



MEETING MINUTES

**Planning Commission
2023-02-14
6:30 p.m. Zoom Meeting**

Commissioners Present: Chair Lamar Mathews, Vice-chair Lisa Bonwell, Ann Esch, Rocco Blasi.

Commissioners Absent: Mike Frey.

Board of Trustees Liaison: Mayor Todd Dixon.

GMF Staff: Bo Ayad (Town Clerk/Treasurer) and Becky Frank (Town Manager)

Agenda Item	Motion/Discussion
1. CALL TO ORDER / ROLL CALL	Meeting called to order at 6:34 pm. Commissioners Present: Lamar Mathews, Lisa Bonwell, Ann Esch & Rocco Blasi. Commissioners not present: Mike Frey.
2. TECH CHECK	Audio is working.
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Motion to approve agenda by Mr. Blasi with the inclusion of a Stilling Basin Discussion was seconded by Mrs. Esch and approved unanimously by all commissioners present.
4. PUBLIC COMMENT	Mr. Peter Carttar commented from Zoom. He felt his points from his correspondence were well represented, but wanted to add that using the lot on Olathe St. as a staging area was inappropriate considering the lot's residential zoning.
5. APPROVAL OF MINUTES	A motion to approve minutes from the 01/24/2023 Meeting was submitted by Mr. Blasi and seconded by Mrs. Esch. All present voted to in favor and the motion passed unanimously.
6. NEW BUSINESS	Staging Alternatives to Olathe St. A discussion led by Mr. Blasi took place with the aid of the town zoning map. Resulting from the discussion were the following four motions: 1) A motion by Mr. Blasi that PC make the following recommendation to BOT that the current staging area at Olathe and Ute Pass in not appropriate due to zoning and that a property that is zoned "Mixed Use" would be most suitable. The old Town Hall site is recommended. Commissioner Esch voted to abstain, and all other present commissioners voted to pass the motion. 2) A motion by Mr. Blasi to pass a resolution that the town recognizes that using the Olathe St. lot is not suitable for staging. The motion was seconded by Mrs. Esch and passed unanimously.

	<p>3) A motion by Mr. Blasi that the that PC make the following recommendation to BOT: that the Board of Trustees direct PRT to work with the residents on Olathe St. To consider landscaping options that will enhance the appeal of the town.</p> <p>4) Mrs. Bonwell motioned that that PC make the following recommendation to BOT: BOT should work with CSU to explore appropriate options that avoid residential staging areas for the current project. Mr. Blasi seconded the motion with all present commissioners voting in favor. The motion passed unanimously. Mayor Dixon commented from ZOOM that the area around the old town hall is residential and that the lot itself is very narrow. Also, the bridge on Oak St. needs to be assessed to see if it can sustain the weight of construction equipment. Mayor Dixon also pointed out that we will be staging for the new “dumpster blind” at that lot very soon. A discussion about the suitability of the old town hall lot took place.</p>
7. OTHER BUSINESS	<p>A. CIP Project (Capital Improvement Program): A discussion was led by Mrs. Esch regarding the town’s Capital Improvement Projects. She emphasized that, in her opinion, roads, flooding and fire mitigation should be the overarching priorities of Green Mountain Falls, in accordance with the town’s Comprehensive Plan of 2019 (and updated to 2020-2029). A discussion took place about fire mitigation. Mr. Douglas joined from ZOOM to comment on emergency management and risk tolerance. Mr. Blasi suggested the town seek help from resident Paul Yingling to help develop a CIP. As a next step that idea will be presented to the BOT in their next meeting. The Town Manager suggested that a joint conversation between Mr. Yingling and Todd Leopold of DOLA could be helpful at this juncture. Mr. Blasi mentioned that DOLA involvement at this point may be premature.</p> <p>B. Stilling Basin Update and Discussion: Commissioner Bonwell voiced concern about the appearance and location of the new guard rail.</p>
8. CORRESPONDENCE	Correspondence from the Carttar’s (Please see Section 4.-Public Comment)
9. ADJOURNMENT	Meeting adjourned at 8:27 pm