

**Boulder Planning Commission Work Meeting  
January 25, 2024 6:00 PM  
Meeting Minutes**

Planning Commission Members present- Chair Tina Karlsson, Colleen Thompson, Nancy Tosta and alternate Darrell Fuller

Town staff present- Town Clerk Jessica LeFevre, Transcriptionist Heidi Sola

Meeting was called to order at 6:05pm

The main topics of discussion for the evening were organizing for the upcoming public forum with Lee Nellis regarding the subdivision and zoning ordinances.

Chair Karlsson called for comments. There was discussion about the documents written by John Veranth regarding changing zoning and subdivisions and what the alternative options were. Commissioner Tosta thought the language in the documents was confusing and would make it difficult to present to the public the implications of some of the alternatives and wanted more clarity. Commissioner Fuller stated he agreed 100 % on the clarity. Zoning is a big deal and the commission does need to take it very serious. He also stated to keep a keen eye to make sure that the commission isn't just passing things hoping it doesn't affect someone but to make sure they have worked through the whole process. If you pass something that needs to be enforced then make sure it is enforceable and that we will enforce it or we shouldn't put it in.

Lee Nellis addressed the concerns regarding zoning and clarity and the alternatives presented in Mr. Veranth's documents. He explained the alternatives were not mutually exclusive and requested specific clarity on what was still not understood and what the main objectives of the Town were before they could make a decision about how to proceed.

There was discussion of how to present these topics for discussion to the public at the forum.

Community member, Tom Hoyt provided insight on the cluster community he had attempted in Boulder and stated it was politically impossible to achieve at the time. Discussion continued about the information that would be presented at the forum with an emphasis on maps and open space development.

Discussion about the RV ordinance began with regards to the definition of recreational vehicles and treating recreational vehicles as single family dwellings.

Meeting adjourned at 7:50.

Date Minutes Approved: March 14, 2024

  
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Jessica LeFevre, Town Clerk