

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, FEBRUARY 8, 2011**

The meeting was called to order by Chairman Kosley at 6:22 p.m.

ATTENDANCE: Turnbull - present Lowndes - absent
 Krall - present LoCascio - present

APPROVE MINUTES FROM JANUARY 22, 2011. M/S Kosley/Krall to approve the minutes as submitted. All ye

CONCEPTUAL SITE PLAN FOR A DRIVEWAY ACCESS OFF OF THE UNDEVELOPED WEST END OF MYRTLE STREET TO A 40 ACRE PARCEL IN TELLER COUNTY; APPROXIMATELY 2,950'; - Property Owners, Ray and Margaret Burgess; Representative, Engineer Ralph LoCascio

LoCascio stated that the property owner's plan is to build one single family residence on a 40 acre parcel in unincorporated Teller County. The driveway proposal depicts the access to the building site. LoCascio stated that this site was selected after access points from Belvedere were not able to be secured. LoCascio attempted to contact a property owner on Belvedere for access easement discussion but without success. According to LoCascio, the driveway is 12' wide, a requirement in the GMF-Chipita Park Fire District. It is not known what the NE Teller County Fire District regulations are.

Chairman Kosley presented a summary of the criteria that the Planning Commission would need to be presented with for review of the proposal presented by Engineer Ralph LoCascio. Kosley noted:

- this proposal is multi-jurisdictional as it is within El Paso County, within Teller County Town limits and within unincorporated Teller County
- proposed project falls within the Town of Green Mountain Falls Hillside Overlay Zone therefore triggering the Hillside Overlay Regulations. Together with the aesthetics of the proposed road cut, erosion control mitigation is paramount.
- the State requires a Storm Water Permit with an Erosion Control Sediment report for any disturbance over 1 acre
- Review process necessary before the two involved Fire Districts: GMF/Chipita Park Fire District and NE Teller County. Kosley stated that the districts will desire water storage areas and turn-around areas.
- Review of proposal from Pikes Peak Regional Building and Teller County Regional Building Departments. The Chair stated that if retaining walls over 4' need to be constructed along the 2,950' of driveway, Regional Building will require a permit.
- Review of proposal from servicing Utility companies: City of Colorado Springs: Water and Electric; Black Hills: Gas or other companies if using propane. Town will require utilities below ground. LoCascio stated that the property owner will be digging a well and will not need City of COS water. Teller County Health will need to review for the septic installation.
- Review of proposal from Forest Service required
- Review of proposal from Division of Wildlife required
- Easement would need to be granted for the road traversing the three parcels.
- The Planning Commission would request interior property lines to be vacated for the portions within the Town limits. LoCascio did not feel that the property owner wanted to vacate those lines.

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Kosley also noted that the property owner would need to seek the advice of the pertinent agency (i.e. Army Corp) regarding the regular flow of water that runs in Howard Gulch area which is the proposed building site. Staking of the driveway with 50' intervals will be necessary so that the Commission can visualize the potential impact from other areas in the town. The commissioners voiced concern that the driveway may have a negative impact on adjacent property values as well as for the properties having the driveway cut in their line of vision. Further along in this plan review process, the Town will require an irrevocable letter of credit, an escrow agreement or cash sufficient to ensure completion of project.

Trustee Bratton was present in the audience and was very disappointed with this choice of access. Bratton addressed the extensive work the Town did on the Comprehensive Plan in trying to protect the community's primary backscape. He said the Town's desire was to maintain the hillside as a permanent pristine backscape. He feels the road will be ugly with no way to hide it from the community. He stated that the area is composed of unstable soil and he questions if and how the owner will retain the loose scree. Bratton stated that the financial cost of this access would be extremely high. He recommended that the property owner pursue the Belvedere access which is directly below the proposed building site in Howard Gulch. There was discussion of the property owner pursuing a Conservation Easement on the hillside portion of the property. Bratton stated that there is a potential for a considerable tax break with a Conservation Easement.

LoCascio asked about the Town regulations for opening a section of Myrtle Street so that he can connect to the Burgess property. Public Works Director, Robert McArthur stated that he will meet with LoCascio when the road opening plans are available.

OTHER BUSINESS: The Town Clerk will be submitting updated plan review submittal forms for evaluation and comment by the Commissioners within the next two weeks. **No** other business was presented that required Commission discussion or action.

CORRESPONDENCE: **No** correspondence was received that required Commission discussion or action.

The meeting was adjourned at 7:02 p.m.

David Kosley, Chairman

ATTEST: _____
Chris Frandina, Town Clerk/Treasurer