

Meeting Minutes, Boulder Town Planning Commission

January 14, 2016

5 p.m. work meeting to review Conditional Use Permits. Folders contain disposition of each.

Regular meeting, 6 p.m.:

Commissioners present: Loch Wade, Donna Jean Wilson, Alyssa Thompson, and Caroline Gaudy. Peg Smith, Secretary; Pete Benson, Town Council Liaison. Members of the public: Carla Saccomano, John Veranth, Dennis Bertucci.

Loch called the meeting to order at 6:20 p.m. Caroline moved to approve the Nov 2015 minutes; Alyssa seconded the motion, and all approved.

Loch reviewed the purpose of the public hearing: The Planning Commission had proposed removing reference to mobile food concessions from the long-term temporary use definition so as to not conflict with the definition for conditional use of mobile food vendors. Alyssa moved to close the regular meeting and open the public hearing, Caroline seconded the motion, and all approved.

Public Hearing on Definition Revision on Long-Term Temporary Use

Dennis: So if someone wants to do something for an event, it's a short term thing? [Yes, the festival permit will cover all the activities, so food sales is ok there.] What about someone wanting a food cart otherwise--- would they need a CUP and be in a commercial zone? [yes].

John Veranth: You're imposing quite a drastic restriction. What about the ice cream wagon moving down a street? You're taking the "mobile" out of it, it's more of a fixed usage. Is this consistent with what the town would want? [Loch said he wasn't worried about a temporary cart for 120 days. Caroline reminded the Commission of the previous long discussions about keeping these businesses out of residential zones and giving them better access to commercial zones.

They're not restricted regarding special events. John: If someone has it on wheels and they can't get a long term temporary use permit, but they could do it as special event up to six times per year? Loch: sure someone could create their own special event, six times per year and get around it. It's not very likely and not a loophole that will create a problem for the town.

Dennis: You're looking after the established businesses, and that's good. (The food carts) can get overdone. Festivals are getting more popular every year. Food carts can go anywhere. P

Pete: Mobile businesses could be reasonably restricted related to the town's concerns about traffic, parking, etc.

Donna Jean moved to close the public hearing; Caroline seconded, and all approved closing the hearing.

Regular Meeting: Discuss Results of Hearing

Alyssa moved to proceed with striking the following words from the definition of Long-Term Temporary Use: "such as mobile food concessions." Caroline seconded the motion. All approved. That result will be communicated to the town council.

Discuss Work Meeting Results on Reviewing Conditional Use Permits

Alyssa: We successfully handled all the CUPs we have records for. They were divided into piles of **Void** (not active), **accepted** with included minutes, **accepted** needing minutes. We'll send letters out on the three uses for which we have no records

Loch: This was an historic evening, being the first time since 1997 that the yearly review has ever taken place.

Plan Major Topic Discussions

Housing, accessory dwelling units, commercial development and zoning, types of development and locations, and soliciting wider community input. We need to come up with an action plan on addressing these topics.

Caroline: I thought we were going to discuss how we'd gather input from the community on all these topics and as a lead in to looking at the General Plan. So yes, we need an action plan.

Loch: Next month Alyssa will give an outline on what a community land trust is.

Discuss prospective agenda items for March 10

- BOSS CUP—verify it can be voided as it currently exists (needs replacement).
- Housing action plan
- Accessory dwelling application (a definition change to land use). (Alyssa).
- Action plan for commercial zoning
- Community land trust (an action item on the housing discussion)
- Public hearing on application for CUP: Pizza wagon.

Caroline can't attend the Feb meeting, but she can in March. She wants to start a discussion on getting community feedback and will come up with some ideas on doing that.

Alyssa moved to adjourn the meeting, Donna Jean seconded the motion, and Loch adjourned the meeting at 7:02 p.m.

Peg Smith, Planning Commission Clerk

Date