

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING  
SEPTEMBER 27, 2016 – 6:30 P.M.**

**MEETING MINUTES**

**PC Members Present**

Mayor Jane Newberry  
Chairman Eric Caldwell  
Commissioner Dick Bratton  
Commissioner Mary Lang  
Commissioner Don Ellis

**PC Members Absent**

Vice Chairman – William Alexander

**Interim Town Clerk**

Renee Price

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**1. Call to Order/Roll Call**

Caldwell called the meeting to order at 6:31 P.M.

**2. Additions, Deletions, or Corrections to the Agenda**

There were none.

**3. Approve Minutes of September 13, 2016**

Mr. Ellis requested that the minutes reflect that codes for signage are not currently enforceable until the sign issue before State Law Legislation is resolved. The minutes for September 13, 2016 were then approved as amended. **M/S Caldwell/Ellis All Aye!**

**4. Public Input**

**David Nicholas** – requested that in the future, if a residents property is being discussed at a PC Meeting, to please notify the owner so they have an opportunity to respond to any issues that could possibly affect that owner. He stated that in regards to the Bowers concerns regarding back up on Catamount Creek due to his fence was unfounded. He stated that the Corps of Engineers had been out to review the fence, more clearance was given at their request and that the fence was not the cause of the flooding of the Morris/Bower property. Mr. Nicholas was also concerned about tree overhang and the damage that could cause to his property. Chairman Caldwell informed Mr. Nicholas that because the trees were on residential property and not Town property that this matter would need to be discussed with his neighbor and would be considered a civil matter not a Town issue. Mr. Nicholas requested that a copy of the minutes be mailed to his P.O. Box.

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## 5. New Business

**a. Questions on Building in GMF – Audrey Anderson-** Ms. Anderson was present at the meeting and stated that she was looking for property in GMF to possibly have a Quilting Studio to work in but that if a building was built she would not be living in it and asked what would be required in the building per code; specifically what would be required for a “kitchen”. Chairman Caldwell and other Commissioners as well as resident Mac Pitrone stated that plumbing to the building would be required as well as septic and water tap. Mr. Caldwell finished by stating that PPRBD and an Architect would be beneficial in answering additional questions she may have regarding specific requirements by the County in addition to GMF code requirements. At this time she stated no property had been found in GMF for this project but would follow up with additional questions if and when the time came to move forward.

**b. Detached Carport – 10920 Dean Tinder –** Mr. Tinder was not able to make the meeting so this item was tabled until Mr. Tinder is able to provide documentation regarding the detached carport and attend a future meeting.

## 5. Old Business

**a. GMF Comprehensive Plan Discussion-** The comprehensive plan was reviewed by the PC Board. Chairman Caldwell stated that he had emailed the PC Board copies of the maps for their review. Caldwell, Bratton, Lang and Ellis all provided proposed changes to the 2007 Comprehensive Plan and Commissioner Bratton was asked to summarize the list and request the BoT to also review the Comp. Plan and submit their proposed changes before the next PC meeting.

**CIP –**The PC Board reviewed the CIP (Capital Improvement Projects) list for the Town of Green Mountain Falls. After much discussion regarding what should be kept in 2016 for BoT/Budget approval are the following five items in priority order:

1. Repair Fountain in Gazebo Lake – Completed
2. Asphalt Repairs- Town Streets
3. Road Culvert Work – Town Wide
4. Town Hall Audio Video & Other Needs
5. Relocate fencing along Pool/Park area

A motion was made to approve these five items in their priority order and to move the remainder of the 2016 CIP projects to 2017. **M/S Ellis/Caldwell All aye!**

**b. Shawn & Robin Meyers – Request to purchase ROW (Right of Way) from Green Mountain Falls-** This item had been sent to the BoT for review who then sent this back to the PC stating that it would be highly unusual to sell a ROW to anyone unless it was to clear title to the property for selling. The PC Board then after further discussion asked Chairman Caldwell to write a letter to the Meyers, stating this fact and refer them to Chapter 11-111 – 11-120 regarding Public Land Use and the procedure to follow should they wish to pursue the issue. Mr. Bratton then asked that a copy of the minutes from the BoT meeting be attached to this letter for the Meyers review.

**c. Upper Fountain Creek and Cheyenne Creek Flood Restoration Master Plan–**

Mr. Ellis added this to the Agenda as he had been tasked to look into this matter at a prior meeting. He stated that GMF was listed in the restoration plan listing five areas to be addressed in priority order. The priority order is as follows:

1. The Replacement of El Paso/Hotel St. Bridge
2. Bank stabilization behind Motel
3. Replace El Paso Ave. Crossing
4. Detention Pond on Crystal Creek
5. Armor Fountain Creek at Ute Pass Ave. Bridge

Mr. Ellis stated that he had contacted Larry Small and verified the methods in which they used to prioritize all of the projects. Mr. Ellis continued by stating that the Corps of Engineers software was used and that the typical classic approach had been taken to include bases on a 100 year flood in the region. Mr. Bratton finished by stating that all of the items identified were already listed on the CIP plan. The Restoration Master Plan is on a CD and kept at Town Hall if anyone else would care to review.

**6. Correspondence-** There was no Correspondence

**7. Adjourned: 7:49 p.m.**

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**Eric Caldwell-Chairman**

**ATTEST:**

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**Renee Price – Interim Town Clerk**