



OFFICIAL MINUTES Planning Commission Meeting

Wednesday, May 08, 2024

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.

This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/81800854136>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 818 0085 4136

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the "raise hand" feature in the Zoom platform. When it's your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER - 6:30 PM

Lynn Teach called the meeting to order at 6:45 p.m.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Those present at roll call: Planning Commission Chair Lynn Teach and Planning Commission Members Michael Boyd, Amanda Mire, Eric Rippeth, and Darell Wegert.

Staff members present: Planning Director Scot Hunn and Planner I Madison Harris.

Note: Jeff Armistead is excused absent.

3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Madison H. requested that the Planning Commissioner training be moved to June 12th.

Motion by Amanda M., second by Darell W., to approve the agenda as amended. Motion passed 5-0.

Note: Jeff A. is excused absent.

4. APPROVAL OF MINUTES

A. April 10, 2024

Motion by Amanda M., second by Michael B., to approve the minutes of April 10, 2024 as presented. Motion passed 5-0.

Note: Jeff A. is excused absent.

5. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest.

6. PUBLIC COMMENT

Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.

No public comment.

7. SPECIAL PRESENTATIONS

Presentations are limited to 5 minutes unless prior arrangements are made with the Town Planner.

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

A. Conditional Use Permit Application on Union Pacific Railroad Property for Temporary Construction Office and Storage Uses

Madison H. introduced the topic. This is a Conditional Use Permit for temporary construction management office and storage uses. This is very similar to other CUPs in the area, of which there are five. Per the Applicant's application narrative *"Due to the amount of construction that will be ongoing throughout the site, we believe the construction management office, unpaved parking, construction material and equipment storage and associated restroom facilities are better located on an adjacent 0.66-acre Union Pacific Railroad property across from Fourth Street. This location will have less impact on Taylor Avenue residents and Owners within the Minturn North PUD. By placing a management office at this location, we can see who is entering and exiting the construction site and it gives the sub-contractors a good place to check-in with added parking when needed. The more efficient we can be, the less impact there will be on existing surrounding land uses."* This review should result in the Planning Commission making a formal recommendation for approval, approval with conditions, or denial of the CUP request in accordance with the standards, criteria and findings outlined in Section 16-21-620 – *Conditional Use*, Minturn Municipal Code.

- a. *The relationship and impact of the use on the community development objectives of the Town.*
- b. *The effect of the use on distribution of population, transportation, utilities, schools, parks and recreational facilities and other public facilities and public facility needs.*
- c. *The effect upon traffic, with particular reference to congestion, automotive and pedestrian safety, traffic flow and control, access, maneuverability and snow removal.*
- d. *The effect upon the character of the area in which the proposed use is to be located, including the scale and bulk of the proposed use in relation to surrounding uses, the amount of noise, lighting and glare, dust and compatibility of the use with the Character Area it is in and surrounding areas.*
- e. *Necessary findings. The Planning Commission and Town Council shall make the following findings before making a recommendation or decision that a conditional use permit be granted:*
 1. *That the proposed location of the use is in accordance with the purposes of this Chapter, the Community Plan and the purposes of the zone in which the site is located.*
 2. *That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health,*

safety or welfare, or materially injurious to properties or improvements in the vicinity.

3. That the proposed use will comply with each of the applicable provisions of this Chapter."

Staff is recommending similar conditions to what the other CUPs operate under, with a few tweaks to be specific to Minturn North such as not allowing the storage of ATVs or snow mobiles, the timing of renewal (the others are every three years, while this is proposed to be for an initial three years and then have to come back annually for renewal), and shortened working hours (the others are 7-7, 7 days a week, and this is proposed to be 7-6 Mon.-Sat. for exterior work and 7-6 Mon.-Sun. for interior work). Staff has not identified any issues specific to this proposal. This proposal is similar to other CUPs associated with contractor storage and the Applicant has provided evidence to demonstrate that the use can meet all of the conditions and terms of use. Under "An Economically Vibrant Community: Commercial Development & Industry" of the 2023 Imagine Minturn Community Plan, it states, in part, that *"Data from the Town's business licenses show a diverse and entrepreneurial mix of businesses. Construction and trades again represent a large proportion of businesses, ranging from general contracting and construction businesses to heavy construction."* The UP property – and the lease areas - is one of the first things people see when they enter Town from the North. This is a unique piece of land which allows light industrial/contractor storage uses that are not permitted elsewhere in Town and thus adds to the diversity and mix of businesses. As part of the construction management plan submitted to the Town all contractor traffic should only be accessing the site via Minturn Road. There will likely be a material increase in local traffic, due to the development project, but unlikely to be as a result of the approval of the CUP. Congestion, pedestrian safety, traffic flow and control, access, maneuverability and snow removal in the immediate vicinity of the subject property should all be priorities for the Applicant. Staff believes that the main factor impacting the character of the surrounding area or, importantly, the compatibility of the use within the Game Creek Character Area is the visual or aesthetic quality of the lease area. The Applicant has stated that his intent is to utilize the fenced and screened area for storage of materials and equipment and a temporary construction office. No additional site (exterior) lighting is proposed with this CUP request and staff does not anticipate that the use of the lease area will generate noise, glare, or dust outside of the approved working hours as laid out in the recommended conditions. The continued leasing of UP lands in the Game Creek Character Area for temporary light-industrial and storage uses appears contrary to the Minturn Municipal Code. Yet, a primary purpose of the Conditional Use Permit review - the Town's primary zoning and code enforcement tool to control uses on private property - is to ensure that permitted uses are, in effect, temporary and inspected on a regular basis for compliance; that, any such approval granted by the Town is valid so long as the terms and conditions are adhered to. Generally, the location and uses proposed, if properly conditioned, should not be detrimental to the public health, safety or welfare, nor should they be materially injurious to the properties or improvements in the vicinity if the site is maintained in accordance with the standards of the Minturn Municipal Code and any conditions of approval. Staff believes that as proposed, and if conditioned properly, the requested CUP for contractor storage will comply with the applicable provisions of the Town's zoning code (Chapter 16). Staff suggests the proposed Conditional Use Permit for Temporary Construction Management Office and Storage uses for Minturn North Construction Company, as conditioned, will conform with the Town's community plan as well as the applicable provisions and requirements of Chapter 16 - Zoning.

Amanda M. asked how many cars would be parked in the parking area.

- Rick Hermes, Applicant said that it can accommodate 24 parking spaces.

Darell W. asked where the construction workers would park.

- Mr. Hermes said that there is plenty of room on the site for parking.

Michael B. clarified that parking would only be occurring on the site and in the CUP.

- Mr. Hermes said that is correct.

Amanda M. clarified that there would be no fabrication on the site and that the snow storage proposed would only be for the CUP.

Public comment opened.

Michael Gottino, 110 Taylor St

Will they forever be looking at the CUPs on the railroad property? Is there any pressure from the Railroad to grant this? Want to work with Rick on this.

Duncan Robinson, 531 Taylor

Thinks the development will put a strain on the area. This is where overflow for the trailhead used to park. During market days, people usually park on Minturn Road, but this will be tight with the fence now. This proposed uses can easily fit on Mr. Hermes' property, and this area should be used as parking for the trailhead.

Rob Gosiewski,

Parking is shrinking for trailhead and market users. The depot is an important area for turnaround for trucks. Worries about setting a precedent for granting a CUP on the east side of the tracks. There was no storage east of the tracks 10 years ago. There's been a huge effort from the Town to tidy up the CUP areas. Thought that the Town was trying to consolidate the CUPs. Doesn't think the need for a CUP is compelling enough to grant this project, and the Town has nothing to gain for it.

Mr. Hermes clarified that this is the already disturbed area. Understands that there is a use for trailhead and Minturn Market parking, but this is on UP property and doesn't know if that's an allowed use at this time. They will be providing 54 spaces at the trailhead once that infrastructure is built. Did the best they could to leave space at the trailhead currently without interrupting the drainage and grading work that needs to be done. Since they are working on the whole project from one end to the other, there will be a lot of heavy equipment and construction moving around so there isn't as much space as originally planned. Is planning on closing 4th street May 20 when heavy infrastructure starts. Is planning to place a QR code around the CUPs, have signs to communicate.

Madison H. read into the record public comment received before the meeting.

Duncan Robinson, 531 Taylor St

Special use permit for minturn north to use the UP property to the west of minturn rd. I vote no, why can't Rick use his own land to store his construction equipment? If he needs additional storage, there is plenty of construction storage in Avon. Rick says one thing and then does another. There is some gravel dirt area to the west of minturn road and this was used for overflow trail head parking in the past before Rick took away all but 5-10 spots at the trail head. This area should also be used for minturn market parking instead of construction materials. The business the town gains from trail head use and the minturn market are more important than Rick construction materials.

Justine LaCross, 322 Taylor St

Hello, I cannot make the meeting on Wednesday, May 8th 2024. I am writing to OBJECT to the idea of the Conditional Use Permit Application on Union Pacific Railroad Property for Temporary Construction Office and Storage Uses. Granting this use gives this project control of the WHOLE AREA. The closure of 4th street is concerning as traffic has already increased in front of my residence. The intersection at Taylor St. and Minturn Rd. is NOT SAFE and granting this permit basically closes off Minturn Road funneling all traffic to and from main street through Taylor. I have always felt unsafe walking through the International building/Turntable/Saloon area. Not to mention the worry I have for my kids. There have been several close calls.

The fence already constructed on the property seems pretty close to Taylor Street. My residence feels like a prison – no joke!

Trent Schaffler, 105 Lions Lane

Special use permit for Minturn North to use the UP property to the west of Minturn Road. If the Town/UP approves leasing this land, please put in appropriate controls limiting length of use.

David Clapp, 392 Taylor St

Thank you to all, I appreciate everyone's time. I am sorry that I can't attend this evening's meeting. I have attended many past CUP requests through the years. I am sure tonight's will be the same. The only one in favor will be the applicant. The residents will be opposed. Who wants storage containers blocking their view of the river? Why would you want to look down on piles of asphalt being stored for years? I don't recommend it. The Railroad nor its tenants pay taxes in Minturn or have a vote. Please heed the wishes of those of us who do.

Rob Gosiewski, 560 Taylor St

Construction storage areas were included on various plans and Resort Concepts should be held to that; A Conditional Use Permit for storage on Union Pacific land in the area of the old depot would likely lead to renewals of the CUP for the long-term. I think Minturn has done a good job containing and cleaning-up the area west of the tracks and this would be a step backwards. The old depot zone would serve the area better as overflow trailhead parking and for Minturn Market vendor parking (Minturn Road will be too busy now for the old vendor parking). It also serves as an important turnaround for large trucks that cannot easily make it through the turns over the tracks and past the Saloon. Areas beyond the depot are finally naturalizing with tall grasses and a few small trees. Rick has only sold half of the lots; he can utilize a few unsold lots for his infrastructure storage and construction trailers until the houses start going up.

Public comment closed.

Amanda M. asked if the Applicant has the ability to pass the lease on when he's done.

- Mr. Hermes said they have the right to extend the lease, but doesn't know if there's an assignability clause.
- Amanda M. would like to add language that causes the CUP to be shut down once the Minturn North project is done with, and can't be sub-leased out. Maybe change the report cycle to quarterly rather than annually. Because of the volume of anticipated of anticipated traffic, would like to be cognizant of any complaints received.

Darell W. followed up on the statement of trucks using this area as a turnaround. This might cause issues with traffic if they have to pull in and then back out.

- Mr. Hermes said that they can pull into the site and turnaround.

Michael B. thinks this is a good idea keeping this away from Taylor St and trailhead users. This project will happen sooner if everything can get excavated at the same time. There are currently multiple CUPs in that area, but this is specific to the construction site and isolates people down on the lower end, keeping them away from the residents. If residents want more parking, they can talk to Council about the land the town just acquired.

Lynn T. sees this as a positive so there might be not as much interruption to Taylor St. Agrees with Amanda M.'s comments on the conditions and the shorter review cycle at least for the first year. Would take any option to keep any noise away from residences. Expediting this project is a goal for everyone.

Amanda M. agrees with Lynn T. and Michael B., but just wants to shore up some of the language on the conditions.

Darell W. clarified that 4th street when he was mayor was a dirt road two wagons wide, and they asked the UP if they could pave it and they could. The Town never owned the street.

Motion by Michael B., second by Eric R., to forward a recommendation of approval with conditions to the Town Council of the Conditional Use Permit Application on Union Pacific Railroad Property for Temporary Construction Office and Storage Uses. Motion passed 5-0.

1. No vehicle entering the property shall exceed 40'-2" in length. This restriction does not apply to the installation of the construction management office and storage containers that may be used for storage of materials and equipment associated with or incidental to the business operations approved under this CUP. Such container(s) must be maintained in an orderly manner; must be screened to the greatest extent possible with fencing and green mesh screening materials.
2. No storage of campers, ATV's, dirt bikes, snowmobiles, pop-ups, conversion vans, camper trailers, or similar camping related vehicles or personal use vehicles are permitted.
3. No inoperable or unlicensed vehicles are to be kept on the property for longer than five (5) days. (Pursuant to Section 7-2-70 Minturn Municipal Code).
4. The CUP property is to be maintained in a clean and orderly condition, permitting no deposit or accumulation of refuse or materials other than those ordinarily attendant upon the use for which such premises are legally intended.
5. Minturn North Construction Company is to maintain and conduct business within the CUP area associated with the approved and valid CUP only.
6. Violations. The following schedule of fines shall be enforced for violations not remedied within thirty (30) days:
 - a. The first violation will be fined \$100.00
 - b. The second violation will be fined \$250.00
 - c. The third and subsequent violations will be fined \$500.00
7. The CUP will be subject to a quarterly review by the Town of Minturn Planning Staff with regard to compliance with the terms of use and conditionals of approval associated with the CUP for the first year of the CUP, and all subsequent years of the CUP there shall be an annual review by the Town of Minturn Planning Staff with regard to compliance with the terms of use and conditions of approval associated with the CUP. The Town Staff shall provide a report to the Town Council following such review. The report shall, in a general manner, provide updates on the following:
 - a. Any violations or other incidences requiring Staff response and Town resources out of the ordinary course of Town business and services. A violation will only be counted if the infraction has not been corrected within thirty (30) days of notice being sent to the CUP holder.
 - b. Compliance with the overall terms of use permitted by the CUP as well as observations regarding the condition of the CUP area.
 - c. Any changes in i). Lessee/Sub-Lessee; and ii). Uses within the CUP area.
 - d. At Staff's discretion, a recommendation may be made to Council to revoke the CUP having accumulated three violations in a calendar year (January 1 to December 31).
8. The CUP is valid for three (3) years. Applicant may request an extension of the CUP every year thereafter following a review with the Minturn Town Council. The review shall include but not limited to inspections by the Town Staff and the following reporting:
 - a. Report from a Code Compliance Officer.
 - b. Report from Planning Department
9. Working hours within the permitted area will coincide with the Minturn North PUD. Exterior hours may occur between the hours of 7:00 am MST and 6:00 pm MST Monday – Saturday. Interior hours may occur between the hours of 7:00 am MST and 6:00 pm MST Monday – Sunday.

10. Uses must be in compliance with the applicable laws, including Minturn Municipal Code, state and federal law. A violation of any law within the permitted premises shall be considered a violation of the CUP.
11. All uses associated with activities approved by the CUP shall adhere at all times with the noise and vibration standards of the Town (pursuant to Section 16-18-30, Minturn Municipal Code).
12. The CUP boundary must be gated, fenced and screened (green mesh screening materials).
13. Supplies, parking, vehicles, storage containers, structures, and equipment must be placed within the CUP boundary.
14. No fuel containment shall be permitted within the CUP boundary.
15. All overnight parking must be done within the approved and fenced CUP boundary.
16. No chemical storage is permitted within the approved CUP boundary.
17. A 20' ingress/egress access shall be maintained.
18. Proper snow storage areas must be maintained and sufficient for snow removal within the approved CUP area. The ingress/egress access shall be maintained at all times for emergency access.
19. Minturn North Construction Company is required to be under a valid lease agreement with Union Pacific Railroad.
20. Town Staff shall be allowed access to the site to inspect for approved CUP compliance at any time.
21. The Town Council shall determine that the CUP agreement shall be completed and expired upon final Certificates of Occupancy for all 39 lots.

Note: Jeff A. is excused absent.

- B.** Ordinance TBD - Series 2024 An Ordinance Amending the Belden Place PUD Final Plan Scot H. introduced the agenda item. This is a result of the 2022 Final Plan and Final Plat approvals and the subsequent lawsuit and resolution. As part of the settlement, it allowed for amendments to the Final Plan and Final Plat. What is being proposed is the combining of lots 12-14 from a tri-plex to a single family home with the option of an ADU effectively lowering the density of the PUD. This amends Ord. 4 – 2022 Final Plan and Ord. 5 – 2022 Final Plat

Amanda M. clarified that this doesn't change the water taps situation.

- Scot H. said that this does not change the water situation.

Public comment opened.

Tracy Andersen, 1016 Mountain Dr.

Would like to clarify that via the litigation that this is allowed.

- Scot H. clarified that via the settlement agreement, it allowed for certain things to happen such as the request for additional water taps, and the amendment to the Final Plan and Final Plat.

Public comment closed.

Motion by Michael B., second by Lynn T., to forward a recommendation of approval to the Town Council for Ordinance TBD - Series 2024 An Ordinance Amending the Belden Place PUD Final Plan. Motion passed 5-0.

Note: Jeff A. is excused absent.

- C.** Ordinance TBD - Series 2024 An Ordinance Amending the Belden Place PUD Final Plat
Public comment opened.
Elmer Christianson would like to say thank you as this is 24 years in the making.
Public comment closed.

Motion by Michael B., second by Darell W., to forward a recommendation of approval to the Town Council for Ordinance TBD - Series 2024 An Ordinance Amending the Belden Place PUD Final Plat. Motion passed 5-0.

Note: Jeff A. is excused absent.

Note: 5 minute recess called at 8:08 p.m.

D. Ordinance TBD - Series 2024 An Ordinance Amending Chapter 16 in Regards to Housing Standards and Guidelines

Scot H. introduced the agenda item. He gave the history of Article 26. What was approved wasn't really going to affect affordable housing in Minturn. This is based on 2023 Community Plan and discussions at Planning Commission to lower the AMI. 140% AMI is \$126,000 for 3 people. Also added definitions for "price-capped for-sale" and "price-capped for-rent" and maintain the restrictions on subsequent sales past the initial deed restricted sale. Will need to figure out language to allow some equity appreciation and will work with the County to draft this.

Darell W. asked why we went to 140% AMI rather than 120% AMI.

- Scot H. said that when we initially adopted this, 140% AMI was judged as too restrictive, so hoping to start now at 140% AMI and go from there.
- Darell W. said that Council has prioritized workforce housing for servers, bartenders, and teachers so 120% AMI might be more appropriate for that demographic.

Lynn T. asked how to address developers saying that this isn't feasible.

- Scot H. said that he believed that it would still be feasible. This is just the first step, but a successful project takes partnerships.

Eric R. clarified that there were mitigation factors if a developer couldn't meet the 120% AMI.

Public comment opened.

No public comment.

Public comment closed.

Motion by Amanda M., second by Darell W., to forward a recommendation of approval to the Town Council for Ordinance TBD - Series 2024 An Ordinance Amending Chapter 16 in Regards to Housing Standards and Guidelines with the change of 200% AMI to 120% AMI. Motion passed 5-0.

Note: Jeff A. is excused absent.

9. DISCUSSION / DIRECTION ITEMS

A. Minturn Forward: Survey and Open House Responses

There were 100 respondents to the survey and 38 attendants to the open houses. Looked into what made each area unique to provide guidance when we get to the design standards and dimensional limitations of each zone district.

Michael B. thinks the responses with the breakdowns of the neighborhoods all over town, the responses go hand in hand for a good percentage. The results are good to have.

Amanda M. would like to highlight the Maloit Park responses.

Eric R. would like to take these numbers and take them into consideration when making zoning laws for everyone.

Lynn T. was not surprised by the results.

- B. Planning Commissioner Training
This item has been moved to June 12th.

10. STAFF REPORTS

A. Manager's Report

Congressman Neguse Community Meeting

I attended the community meeting of Congressman Neguse on Wednesday, April 24th where the Congressman graciously took questions from the audience. I took this opportunity to ask the Congressman for help in scheduling a meeting between local representatives and CDOT Director Lew for the purpose of discussing the West Vail Pass project. Minturn's desire to keep I-70 traffic out of our small community is imperative to Minturn's safety needs and completing this project is one element toward pushing that needle forward. The Congressman indicated his office was willing to help in this area and we hope to hear more soon.

Certified Local Government - Grant Award

Madison Harris completed and was awarded on behalf of the Town a grant to cover \$25,000 toward the costs of a Resource Survey for the Town. This Resource Survey analyzes the structures in Minturn and provides valuable historical insight for each property as appropriate. This Resource Survey will be a valuable addition to Minturn's Historic Preservation Program. This will work toward educating residents and property owners of the historic nature of the Town's structures. The grant award letter has been included for reference.

Intermountain Transportation Planning Region (IMTPR)

I represented Minturn at the IMPTTR meeting and annual retreat on April 19th. At this meeting the voting members approved updated bylaws, discussed the West Vail Pass project, and then started the retreat process which will be ongoing for at least the next meeting. IMPTTR is considering sending a West Vail Pass Project support letter to CDOT Director Lew and Governor Polis on behalf of the Planning Region which includes all the municipalities, counties and regional transit agencies for Summit, Eagle, Pitkin, Garfield, and Lake counties.

Water Tank – Pressure Reducing Valve (For full use of both water tanks)

Minturn has received the list of action steps from the State of Colorado for the execution of installing a pressure reducing valve in an already-existing building. This will include a historic survey and environmental assessment in addition to following all BABA and Davis Bacon requirements. To summarize, going through the State to use the remainder of the water tank loan funds for this work will cost Minturn more than should the Town pay cash. I have asked Jarod Limke to provide a cost estimate for this project once he has reached sufficient design level to determine if this project as a cash expense is a better opportunity for the Town. The lining of the old tank will already be a cash project, it is just a matter of determining the pressure reducing valve installation costs. More to come.

Minturn North Development

The Minturn North team is preparing to start work on the grading and utilities portion of the newly approved project. There will be an illuminated message board by the project, as well as additional signage with a QR code for where to find project information and contact numbers. The Town will share this information via the Town website as well. The developer has assured the Town that parking for the Game Creek trailhead will remain open except for when specific utility work to that area is conducted.

Out of Office

I will be out of the office June 17-21 and not attending the June 19th Council meeting. Mike Sawyer will attend that meeting, in person, in my absence.

B. Planning Department Update

161 Main Street - Limited Use Permit and Sign Permit

The code requires all sheds in all zone districts to be processed under a Limited Use Review application. Stef and Spence Neubauer applied for a Limited Use Review permit for a shed at 161 Main Street to function as their tasting room as they work on plans for a more permanent structure. That application was approved by the Planning Director on April 12, 2024. Subsequently, the Town received an application for signage on the structure which was approved April 24, 2024. The site plan and the approved signage are attached.

1111 Main Street - Fence Permit

The Town received an application for a fence at 1111 Main Street for their backyard. That was administratively approved on April 23, 2024.

Planning Commission Appointment

Tom Priest was recently elected to the Town Council which left a vacancy to fill on the Planning Commission for the remainder of his term. At the May 1, 2024 Council meeting, Darell Wegert (Alternate) was promoted to full time member for the remainder of the term through March 31, 2025, and Eric Rippeth was appointed to the two year Alternate term through March 31, 2026. Congratulations to both!

Scot H. thanked Lynn T. for her store and the effort she puts into the Town.

11. PLANNING COMMISSION COMMENTS

No planning commission comments.

12. FUTURE MEETINGS

- A. May 22, 2024
- B. June 12, 2024

13. ADJOURN

Motion by Amanda M., second by Lynn T., to adjourn the regular meeting of May 8, 2024 at 9:06p.m. Motion passed 5-0.

Note: Jeff A. is excused absent.



Lynn Teach, Commission Chair

ATTEST:



Scot Hunn, Planning Director