

Boulder Town

Planning Commission

Meeting Minutes

Work Meeting, September 22, 2022

Commission quorum: Matt Cochran, Tina Karlsson, and John Veranth, (Colleen Thompson, briefly on zoom). Also present: Planning Commission Clerk Peg Smith and TC Liaison Elizabeth Julian. Public attending: Mark Nelson and Jen Bach. Matt opened the meeting at 7:10pm.

Work meeting discussion was to bring everyone up to speed on planned Housing Forum agenda and on next action steps needed. John suggested posting all the background materials gathered so far on the webpage. Tina suggested showing the parcel mapping in the open house, with the current zoning buildout overlay and with a clustered/open space overlay.

John is suggesting open house format starting at 6pm, let people talk informally; speakers won't all be here until 7p.m.

John will be presenting this plan for the Housing Forum to the Town Council to ensure their understanding of the event and to get their input. Goal is to educate the community on options (using examples of other projects), provide the justification, invite TC speaker, emphasize that the Planning Commission needs to look at multiple solutions, such as single lot divided off, nonprofit housing programs, funding availability, landowners willing to donate land for this purpose. All these approaches will require ordinance changes.

Matt said context is important: "affordable housing" has been a topic for a long time, but people have different concepts when they here that phrase. How much do we actually need in Boulder? People are unclear what this means--- a big development? Four-plexes? John suggested 10-15% of the housing in Boulder being "affordable" as a starting idea. Tina said what once was the "affordable development" was Boulder King Estates, and it's all bought up now, and no longer really accessible. We'll inevitably be confronted with subdivisions in our future. We need options in our Subdivision Ordinance that will actually incentivize people to add affordability within their developments. We can't just rely on generous people to provide land. And everyone in town needs the people who will actually provide the foundation of a working town, and they're the ones who can't find housing here now. And we also need to present information on what our town looks like with housing options and what it looks like if we do nothing and just let things happen.

Communicating through email? Best for Commissioners to send a document or email to Peg and she will forward to the group. Threaded responses start looking too much like a meeting.

Matt moved to adjourn, Tina seconded. Matt, Tina, and John voted 'aye.' Matt adjourned the meeting at 7:58pm.



Clerk

Draft submitted: October 28, 2022

Approved: Nov 10, 2022