

Planning Commission Biannual Report to the Town Council

Ben Hemphill, Chair

July 28, 2026



Mission & Team

- The Planning Commission reviews proposed land uses and forwards recommendations to the Town Council with support from Town Staff. In addition to an on-going quasi-judicial role related to land-use permits, Planning Commission also plays an active role in contributing to UDC updates that are presented by staff.

Commissioner	Term End
Alex Schatz	April 2029
Andrew Sawusch	April 2027
Ben Hemphill, Chair	April 2027
Bob Braudes, Vice Chair	April 2027
Delaney Dreckman	April 2027
Paul Leef	April 2029
Sherri Booth	April 2029
Kiley Baham	May 2026
Tim Burns	May 2026

Staff	
Kelly Driscoll	Harry Brennan
Kunal Parikh	Josh Campbell
Adam Nettesheim	Melinda Helmer
Chris LaRue	Sarah Nurmela
Doug Trettin	



September 2025 to May 2026 Review

- Held Public Hearings and Provided Recommendations to Town Council on Development Applications and Related Items
 - Canyon Creek (Filing 11), Erie PD Station, Canyon Creek PD (Amendment 11), Spring Hill, Sierra Vista, Erie Junction
- Unified Development Code Recommendations
 - Public hearing notices, Wireless communication facilities, Sign regulations, Manufactured homes as dwelling units, Penalties for code violations, Landscaping
- Rules of Procedure review with new Commissioners



Goals for 2026

- **Primary Mission:** Continue to provide feedback and recommendations related to development applications and related items that are consistent with the Comprehensive Plan and UDC
- **Unified Development Code Updates:** Review and provide recommendations for UDC updates.
 - UDC alignment with comprehensive plan
 - Revisions to UDC regarding Affordable Housing by Nov 2026
 - Other code amendments as presented by staff
- **Exploring Expanded Responsibilities of Planning Commission:** Work with Town Council on tasks for PC to support town goals



Questions & Discussion