

Meeting Minutes, Boulder Town Planning Commission

February 9, 2017

Commissioners present: Carla Saccomano, Colleen Thompson, Tabor Dahl, and Donna Jean Wilson. Perry Tancredi was absent. Secretary, Peg Smith; Town Council Liaison, Pete Benson. Members of public: Pete and Cookie Schaus, Paul Dallin, Joseph Kennedy, Daniel Kennedy, Bill Muse, Jennifer Geerlings, Dan Pence, Alyssa Thompson, Lisa Varga, Keith Watts. Carla called the meeting to order at 6:02

Adopt the Agenda

Constance Lynn's presentation on Boulder Skills Foundation will be moved to March. Other than that, Tabor moved to adopt, Donna Jean seconded and all approved. With the deletion of one sentence, Colleen moved and Tabor seconded to approve the January minutes. All approved.

Review of Town Council

Carla reviewed discussions that occurred last week at the Town Council meeting. Included in the discussion was the training session with Meg Ryan. Carla said she had contacted the "Planning Rodeo" group mentioned by Meg. She and that group will schedule a phone conference for next week.

Conceptual Review of Fox Grove subdivision (Daniel Kennedy)

The plan describes a new, four-lot subdivision off Lower Boulder road.

The four new lots are part of a larger parcel that includes the "Hansen barn" as well as lots on the east (backside) of the parcel that were recorded previously. Road access to these back lots was a large part of the discussion, as there seems to still be a question as to legal access to them. The four new lots are each accessed separately off Lower Boulder road.

An existing road to the north was developed by Bill Muse the lot owners of Muse subdivision. A road to the south is the easement to the Schaus/Varga-Watts properties with a legal easement granted to access Dean Hansen's barn only, not to the rear properties of the parcel in question.

Questions included perc test (yes, areas flagged for testing); culinary water (need Boulder Farmstead documentation); fire hydrants (every 400 feet); flooding issues.

About flooding, Tabor said he's been involved with the fields in this area and that during certain watering cycles in the summer, many parts would be underwater. Daniel talking about potentially putting in a pond at one end to help regulate the water. Tabor said he wasn't sure a pond would regulate help, and might actually end up feeding more water to the sump area. A good plan B he suggested would be to put some ditches to drain it and strategically place the building pads around it. Tabor said it'll still be wet there even when no water is running into it. If someone looked at it this time of year they would misinterpret what happens in the summer. Daniel said he could add a note on the plat that indicates where water tends to collect. Donna Jean mentioned a need for culverts in the drainage areas.

Carla asked if there would be any direction to buyers on placement of their houses or any requirements or covenant. Daniel said as long as builders comply with code he wasn't going to impose anything. He said trees go a long way, but with topography of the land, if they build

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toward the back of their lots, in some ways they are more visible than closer to the road. Daniel said most people looking to build in Boulder tend to have a more open space mentality, doubting that anyone would want a wall of houses. "I would prefer some setback requirement maybe more than the minimum, or if you want to build a 2-story home, then not right on the road."

Bill Muse said all four people on the road for his subdivision would have to approve if Fox Grove back lots want to use the same road. He said there would be cost involved. Daniel said they would try to work it out.

Discussion continued on the status of the previously recorded back lots of the parcel and the need to define access, fire protection, and a turnaround for firetrucks.

Carla said the Planning Commission will await submission of the rest of the documentation and some resolution on road access and the plan to address the flooding issue before scheduling a public hearing on a preliminary application.

Discuss Upcoming Business for March 9 meeting

Likely items on the next agenda include:

- Fox Grove preliminary subdivision application
- General Plan? Definitions for hotel, motel, and discussion of a proposed bill giving towns no say in regulating short term rentals.
- Constance and the Boulder Skills Foundation and what it does for the town.

Tabor asked about ordinance wording that says Planning Commission is an enforcement body. Pete said the town lawyer will look at it. The Town voted last week to change the wording to show the Town Council as the only body having enforcement authority.

Tabor moved to adjourn, Colleen seconded. Carla adjourned the meeting at 7 p.m.

Peg Smith, Planning Commission Clerk

Date