

TOWN OF GREEN MOUNTAIN FALLS  
**PLANNING COMMISSION MEETING**  
**August 23, 2016**  
**MINUTES**

**1. CALL TO ORDER / ROLL CALL**

Vice Chairman Alexander called the meeting to order at 6:29 PM.

Attendance: Willie Alexander, Dick Bratton, Don Ellis, Mary Lang,  
Mayor Jane Newberry (Ex Officio) . Renee Price-Interim Town Clerk

Absent: Eric Caldwell.

**2. AGENDA-** No changes

**3. Approve Minutes of June 28, 2016 M/S Alexander/Bratton**

To approve the minutes. Passed 4-0.

**4. PUBLIC INPUT**

**Cameron Thorne, 6740 Boulder Street-**Suggested there be a workshop on parking problems in Town. Commissioner Alexander said public input is needed. He said the workshop should be a joint effort of the PC and Town Board. Commissioner Ellis suggested that the discussion should be tabled until the summer residents leave and a new Marshal is in place.

**5. NEW BUSINESS-**

**a. Discuss suggested wording for the ballot item on lodging tax increase**

On January 26 the PC recommended to the Board of Trustees that the lodging tax rate be increased from 2% to 4% and that the tax be used for:

1. Adding a list of Short Term Rentals (STR) to the Town web site
2. Tourism Promotion
3. Town Beautification (Parks, etc)

Mayor Newberry stated the Board discussed the recommendation but took no action. The Board did not totally agree with the proposed use of funds. After discussion, it was agreed to limit use to only #3 Town Beautification (Parks, etc) for the ballot question.

**b. Start the update of Town Comprehensive Plan, scope, timeline, and cost**

Commissioner Bratton stated that the last updating of the Town Comprehensive Plan took place in 2007 at a cost of \$59,360. It also required 573 local volunteer man-hours, (351 hrs Project Manager, 40 hrs town staff, 80 hrs Planning Commission, 21 hrs Board of Trustees, and 81 hrs Citizen Review Committee). The update took 18 months to complete. He reviewed the 2007 Plan and felt it was still very good and that there were not a lot of big changes needed. He recommended only a few small changes be made to the text and that only three of the maps be updated. These updates could be made as an addendum without rewriting the entire Plan.

**M/S Bratton/Alexander** In order to save man-hours and money, we recommend to the town board that a complete re-write of the 2007 Comprehensive Plan is not necessary, but rather, an addendum would be a more effective way to update the plan. Passed 4-0

**c. Review and update the GMF Capital Improvements Program (CIP)**

The PC reviewed the 11 Nov, 2015 version of the CIP and added two new line items to the 2017 list:

Increase the capacity of the rest rooms in Gazebo Lake Park

Renovate the old Marshal's Office for public use.

**M/S Bratton, Alexander to approve the revised CIP and submit it to the Board of Trustees. Passed 4-0**

**d. Review the Upper Fountain Creek Flood Restoration Master Plan**

Commissioner Ellis volunteered to review the Plan and report back at the next PC meeting. Of particular interest is the list of projects proposed for Green Mountain Falls.

**6. OLD BUSINESS- none**

**7. CORRESPONDENCE-** Shawn and Robin Meyers request to purchase Colorado Street Right of Way. The Chairman will reply to their letter to answer their questions about procedures. The agenda item was tabled to allow PC members to visit the site and review GMF Code Sec 11-118.

**8 . Adjourned at 7:53 PM.**

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Willie Alexander, Vice Chairman

ATTEST \_\_\_\_\_  
Richard Bratton, Recording Secretary