



MEETING MINUTES
Planning Commission
June 29, 2022
5:30 p.m. In-Person and Zoom Meeting

Commissioners Present: Mike Frey, Lamar Matthews, Ann Esch, Lisa Bonwell (Zoom)

Commissioners Absent:

Board of Trustees Liaison: Mayor Todd Dixon

GMF Staff: Nate Scott (Town Clerk/Treasurer/Planner)

Agenda Item	Motion/Discussion	M/S	LM	MF	AE	LB
1. CALL TO ORDER / ROLL CALL	Meeting called to order at 5:33 p.m.					
2. AUDIO CHECK	Audio is good for Zoom participants.					
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Chair Mathews wonders if agenda should be changed – does survey need to be added? No, just presented as part of Item 10 – survey doc will be added to these minutes.					
4. PUBLIC COMMENT	No public comment.					
5. APPROVAL OF MINUTES a. June 14, 2022, Meeting Minutes	Motion to approve minutes as presented passed unanimously.	MF/LB	A	A	A	A
NEW BUSINESS						
6. Application 20220609 – 10210 Ute Pass Ave. – Shed Construction	TCTP Scott gives a summary of the application as presented. Straightforward shed application – staff recommends approval.	AE/MF	A	A	A	A
7. PUBLIC HEARING: Variance 20220608 – 11115 Midland Ave.	Public Hearing called to order. TCTP Scott gives a summary of the need for a variance. The first drawing of this deck rebuild had a different layout and was in the front setback. Even the previous footprint was in the setback, so new construction, even replacement, needs to abide by new rules.					

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	Motion to approve the variance.	AE/MF		A	A	A	A
8. Application 20220608 – 11115 Midland Ave. – Deck Construction	Some discussion about the Brazilian hardwood material used in this project – it is reported that it is fire resistant with a longer life than Trex. Motion to approve the application.	MF/AE		A	A	A	A
OLD BUSINESS							
9. Planning Commissioner Appointment Process	Discussion about how to decide without bias. Chair Mathews suggests adding a field on the app form regarding serving as an alternate. Discussion about how to make the process very clear and the same for all to avoid perception of bias. Ideas from other entities’ volunteer applications discussed. No formal action – everyone agrees with the process of setting a deadline and using best judgement and each person’s experience in order to choose a commissioner.						
10. Code Rewrite	<p>a. Review of existing draft with comments Started with a review of the public survey (included in these minutes) that a few people filled out regarding what the priorities should be with the rewrite. Used to focus discussion on the main purposes of the rewrite: simplification, funder priorities, and public direction. Chair Mathews reports that the Kirkpatrick Foundation Family Fund is disappointed with the progress of this project. They would like an update on the project. Specifically the goal to eliminate conflicting code sections (LU Code vs. remainder of code).</p> <p>Mayor Dixon gives a brief history of this project and why we are at this point.</p>						

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	<p>Review of the final draft occurs, starting with the definitions section. Marking out terms which are not relevant to the uses in Town. The review then jumped to the beginning – Ch. 12, Article 1 – and concluded at the “nonconformities” section of the code and will resume at the next meeting.</p> <p>b. Timeline and process update Next work session meeting for code rewrite scheduled for Thursday, July 7, at 6:00 pm.</p>						
11. OTHER BUSINESS							
12. ADJOURNMENT	Meeting adjourned at 7:53 p.m.						