

MEMO

TO: Boulder Planning Commission

FROM: Lee Nellis, FAICP

DATE: January 10, 2023

RE: DRAFT Subdivision Handout

Here is the proposed text of an informational flyer on subdividing in Boulder. This would be on the website and the first thing the ZA hands to anyone who expresses an interest in creating a subdivision. Your comments are welcome.

It would be nice to give this some visual appeal if anyone has the talent and time.

SO, YOU'RE INTERESTED IN SUBDIVIDING IN BOULDER?

Land divisions are forever! The use of a lot you create may change over time. Buildings on that lot may come and go. But the lot lines and the possibilities that they either allow or foreclose will impact future owners, neighbors, and the community for a long time.

Accordingly, Boulder Town will take a long view of any proposed subdivision development, even a single lot. We hope you will, too. To that end, here are some suggestions that will save you time, money, and irritation.

Read the Town's General Plan. Is what you propose consistent with its vision?

Read the applicable Town ordinances and PC bylaws. If you are not clear on what these documents require, ask questions. Boulder's Zoning Administrator will be happy to make an appointment with you. You may also want to consult an attorney who is familiar with land use law (not all are) or a civil engineer or land surveyor. You should also discern whether other local, state, or federal laws affect your proposal, and how.

Once you're clear on what is entailed in creating a subdivision; **ask yourself if you can you go through the process of public discussion and compromise with patience and good humor.**

Talk to your neighbors. This is essential! They may have information about access, water supply, and other things that you need to know. It is even possible that you will have to negotiate with them about access or other issues. Those negotiations should take place before you submit a concept plan for review.

While they should already be informed of your intentions, please **invite your neighbors** to the PC's discussion of that plan.

Don't over-invest upfront. Beyond the Town's basic requirements, it is up to you to decide how much you need to know before you submit a concept plan. Just be aware that you may be asked to change what you have proposed, entailing whatever expense that involves.

Don't guess. Ask! The PC will provide you with written recommendations after it discusses your concept plan. You may schedule as many additional meetings as you need with the ZA or the PC if you're not clear on how to respond or want to present an alternative. The more you clarify informally, the easier the formal part of the process will be.