

TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
June 9, 2015
MINUTES

1. CALL TO ORDER/ROLL CALL

Chairman Alexander called the meeting to order at 6:35 PM.

Attendance: Willie Alexander, Dick Bratton, Eric Caldwell, Mark Mazza,
Dominique Turnbull.

2. AGENDA:

An item was added: Cell Towers as 6 b. Old Business

M/S Bratton/Alexander To Approve Agenda as amended- Approved 5-0

3. Approve Minutes of the May 26 Meeting

M/S Caldwell/Alexander To Approve Minutes Approved 5-0

4. PUBLIC INPUT- None

5. NEW BUSINESS- None

6. CORRESPONDENCE

- a. **Margaret Morris** sent an E mail on May 31 to the Planning Commission concerning a fence across Catamount Creek at the residence of David Nicholas at 10860 Belvidere. Chris Bowers, 10880 Belvidere represented Mrs. Morris and presented photographs of the fence that blocked the creek and photos of the flooding of their basement. Recently the creek washed out the fence and it was replaced by new fence that appeared in the photos to be larger than the original. **M/S Bratton/Alexander Recommend that the Board of Trustees direct the fence owner to immediately remove any barrier to the free flow of Catamount Creek. Reference GMF Code Sec. 16-804 (1).** Approved 5-0
M/S Bratton/Turnbull Recommend that the Board of Trustees request a field investigation of the situation by the Regional Flood Plain Administrator and that he review any proposed fence replacement across Catamount Creek. Reference Regional Building Code Section 313.5 Approved 5-0
- b. Ben & Nan Stevens, 6980 Lake Street sent a letter on May 8 to the Town Marshal claiming that having an apartment in the Stones and Bones building at 6970 Lake Street was "illegal". Ben and Nan provided verbal testimony to support their letter.
M/S Bratton/Alexander To table the Agenda Item to the next meeting to allow more time to examine the letter and the attachments. Approved 5-0
- c. **Melissa Combs**, EPC Assessor's Office, sent a E mail to Chairman Alexander requesting information on two parcels on Harrison Street. The land owner requested that the property value be lowered. The owner contends that the parcels are unbuildable due to steep slope of the land , and that the small size prohibits septic installation. Members of the Commission visited the properties and concluded that the parcels were not unbuildable noting there were several homes in Town built on the same or steeper slopes. The Commissioners declined to comment on septic installation which is under the purview of the County Health Department .

d. **Matt Krob**, Town Attorney sent a letter June 9 to the Commission on Installation of Dewey Mountain Trail. It was discussed under Old Business.

7. Old BUSINESS

a. Continue Mt. Dewey Trail Discussion

Chairman Alexander read Sec 16-314 of the code and stated that he felt that, for a trail, the land known as El Paso County Schedule 8308200003 must be zoned Public Land.

The June 9 letter from the Town Attorney was discussed. In it he stated "It is my understanding that the trail will not be the primary use of the property as the property is rather large in area and the trail would not encompass a substantial portion of the property". Commissioners Turnbull and Caldwell also stated that the trail is not the principal use of the land. Commissioner Bratton felt that HGMMF would not agree to rezoning because changing it from R-1 5 Acre Residential to Public Land would reduce the value of the land.

M/S Alexander/Turnbull That the Planning Commission recommend to the Board of Trustees that they notify the Historic Green Mountain Falls Foundation that their 19.66 Acre Dewey Mountain property needs to be rezoned Public Lands in order to have the proposed land use comply with GMF code. Motion failed by a 2 to 3 vote. Alexander and Turnbull in favor, Bratton, Mazza, and Caldwell opposed.

b. Cell Towers

Cell Towers are not mentioned in the GMF Code. However, the Commissioners felt that the Planning Commission had the authority to review any proposals for Architectural considerations. Mike Lohman was asked to have the proposers submit drawings or photographs to show what the tower would look like and a site plan showing the exact desired location.

8. ADJOURNED at 9:08 PM.



William Alexander, Chairman

ATTEST



Richard Bratton, Recording Secretary