

## Boulder Town

# **Planning Commission**

## **Meeting Minutes**

### **October 12, 2023**

Commission present: Tina Karlsson, Colleen Thompson, Shelley Price-Gipson, John Veranth, Elena Hughes, alternate Nancy Tosta. Also present or on Zoom: Planning Commission Clerk Peg Smith, Town Clerk Jessica LeFevre, Town Council Liaison Elizabeth Julian, Zoning Administrator April O’Neal, and Consultant Lee Nellis.

Tina called the meeting to order at 7:01 pm.

#### ***Review Roberts’ Rules training***

Commissioners reviewed their primary takeaways from the training: equal opportunity to speak, using unanimous consent as a useful concept, restating the actual motion being voted on, importance of public comments at beginning and end.

#### ***Approve October 12 agenda; approve September 14 minutes***

John moved to approve, Elena seconded, and all approved. John made a motion to approve the Sept 14 minutes with a correction on page 2; Colleen seconded. All approved.

#### ***Public Comments on agenda items only (5 min).***

Donna Owen: Re: Robert’s Rules and public comments. Prefer making minimal comments on items being discussed versus comment at the beginning before knowing what the discussion is.

#### ***Discuss access and street standards (40 min)***

John listed current problems and inadequacies. Boulder’s street requirements are different from larger municipalities and perhaps Forest Service standards are more applicable. John had conferred with Sam Stout on road base/gravel specifications. Colleen made a motion that Lee put together a checklist on street standards that he’s displayed in photos. John amended the wording that Lee prepare an initial draft of performance-driven road standards. Shelley seconded. By roll call vote all approved.

#### ***Update on school housing project; look at current RV ordinance (20 min).***

Tina said the discussion involves ordinance changes required to make the project viable. The initial idea is to start with an RV pad to house school employees. Current ordinances do not allow RVs as employee housing. Lee said allowing this addresses the immediate problem and avoids a much larger policy question. Elena moved to scrap the RV ordinances entirely. Lee said RVs need to be defined in some manner, and this motion would require them to be called “single family dwellings” that would require an exemption that RVs don’t have to meet the building codes. There was no second to the motion. John moved that between now and the next meeting, Lee and Elena identify areas in 153 and 156 to remove unnecessary restrictions. Elena seconded the motion. John aye, Elena aye, Colleen no, Shelley no, Tina aye.

Tina suggested next meeting that everyone come prepared with a motion on moving the school housing issue forward.

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## ***Prepare information for the Oct 19 work meeting (20 min)***

Colleen made a motion to discuss road standards and zoning districts at the Oct 19 work meeting. Elena seconded the motion. All approved.

## ***Staff and Commission Reports***

John made a motion to support Tina presenting to the TC the recommendation for a dedicated Planning Commission Clerk and that the position be approved promptly. Elena seconded the motion. John no, Colleen no, Shelley no, Elena no, Tina no.

## ***Final Public comments***

Jessica said the situation in Boulder now is either tiny houses and RVs or half million dollar homes.

Peg said Meet the Candidates meeting is Oct 17 at 6pm.

Colleen said she is related to the Town Clerk.

## ***Upcoming business for November 9***

- Lee discussion
- Discussion about Oct 19 workshop
- Suggestions regarding BES solutions
- Discuss open space protection, access and road standards, subdivisions and zoning

Elena moved to adjourn, Colleen seconded. All approved. Tina adjourned the meeting at 9:51 p.m.

Clerk: *Margaret Abbott*

Draft submitted: November 5, 2023

Approved: