the affected property owners, and posting on the affected property;

**WHEREAS**, while this procedure is reasonable for the rezoning of limited parcels of property, it is unduly burdensome and expensive for the rezoning of larger areas of land affecting numerous parcels;

**WHEREAS**, therefore, the Board of Trustees desires to establish a different notification requirement for legislative rezonings that affect larger areas of the Town, which will require notice by publication in a newspaper of general circulation in the Town, but which will not require mailed notice to individual property owners or posting of the affected properties; and

**WHEREAS**, this notification process complies with the requirements set forth in Colorado Revised Statutes § 31-23-304.

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

Section 1. Table 5-1 in Section 12-51 of the Green Mountain Falls Municipal Code is hereby amended by the addition of a new row under the heading “Ordinance Amendments” to read as follows (*Top two row headings are for illustrative purposes only*):

Procedure	Land Use Code Reference	Pre-Application Conference	Notice			Review and Decision-Making Bodies		
			Published	Mailed	Posted	Town Staff	Planning Commission	Board of Trustees
Legislative Rezoning	12-55(d)		✓			R	<R>	<D>

Section 2. A new Subsection (d) is hereby added to Section 12-55 of the Green Mountain Falls Municipal Code to read as follows:

*Legislative Rezonings.* Whenever the zoning map is to be amended incidental to or as part of a general revision of this Code, whether such revision is made by repeal of the existing zoning code and enactment of a new zoning code or otherwise, the requirement that notice be mailed to affected property owners and posted on

affected properties shall be waived. However, the proposed zoning map shall be available for public inspection in the Town Hall during regular business hours for at least fifteen (15) days prior to the public hearing on such amendments.

Section 3. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town of Green Mountain Falls hereby declares that it would have adopted this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases thereof be declared invalid or unconstitutional.

Section 4. Effective date. This Ordinance shall take effect thirty (30) days after passage, adoption and publication thereof as provided by law.

Section 5. Publication. This Ordinance shall be published by title only.

ADOPTED AND ORDERED PUBLISHED the 6<sup>th</sup> day of DECEMBER, 2024, at the Green Mountain Falls Town Hall, 10615 Green Mountain Falls Road, Green Mountain Falls, Colorado 80819.

  
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Todd Dixon, Mayor

ATTEST:

  
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Bo Ayad, Town Clerk/Treasurer

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