

TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
May 10, 2016
MINUTES

1. CALL TO ORDER / ROLL CALL

Chairman Caldwell called the meeting to order at 6:34 PM.

Attendance: Willie Alexander, Dick Bratton, Eric Caldwell,
Mayor Jane Newberry. Attorney Matt Krob and Interim Town Clerk Renee Price
Absent: Mark Mazza

Town Trustees attending: Cook, Pearlman, Quinn, Stevens, Thorne.

2. AGENDA- M/S Bratton/Alexander -To approve the Agenda with one addition 6a. M/S Caldwell/Alexander Passed 3-0

3. Approve Minutes of April 26

M/S Alexander/Caldwell To approve the minutes. Passed 3-0.

4. PUBLIC INPUT- Mac Pitrone pointed out that the Town of Monument paid a huge sum to stop a meth clinic. He said it was something to keep an eye on and that The current GMF Land Use Code allows medical clinics. He also stated that the flood mitigation work in Woodland Park does not protect people downstream.

5. NEW BUSINESS

a. 10995 Belvidere Ave-Michael Edward

Michael Edward of Custom Builders presented plans for placing stucco over present siding and window replacement. The home owner, Rocco Blasi was present.

M/S Caldwell/Alexander to approve the project as submitted. Passed 3-0.

b. Sunshine Law Training- Town Attorney Matt Krob handed out a 5 page Memo: " Open Meetings Law Workshop". He explained the purpose and provisions of CRS 24-6-401. He emphasized the importance of proper public notification of meetings and discussed the need for executive sessions. He advised PC and Board members not to discuss any Quasi-Judicial matters with any citizens prior to a public meeting. He also advised them to avoid any meeting of a quorum of three or more members to discuss any public business prior to a public meeting. He stated that agenda and minutes of all Committees (Like Trails Committee) need to be posted for public view. He said be careful of E Mails - they can be considered a form of meeting- (like a face to face meeting) and be retrieved for use in law suits.

c. Short Term Rental Discussion between PC and Town Trustees-

A draft STR Ordinance and Application Form were provided by E mail on May 6 in packets sent to PC members and the Board of Trustees. David Pearlman opened the discussion saying he estimated that of the 30 or so existing STR's he estimates that less than 50% know they have to pay a lodging tax. He also recommended a minimum rental period of 3 nights and an annual review of all STR's for compliance. A discussion

of the need for site visits resulted in no agreement. Trustee Quinn asked if "safety" inspections were needed. It was asked if the number of STRs in one neighborhood ("density" of STRs) should be limited. The Chairman pointed out that a "density" criteria or standard would be very difficult to establish.

Discussion of which wording (Option A or Option B) should be put on the on the Application Form concerning the neighbors response to the notification mailing was found to be very controversial. PC members, BOT Trustees, and citizens in the audience could not reach consensus. It will be discussed at the next PC Meeting.

6. OLD BUSINESS

a. Vacancy on the Planning Commission- (Added by Alexander)

Deferred to the next meeting.

7. CORRESPONDENCE- none

8. Adjourned at 9:28 PM.

Eric Caldwell, Chairman

ATTEST _____
Richard Bratton, Recording Secretary