

Boulder Planning Commission Special Meeting
March 28, 2024, 8:00 PM
Meeting Minutes

Planning Commission Members present- Tina Karlsson, Elena Hughes, Shelley Price-Gibson, Colleen Thompson, Nancy Tosta, Darrell Fuller

Town staff present or on Zoom- Town Clerk Jessica LeFevre, Deputy Clerk Lacy Allen

Meeting was called to order at 6:01 pm mountain standard time.

Approve agenda Commissioner Tosta made a motion to consider reversing items 6 and 7 on the agenda. Item 6 is the discussion of Lee's agenda for the forum and item 7 is the discussion of priorities and next steps. Commissioner Price- Gibson seconded.

Commissioner Thompson commented she liked it the way it is. Commissioner Fuller stated it made sense to switch and Commissioner Hughes agreed. Commissioner Karlsson said she thinks Lee will clarify priorities and that could be helpful.

Commissioner Karlsson called for a vote.

Colleen Thompson, no. Shelley Price-Gibson, yes. Elena Hughes, no. Nancy Tosta, yes, Tina Karlsson, no. Motion fails.

Commissioner Tosta made a motion to approve the agenda. Commissioner Thompson seconded. All voted yes. Motion carries.

PC conflict of interest disclosure None were made.

Public Comments Jen Bach stated she was confused about the documents and which one is the newer document. And she wanted the Planning Commission to know it was confusing. She stated that the ordinance reads "sewer" and Boulder doesn't use a sewer system so she was asking if it was meant to say septic or suggesting it needed to be worded differently.

John Veranth stated that he appreciated all the work that the planning commission has been putting into the RV ordinance. Top priority is the subdivision ordinance changes. SB 174 constraints approval process. He wanted to remind them to work on this with their time.

Commissioner Karlsson asked John Veranth to give a report on what the town decided in regards to Lee Nellis's request for a pay increase, travel money and a contract. The Town Council agreed to increase his pay from \$40/hr to \$50/hr, but have denied money for travel and for budget reasons, to cap Lee's hours at no more than 10 hours a month.

Staff Reports Commissioner Karlsson reported on the Boulder Path committee. They will be holding a forum Saturday April 20 10-1 at the Community Center. They are working on different pathways and possibilities for the grant.

Review and consideration of the Recreational Vehicle Ordinance changes from March 14th hearing Commissioner Tosta started the conversation explaining the changes of the document that Attorney Michael Winn made and the changes that were discussed in the March 14th meeting.

Nancy explained that Michael Winn suggested we not be specific to teachers, first responders, etc.. so the wording was changed to “local workers” to make it more inclusive.

On page 3 the verbiage mobile home was removed. On the top of page 4, Mobile home was removed. The other change was that the time you may live in an RV was concurrent with a building permit. Reference to sewer was removed since there is no sewage in Boulder. And in section 153.176 it was added that the RV’s needed to be connected to culinary water, on-site wastewater disposal and power. Then clarified that the worker hours were removed and added that the town will not be involved in negotiating the conditions in which the employee lives in the RV.

Commissioner Tosta moved to make a recommendation to adopt changes made from current Boulder Town Codes in the document that is dated Draft032224 to the town Council. Commissioner Thompson seconded the motion.

Commissioner Hughes asked if power meant being hooked up to the grid or could include solar. It was stated that our ordinances state power as including solar.

Commissioner Price-Gibson asked if septic was listed and Commissioner Tina stated that it is.

Commissioner Karlsson called for a vote. All voted I. Motion Carries.

Discussion and consideration of Lee’s proposal for forum April 11th and changing the regular meeting to April 25th Lee Nellis commented that the zoning ordinance needs to be changed. He said there will be a draft from Kaden Figgins and asked the Planning Commission if they wanted to address the density. He thinks the best thing to do is to show people how density can be moved around. He thinks the best way is to sit around a table with the Planning Commission and the public and take a look at what lot size averaging could do and see if people could add houses onto their lots and try to make them affordable.

Commissioner Thompson asked at this forum if the Planning Commission is participating or if Lee is leading the group. Commissioner Karlsson clarified that Lee will be leading the forum.

Commissioner Tosta asked Lee about topics he will be discussing? Incentives and lot sizes have been brought up and Nancy is asking for more detail on the items he hopes to talk about and transfer of development rights.

Lee Nellis responded that yes, transfer of development rights will be discussed. He mentioned it depends on how many people show up what might be able to be covered. Lee states the idea is to break people into groups and give the groups parcels to work on and break them out into 5-acre lots. And then ask the group if it would be better if it were broken up using lot size averages arranged on the land. He thinks this exercise should help get a draft standard set.

Commissioner Fuller asked if the town in Idaho Lee worked on if anything up there was approved using this model.

Lee said there was a political change and they stopped using their zoning ordinances and it has allowed and encouraged development.

Commissioner Thompson commented that people have asked her about lot size averaging and she thinks it is good for people to see it and know what it's about and what it would look like in our community.

Lee said you can't force people to sell off land so it is up to the landowner to decide.

Commissioner Fuller commented he thinks there is the iconic view in Boulder and that land on the North end of town is better developed.

Lee mentioned there are large parcels on the North end that would be better divided, but other places should be discussed. And he noted that it takes one health crisis for someone to want to sell their land and that we can't really bank on land never being sold.

Commissioner Hughes asked Lee about working with larger properties, but she asked if he would also look at smaller parcels and see how those could be divided as well.

Lee said he would be happy to look at smaller parcels as well.

Commissioner Karlsson asked about cluster developments and the idea and asked if we want to take out the cluster development and just look at average lot sizes.

Lee mentioned lot size averaging works for the landowner and is now looking at how to create something that works for the community.

Commissioner Tosta mentioned there may be other things Lee could weigh in on that might be helpful during this forum and that is why she wanted to name priorities. Nancy also disclosed she will not be able to attend in person.

John Veranth commented that the forum is a very interesting idea and stated there are a lot of landowners that should be at the table and that the town should ask people with

real parcels and see if they'd be interested in participating. He also mentioned there are development constraints such as road access, transportation and access to water. John feels like those ideas need to be put on the table.

Priorities list of action items moving forward Commissioner Karlsson commented that the Planning Commission needs to agree that Kaden and Lee can move forward on the subdivision application. Commissioner Tosta stated that the Planning Commission agreed at the last meeting to have Kaden and Lee move forward. She also stated there needs to be a discussion and that the Planning Commission needs to do the work now.

Commissioner Tosta commented that the subdivision code is going away, but if the Planning Commission went through it quickly to make sure there are items that are protected and some that are deleted that there may be benefit knowing what is currently written and what the Planning Commission wants to save.

Commissioner Thompson commented that it seems like they are getting rid of the current subdivision ordinances and they will all be re-written and is curious if it will be all new.

Lee commented that the conversation of density is that it is moving to zoning. There is a standard that needs to be moved over to zoning and cluster provisions are being moved over to zoning. He thinks the issues that the planning commission believes really need covered should be addressed. He thinks the Planning Commission should let him and Kaden know what they think is important so they can make it easier.

Commissioner Fuller asked the commission how everyone feels about the density.

Commissioner Fuller brought up concern about the Boulder Town Residential Density Table Matrix on housing density that Lee had presented as a possibility. He hopes that all the options are on the table and not just certain options.

Commissioner Karlsson stated that this would be different then the housing forum. Lee would be running the meeting and it would be very different. This is just the beginning to start the conversation and to gather the information from the public. It will also be very informative for the Planning Commission and to interact with the public on the things we are considering as additions to our Ordinances.

Commissioner Tosta stated the codes probably need to be made clearer. She feels like the planning commission is rushing into the conversation with the public. The planning commission needs a little more info, more details and could have it a little more thought out then we do now and maybe aren't ready to have a public forum.

Commissioner Hughes commented that the turnaround is tight and she is suggesting that we ask Kaden to have something ready for their end of May meeting. She also said she is glad Lee is working with Kaden on this. Commissioner Hughes agrees that going through the ordinances with a fine toothed comb would be hard, but it would be helpful to give them a list of the pieces the Planning Commission likes and the pieces they don't like to see if they fit in with SB 174.

Commissioner Tosta asked if an April formal meeting could be used to identify “sticky issues” and ask Kaden to attend.

Commissioner Karlsson agreed communication needs to be clear. She recommended going through the google form and highlighting or commenting on the bigger issues.

Lee commented that the existing regulations are not very comprehensive and if going through them needs to be done, that is fine. Kaden needs to understand what is most important to the Planning Commission. He said being issue focused rather than focused on language. The best thing for Kaden is a list of issues.

Commissioner Karlsson asked for issues.

Commissioner Tosta and Commissioner Thompson agreed that right now wouldn't be feasible for them to come up with issues.

Tina asked about private roads and maintenance programs and if everyone has the same one.

Lee said there will be a maintenance agreement and it is quite prominent as a need. He thinks there will be a model maintenance agreement as far as the road standards. He assured the commission that they aren't going to leave things out.

Commissioner Karlsson asked if she could change the thought to the general plan and asked about issues.

Commissioner Tosta mentioned that is what they are talking about. Kaden will write the ordinance. Some will come out of ordinances, subdivision and general plan and Commissioner Tosta said she thinks they need to designate time.

Clerk LeFevre asked when they wanted notes from Kaden? They all agreed the sooner the better.

Commissioner Karlsson asked if agreeing what needs to be in the ordinance and getting that list to Kaden is the most important. All agreed.

Colleen makes a motion that the planning commission will hold the regular meeting on April 25 and will have a meeting on April 11 for a public forum led by Lee Nellis. Commissioner Price-Gibson seconded the motion.

Discussion:

Commissioner Price-Gibson asked if there was any issue with rescheduling the meeting? Colleen said there were no issues.

Commissioner Hughes said she will abstain from voting.

Commissioner Fuller asked to make sure there is warning if there will be drastic changes and all options will be on the table during this forum.

Commissioner Thompson mentioned the forum is all discussion and there'll be no voting.

Commissioner Karlsson asked Lee to comment and Lee commented that there's no way they would discuss every single possibility. He said people will be free to create what makes sense for them.

Commissioner Karlsson commented that the forum would be helpful for both the Planning Commission and the Community. Information presented will provide clarification of average lot sizes and the possibilities that it provides and the option for transfer development and incentives.

Commissioner Tosta commented she thinks this is a very complex topic and that we are rushing to explain it to the public and she thinks it will raise more questions than answers. She said it can raise a lot of concerns among landowners and it could be much more thought out than it is at the current moment.

Commissioner Karlsson asks for a vote.

Colleen aye, Shelley aye, Nancy abstain, Elena abstain, Tina aye. Motion Carries

Elena clarified when to have notes for Kaden and it was agreed to have them for April 25th.

Final public comments Jen Bach shared her appreciation for the planning commission and all the work they put into everything.

Upcoming business for April 11 and April 25 meetings


April 11- Public Forum

April 25- Everyone needs to come with their lists of sticky things and thoughts of what is important to them to have covered in the subdivision ordinance.

-Vote on a new Planning Commission Chair.

Adjourn Commissioner Tosta made a motion to adjourn. Commissioner Price-Gibson Seconded. All voted aye. Motion carries. Meeting adjourned at 8:23.

Date Minutes Approved: June 27, 2024



Jessica LeFevre, Town Clerk