

**PLANNING WORKSHOP:** The Planning Commission held a workshop which began at 6:00 p.m. to discuss, plan and research potential sites for a Town Hall building. Chairman Kosley summarized some of the citizen's comments that the Commission has received through 9/25/12 from emails or letters. Comments received favored a smaller, modest size building rather than building larger considering the Town population and limited growth factors; favored a design to complement existing structures in Town; similar to original Town Hall building; Victorian not favored; would be high maintenance and not conducive to government offices and meeting space; glass and stone not supported; Flagpole park and 4-way right of way not supported; park area by pool favored; deeds should be reviewed to see if there are title restrictions; basketball court could be reduced to two nets instead of four; Community Building incorporation; look at residences in foreclosure along Ute Pass Avenue; consider applying for variances for floodplain restrictions; Columbine Lodge would be optimum site with current building being demolished; exhaust grants and donations first before taking on debt; remain compatible with zoning; open space important for a community to maintain and to protect; municipal building in low density residential would decrease neighboring property values. Dick Bratton was present to encourage the Commission to recommend building the new building at the Flagpole site. He attached a site plan with the letter. Bratton does not feel the local businesses' wastewater system currently housed on the site should be a deterrent to the placement of the town hall. He stated that if there are system problems in the future, there would be funding available through other agencies to upgrade and incorporate to a more central collection system.

The next workshop will be held on Tuesday, October 9, 2012 at 6:00 p.m. prior to the Planning Commission regular meeting. Workshops are open meetings.

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING  
MINUTES OF REGULAR MEETING - TUESDAY, SEPTEMBER 25, 2012**

**The meeting was called to order at 6:34 p.m. by Chairman Kosley.**

**Attendance:** Lowndes - present                      Thorne - absent  
                    Krall - present                                LoCascio - present

**APPROVE MINUTES FROM SEPTEMBER 11, 2012 M/S Kosley/Lowndes to approve the minutes as submitted. All yea**

**Chairman Kosley closed the regular meeting and opened the Public Hearing at 6:37 p.m.**

**PUBLIC HEARING: REQUEST FOR SPECIAL USE TO OPERATE A VACATION RENTAL BY OWNER – 11150 FALLS AVENUE; Property Owners: Margaret and Michael Frey; Property Manager: Judy Sutton, Sutton Inc.** was present to represent the Margaret and Michael Frey. The intent is to seasonally rent the cabin, maximum occupancy two to four people. There is off street parking for two vehicles. The Frey's own property directly across the street at 11155 Falls Avenue. If additional parking is necessary, that property can be used. Sutton provided a list of renter guidelines to be posted at the cabin. The site was posted with a Public Hearing Notice and five informational packets sent to neighbors within 100' of the property lines. Three letters in favor of granting a special use were received. Dr. Linscott of 11120 Midland Avenue requested that the property lines be clearly marked so that visitors do not trespass onto his property. Sutton will contact the Linscotts and ask for their help with identifying property boundaries.

There being no further comments from the petitioner, audience or planning members the Public Hearing was closed at 6:42 p.m.

The following findings were discussed: the petition conforms to the requirements of the zoning ordinances; use conforms with zoning requirements; neighboring land uses are compatible with the contemplated use; the use will not result in undue traffic congestion or traffic hazards; the use will not result in over sensitive use of the land; revenues will be generated with the collection of the lodging and sales taxes and local businesses and town amenities will be enjoyed and promoted.

**M/S Kosley/LoCascio to recommend approval of the Special Use request at 11150 Falls Avenue to the Board of Trustees. All ye**

**The Commissioners left the Town Hall to perform the site visit for the item on the agenda and returned at 7:26 p.m.**

**APPROVAL OF A FLOODPLAIN PERMIT FOR CREEK BANK REPAIR AND REMOVAL OF EXISTING GABION; GREEN BOX FACILITY, 6990 LAKE STREET; KIRKPATRICK REAL ESTATE HOLDINGS – Property Owner Representative, Todd Mannor; Consulting Engineer, Erik Watts; Excavating Contractor, Chris Ames**  
**M/S Lowndes/Kosley to approve the drawings as presented to Regional Building Floodplain for Flood Plain Development Permit # 12009. All ye**

**OTHER BUSINESS:** The Planning Commissioners and Public Works Director were informally requested to do a site visit to 10645 Ute Pass Avenue. This is a legal non-conforming property purchased by the owners of Outlook Lodge in 2011. This property was historically operated as a small motel and when sold in the 1980's was a residential use. The owners would like to make improvements to the property and operate it as a motel. There are existing encroachments onto the undriven portion of Hondo Avenue. A survey was done by Oliver and Erik Watts. The property owner is proposing to purchase approximately 1,380 sq. ft. which would make the lot conforming. Proposed improvements and upgrades could then be accomplished. The surveyor marked off the proposed property lines for the preliminary site visit. All improvements would meet setbacks and would not interfere with the driven portions of Hondo Avenue. Commissioners felt this was a proposal that they would review based on Municipal Code in Article V. Chairman Kosley stated that it was important to locate the septic system and to request a utility locate to assure that all the utilities are within the right of way as shown on the survey. **No other** business was presented that required Planning Commission discussion or action.

**CORRESPONDENCE:** A Letter of Map Revision Floodway Determination letter was received from FEMA dated 9/18/12 for portions of property owned by Donna Everly on El Paso Trail, Lots 1 and 2, Block 59, Ninth Addition to Green Mountain Falls. The letter states that the structure at 10790 El Paso Trail has been removed from the Special Flood Hazard Area. **No other correspondence** was received that required Commission discussion or action.

**The meeting was adjourned at 7:39 p.m.**

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David Kosley, Chairman

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