

Meeting Minutes

Planning Commission, Boulder Town

June 14, 2011, 7:00 p.m.

Commissioners present: Tom Jerome, Ray Gardner, and Bobbie Cleave. BJ Orozco was absent. Also present was Commission Clerk, Peg Smith, and members of the public: Caroline Gaudy, Dennis Bertucci, Boz Bosworth, Sergio Femenias, and Joe Parker.

Tom moved to open the meeting, Ray seconded the motion and all approved. Bobbie moved to approve the April minutes, and Tom seconded the motion; all approved.

Elect New Chairperson

Tom to select a new chair of the Planning Commission, and Bobbie seconded, and amended to ask Ray if he'd be willing to chair. Ray said he thought most anyone could move the meeting through the agenda, but regarding issues needing additional research, he thought he would need some help.

Ray acknowledged how (past chair) Brian Dick excelled at putting in the extra effort when needed, and said the Commission needs someone who is able to do that regularly. Tom said as a committee, he'd like to see the (researching) requirement shared among members. Tom said he may not be available past the beginning of the new year, but Peg reminded the Commissioners that they re-select their chairperson at the first meeting of the year. Bobbie moved to elect Tom Jerome as the Planning Commission chairperson until the end of the year. Ray seconded the motion, and all approved.

Discuss Conditional Use Application by Joe Parker

Bobbie said she had researched conditional use permits allowed to gravel pits; things that always came up were: 1) duration of permit, and 2) response from neighbors regarding noise, dust, safety, and access. She said the Commission's job is to protect neighborhoods. She asked for Joe's comment.

Joe said, first, this is not a request for a "gravel pit." The issue came up because (owner, Gibbs Smith) has other properties elsewhere needing fill dirt. "We'd have to go through the state for a for a gravel permit. This is sand, mix of dirt and clay, no processing, just hauling. People in town also have occasionally need some fill; if a problem comes up, we supply. Bill (Muse) had requested that Gibbs and Joe get the permit to assuage neighbors. "If someone wants a couple loads of dirt, we want to help them out. "Ninety-nine percent of this will be ag related," said Joe "We don't object to any safety conditions; we just want to be fully legal.

Tom said the main reason to get a CUP is to accommodate other people in the community. "The main thing I thought of was hours of operation, keeping dust down, I was curious if you were leveling or going below grade." Joe said he's staying at grade, just digging back into the hill. He said in terms of hours of use, he'd set up a common sense standard, and if any neighbors complained, then he'd accommodate the neighbors. He said he usually doesn't dig anyway when the wind is blowing, but the dig is only a 100 feet away from water, so he could easily put a sprinkler on it.

Tom said this was all reasonable. Bobbie asked about a crusher. Joe said this isn't a gravel pit, so there would never be any crusher; operating a gravel pit immediately throws you into an entirely different set of standards, many of which include state law. He said if and when operations cease on that area,

the plan is to reseed it. Bobbie asked Ray about ingress/egress issues, and Ray said that would depend on the equipment used. If just a tractor loader and dump truck are used, it wouldn't be a problem.

Peg said that approving a CUP requires a public hearing, so that still needs to happen. Tom said the commission can use the time to consider the conditions they'd want to put in place: hours, dust management, and noise management, maybe revisiting the permit in x years. Joe added that one of the good things about the site is that it's not in the middle of everything and not productive land. "We're not digging up an alfalfa field or anything."

Peg will set up a public hearing for the next meeting on July 12, after which the Commission can vote on the application.

Report on Town Survey

Garfield County Planner Justin Fischer has completed the raw tabulations of the data. Preliminary analyses should be available in August. However, Peg said it would be best to wait until we have a real meeting room to do a full presentation. Hopefully, that could be as early as the November meeting.

Plans for July 12 meeting

Another Commissioner is still needed to fill Brian Dick's position. Tom will be gone in July, so unless BJ can attend and/or another member is appointed, the Commission won't have a quorum for the public hearing.

The Commissioners' will continue their reading through the Subdivision ordinance. Ray said his main comment was that he wished some of the points could be stated more succinctly. Tom said he was outlining the main points of each section in order to create a "citizen's cliff notes" version to post on the website. The idea would be to highlight the main requirements for some of the more common requests, such as applications for subdivision. He thought the checklist concept would be most helpful, both for commissioners, as well as the public, as we go through the process. Plus, this would give people a summary of what they need to prepare and present.

Ray moved to adjourn the meeting, and Bobbie seconded the motion, and all approved.

Peg Smith, Planning Commission Clerk

Date

Approved: _____

Date: _____