

Boulder Town

Planning Commission

Meeting Minutes

November 9, 2023

Commissioners present: Tina Karlsson, Colleen Thompson, John Veranth, Elena Hughes, and alternate Nancy Tosta. Shelley joined by zoom about 45 minutes into the meeting. Also present or on Zoom: 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 6:02 pm.

Approving Agenda

John moved to approve the agenda; Nancy seconded. All approved.

Approving Minutes

October 12 minutes: Colleen moved to approve; Nancy seconded the motion with her submitted corrections noted. All approved.

October 19 minutes: John moved to approve; Colleen seconded. All approved.

Conflict of Interest Disclosers

None noted

Initial Public Comments

There were no initial public comments.

Lee Nellis Presentation and Zoning change discussion (approx. 11:25 on recording)

Lee presented a new version of his previous “new zoning” Powerpoint (see website), showing how lot size averaging fits into that, encouraging agricultural options and more affordable housing as a goal. “Cluster subdivisions” are being called “open space development” or “conservation subdivision.”

The next step after lot size averaging, as sent to the TC for approval, is to identify the types of open space to be protected, such as irrigated land, areas along Boulder Creek, view areas, slopes and sensitive lands. Incentives are needed: lot size averaging is one; another is allowing some number of additional lots in exchange for the protection of open space. Boulder needs better discrimination between parts of the community with different characteristics, best defined by new zoning districts. Incentives can vary, depending on the (new) zoning district. The more zoning districts that are defined, the more flexibility there is to attain goals suited to different parts of the landscape. An example is northern Boulder where trees tend to screen development. A subdivision there could be handled differently than the same subdivision located in Lower Boulder.

The Commission continued to discuss the topic. Community forums should have descriptive maps available overlaying property lines, topography, and the suggested new zoning areas. Lee can create a matrix showing density in a district, ideas of changing density with incentives, and present the visual in a map. Allow community members tinker with the zoning areas. Lee will be in Boulder in April, but Tina would like the community to start thinking about rezoning before that.

An official Boulder street map will be a necessity for the zoning administrator to have in dealing with the new subdivision applications, along with crystal clear direction in the requirements of the

Boulder Town Planning Commission, Meeting Minutes

different zones. An application would need to show the average x density per acre, minimum lots sizes of at least one acre, whether the landowner is protecting ag land on the parcel, and so on.

Discuss RVs for housing (approx. 1:10 on recording)

Possible proposals are increasing the length of time for living in an RV while building a home, allowing people to stay longer than 180 days in an approved RV park, allowing RVs as employee housing either on-premises or other employer-owned property, allowing some period to live in an RV even without a building permit. The Commission discussed these ideas.

John made a motion, and Tina seconded recommending that Lee and Elena continue working on the options incorporating discussion feedback.

Discuss Access and Streets (approx. 1:49 on recording)

John moved to discuss his Subdivision Lots Access Goals memo, items 1-5, and Shelley seconded. Colleen voted no; all others approved. Discussion proceeded.

Elena disclosed her open subdivision application.

John moved to close this discussion and resume discussion of the document at Dec 14 meeting. Tina seconded. All aye.

Elena moved to take a break; John seconded; unanimous consent.

Discuss work meetings and forums (approx. 2:39 on recording)

Work meeting will be Nov 30 at 6pm. Priority topics will be on street access and standards.

Staff and Commissioner's informational reports (approx. 3:04 on recording)

Tina introduced a discussion on how to move items forward efficiently: how to go from discussion to decisions.

Tina is asking the Mayor for a staff meeting on handling communication.

Peg noted a 1960s-era document forwarded from Lee for background info only, emailed today.

Tina expressed the importance of getting the information they're discussing out to the public as well.

Final public comments

Dan Pence: Need to modify requirements for private street/driveway standards in line with affordability. Also, any landowner who's party to a maintenance agreement can kibosh the whole application. That needs to be addressed.

Upcoming business for Dec 14 Regular Meeting

- Lee and Elena's RV updates
- Continuation of Street Access and standards
- Results from work meeting
- Maps from Lee on new zones/streets overlay

Colleen moved to adjourn; Elena seconded. Tina adjourned the meeting at 9:43pm.

Clerk: 

Draft submitted: December 11, 2023; Approved: December 14, 2023