

Boulder Town

Planning Commission

Meeting Minutes for February 9, 2023

Commission: Colleen Thompson, Tina Karlsson, Elena Hughes, Shelley Price-Gipson, and alternate Nancy Tosta. John Veranth was traveling. Also present: PC Clerk Peg Smith, Planning Consultant Lee Nellis, and Town Council liaison Elizabeth Julian.

Members of the public: Mark Nelson, Jen Bach, Jennifer Geerlings, Dan Pence, Matt Cochran, Judy Drain, Tessa Barkan, Jabe Beal, Nicholas Wasierski, Jeanne Zeigler, Kipp Greene, Dave Conine, Susan Kelly, Britney Peterson, Bill and Judith Geil, Katie Coleman, Andria Rice, and Michael Steadman.

Tina called the meeting to order at 6:06 pm. Tina moved to approve the agenda, Shelley seconded, no discussion, all approved.

Tina asked for any corrections to the January 12 minutes. Colleen wanted a typo corrected on page 1. Tina asked for a motion to approve the minutes with the correction. Nancy so moved; Shelley seconded. All approved.

Lee Nellis Discussion: Roads, Work group reports

Lee needs to determine which roads in Boulder are maintained by state funds. UDOT gave Lee the official map, adopted in fall 2012. It clearly shows the town receiving funds for the length of Lower Boulder Road. This constitutes evidence that it has at least been a publicly funded road officially, for over a decade. Given other short segments off the highway, it would be worthwhile for the Planning Commission to discuss roads soon. In the meantime, the GP should be updated to include that UDOT map.

Working groups: read the 2018 working group reports highlighted in Peg's training memo circulated to the Planning Commission. Lee has been researching resources that hook up prospective small-scale producers with available land. No control over municipal tax system, so there are limited ways to incentivize ways to address vacant housing. Possible areas to continue addressing: multiple dwellings in a structure; encouraging open space; encouragement for viable income in Boulder via small-scale ag, remote work, and artisanal enterprises.

Poudre Valley Community Farms, Fort Collins, CO: one of a handful of groups looking to link organic producers with land, since 2015. Required \$1.5M of an unsecured loan (via a philanthropist willing to assume that loan.) Lee will be visiting a Massachusetts entity doing similar. Challenges are substantial, but worth exploring for Boulder. Only way for Boulder is likely small scale, successful agriculture. We need to build an economy that uses the land. Not just talking about land, also talking about infrastructure: facilities required are not conducive to leasing, but more long-term/permanent infrastructure. Every type of ag requires facilities. The value of arable land is much greater as real estate than for ag purposes, and nailing down a long-term lease may be untenable to owners.

Is it time to start drafting language on a new way to regulate subdivisions? Given success of housing forum, we may need another forum on how to protect ag heritage via land for small ag. May need to raise some cash to bring in knowledgeable resources?

Nancy Tosta mentioned King County, WA (local food with land), Viva, and Olympia Community Trust, all of which Lee has on his list. Elena said she'd like to chip away at the subdivision ordinance.

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Colleen wanted more info from these groups. Lee would like a sense of interest in a second forum on land/local ag.

Public Hearing: Om Maitre Ayurveda Home Business CUP, 4650 No Moqui St

Tina moved to move into public hearing, Nancy seconded. Shelley, Nancy, Colleen, Elena, and Tina voted 'aye.'

Mark Nelson: please have the applicant give an overview.

Britney Peterson: Described her business as ayurvedic practitioner. She has a dedicated space in her home to serve clients, one on one.

Tina moved to close public hearing and return to regular sessions. Nancy seconded. Colleen, Nancy, Shelley, Elena, Tina voted 'yes.'

Discussion and Vote on Om Maitre CUP

The ZA had determined the application as complete.

Britney has four available parking spaces off street, and she only treats one client at a time, typically no more than two clients/day. Shelley asked if the neighbors had been notified, officially or otherwise. No, there is no current requirement for CUP notification and Britney said there are empty lots on both sides and across the street.

Tina began moving through the Home Occupation checklist. (Items were recorded and available on file.) All absolutes were met. Many items were not relevant.

Nancy moved to approve the CUP, Colleen seconded the motion. No further discussion. Shelley, Nancy, Colleen, Elena, and Tina voted "yes." CUP is approved without further conditions.

Public Hearing: Wandering Bear Wellness, Home Business CUP, 2000 No Hwy 12

Nicholas presented his business: structural alignment and therapeutic bodywork, in one room in his home (156 sq ft).

Tina made a motion to move to the public hearing; Colleen seconded. Nancy, Colleen, Shelley, Elena, Tina voted 'yes.'

No comments. Tina moved return to regular session, Nancy seconded. Colleen, Nancy, Shelley, Elena, Tina 'aye.'

Discussion and vote on Wandering Bear Wellness CUP

Tina proceeded through the HO checklist. All absolutes were met; relative values assigned. (See copy on file.)

Nancy made a motion to approve the Wandering Bear CUP; Colleen seconded. Nancy, Shelley, Colleen, Elena, and Tina voted 'yes.'

Continued discussion on work group progress

Elena is working on a survey and won't be returning in person for a couple months. She'll move forward with a first draft of a survey just to group members for now, with the option to survey the broader community, as needed. (15-16 members presently.)

John submitted a report on the providers group. 15 members who own real estate or otherwise have resources.

Community Vision: report on first meeting as discussed by Lee. Need clear plan for subsequent changes needed to SD development.

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Discuss ordinance change process, goals for performance-based subdivisions, street standards

Tina will table for John to present this. She did like John's idea of a three-month process to consider ideas.

Onboarding training for PC members: Shelley's outline

Shelley isn't ready to present this.

Tina suggested performance standards training, codification training, chain of communication clarifications. Tina would also like regular reports from clerk and ZA on topical items.

Final public comments

Tina read from the draft bylaws on public commentary.

Peg: Related to training, Lee Nellis could provide supplemental training on using the Development Standards checklists.

Nancy: question on plan for bylaws? Tina said they'll be reviewed bit by bit and adopted in June.

No comments from the public.

Upcoming business for March 9

- Lee: UDOT road map and GP
- John: Goals for performance-based subdivision and ordinance change process
- Possible Guest Ranch CUP
- Lee training on development standards checklist
- A second community forum on small producers/land access?
- More bylaws discussion: Items 15 through 22 in March; #23-26 for April; then return to first items, 11-14.

Elena liked the idea of a second forum, though April/May would be too soon. She suggests waiting for more info from existing groups before starting another forum. She agrees with Lee's ag forum idea; perhaps not ready yet. Tina will continue the discussion next month, but the timing may need to be moved out.

Shelley moved to adjourn; Nancy seconded. Shelley, Nancy, Colleen, Elena, and Tina voted 'aye.' Tina adjourned the meeting at 8:05 p.m.

Clerk

Draft submitted: 3/5/2023

Approved: 3/9/2023

