

Provisional Minutes, until "Approved" at the next meeting on 6/24/14
TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION, REGULAR MEETING MINUTES
TUESDAY, JUNE 10, 2014 – 6:30 P.M.

Attendance: Chairman, Willie Alexander – present
Commissioner Eric Caldwell – absent
Commissioner Jamie Krall – present
Commissioner John Lowndes – absent
Commissioner Dominique Turnbull – present

WELCOME – Chairman Alexander welcomed one of the new Planning Commissioners, Commissioner Dominique Turnbull, and called the meeting to order at 6:44 p.m.

M/S Commissioner Krall/Commissioner Turnbull to defer approval of the minutes for the 5/27/14 meeting until the 6/24/14 meeting, as no quorum was present

PUBLIC HEARING – APPLICATION FOR A SPECIAL USE TO OPERATE A VACATION RENTAL BY OWNER, DAVID NOSSAMAN (11135 HONDO) – Ms. Trish Stewart (applicant's sister) was present on behalf of the family. Chairman Alexander opened the Public Hearing at 6:48 p.m. Chairman Alexander stated that "no open fires" should be added to the House Rules. Ms. Jan Albright (11195 Hondo) asked about parking and trash concerns, specifically parking in the right-of-way, such that the travelling public has no means of egress. Commissioner Krall noted that the maximum allowable parking is 2 spots per rental, and residents should share the allotted parking spaces. Ms. Ann Spier, a summer resident added if guests are leaving town on a day before trash service, they should take household trash with them, rather than leave it behind. At 6:58 p.m. Chairman Alexander closed the public hearing. Commissioner Krall commented that parking policies and fire warnings would be a good addition to their "House Rules" packet. Seven neighbors were notified of this change and no return correspondence was received as of this date. The Commissioners findings were as follows:

No one voiced opposition

The use is consistent with the goals and objectives of the Master Plan

Land use is compatible with the contemplated use

Use will not be detrimental to the safety and public welfare

M/S Chairman Alexander/Commissioner Turnbull to approve vacation rental by owner with condition of amended language, to note allowable parking spaces and prohibition of open fires, as discussed, ALL YEA.

DISCUSSION – Continued discussion of the Green Mountain Falls Fire Regulations

Chairman Alexander reminded the group that Commissioner Lowndes and Commissioner Thorne had already done some work on this, and expressed a desire to follow the Northeast Teller County Fire Protection District's fire ban stages. Their policy is more restrictive in nature, and appropriate for this area. Commissioner Krall asked what the intended outcome might be. Chairman Alexander explained that it is the Planning Commission's goal to have adequate fire prevention measures in place to protect the members of this community, inasmuch as that's possible. Commissioner Turnbull asked about "standard operating procedure" for the Fire Department and suggested a meeting for Chairman Alexander and Commissioner Lowndes to have a follow-up discussion with NETCO Fire Chief, Tyler Lambert. There was additional discussion of adequate signage and who would ultimately be responsible for monitoring and changing that signage as conditions vary during wildfire season, and it was determined this would be another area to take input from Chief Lambert.

NEW BUSINESS

Discussion of Comprehensive Plan update – Chairman Alexander thought a complete re-write might not be necessary at this point, as the last version was very thorough. Commissioner Turnbull agreed some tweaks and adjustments might be a better solution. He cited a small gap in what has occurred over the last 2-3 years, and thought seeking the assistance of a Planning Profession or Consultant might be the best route. Chairman Alexander will email Attorney Krob to see what progress has been made on finding copies of the 2-3 plans from other small municipalities. The Commissioners agreed to table this item until their next meeting on 6/24/14.

6' fence at Ann & Olathe interfering with sight of traffic

Chairman Alexander raised the question of whether the permit language specified a 6' fence, running the length from the garage to the telephone pole, following a recent site visit. He would like to review the file and see if the original permit application included this detail. Commissioner Krall thought the drawings submitted with that application narrative might be helpful in determining if this was planned for prior to submittal. Chairman Alexander offered to send a follow-up email message with the address for this property and share any commentary about impeding traffic visibility

CORRESPONDENCE – Mr. John Barnett (11145 Hondo) wrote to say he could not attend this evening, but would share his questions during the Public Hearing portion of the next meeting with the Board of Trustees. Commissioner Turnbull thought Mr. Barnett’s concerns had been addressed via the additional language discussed earlier for designating parking areas for each rental, and the prohibition of open fires. Commissioner Krall noted the parking areas in question could be appropriately signed and monitored, then enforced via citation, so that hikers and other guests aren’t taking up the renters’ parking spaces.

PUBLIC COMMENT – Dr. Boughan commented that the most recent Comprehensive Plan had already been tweaked twice before, and recommended inclusion of additional framework to discuss fire hazards, increased risks of flash flooding, and the limited escape routes for this community during an evacuation. She proposed a system that uses real data-points (i.e., actual addresses, accurate photos / conditions of each property, linkage to Google Earth for mapping and GIS information, etc.) to make this a very functional tool that really responds to those needs already established during the previous Comprehensive Plan efforts. Mr. Mike Loman explained that one former resident had very extensive knowledge of the Town’s infrastructure, and had recently re-located to Arizona. He would like to see this tool include maps or diagrams of the locations for existing properties’ gas, water and electrical lines. He has researched and found an urban renewal grant / scholarship opportunity he will share with Chairman Alexander, which might provide up to \$25K in funding to support an intern for this type of project. Ms. Anne Ayers agreed with Mr. Loman and said this type of information would be extremely valuable to those who own property in the older areas of Town. These are the areas which will likely need maintenance or repairs sooner rather than later, and it would be best if those utilities could be safely located before the work begins.

M/S Chairman Alexander/Commissioner Turnbull to close the meeting and adjourn at 7:37 p.m., ALL YEA.

Chairman, Willie Alexander

ATTEST: _____
Cindy Tompkins, Interim Town Clerk