

**John Veranth Suggested Items for January 2022 Planning Commission
January 8, 2022**

1) After the new chair is elected I recommend a discussion of Planning Commission procedures, both as a review for new members and as a step toward making the commission more effective. Items to discuss:

- a) Our meeting Rules of Order which we need to set per Ordinance 153.042 Section 10
- b) Clear separation of agenda action items (intended votes) versus information items (for discussion and future action).
- c) Deadline for adding agenda action items prior to meeting.
- d) Timely communication of background information on agenda items for meetings.
- e) Planning budget, anticipated training and consultants. Contracting procedures.
- f) Effectively using staff support (secretary, zoning administrator, consultants).

2) Following up on our discussion in December regarding the **Subdivision Amendments, streets and driveways** I propose the following:

a) In the subdivision standards state that "In subdivisions with four or fewer lots the access to each individual lots may be from a dedicated street or from a private driveway easement. Lot access provided as part of subdivision shall meet the requirements of the Utah Wildland-Urban Interface code." This will continue existing Boulder practice, is consistent with most nearby jurisdictions, and creates the minimum restrictions needed to address public safety.

b) Consider repealing the one to three lot width to depth development standard. This requirement does not reflect the unique topography and existing irregular parcel shapes found in Boulder. Removing the requirement would allow creative solutions such as flag lots.

c) Defer to a future meeting discussion of lot access and street standards in larger subdivisions. The private street standards currently in the ordinances call for much more urban-looking road design that past Boulder practice, and these road design provisions are inconsistent with the community character goals in the General Plan. Extensive discussion is needed regarding larger subdivisions.

d) Do a full markup of changes to the draft subdivision amendments sent to Town Council in October and put on the agenda for public hearing and vote in February

3). Regarding the **Short Term Rental and RV Park applications** -

I started reading the submitted information and comparing to the ordinance but then I realized I was trying to do April's job. I would request that April be prepared to make a clear statement at the meeting on whether each of these applications is or is not in compliance with the ordinances, and if not in compliance provide an itemized list of any deficiencies.

I believe the full CUP application applications should be available to the commission in advance of the meeting since that is the document we are actually charged with approving per 153.042 (5)