

Meeting Minutes, Boulder Town Planning Commission

February 12, 2013

Commissioners present: Loch Wade, Alyssa Thompson, and Donna Jean. Caroline and Cindy were absent. Also present: Commission secretary Peg Smith, and member of the public, Bill Muse. Loch called the meeting to order at 7:05 p.m.

January minutes couldn't be approved due to lack of the appropriate quorum of commissioners.

General Plan Revisions

DJ moved and Alyssa seconded the motion to schedule a public hearing on the General Plan revisions. Peg will post the document on the town website.

Discuss Loch Wade's Request for Property Rezoning

Loch recused himself to present his application, which is a map change from low density to commercial zoning.

He said he's been trying to get his welding business legal. Page 35 of the Zoning ordinance deals with home occupation, but that is a business conducted entirely in resident's home and/or separate building and doesn't result in noise, dust, etc.

But a welding and blacksmith's shop does make noise, smoke, probably some noticeable pollution. Also, Loch is trying to apply for a tradesman's shop--- a commercial sales and services. A welder is a tradesman (commercial sales and services)

The Table of Uses, page 31, says that commercial sales and services is an accepted conditional use in a commercial zone. Since Loch said he wants his business to be totally legitimate according to Boulder regulations, he needs to apply for a commercial zone change on the Boulder Town Zoning map. Once that's approved, he would then apply for a conditional use permit for the business and a business license.

Loch's application packet includes most of the required elements, including his justification: that his welding business provides a needed and valuable service to the residents of the community.

Alyssa asked about Loch's property in relation to the zones around it? Loch's property is diagonally across the street from Hills and Hollows, which is currently zoned commercial. A land consortium, Marie-Claude Perigon, Ray and Denise, the Veranths, Cheryl and Steve are the adjacent landowners. Loch needs to obtain the mailing addresses for the required notification letters to go out. (Peg needs to check the notification requirement.)

Commissioners looked at the Zoning map. Donna Jean said the initial commercial zoning occurred by stipulating commercial zoning where existing businesses existed at that time. Alyssa agreed that with commercial zones scattered throughout the map, including within residential zones, that Loch's request for commercial property on the highway and across from another commercial property should not be a problem.

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Loch said he wanted to set an example of doing things properly---if we continue looking the other way on some of these things, sooner or later someone will want to do something really egregious, and we won't have a precedent of proper procedure to point to. Since he'll be out of town for the March meeting, he'd like to schedule a public hearing in April. Loch will get Peg the addresses, and she'll send the letters.

Discuss Boulder Town Application for Conditional Use Permit for Park Sign

Bill represented the town of Boulder.

He said the Town is spending \$73,000 this year on the Town Park with a list of priorities in place to complete. Among the first items is an entry sign. The Town has the design for it and would like to proceed as soon as possible. The application for the conditional use is yet to be fully complete, with the notarization and site map still to be included.

The sign itself will be a 36 x 36" sandstone slab with three-inch black lettering engraved on it. The area of lettering is less than four square feet, within the acceptable size parameters. The bottom nine inches of stone will be set into cement. Natural boulders will be strewn around the sign to hide the cement. The exact location of the sign is yet to be determined.

The commission agreed to schedule a public hearing and await delivery of the remaining pieces of the application still due: notarized signatures and site map.

One likely condition to be placed on the application would be that the town has to remove the sign if something happened to the lease and the park never materialized.

Discuss Upcoming Business and Next Meeting Agenda

Items on the agenda for the next regular meeting, scheduled for March 12, will include:

- Sign CUP)
- Dark skies ZO ordinance changed.
- Loch: Zoning change application—April planning
- General Plan ---review our notes

A Zoning Ordinance change may need to be considered regarding setbacks on commercial property. This relates to a specific issue pertaining to Boulder Exchange, but should be made across the board as the current setback requirement potentially affects seven other businesses with buildings right on their property lines (thereby affecting their capability of renovating their structures. Additional information is needed. (Bruce Parker had suggested in a phone conversation with Judi Davis to not make a change for one business, but to survey the town to see how many other properties would be affected.) The recommended change would be to remove one sentence from the Table of setbacks regarding the IBC and a 10 foot requirement. The owner of the Exchange, Brent Cottam, would need to submit a zoning ordinance change application; however, Brent is still deciding if and how he wants to proceed.

DJ moved to adjourn the meeting, Alyssa seconded the motion, and all approved. Loch adjourned the meeting at 8 p.m.

Peg Smith, Planning Commission Clerk

Date