

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, JANUARY 13, 2009**

- 6:00 P.M.**
- 1) CALL TO ORDER / ROLL CALL**
  - 2) APPROVE MINUTES: NOVEMBER 25, 2008**
  - 3) PUBLIC HEARING: VARIANCE REQUEST TO SIDE  
PROPERTY LINE SETBACK TO INSTALL A 10' X 10' SHED  
– 10750 Belvedere Avenue, Property Owner, Jim Carter;  
Contractor, Steve Lewis**
  - 4) LETTER OF INTENT FOR SPECIAL USE TO OPERATE A  
VACATION RENTAL - 10750 Grandview Avenue; Property  
Owner, Cecelia Bruner; Property Manager, Maggie Dunten of  
Wegwood Properties**
  - 5) REVIEW OF SCOPE OF WORK PLAN FROM JOE NAPOLEAN  
FOR ZONING UPGRADE**
  - 6) OLD BUSINESS**
  - 7) NEW BUSINESS**
  - 8) CORRESPONDENCE**
  - 9) ADJOURNMENT**

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING  
MINUTES OF REGULAR MEETING - TUESDAY, JANUARY 13, 2009**

The meeting was called to order by Chairman Kosley at 6:00 p.m.

**ATTENDANCE:**   Turnbull                   - present                   Lowndes, Patty - present  
                  Lowndes, John       - present                   Hall                       - present

**APPROVE MINUTES FROM NOVEMBER 25, 2008 M/S Turnbull/Lowndes, Patty. All yea**

Chairman Kosley called the public hearing to order at 6:02 p.m.

**PUBLIC HEARING: VARIANCE REQUEST TO SIDE PROPERTY LINE SETBACK TO INSTALL A 8' X 12' STORAGE SHED – 10750 Belvedere Avenue; Property Owner, Jim Carter; Contractor, Steve Lewis** Steve Lewis submitted written authorization to represent the property owner. The request is to place an 8' x 12' storage shed on the side property line next to the existing fence and garage. The side setback requirement is 5'; a 0' side setback is being requested. The site was posted with a Public Hearing Notice. Informational packets were sent to five neighboring properties within 100' of the petitioner's property lines. To date, three letters in favor of the variance request have been received by the Town Clerk. No other written or verbal comments have been received. There being no further comments from the planning commissioners or audience members, the public hearing was closed at 6:07 p.m.

**The commissioners outlined the following findings:**

- there have been no negative comments received concerning the variance request
- three responses in favor of the variance have been received
- the variance will not result in an oversensitive use of the land
- granting the variance will not be contrary to the public interest
- granting the variance will not impair light and air to adjacent properties or diminish property values for adjacent neighbors

**M/S Hall/Turnbull to recommend approval of the setback variance to the Board of Trustees. All yea**

**REVIEW OF SCOPE OF WORK SUBMITTAL FOR UPDATE OF SECTIONS OF THE MUNICIPAL ZONING CODE –** The Planning Commissioners met informally with Woodland Park Planner Joe Napolean in 2008. The Town had received \$500 from the Regional Building Department to be used for educational purposes and received approval from the Board to solicit code review from Napolean. The commissioners requested that Napolean review the zoning code with specific detail given to the Hillside Overlay and Grading Codes. Chairman Kosley felt that these sections were particularly in need of updating. It was the hope of the commissioners that Napolean who had taken a position with the Woodland Park Downtown Development Partnership would be the candidate to continue on with the zoning code update once the scope of work was done. In September, Napolean reported to the Town that he would be relocating and moving out of Colorado. He did complete the scope in December from his new location in North Carolina.

After a lengthy and comprehensive discussion, the commissioners made a decision to look at amending the Hillside Overlay and Grading codes as highlighted by Napolean. While the commissioners desire to upgrade all of zoning Chapters 16 and 17, they determined to start with the sections of code that they feel have the most impact on the community at this time.

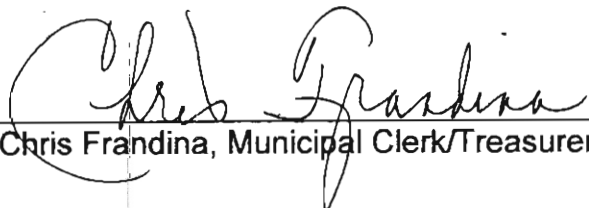
They will continue to request funds from the Board of Trustees for an upgrade project that would also incorporate updates and recommendations from the 2007 Comprehensive Plan. Kosley volunteered to contact a planner and request a cost estimate to update the Hillside Overlay and Grading codes. Kosley plans on having information available by the February 10, 2009 planning meeting.

**OLD BUSINESS / NEW BUSINESS** - Planning Commission requested an update from the Marshal's Department on the commercial equipment stored on the Norm Armentrout residential property at 10815 Ute Pass Avenue. **Commissioners** inquired as to whether there had been any updates received from Craig Sumner on plans to build on his vacant property at 10392 El Paso Avenue. In January 2008, Sumner submitted concept drawings for a hobby/fabrication building. Sumner applied for and was granted a variance to the rear property line setback in April of 2008. To date, the Town Clerk has not received construction drawings from Sumner for the hobby/fabrication building. **Inquiry was** made as to Pikes Peak Regional Building's progress to remove a residential structure that they had declared dangerous at 10550 Hondo Avenue in August 2008. **No other** business requiring discussion or action from the commissioners was received.

**CORRESPONDENCE** - **There was** no correspondence that required discussion or action from the commissioners.

**The meeting was adjourned at 6:50 p.m.**

ATTEST:

  
Chris Frandina, Municipal Clerk/Treasurer

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Chairman David Kosley