

Meeting Minutes, Boulder Town Planning Commission

August 11, 2016

Commissioners present: Loch Wade, Alyssa Thompson, Tabor Dahl, and Carla Saccomano. Peg Smith, Sec.; and Judith Geil, member of the public.

Loch called the meeting to order at 7: 07 p.m. Tabor moved to accept the July 14 minutes as written, Carla seconded and all approved.

Discuss Follow-up Action on Accessory Dwelling Unit ordinance

Loch explained that the Town Council is returning the ADU ordinance to the Planning Commission for revision. Alyssa suggested turning it over to Bruce Parker and have him draft something acceptable. Donna Jean said the Commission should wait for the General Plan discussion to inform what the town wants. Carla and Loch agreed it would be interesting to see what Bruce produces. Alyssa added that there should be an agreement that no enforcement action should happen until the Planning Commission and Town adopt an ordinance. Loch said we're kind of in a bind in that they're (ADUs) already here and are illegal. Non enforcement encourages more illegalities; that's the big pressure point.

Alyssa said it wouldn't be such a big deal except that people are coming to us and asking to build them. We have to tell them "no" even though their neighbor has one. She said she was happy deferring to Bruce Parker as long as he will read our minutes to get a sense of the several months' worth of discussion and public hearings of what people here want.

Tabor said he didn't know what specific items the Town Council was TC taking issue with, so it was hard to comment.

Carla: If we get something from Bruce Parker, we'd have something more concrete for the General Plan.

Loch: I'll write a letter to Bruce saying that the Town Council has asked for his opinion and to draft an ordinance dealing with ADUs, sending him copies of our discussions and interests.

Tabor: We don't have to do what he comes up with. It's something we can review, hopefully by the October meeting?

Finalize Plans for Springdale Planner meeting

Based on discussion from the previous town council meeting, it seemed the Town Council was not interested in paying for the planners to come to Boulder. Peg said she'd check with Bill on just picking up travel expenses.

Upcoming business for September 8 meeting

Loch has been reading the General Plan and thought it may not be necessary to do a full blown rewrite. "We have good goals. I got the impression they [Town Council] weren't enthusiastic about the full-blown process. We can ask Bruce Parker to make a future map for us based on our General Plan. We might be able to have a revision cheaper and quicker than doing the full process as previously outlined." He asked each Commissioner for their thoughts.

Boulder Town Planning Commission, Meeting Minutes

Alyssa agreed. "If there were better acceptance to the idea of a facilitator or the survey I might think otherwise, but if they're open to Bruce Parker's input, along with a future map and some actions, ok."

Donna Jean: I agree to go with Bruce Parker. But we need to come up with the stuff we want to change or not change. That's our job. Loch said Bruce may be able to help find a map/GIS specialist. Alyssa agreed that the map was critical to help with future planning. Loch said we're supposed to have a future map, but all we have is what currently exists.

Carla: A future plan also needs to include Annexation plan, and to show town's interest in those areas. Loch said all this should be addressed on the future map. Like making the water company a municipal system? At some point our septic systems will overwhelm our porous soils...those types of considerations.

Donna Jean: The town was going to do a soil survey a long time ago to see how many more septic systems and density the area could handle, but that didn't happen. The \$50K expense was prohibitive.

Alyssa: It would be interesting to see ADUs in a future map. Right now, none are allowed allowed at all in Lower Boulder. I like our General Plan as it is, except needing action plans and a map.

What about the Springdale Planners: what would they talk about? Loch: It would be helpful to hear their experience. How did their town council feel about the general plan process? What was their town's experience with the facilitator? What problem areas or blind spots hurt them in moving along? Was there pushback anywhere and how did they resolve that? Alyssa said she would like to hear their growth experience and how they planned for that. Loch: ow did they do their future map, what process?

Carla: How do they enforce their ordinances? How do they work with their town council? It seems like growth would drive a lot of the enforcement process. They must have gone through something like that and I would like to hear their decisions.

Loch: Does it come to your attention when things are in violation and how do you bring it to the Town?

Tabor: I think the first chapter in the General Plan is that Boulder wants to be independent. That people come and petition us to do something and want to be left alone to do that. What the General Plan says you can do in a certain area, I don't think most people's attitude goes along that. They don't care what the zoning is. It's a pretty tough thing we're tasked with because how serious do we really want to get with enforcement and how limiting do we want to be? With just making some adjustments with what we have is better. To really get into surveying and meeting magnifies our differences. People get along better not having our differences thrown in our face. When there is a proposed change, case by case we talk about it. Even if we spend a lot of money on the General Plan, it doesn't guarantee that the next day someone comes before us whether their idea is in the plan or not. For example, let's say in one area the General Plan it says you can have a half acre lot, but on a lot down the road you can't. The person down the road says he wants to do that anyway and we say no, and they have support of the neighbors, do we want to be that rigid? Loch: if we want to expand a zone, they can go through a process. Tabor: if we're going to rule on every item anyway, why spend the money on the General Plan?

Loch: If that example happened, we'd say no. What you can do is change the zoning boundaries, including their property and the neighbors. It could be handled that way.

Alyssa: If the town doesn't approve the Springdale planners, we could get Meg Ryan here to talk about those things.

Boulder Town Planning Commission, Meeting Minutes

There were no other comments on this subject.

Judith wanted to announce on behalf of Bill Geil (Boulder rep to Scenic Byway Committee) that Scenic Byway committee wanted input from commercial entities along the highway on the impact of the Mighty Five promotion, good and bad. That what happens in the monument will impact towns' planning procedures. The next Committee meeting is in Boulder, here, next Monday at 1 p.m.

Alyssa said the USU/Land Use training will cost \$10. People need to sign up right away.

Tabor moved to adjourn, Alyssa seconded, motion carried. Loch adjourned the meeting at 8:00 p.m.

Peg Smith, Planning Commission Clerk

Date

DRAFT