

Meeting Minutes, Boulder Town Planning Commission

October 9, 2012

Commissioners present: Loch Wade, Donna Jean Wilson, and Alyssa Thompson, and Town Council Liaison Tom Jerome and commission secretary Peg Smith. BJ Orozco and Ray Gardner were absent.

Loch moved to open the public hearing on the borrow pit signage CUP. Alyssa seconded the motion, and all approved. Loch called the meeting to order at 7:04 p.m.

Public Hearing on Borrow Pit Sign CUP

Alyssa had question on the sign dimensions. Answer: the whole thing is 16 sq. feet, well within the sign ordinance parameters.

Loch called for public comments:

Mark said, "It's pretty small. You might point out if he changes his sign he'll need to reapply.

Tom: In the future, any business that applies for a conditional use permit will automatically receive the sign CUP application in the same packet. Our goal is to make sure signs get addressed within the conditional use process to begin with. This situation was just an oversight.

No one had other comments. Donna Jean moved to close the public hearing and reopen the meeting, Alyssa seconded the motion, and all approved. Loch closed the public hearing and reopened the public meeting. Alyssa made a motion to approve the borrow pit sign conditional use permit, Donna Jean seconded the motion, and all voted in favor of approval.

Public Hearings on Zoning Ordinance, Sign Section Revisions

Alyssa moved to open a public hearing on the two Zoning Ordinance revisions, Donna Jean seconded the motion, and all approved. Loch opened the second public hearing at 7:11.

Tom Jerome introduced the two Zoning Ordinance revisions he was proposing. The first application was to close a loophole by rewriting the Location section of Table 1, Building Signs, (page 72) as follows: "Signs must be located on an existing or approved building in which the business is or will be operating. The signs must be on a wall that is at least three times the area of the proposed sign."

Alyssa noted that this doesn't affect freestanding signs, just signs attached to a building.

With no additional public comments, Donna Jean moved to close the public hearing and reopen the business meeting, Alyssa seconded the motion, and all approved.

Alyssa moved to approve the Zoning Ordinance change in section 10-18, Table 1 as stated in Tom's application. Donna Jean seconded the motion, and all commissioners approved.

Alyssa moved to close the public meeting and open a public hearing on Tom's second sign revision. Donna Jean seconded the motion. Loch opened the public hearing at 7:26 p.m.

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Tom said this was the revision dealing with lighted window signs that was discussed a year ago, added to the town survey to get feedback, then never dealt with afterward. His revision is to insert the following language in section 10-18, #2d: Window Signs. Lighted window signs are limited to no more than two (2) signs of a maximum of five (5) square feet each with no flashing lights. All lighted window signs must be turned off at the end of business hours.”

Loch asked if this would change anyone’s current business practices. Tom said it would hopefully prevent oversized or flashing signs.

There was discussion on whether this would affect lodging signs, with needed to be lighted during the night. Tom said they presumably need to stay lighted after hours, but it was generally concluded that motels effectively operate 24 hours so there is no end of business hours.

With no more comments from the public, Donna Jean moved to close the public hearing and reopen the meeting, and Alyssa seconded the motion. All approved. Donna Jean moved to change the window sign wording to reflect Tom’s wording in the application, Alyssa seconded, and all approved the wording revision.

Vote on Loch’s Zoning Ordinance Nonconforming Structures Request

With Loch removing himself from the proceedings, there would be no quorum to take action on the change request. This item will be moved to a later meeting.

Discuss Checklists

Peg will distribute the checklist drafts for preliminary subdivision and Conditional Use Permit applications for review.

Discuss Upcoming Business and November 13 Agenda

Items on the agenda for the next regular meeting, scheduled for November 13, will include:

- Checklists
- Housekeeping (meeting schedules, packet pickup location, etc.)
- Dark skies discussion
- General Plan work meeting to precede the regular meeting. (Work meeting to start at 6 p.m.; regular meeting at 7 p.m.)

DJ moved to adjourn, Alyssa seconded, and all approved. Loch adjourned the meeting at 7:40. p.m.

Peg Smith, Planning Commission Clerk

Date

Approved: _____ Date: 11/13/2012