

Meeting Minutes, Boulder Town Planning Commission

November 13, 2012

Commissioners present: Loch Wade, Donna Jean Wilson, Alyssa Thompson, BJ Orozco, and Ray Gardner were present, along with Town Council Liaison Tom Jerome and commission secretary Peg Smith. Commissioners decided to meet in December for another work meeting at which the goal would be to get through chapter 9 and 10. Mark Nelson was also present.

Loch called the meeting to order at 7:05 p.m. BJ and Alyssa moved to approve all unapproved minutes from 2012, given that no comments had come in against the posted draft versions, and Alyssa moved to approve the Oct minutes. Donna Jean seconded the motion, and the approval was unanimous.

Approve Conditional Use Application Checklist

The Planning Commission is generating checklists that will help applicants quickly understand the items they need to address and complete for various applications. Peg produced a checklist for the conditional use application process. The commissioners discussed it, thought it was good, and Donna Jean moved to accept the checklist as an addition to the application packet. BJ seconded the motion, and all approved. The commission was uncertain whether this needs to be approved by the Town Council too; the approved checklist is being passed on to them to decide.

Discuss "Dark Skies"

Alyssa had been approached by someone from Bryce area asking if Boulder had an ordinance dealing with dark skies. She didn't respond to that person, but it was determined that Section 10-12 of the Zoning Ordinance does deal with site lighting and minimizing light trespass. Also, mention is made in the General Plan of the desirability of maintaining Boulder's dark skies.

Loch asked if anyone is trying to mandate any changes; the answer is no, the question was eliciting information. He asked what Boulder would do differently than is already in place. Mark said without any additional equipment, you could paint the lateral lenses of the street lamps and Garkane wouldn't have a problem with that.

The topic of non-compliant lights was raised. Loch said when lights are turned off at a gas station, travelers tend to assume the gas isn't available. He said he's found out that lots of business happens after hours at the gas pumps. Mark said you'd have to bring the businesses on board; the issue in town has always been about property owners and businesses being concerned.

Alyssa said she was given a web link that provides ideas about how to deal with lighting. She said it's not about turning off or eliminating the lights, but how to shield or point them downward. This wasn't about taking away the street lights.

Mark said he didn't like the community center lights: he was told the lighting would be OK because they are all directed downward. However, they're on all night long, and there are many lights, so the downward factor doesn't really minimize the lighting. Tom wondered about a mechanism for motion sensitive lighting around the building and said he'd bring up the topic to

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the town council meeting about contacting Garkane to put motion sensitive triggering on lighting in town. Tom will also ask about the building lights. There is a safety/vandalism issue related to the building lighting, but he will report to the town.

Alyssa said she did find out that if a property owner doesn't want a street light on their property, they only need to notify Garkane, and the company will remove the light.

Tom said he would review the information that Alyssa was given to see if any part is applicable. She will email it information to everyone. She wondered about the mechanism used to deal with the arena lighting issue from several years ago. Donna Jean said the existing site lighting ordinance contained enough information and the town just negotiated with the property owner.

Tom asked Ray about security lighting in general. Ray said it can be a trade-off. Some people like the security aspect of lighting. Maybe they would be willing to use a motion detector, but they you have to worry about every time something makes the light turn on. As a public safety issue, Ray said there has been an ongoing issue with vandalism, and it's unclear if outdoor lighting deters that or not. Donna Jean said Garkane offers the option on a switch to turn a light off if you want, and so far the site lighting ordinance works fine.

Loch asked for suggestions. Ray said people light their areas for different reasons, and it would be a slog to try to change things. Mark acknowledged there's a push in this area of the state to promote dark skies. Tom said he'd to add something saying that new lighting needs to have some type of hooding. Loch suggested adding this topic back in to next month's General Plan work meeting for further discussion.

Vote on 2013 Meeting Schedule

BJ moved to continue Planning Commission meetings on the second Tuesday of each month, starting at 7 p.m. Donna Jean seconded the motion, and all approved.

Vote on Loch's Zoning Ordinance Nonconforming Structures Request

Loch asked the Commission to take an up or down vote on his Zoning Ordinance change request dealing with allowing replacement and rebuilding of nonconforming structures. [Loch submitted his change application last spring, there have been numerous discussions, including a public hearing, but never a formal vote on the application.] Ray made a motion to approve Loch's application stipulating that the square footage would remain the same; Alyssa seconded the motion. Donna Jean and BJ voted "no." Ray and Alyssa voted "yes." Loch had recused himself and couldn't vote. Alyssa looked up state code that says in the case of a tie vote, the issue is disapproved. Loch officially withdrew his application. BJ said he liked the concept that Loch had in mind for his own property but was concerned about unintended ramifications.

Discuss Upcoming Business and Next Meeting Agenda

Items on the agenda for the next regular meeting, scheduled for December 11, will include:

- Bruce Parker's elderly care facility documents.
- Dark skies

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

Peg Smith, Planning Commission Clerk

Date