



**MEETING MINUTES**  
**Planning Commission**  
**August 9, 2022**  
**6:30 p.m. In-Person and Zoom Meeting**

Commissioners Present: Chair Lamar Mathews, Vice-chair Lisa Bonwell, Ann Esch (Zoom), Mike Frey

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	A E	LB	
1. CALL TO ORDER / ROLL CALL	Meeting called to order at 6:30 p.m.						
2. AUDIO CHECK	Audio is good for Zoom participants.						
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Discussion on whether to reorder the agenda to accommodate David Douglas and Chief Murphy (Agenda #8). Agenda is kept as-is. <b>No motion or formal action.</b>						
4. PUBLIC COMMENT	Mayor Dixon encourages Planning Commission to hold a public meeting at Sallie Bush regarding the rezoning process as suggested in the Land Use code draft.						
5. APPROVAL OF MINUTES - July 12, 2022, Meeting Minutes - July 27, 2022, Meeting Minutes	Motion to approve both sets of minutes.	MF/LB	A	A	A	A	
NEW BUSINESS							
6. Application 20220531 – 11115 Falls Ave – Garage and Driveway Construction	N. Scott summarizes the application, with the address correction of 11155 Falls Ave. Driveway design will use the culvert standard of El Paso County. Staff did not think an engineering review was necessary, as the drainage is being considered with retaining wall						

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	<p>designed into the building and the addition of the culvert, which will facilitate the current drainage pattern.</p> <p>Motion to approve.</p>	AE/LB	A	Abstain	A	A	
<p>7. Application 20220804 – 10855 Ute Pass Ave – Covered Deck Construction</p>	<p>N. Scott summarizes the application. Chair Mathews asks if fire resistant materials are being used? They are using pressure treated wood with a fire retardant applied.</p> <p>Motion to approve.</p>	LM/LB	A	A	A	A	
<p>8. WUI Code Presentation and Discussion – David Douglas and Dan Battin of the FMAC</p>	<p>Dan Battin was unable to attend so Chief Steve Murphy was asked to attend in his stead. David Douglas gives a verbal presentation, focusing on what can/should be done on private property to aid in Town’s overall fire mitigation efforts. Wildland Urban Interface code has been adopted across the country and internationally. There are aspects of the code that could be integrated into the Land Use code rewrite, specifically vegetation management.</p> <p>Discussion about what parts of WUI code could be relevant to the Town (zoning vs. building regulations), what sources are relevant to research, and what is in the Town’s jurisdiction for regulation.</p> <p>Chief Murphy explains that certain codes aren’t being enforced, making rescue options more difficult. Piles of junk, firewood, etc. next to houses make access difficult. Proactive structure prep/hardening would save fire personnel time in the next fire event. He</p>						

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	<p>recommends studying the Firewise site online to learn about what should be done. Fire hydrants should also be kept clear from decorations and debris.</p> <p>No formal action taken.</p>						
OLD BUSINESS							
9. Review Planning Commission Applications and Interview(s)	<p>Rocco Blasi application is reviewed. The Commission then alternates interview questions.</p> <p>Motion to recommend that the Board of Trustees appoint Rocco Blasi to the Planning Commission.</p>	AE/MF	A	A	A	A	
10. Code Rewrite	<p>a. Review of RFQ Responses No responses to the RFQ were received. One consultant indicated that the town-wide rezoning may not be realistic within the detailed timeline.</p> <p>b. Recommendation of consultant to hire Discussion about what the next steps are, how do the Town's purchasing policies guide the process, what are options for spending the DOLA funds, timeline considerations.</p> <p>c. Continued review of Land Use Code draft Review starts on page 22, Article 4, section 12-4-10. Fire Mitigation is skipped, so that Commissioners can review WUI code information before addressing this section. Review ends on page 38.</p> <p>Discussion about e-vehicle stations.</p>						

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	Action items: Bonwell to compile WUI resources. Nate to send consultant list to Bonwell for follow-up. Nate to send Town attorney land use contact info to Lamar. If a summary of the upcoming changes is compiled before next meeting, it will be presented as an agenda item at the next meeting, for public information.						
11. OTHER BUSINESS							
12. ADJOURNMENT	Meeting adjourned at 9:06 p.m.						