

Montgomery Planning Commission Meeting Minutes

Regular Meeting

Public Safety Building

February 10, 2026 - 6:00pm

Present: Alissa Hardy, Diane Sherman, Joe Sherman, Kim Morrill, Patrick Calecas,

Guest: Emily Klofft (Northwest Regional Planning Commission)

Meeting called to order at 6:11 PM

1. Additions/Deletions to the Agenda

Include discussion of City of Aspen's Short-Term Rental Guidance if time

2. Review & Approve the Minutes from the Planning Commission Meeting held on January 13, 2026

Alissa motioned to approve, Patrick seconds, passes 4-0-1

3. Review & Approve the Minutes from the Planning Commission Meeting held on January 29, 2026

Diane motioned to approve, Patrick seconds, passes 5-0-0

4. Review and Discuss "Final" Draft of the Short-Term Rental Registry Ordinance

- a. Identified final edits to the Ordinance from Planning Commission members' final review
- b. Discussed City of Aspen's Short-Term Rental Guidelines
- c. Discussed Selectboard member Daniel Kahn's comments
- d. Joe motioned to recommend Short-Term Rental Registry Ordinance as discussed, with edits identified today
 - i. Patrick seconds – passed 5-0-0
- e. Patrick will follow up with Charlie about dates proposed ordinance can be on their agenda
- f. Patrick will respond to Daniel

5. If time permits, begin to Review & Discuss “Final” Draft of Montgomery’s Zoning Regulations/By-Laws

- a. Emily noted that she made a suggested change in the conservation district section (page 34, 5.1(G)) and mobile home park standards (pages 53-54, 7.8) that we did not discuss in detail as a group and should review
- b. Emily also noted that the flood hazard bylaw section is completely replaced in total, so tracked changes do not appear there

6. Other Business

None

7. Public Comment

None

8. Future Agenda Items

Review final draft of Montgomery’s Zoning Regulations

Motion to adjourn made by Joe at 7:59 pm

Minutes prepared by: Diane Sherman