

Meeting Minutes

Planning Commission, Boulder Town

September 13, 2011, 7:00 p.m.

Commissioners present: Ray Gardner, Tom Jerome and Bobby Cleave. BJ and Alyssa Thompson were away. Also present was Commission Clerk, Peg Smith, and members of the public Boz Bosworth, Sergio Femenias, and Cookie Schaus.

Ray moved to open the meeting, Bobbie seconded, and all approved. Tom opened the meeting at 7:10 p.m. Bobbie moved to approve the Aug 9 minutes. Ray seconded the motion and all approved.

Discuss Town's Approval of the Zoning Ordinance Change

Tom said he saw nothing in the new wording (on allowing borrow pits in GMU zones with conditional use permit) that was different from what the Commission had recommended. The most important thing is the wording about the conditions--- that conditions "should include but *are not limited to...*", that the permit is issued for one year and reviewed annually, and that a business license would be a condition for performed work for hire out of the pit. The wording still allows the possibility of a neighbor helping a neighbor with fill material in an emergency.

One of the concerns voiced at the Sept Town Council hearing had been the language for handling complaints and enforcement: If concerns are voiced, the Town investigates the validity of the complaint. If there is cause for complaint, the violator would be issued a cease or desist order, or would be denied renewal of the CUP.

Size restrictions and reconditioning disturbed lands also had come up for discussion. Ray wondered if allowing a site proportional to total lot acreage would be a good guide. Bobbie said it would be important to keep conditions site specific. Tom thought once a CUP was granted, the operator would be allowed to open half the total allowed size, then be responsible for restoring the first half before the second half could be accessed. Another condition might be determining the amount of water available for watering down the pit.

Tom wondered about contacting Gibbs on flow information on the well Joe had mentioned before. Peg said she'd ask when she sends Gibbs and Joe the notification letters.

Discuss Conditional Use Process

Peg brought up Chapter 8 and the underlying issues that would apply to all conditional use permits. Tom's copy of the old ordinances includes a handy checklist, and Peg said she'd see if that old wording applies to the current ordinance.

Plans for October 11 meeting

The public hearing on Joe Parker's CUP is scheduled. Ray moved to close the meeting, Bobbie seconded the motion, and Tom closed the meeting at 7:38 p.m..

Peg Smith, Planning Commission Clerk

Date

Approved: _____ Date: _____