

Meeting Minutes

Planning Commission, Boulder Town

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

Commissioners present: Ray Gardner, Alyssa Thompson, Bobbie Cleave, Loch Wade, and BJ Orozco. Also present was Clerk, Peg Smith and members of the public: Randy Catmull, Sam Stout, Susan Heaton, Jabe Beal, Alan Scott, and Boz Bosworth. BJ brought the meeting to order at 7 p.m.

Bobbie moved to approve the Feb 7 minutes. Loch seconded the motion, and all approved.

Peg will give Zoning Administrator, Donna Jean Wilson, a copy of the checklist for Preliminary Application for subdivision. (Checklist will be titled and dated to track versions.)

Review Full Moon Subdivision Conceptual Plan

BJ noted that even though the Commission anticipates a resubmittal of the conceptual plan, various members have been researching action items taken on at the February meeting.

- Alyssa said the current plan met the 3:1 length/width ratio if the bisecting road is not considered. She had talked with Donna Jean about water availability. The applicant would be able to buy sufficient water from Boulder Farmstead instead of drilling a well, so that isn't a problem. And the cul-de-sac requirement isn't a problem
- BJ said that the applicant owns the easement on the canal, so that's no issue, and he said the current bisecting road isn't going to be part of that subdivision so that wouldn't be an issue.

Loch asked if any lot could be bisected by a road. Mention is not made in Boulder ordinances that anyone could find, but state code would pertain

BJ said the Commission will be readdressing the topic when a revised Conceptual Plan is submitted.

Review Site Restoration Plan for Smith/ Parker Borrow Pit CUP

Curtis Tanner, a landscape architect hired by Gibbs Smith, had submitted a map and description of the site restoration.

Bobbie noted that the biggest change is they won't use a pond, so there won't be that water issue. All the other questions and conditions seemed addressed by the plan.

BJ asked when the CUP review comes up: November 2012, one year from the approval date.

Bobbie requested that a copy of the site plan goes to Tom Jerome. (Peg will take care of that.)

Discuss Plans for General Plan Work Meetings

BJ suggested addressing sections at a time at the regular business meetings. Some chapters will be easy; some chapters will require additional meetings or earlier start times of meetings.

Starting April 11, the Commission will convene one hour earlier---6:00 p.m.--- and spend that hour on the first discussion of the general plan.

Alyssa referred to Justin Fischer’s training session and said she liked the idea of the GP being a living document, not something pulled out every five years to dust off. She suggested taking information from the town survey and really evaluating the town as it is today.

Discuss Content Requirements for an Annexation Plan

Peg distributed a ULCT publication on Annexation and read through page 1 that deals with the Town’s Annexation Plan, which needs to precede anything else.

Bobbie asked about map making and who might help with that-- Garfield County?

Loch suggested initially coming up with an outline of what needs to be done and how much effort it would take to complete a plan.

Jabe suggested looking at look at master title plats. In addition to the usually-mentioned residential areas (Draw and Black Mesa), there are state lands to consider, federal lands that should be examined regarding title, etc.

Discuss Upcoming Business and April 11 agenda

Bobbie will be absent for the April meeting. BJ will be gone in July and August.

Alan Scott asked for a brief review of the subdivision discussion, as he owns Lot 1 and represents the owners of Lot 2 of the Springhill subdivision.

BJ explained that the original map as presented at the February meeting will need to be redrawn and resubmitted to the Commission, and that no decisions or actions had been taken.

Loch moved to adjourn the meeting, Bobbie seconded, and all voted in favor. BJ adjourned the meeting at 7:30 p.m.

Peg Smith, Planning Commission Clerk Date
Approved: _____ Date: _____