

Boulder Town

Planning Commission

Meeting Minutes

May 22, 2023, Special Meeting

Commission: Colleen Thompson, Tina Karlsson, Shelley Price-Gipson, John Veranth, Elena Hughes, and Nancy Tosta. Also PC Clerk Peg Smith, Zoning Administrator April O'Neal, and Town Council Liaison Elizabeth Julian.

Members of the public: Tony Mendenhall, Andy and Andria Rice, Tessa Barkan, Ashley Coombs, Mark Nelson, Jennifer Bach, Pete and Cookie Schaus, Gladys LeFevre, Michael Steadman, Phoenix Bunke, Tom Hoyt.

Tina opened the meeting at 5:33. John moved to approve the agenda, with the clarification of allowing discussion of options handout. Nancy seconded. Colleen, Nancy, John, Elena, and Tina voted aye. (Shelly wasn't present yet.)

Public hearing on Preliminary Application for Subdivision: Jacqui Smalley, Lot 70, 100W 100N.

Tina moved to close the regular meeting and open the public hearing. John seconded. John wants the minutes to show that the notification of this meeting met the Boulder ordinances. Colleen, John, Elena, Nancy, and Tina voted aye. (Shelly arrived just after the vote.)

Tina determined proper notification and asked if any commissioners had a conflict of interest with the topic. No claimed conflicts. April briefly described the subdivision creating a 5.92 acre lot. The access road is a town road, the development of which is under construction. All signoffs have been received.

No one is making a public comment. Colleen moved to close the public hearing; Shelly seconded. All voted aye. Tina moved to reopen the special meeting; Colleen seconded. All voted aye.

Discussion and action on Preliminary Application for Subdivision

Elena asked about her acre feet question, and she received the information that the requirement was met. She also said to work on the app and ordinances match more closely so the applicants know exactly what is required.

Regarding 100 North, John said it is a town road and is a matter for the Town Council to address.

John thanked the applicants for a well-done application. John moved to recommend the Preliminary Application for the Jacqui Smalley Subdivision, Lot 70, 100 W 100N to the Town Council with a favorable recommendation for approval. Colleen seconded. Colleen aye, Shelly aye, Elena aye, John aye, Tina aye. Motion passes.

Updates on June 15 Attainable Housing Forum

Henceforth, this gathering will be called the Update on Attainable Housing Forum.

John summarized his recently emailed notes: Need to focus on the summaries from the three work groups. Synthesize those groups' recommendations. 1. Are we willing to use bonus density incentives in exchange for deed restricted housing for local workers and for permanent protection of open space. 2. Are we open to developing more flexible subdivision rules, such as using average lot size

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over a parcel and lot shapes based on terrain in new subdivisions; and 3. Amending zoning to facilitate creative solutions specifically addressing housing options for local workers? If we agree on pursuing these three main principles, then we can proceed to the working on details.

Tina wants the public to understand those questions and we present information on what these options look like in order to elicit the community feedback that is more knowledgeable.

The Commissioners and ZA discussed several options of formatting the forum. John and Elena will discuss format and present their conclusions at the June 8 meeting. All three work group reports will be posted online before June 15, along with evolving background information. Each of the working groups will present their reports. Tina suggested the forum itself would provide examples of what incentives would look like, types of restrictions, types of development options, types of multi-family housing. The goal would be educating the community as well as getting feedback on community support for options. April suggested everyone responding to John's questionnaire and returning the responses to Peg for posting. Tina would like everyone to get John their suggestions/comments on his draft questionnaire by Sat May 27 that he could use for community distribution.

Elena moved to adjourn; Colleen seconded. All in favor. Tina adjourned the meeting at 6:30 pm.

Clerk



Draft submitted: June 2, 2023

Approved: