

Meeting Minutes, Boulder Town Planning Commission

May 13, 2013

Work meeting. 6 p.m. (Loch, Alyssa Thompson, Caroline Gaudy, Peg Smith, Mark Nelson). The topic discussed was the upcoming meeting with planner Bruce Parker and questions for him: Are we already spot zoned; do we have to maintain the precedent? How do we have flexibility, and still be able to enforce the laws? Can we differentiate yurts and temporary structures for seasonal vs permanent housing? How can we accommodate seasonal workers; multi-family housing? Enforcement---is it better to be proactive or follow our policy of waiting to hear a complaint? Professional offices—delete definition and make professional office conditional in all zones OR put Cs in all the boxes.

Loch called the regular meeting to order at 7:13 p.m. Commissioners present: Loch Wade, Alyssa Thompson, Caroline Gaudy, (Cindy Wilson joined later.) Also present: Commission secretary Peg Smith, and member of the public, Mark Nelson, Alyssa moved to approve the April minutes, Caroline seconded and all approved.

Discuss Zoning Ordinance and Table of Uses

Loch said he'd entertain a 20 minute discussion on the Zoning Ordinance Table of Uses, following a longer discussion during the work meeting. First he asked if there would be any unintended consequences by allowing a conditional use for professional offices.

Alyssa said as you look at the various conditional, permitted, or not allowed uses across the entire table, that there are some startling of uses across all zones. The Planning Commission ought to revisit the entire table of uses.

Loch said the meeting with Bruce Parker will help if he can give us an idea on how to balance promoting small businesses and maintaining our land use concept. If we actually decide to promote business, that'll affect the way the town is now.

Caroline said there is value to having flexibility built in so it can accommodate future needs; at the same time, whatever we put into effect has to be applicable in any case, not just the situation that was considered when a change was made.

Discuss Upcoming Business and Next Meeting Agenda

A work meeting at 6 p.m. will begin addressing the Table of Uses.

Items on the agenda for the next regular meeting will include:

- Public hearings on setback issues and recycle sign, plus any other new business

Cindy moved to adjourn the meeting, Caroline seconded the motion, and all approved. Loch adjourned the meeting at 7:40 p.m.

Peg Smith, Planning Commission Clerk

Date