

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

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

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

The Planning Commissioners left to perform the site visit for the submittal listed on the agenda and returned at 6:23 p.m.

**APPROVE MINUTES FROM FEBRUARY 8, 2011** Chairman Kosley requested that an addition to the minutes be added. Kosley noted that during the concept presentation for driveway construction on the Ray Burgess property, engineer Ralph LoCascio stated that the driveway may serve more than one residence. Kosley noted that when the formal submittal comes before the Planning Commission, it may be reviewed not just as a driveway if it is to serve more than a single family residence. Other grading and development codes may be addressed at that time.  
**M/S Kosley/Turnbull to approve the minutes as amended. All yea**

**REQUEST FOR INTERIOR LOT LINE VACATION - COMBINE NELY PORTIONS OF LOTS 34 AND 35, BLOCK 5; 10305 MOUNTAIN LANE; PROPERTY OWNER, MICHAEL AND KARA CHILDRESS FOR INSTALLATION OF A SEPTIC SYSTEM AND TO JOIN UNATTACHED ACCESSORY STRUCTURE (EXISTING BEDROOM WITH ADDITION OF A BATHROOM) TO PRIMARY DWELLING - Representative,**

**Realtor Liz Snow** The new property owners are mandated by the El Paso County Health Department to vacate the interior lot line that runs through the main dwelling on Lot 34 in order that the new septic system will be on the same parcel as the residence. The vacation would determine the property to be one single family dwelling unit. The Childress and Price families petitioned the Board stating they would like to improve an old historic home and increase the value of the property and the surrounding homes. They stated in a letter dated 3/1/11 that the improvements will create a higher assessment value and increase property taxes. They have been vacationing in Green Mountain Falls for over 25 years. Support for the project was received from adjacent Pine Street property owner, Charles Lamme. An Improvement Location Certificate dated October 2010 was submitted by Surveyor Michael Lambert. Chairman Kosley stated that no encroachments may be built or rebuilt in any portion of the Mountain Lane right of way. The current structures are barely within the property lines. Representative Snow asked about parking on the Mountain Lane right of way and noted that neighbors park there on a regular basis. Kosley stated that as it is a public right of way, individuals can park on it. He recommended that the neighbors discuss this and come to a solution to benefit all parties. Kosley discussed the importance of preserving public right of way. **M/S Turnbull/Lowndes to recommend that the Board of Trustees approve the interior lot line vacation for the NELY portions of Lots 34 and 35, Block 5. All yea**

**REVIEW AMENDMENTS TO THE GREEN MOUNTAIN FALLS MUNICIPAL CODE, CHAPTER 17 TO INCLUDE SECURITY REQUIRED CODE AMENDMENT AND INCLUSION OF AN EROSION CONTROL PLAN IN SECTION 17-83, GRADING PERMIT - DPW Director, Robert McArthur** The commissioners reviewed amendment recommendations for Chapter 17, Section 17-83 Grading permit through Section 17-95. Posting of bonds. The members discussed more than nine potential

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code amendments submitted. Many of the amendments were recommended several years ago when the commissioners held a workshop with then Woodland Park planner, Joe Napolean. Subsequent meetings were held with the current planner, Sally Riley. The commissioners recommended an additional change to the amended draft version of Section 17-95. The consensus was to assign an amount or percentage to the security required equaling 125% of the actual cost of the improvements submitted.

Due to time constraints with the 3rd Sustainability Meeting following this planning meeting, review of the recommendations for Chapter 16 will continue to the next planning meeting. The commissioners are planning to finalize the amendments to present to the Board of Trustees and discuss setting Public Hearings. Trustee Bratton commended the commissioners for their work on going forward with necessary code amendments

**OTHER BUSINESS:** The Town Clerk submitted updated plan review submittal forms for evaluation. The commissioners supported the administrative changes and additional information that will be included on the submittal forms. **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 6:58 p.m.**

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David Kosley, Chairman

**ATTEST:** \_\_\_\_\_  
Chris Frandina, Town Clerk/Treasurer