

Meeting Minutes

Boulder Town Planning Commission

Work Meeting, General Plan

January 24, 2008, 7:00 p.m.

Commissioners present: Brian Dick. Also present was Commission Clerk, Peg Smith; Planning Coordinator, Curtis Oberhansly; and Town Council Liaison, Randy Ripplinger. Members of the public included Don Montoya, Ashley and Mary Jane Coombs, Larry and Kay Ripplinger, and Sergio Femenias.

Meeting Agenda

- Discuss General Plan plans

No quorum, so Brian called the informal, work meeting to order at 7:08 p.m..

Update on Bruce Parker Letter and Status

Update on letter to Bill on frustration with progress on Bruce Parker stuff.

Has been on LUDMA contract for a year before June 2007. We need more leadership on getting the General Plan updated. We wrote a letter to Bill requesting that we get some action. Update is that up to 5 days, wasn't contacted by mayor and then ran into him. Then got email from Judi that Bruce will be here on Feb 7, 1 p.m. for town council meeting.

We'll give Bruce that session, then Brian will get up at town meeting to make case. Curtis had called state and the draw has not been let out yet. We should have enough left to hire a good sparky planner to finish out. Don asked how he has performed per his own statement of work.

This is not a regular meeting.

Discussion

There was confusion about the working draft version and who had what. The draft that of 7.5 that Curtis had worked on

7-1.Intro---no comments

7-2 Purpose of Land Use Chapter---ok

7-3 A, B, C, Note: Curtis said Bill is in the process of working with skycaps where landowners would agree. D: Randy had problems with "sustainable agriculture". Need to define and problem with that ruling out those who aren't "sustainable" Get rid of that. Use "broad range of agricultural uses"...

E (Dark Sky)---

F (Clustering, etc---) Don said his research on PUDs showed that PUDs could be a blank check on development if we aren't careful. In some cases, has seen where strip malls alongside highway was put in as a "cluster". Need to restrict clustering to residential. Curtis said in GP the words are to encourage the town to foster, and to provide density credits.

G (affordable housing)

7-4. Land Use Goals and Policies

- 1.
- 2. Maintenance of Rural heritage and character---
 - 2.1
 - 2.2 struck out idea of minor subdivision
 - 2.4 enforce building and safety codes....Don—"with the exception of designated historic and cultural properties"
 - 2.5 and keep this reference to the historic stuff as well.
 - 2.6 dropped
- 3. Preservation----
 - 3.1 "Encourage" not "ensure" that landscaping are in harmony...
 - 3.2 Run on sentence to be reworked mention of homeowners assoc, etc.
 - 3.3 Sensitive land---
 - 3.4 Preserve and protect wildlife corridor----Randy asked what it is?
 - 3.5 Promote appropriate design....
 - 3.6 Encourage clustering, etc. ----[combine 3.2 and 3.6 because they are saying the same]
 - 3.7 Soil conservation....Don: words about taking advantage of aRural Development funding for ag users. Put some emphasis there for when people apply for grants, etc. USDA guy was here this year and was looking at.
- 4 Responsible growth management----rethink and combine all of goal 4
 - 4.1
 - 4.2 Safety measures....
 - 4.3 Consider school adequacy..... question what this means and do we need to keep? Don said there is much more to consider--parks, community centers etc.-----strike 4.3
 - 4.4 Consider annexation
 - 4.5 Soil and environmental analysis (Don: EIS as part of general plan? County has added one to their general plan. We might need one here because of archeological significance in area. Bring people's awareness to this.) Take out the soil and septic words and replace with the awareness of archeol stuff on lands. "Incorporate appropriate ordinances for site analysis to include environmental and cutrual sensitivities.

Mike moved to adjourn the meeting. Elaine seconded the motion, and all approved. Brian adjourned the meeting at 8:26 p.m.

Margaret Smith, Planning Commission Clerk Date

Approved: _____ Date: _____