

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MINUTES
TUESDAY, APRIL 9, 2013**

The meeting was called to order at 6:03 p.m. by Planning Commission Chairman Kosley.

Attendance: Lowndes - present Thorne - present
 Krall - present LoCascio - absent

APPROVE MINUTES FROM MARCH 26, 2013 M/S Thorne/Krall to approve the minutes as submitted. All yea

The commissioners left at 6:05 p.m. to perform site visits for items listed on the agenda and returned at 6:45 p.m.

M/S Kosley/Thorne to move #5 agenda item and review before items #3 and #4. All yea

CONSTRUCTION DRAWINGS FOR ROOF MODIFICATION, INTERIOR REMODEL AND NEW ROOF ON DETACHED GARAGE PROPERTY OWNERS, JOYCE AND PHIL MC INTIRE; 10995 BELVEDERE AVENUE; CONTRACTOR AND REPRESENTATIVE, MIKE EDWARDS, NEW VISION CUSTOM BUILDERS M/S Thorne/Lowndes to approve construction drawings as submitted. All yea

REQUEST FOR A SPECIAL USE TO OPERATE A VACATION RENTAL BY OWNER; PROPERTY OWNER, KATHY BAKI, 6844 HOWARD STREET The Clerk was requested to set a Public Hearing for Tuesday, April 23, 2013 at 6:00 p.m. before the Planning Commission and for Tuesday, May 7, 2013 before the Board of Trustees at 7:00 p.m. Procedures within the Municipal Code Section 16-710, Special Uses will be followed for neighborhood input.

REQUEST FOR A SPECIAL USE TO OPERATE A VACATION RENTAL BY OWNER; PROPERTY OWNER, LARRY SMOOT; 11410 BELVEDERE AVENUE, REPRESENTATIVE, DAVE PEARLMAN The Clerk was requested to set a Public Hearing for Tuesday, April 23, 2013 at 6:00 p.m. before the Planning Commission and for Tuesday, May 7, 2013 before the Board of Trustees at 7:00 p.m. Procedures within the Municipal Code Section 16-710, Special Uses will be followed for neighborhood input.

M/S Kosley/Lowndes to move agenda item #7 up before the Joint Session Public Hearing. All yea

OTHER BUSINESS: The Town Clerk reported to the commissioners that she is recommending a change to plans submittal procedures on the PC Green Sheet. The request will be for a reduced size to 11" x 17" for constructions plans and site submittals. When possible for the petitioner, a pdf submittal will be the preferred procedure. The commissioners concurred with the recommendation. **No other** business was presented that required Planning Commission discussion or action.

Trustee Newberry requested an unscheduled item prior to the Public Hearing. Town Clerk, Chris Frandina and Betty VanScoten were each presented with a Certificate of Commendation from the Board of Trustees, Planning Commission and residents for moving forward with Town operations during a time of crisis and upheaval after the loss of the Town Hall with innovation, efficiency and dedication. Former Mayor Dick Bratton will donate a tree to be planted upon the completion of the new Town Hall for each of these staff members.

The Joint Session Public Hearing with the Planning Commission and Board of Trustees was called to order at 7:05 p.m. by Planning Commission, Chairman Dave Kosley.

PUBLIC HEARING: NEW TOWN HALL FACILITY, PUBLIC INPUT SESSION – Robert Seever, Keystone Associates, Inc. Trustees Newberry, Stevens, Peterson, Pitrone and LoCascio were present and seated at the table. Town Clerk, Chris Frandina and Project Manager for the project, Robert McArthur was present. Audience members were: Green Mountain Falls residents, Dick Bratton, Rich Bowman, Michael Barrett, Cindi Prythero, Betty and Jim VanScoten, Robert King; Chipita Park resident Ann Pinnel and Courier View reporter, Pat Hill. Chairman Kosley reviewed the public hearing process, stated the purpose of the hearing, asked that the project facilitator Robert Seever summarize the work accomplished over the last four months; clarified that proponents of the project would speak first, with everyone identifying themselves with name and address; opponents would speak next and the hearing body would speak last.

Rob Seever, Keystone Associates, Inc., facilitator/ planner addressed any changes made from the last public meeting concerning the site layout, building program, and building aesthetics and further outlined acquisition, subdivision, access, orientation and topography. Seever noted that this was the fourth public meeting addressing the new town hall site and layout. He summarized the building program with site drawings for the 2,000 sq. ft. layout for the first floor; addressed information received from interviewing town staff on the town business functions, meeting space for Planning Commission and Board of Trustees, court functions, multipurpose conference space, Marshal's Office and potential second floor future expansion space. Access to the second level had been discussed at prior meetings. Seever did not put in an elevator as suggested by a resident at a prior review meeting following his discussions with the Regional Building Department concerning code requirement changes in the next few years. He did not add a stairway that would add extra expense and take away 200 sq. ft. of necessary space. Seever reviewed the building aesthetics, parking, sustainability, technology and security. He discussed that along with the concept review and RFP preparations, the town is concurrently negotiating a contract for the land acquisition. The Town would purchase an acre to an acre and a half of a three acre parcel. Seever referred to the project development calendar with the next priority preparing and publishing the RFP. The deadline for the submittal of a grant to the Division of Local Governments to supplement the cost of the land and the construction is August 1, 2013.

Green Mountain Falls Road resident, Michael Barrett favored the two story drawings and liked the windows. He did state that if a second story was not added, skylights could be installed. Hondo Avenue resident, Dick Bratton favors Seever's architectural concepts and layout. Bratton thinks Seever has done a magnificent job with this project and stands in favor of the first floor plan and the site plan. Ann Pinnel of Chipita Park wanted the Town to be responsive to the Gunnison prairie dog colony at the proposed site. She said the colony has been there since the early '50's and feels they may be on the state's endangered list. Pinnel would like to see a plan for relocation. Seever stated that an Environmental Assessment is being done on the site.

Dick Bratton had submitted two emails for the file dated March 2nd and April 9th opposing a second story. Bratton stated:

- it is not the function of town government to dabble in real estate.
- there is not a strong demand for new commercial space in Green Mountain Falls and second story rental property would be a questionable speculative (poor) investment.
- the need for additional space for Town Hall functions in the future is also speculative.
- Town population growth is severely limited by the lack of developable land for homes.
If the population were to somehow double, the number of Town employees would not

significantly increase and the amount of space required for Town hall functions would also not increase significantly.

- There are moral considerations concerning the use of CIRSA insurance/DOLA funding.

Bratton stated that the intent is to replace what was lost to fire; that was 747 SF of useable space. He thinks that the proposed first floor of 1,420 SF is justifiable for today's modern needs. Building a second story of 1,420 SF is overboard. He recommends that the second story be deleted from the plans. Bratton said that Seever did address his prior concerns about parking for the Marshal's Department in this current plan. Bratton stated that 9 spaces could be eliminated if the building was one story.

Bratton recommends deleting one of the two toilet facilities by making the remaining one a "unisex" toilet room; freeing up 55 SF of space for additional storage space which would save money. Unisex toilets are now becoming much more common. He feels that the Town should lobby Regional Building to revise the codes as other states have and are doing. Seever stated that he has had comprehensive discussions with the Regional Building Department and feels they are standing firm. Seever pointed out that the Town must be compliant with the 2010 Department of Justice Standards.

Richard Bowman, El Paso Trail estimated that the second story would add an additional \$90,000 to the project. Belvedere Avenue resident, Robert King, a past trustee who worked with the State Historical Society on the Gazebo Restoration grant, did not feel as though the second story design fit with the first story. He felt it looked like an add on with no connection to the first floor design. Mountain Avenue resident, Chris Frandina submitted a memo for the file supporting the first floor layout and the inclusion of the Marshal's Department. Frandina did not support the need for the second floor. She stated that the likelihood of renting the space is very uncertain and unlikely that the Town staff would need the additional space in the distant future. She would like to see other sites developed in Town with the Town's ability to collect commercial taxes from those property owners and not be in landlord competition. There are several properties along Ute Pass Avenue destined to see a change in use, major remodeling or even demolition with potential new construction in the short term. Frandina stated that there has been and is an increasing abundance of rental space in Woodland Park and along the Ute Pass Corridor. There are also large sections of land for sale adjacent to the Town boundaries. She favors financial resources being put into the building to assure future sustainability, low maintenance, eco-friendly lamps and light fixtures, possibly solar collectors for heat and cooling; collectors can reduce the building's natural gas consumption and eliminate carbon dioxide from the atmosphere, responsible lighting sources and heating products and equipment, drought-tolerant landscaping, responsible office equipment and technology that would lower energy consumption, lower energy costs and lower CO2 emissions, and furniture that is coordinated, inviting, and comfortable for audience and board members. Frandina supports a front porch/veranda concept with a community information kiosk as a welcoming area for visitors to sit or gather.

Trustee Stevens favored making the second story less of a speculative venture and possibly putting the meeting rooms on the second floor. The Town Clerk and architect questioned the efficiency and security issues of dispersing the functions. Trustee Peterson suggested a historical area possibly to be used by a service organization like the Chamber in the future. Trustee Pitrone favored adding a second story now which will be much cheaper to build at this time and he feels the money is available through the DOLA grant process.

Trustee LoCascio agreed with Dick Bratton and felt it was a moral issue and did we have the right to take more than we would ever need. LoCascio felt that it was a pipe dream to think the town would grow through annexing adjacent land. He did not feel the town should be in the business of renting space. Commissioner Lowndes, a realtor for over 26 years, talked

about the abundance of rental property. He noted the number of buildings standing vacant or with many vacant spaces. Lowndes agrees with Bratton that the town would not be putting forth a good image of what we are and what we are about. Chairman Kosley stated that if the second story was not built, funding could be used for first story aesthetics, i.e. adding natural stone to the front of the building, possibly adding a restroom facility outside for hikers and tourists who stop at Town Hall. Seever had included plans for stone columns outside the building. Commissioner Thorne originally favored a second story because he feels the town hall may serve as an anchor in the future as the business community expands along the Ute Pass Avenue corridor. Thorne felt that the grant might be stronger with multiple viable ideas included in the proposal. He feels that compelling arguments were made on the moral issue of spending close to \$100K for a second story that may remain vacant for a decade. Thorne stated that for land acquisition purposes, the boundaries need to be set appropriately for subdividing the lot. The proposed acreage in the back of the building should remain so that the Town would not be prevented from adding a second story in the future.

The Public Hearing was closed by Chairman Kosley at 8:10 a.m.

Chairman Kosley summarized the findings:

- strong support for site location
- support favored general layout of the first floor as presented
- strong support for the inclusion of the Marshal's department
- support for the first story and the design elements in option B
- support for keeping in scale with the site
- concern for prairie dog colony

Kosley stated that the project will now be handed over to the Board of Trustees for the execution of the RFP procedures. There is a request to modify the schedule and move the RFP date up two weeks in order to give the engineers more time. This request will be presented to the Board on 4/16/13 along with a request for a decision to approve the concept drawings for a one story or a two story building.

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

The meeting was adjourned at 8:30 p.m.

David Kosley, Chairman

ATTEST: _____
Chris Frandina, Town Clerk/Treasurer