

TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
March 8, 2016
MINUTES

1. CALL TO ORDER / ROLL CALL

Chairman Caldwell called the meeting to order at 6:39 PM.

Attendance: Willie Alexander, Dick Bratton, Eric Caldwell, Mark Mazza, David Pearlman, and Mayor Lorrie Worthey (Ex Officio), Renee Price-Interim Town Clerk

2. AGENDA- M/S Bratton/Alexander- to Approve the agenda. Passed 5-0.

3. Approve Minutes of Feb 23, 2016

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

4. PUBLIC INPUT- (none)

5. NEW BUSINESS

a. Fire Dept- Flood Plain Project-10380 Ute Pass Ave.

Rich Bowman presented a project to do work on Fountain Creek to abate flooding by installing rip- rap to the stream banks behind the Fire Dept. building. He provided copies of a Flood Plain Development Project Permit approved Feb 28 by the Regional Building Department Flood Plain Administrator and a signed FEMA Project Approval. He explained that one tree would be removed with the landowner's permission. Wood from the tree would be stacked at the Olathe Street triangle for the public to pick up for free.

M/S Bratton/Alexander Since the project has already been approved by Regional and FEMA, to approve the project. The PC feels there is no further action for the PC. Passed 4-1 with Alexander opposed. .

6. OLD BUSINESS

a. Continuation of Short Term Rental Discussions-

The PC continued the discussion from the Feb 23 meeting on what to do if a majority of adjoining property owners objected to a new STR.

Commissioner Alexander suggested a percentage, say 60% of letters returned by neighbors that said may be automatically used for the PC to turn down an application.

Commissioner Bratton disagreed saying the current procedures requiring a public hearing on all applications was better to allow owners and neighbors to testify before the PC - without using a percentage of letters that did not provide enough information.

Commissioner Pearlman, an STR manager, stated that there never was a problem over the years with applicants that were approved. He said part of that was because applicants had time to reason with any opposing neighbors before a decision was made.

Mac Pitrone stated that he had 5 STR's in his neighborhood and had "no problem with any of them", but he didn't want any more.

The discussion concluded that GMF has been changing from an all resort to a bedroom community with more year round residents. It was also stated that

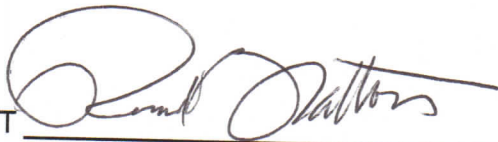
the extent of any adverse impact of STRs on the character of a neighborhood and the town is hard to determine.

Chairman Caldwell handed out a copy of a sample STR ordinance from Glenwood Springs, CO and asked PC members to study it before continuing the discussion at the next meeting. He also recommended that PC members go to internet site UNICOM.Code to research other municipal STR ordinance samples.

Commissioner Alexander recommended looking at the GMF Comprehensive Plan Para 8.6.

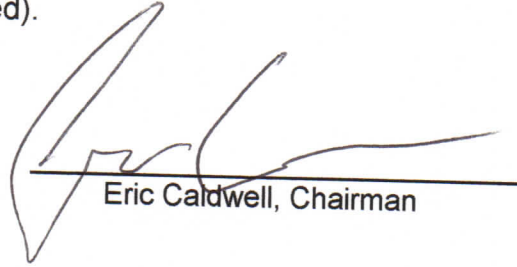
7. CORRESPONDENCE- (No action required).

8. Adjourned at 7:57 PM.



ATTEST

Richard Bratton, Recording Secretary



Eric Caldwell, Chairman