

Meeting Minutes

Boulder Town Planning Commission

September 11, 2008, 8:00 p.m.

Commissioners present: Mike Nelson (acting chair), Elaine Roundy, and Ray Gardner. Brian Dick and BJ Orozco were absent. Also present were Peg Smith, clerk; and members of the public: Sergio Femenias, Ashley Coombs, Mark Nelson, John Austin, Don Montoya, Bob and Naomi Brems.

Mike opened the meeting at 8:07 p.m. Elaine moved to approve the August 14 minutes, Ray seconded, and all approved.

Discuss Boulder Creek Canyon Ranch CUP Application

[Due to a complaint received by the Town regarding the size of the Boulder Creek Canyon Ranch sign, the Town requested that John Austin apply for a conditional use permit to “legalize” the sign. The Planning Commission was reviewing the application.]

John noted that this was a replacement sign to the original “Red Wing Ranch” sign located at the ranch entrance on Highway 12. His building contractor, Adiyar Haran, who had installed the new sign, had verified that the old sign was removed and the new sign replaced in exactly the same location.

Mike read from Section 10-18 of the Zoning Ordinance, defining sign standards for a freestanding sign. That size requirement is 16 square feet maximum. The Red Wing Ranch sign—and the BCCR replacement sign—is 24 square feet, rendering both original and replacement as non-complying signs. However, the original sign existed prior to the ordinance that defined it as non-complying, making the original sign a legal, non-complying sign. The ordinance states that the legal, non-complying sign cannot be moved or replaced other than to bring the sign into compliance with the ordinance. The discussion of defining “legal, non-complying” falls within the purview of the Board of Adjustments, not the Planning Commission. So Mike suggested two options: create a sign that is within the 16 square foot requirement or apply to the BoA for a variance.

John asked if the sign could be affixed to a building; a sign on a building can be 32 square feet. John said he would ask the BoA to accept the existing sign, and if not, he would be willing to install it on a structure. He said he would ask the Board to consider which would be the better choice.

Naomi suggested that the definition for signs was too broad; she thought that advertising was one thing, but simple ranch signs might be considered differently. Mike replied that citizens can suggest changes to ordinances, but the job of the Planning Commission is to review applications against the existing ordinances.

Discuss Clarification of Land Use Wording in General Plan

Mark Nelson had requested that the intent be clarified of the General Plan’s description of the town center as a “high-density” area. He thought the intent was to simply reflect the existence of a higher concentration of smaller lots. He expressed concern that the wording left the door open to someone interpreting high density as multiple-family dwellings per lot. Does this wording mean the town wants to encourage high density development in the future, or does this merely reflect the current reality of smaller lot sizes?

Elaine said she didn't think the Commission ever looked at "high-density" as encouraging multiple-family developments, only because the existing lots were smaller and therefore, more dense.

Don said he did recall the discussion in General Plan meetings to address the affordable housing issue, but Mark was concerned about the interpretation of the wording as encouraging high-density development within the town center.

After more discussion about the definition of high-density and the intent of the wording, Mark agreed to change the second bullet under *Land Use, High Density Residential* section to read something like this:

- It ~~should~~ may be considered within or near the Village Center zone. ~~where it is desirable to concentrate future development.~~ As the originally platted part of town, Village Center includes smaller-sized lots, resulting in higher density housing. However, this fact does not necessarily mean the town encourages Village Center as a site for future expansion or the focus for future high density development.

The added sentence(s) will be forwarded to Judi/Bruce Parker and submitted to the Town Council for their approval.

Ray moved to adjourn, Elaine seconded the motion, and Mike adjourned the meeting at 9:15 p.m.

Margaret Smith, Planning Commission Clerk

Date

Approved: _____ Date: _____