

# Meeting Minutes

## Boulder Town Planning Commission

**March 12, 2009, 8:00 p.m.**

Commissioners present included Mike Nelson (acting chair), Bobbie Cleave, Ray Gardner and Brian Dick. Also present were Commission Clerk, Peg Smith; Randy Ripplinger, Town liaison, and members of the public: Mark Nelson, Sergio Femenias, Tim Mutcher, Katie Austin, Gary Ryan Bayless, Allysa Thompson, Stacia Tippetts, Boz Bosworth

Brian called the meeting to order at 8:10 p.m. Mike made a motion to approve the February 12 minutes, Ray seconded the motion and all approved. Mike moved to close the public meeting and open the public hearing on high density residential zoning. Bobbie seconded the motion, all approved, and Brian opened the public hearing.

### ***Public Hearing on High Density Residential Zoning***

Mike read his proposed revision derived from the previous meeting.

#### *High Density Residential*

*Additional high density residential zones, beyond those previously established by the town, may be considered. Boulder Town does not wish to encourage or endorse higher density, urban type landscapes, or the type of infrastructure that is necessary to support this. High density residential zoning would allow more than one dwelling per acre under limited circumstances:*

- *It fills a demonstrated need such as affordable housing, seasonal rentals, or similar necessities.*
- *It should be buffered from the Highway and other development by pinion and juniper cover or other topographical features.*
- *It should have a community-based water source. It should have sufficient land and area to accommodate a common septic and waste water area.*

Mark Nelson and Randy questioned the purpose, the need, and the reasoning behind adding this section to the General Plan. Neither felt there was a demonstrated need in Boulder to accommodate high-density housing beyond that permitted under the clustering section of the Subdivision Ordinance. Randy said the existing temporary conditional use permit allowed for solutions to seasonal housing needs. Mark thought any statement that encourages one-acre lots or smaller runs contrary to the notion expressed within the General Plan of maintaining Boulder's rural character. Both recommended leaving the General Plan as is, and deal with high-density development when the need arises.

Regarding high density as a means of dealing with the "affordable housing" issue, Mark reminded the Commission that Bruce Parker had said last year that the best way to deal with it is to work with your town's current housing stock and work toward renovating that.

With no additional comments, Mike moved to close the public hearing, and Ray seconded the motion; all approved. Bobbie moved to open the public meeting, and all approved.

### ***Public Meeting to Discuss High Density Development Section***

Brian said the Commissioner have two options: to add a section, such as Mike's revision, that addresses high-density development, or to leave it out of the General Plan. Ray said he wouldn't go so far as to shut door to future needed changes. Mike made a motion to leave the 2009 General Plan as it is, without adding the high-density section. Bobbie seconded the motion, and all approved.

Mike moved to close the and open public hearing #2; Bobbie seconded the motion, and all approved. Brian opened the public hearing at 8:49 p.m.

### ***Public Hearing on Gibbs Smith's Ranch Sign and Sign Ordinance Change***

Gibbs Smith's ranch signs that sit atop the entry crossbars to his "ranch" exceed the sign height requirement mandated in the Zoning ordinance. Gibbs was requesting an ordinance change that would allow such ranch entry signs. Brian read Gibbs' letter on his sign options. Basically, if the Commission votes to not change the ordinance, Gibbs would lower his sign to the top of his fence.

Mike reiterated that the sign size itself is not the problem, it's the height. As an example of an acceptable ranch sign, he mentioned the Lovato sign which is posted at the side of his entry posts. Gary Ryan asked why the height is the problem. Randy said at the time the ordinance was passed, the Commission didn't want tall, obnoxious signs. Gary, representing the Robison Ranch, said they are in favor of changing the ordinance, because they want to use their gateway to clearly designate everything beyond as private property. However, they still need the height of the crossposts because tall vehicles need access to the ranch. He said they can still have a sign next to the gate, but people tend to see the sign on top, not on the side.

Mark said the 10 foot restriction was to avoid having tall signs. With no further comments, Mike moved to close the hearing and reopen the public meeting. Bobbie seconded, and all approved. Brian reopened the public meeting.

### ***Public Meeting to Discuss***

Ray said simplest thing would be to move Aquarius ranch sign to the fence and not change the sign ordinance. Mike made a motion to that effect, Ray seconded, and all approved. Mike asked Gary to relay back to Robison's the decision, which would continue to require the ranch side moved to the side. Bobbie asked for clarification: can people still have tall gate posts, but just not a sign on top? Yes, that seems to be the prevailing opinion. Or hang sign from the crossbeam on chains. Mike asked Peg to send Gibbs a letter stating the decision of the Commission.

### ***Open Meetings Training***

The April 9 agenda will include:

- Gibbs ranch sign final approval.

Mike moved for dismissal, Bobbie seconded, all approved. Brian adjourned the meeting at 9:18 p.m.

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Peg Smith, Planning Commission Clerk]      Date

Approved: \_\_\_\_\_ Date: \_\_\_\_\_