

TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
OCT 27, 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, Mayor Lorrie Worthey-Admin Assistant Renee Price.

2. AGENDA- Additions: Discuss E-Mail Request from Rev. Meyers as 6e.

M/S Caldwell/Alexander - to Approve the agenda. Passed 5-0.

3. Approve Minutes of the Oct 13 meeting.

M/S Turnbull/Caldwell-To approve minutes. Passed 5-0

4. PUBLIC INPUT-

Cameron Thorne, 6740 Boulder St., requested that the "engage 4x4" sign and a "No Hiker Parking" sign be installed on Boulder Street, second request. Jeff Hughes, 10720 Florence St. asked if he needed a permit to his driveway across lot 9. The PC said "no permit required" for the work described.

5. NEW BUSINESS

a. 6850 Howard St.-Trajn Boughan-Foundation Repair and Extension

M/S Caldwell/ Mazza- To approve the plans as submitted. Passed 5-0

6. OLD BUSINESS

a. New Deck @ 6992 Colorado ST.- Jerry Bjornstad

A new drawing was presented and approved. The Chairman reported that Regional Building Department stated their opinion was "Weathering is not a natural cause."

M/S Caldwell/Turnbull -To approve the new deck on the SE corner and the east side of the home. Passed 5-0

b. Review Zoning on Lake Street Business District.

The Commissioners reviewed the minutes of the Sep 22 meeting and agreed with the Town Attorney's advice that this issue should be considered a "civil issue" and "be settled between neighbors without involving the Town."

M/S Bratton/Caldwell To accept the Town Attorney's advice and not discuss this issue further. Passed 5-0

c. 10935 Hondo Ave: Water Diversion/Drainage-Dr.Thomas

Reference Town Attorney's advice in Sep 22 minutes. A "civil issue".

M/S Caldwell/Bratton To accept the Town Attorney's advice and not discuss this issue further. Passed 5-0

d. Short Term Rental Discussion At the last meeting, it was pointed out that work needs to be done to improve the Short Term Rental approval process, improve House Rules, improve Town oversight including annual reviews of Special Use Permits and the collection of taxes. This agenda item was to begin the process with an open discussion. Suggestions for consideration

included: Define "Short Term Rental (STR)" as under 30 days. Ref-Town Code Chapter 4 on lodging taxes. A "local" manager must be provided for all STRs. (The term "local" was not determined). Require a copy of tax licenses be submitted before a STR can start renting. Non payment of taxes to be grounds for cancelling a STR Special Use Permit. Look at Grand Lake STR Application Form for ideas to revise the GMF form. Require emergency phone numbers in House Rules. Require bear proof cans. Require that owners must use the STR home a minimum number of days each year. Determine max occupancy based on septic system and parking availability. Get info from Manitou Springs, and other towns, on their STR ordinances, rules, and procedures.

A WORKSHOP ON SHORT TERM RENTALS was scheduled for 6 PM on November 9, 2015 at Town Hall open to the public. Property managers will be invited to participate. The Chairman asked PC members to prepare questions in advance to ask STR property managers at the workshop.

e. E-Mail Request from Rev. Meyers-

Mr. Robin Meyers, 6816 Colorado St. sent an E Mail 9/20/2015 requesting that the PC make a site visit to 6820 Colorado Street to look at a wall built 1968 into the platted right of way for Colorado St. for a "driveway". Mr. Meyers requests that "the wall be removed or the Town be compensated for the land". The PC did make a site visit. The PC also found that the El Paso County Assessor's Parcel Map shows that the land is no longer owned by the Town as street Right of Way but is owned by Joanne Lester. Therefore, the PC determined that Mr. Meyers' request could not be favorably considered.

7. CORRESPONDENCE

a. DOLA, property tax exemption

M/S Bratton/Alexander- To table until the next meeting. Passed 5-0.

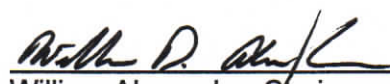
8. OTHER

The Chairman announced that, Commissioner Dominique Turnbull will be resigning effective Nov 24. **Citizens are encouraged to apply for the Planning Commission.** Application forms are available from the Town Clerk. Deadline for applications is November 30, 2015.

M/S Alexander/Bratton-To recommend the Board of Trustees direct Town Hall to notify only the property owners required by Town Ordinance of Public Hearings held by the Planning Commission in the manner specified in the Town Ordinance. Passed 5-0

M/S Alexander/Bratton- To recommend the Board of Trustees direct Town Hall to take responsibility for creating, maintaining, and publishing the Agenda for Planning Commission Meetings. Passed 5-0

9. ADJOURNED at 9:03 PM.



William Alexander, Chairman

ATTEST 

Richard Bratton, Recording Secretary