

**Boulder Planning Commission Regular Meeting  
June 13th, 2024 7:00 PM  
Meeting Minutes**

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

Town staff present or on Zoom- Town Clerk Jessica LeFevre, Deputy Clerk Lacy Allen, Zoning Administrator Erin Smith

Meeting was called to order at 7:01 pm mountain standard time

**Approve agenda**

Commissioner Karlsson made a motion to approve the agenda. Commissioner Thompson seconded the motion.

All in Favor. Motion Carried.

**PC conflict of interest disclosure**

None reported.

**Approve Minutes**

Commissioner Karlsson made a motion to approve the minutes from May 23rd. Commissioner Fuller seconded. No comments. All in favor. Motion carried.

Commissioner Karlsson made a motion to approve the May 9th Regular meeting. Commissioner Thompson seconded. No comments. All in favor. Motion Carried.

Commissioner Tosta mentioned on the April 25th meeting there are 2 misspelled words. Commissioner Tosta made a motion to approve the minutes with the corrections on the spelling. Commissioner Thompson seconded. All in favor. Motion carried.

Commissioner Karlsson made a motion to approve the minutes with corrections for the April 12th meeting. Commissioner Hughes seconded the motion. All in favor. Motion carried.

Commissioner Karlsson made a motion to wait to approve March 28th and March 14th minutes. Commissioner Thompson seconded. All in favor. Motion carried.

**Public comments on agenda items**

There were no public comments.

### **Staff Reports**

Councilmember Veranth gave a Town Council report thanking everyone who participated on the Active Path Committee. July 25th with the suggested date for the joint meeting between the Town Council and the Planning commission.

Zoning Administrator Erin Smith reported she added something into the packet regarding Ray Gardner's submission that is an amendment to his CUP permit.

### **Draft Subdivision Ordinance Discussion**

The Commission continued the review of the Subdivision Ordinance Draft and reviewed with Michael Winn and Kaden Figgins to discuss further changes necessary regarding wording and language regarding criminal code.

The Commission noted changes and asked Michael Winn and Kaden Figgins to develop language around certain points especially with regard to fines and penalties.

### **Pedestrian Path Committee recommendations discussion and potential action.**

Troy Julian presented the most favorable plans. He also presented opinions about the current plan and stated it had very low support.

Chair Tosta asked the commission for comments.

Commissioner Karlsson stated she thought the committee did a great job and they really tried to hear the public and gather input and felt that this was the right thing to do.

Commissioner Price-Gibson asked if the committee was planning on not using the Grant.

Troy Julian said the committee was not making a recommendation one way or another, but he is stating that there wasn't much support for the current grant.

Commissioner Price-Gibson asked for clarification on the fact that there is an active path and this grant was to improve the pathway.

Troy Julian said that it is clear the town does not want the current grant.

Commissioner Price-Gibson stated she wished she had more information because the state will be putting in a pathway one way or another.

Chair Tosta asked if Troy had gone back to UDOT and asked if any could be funded.

Troy Julian responded that one of the pathways that goes towards the school is possibly something they would accept as an alteration.

Commissioners discussed choosing one vs sending it to the Town Council for them to choose.

Commissioner Karlsson stated she thinks the Planning Commission should make a recommendation and send it over to the Town Council.

Commissioner Thompson commented that she would like to send it to the Town Council.

Commissioner Karlsson stated she would like to forward the report without making a recommendation.

Chair Tosta made a motion to accept the report of the committee supporting the three alternatives and asked that the committee representative present it to the Town Council.

Commissioner Thompson seconded the motion.

Commissioner Hughes said she will vote no on this and it seems silly to spend this much time on it to kick it down the field.

Chair Tosta asked for a vote.

Commissioner Thompson Aye, Karlsson Aye, Price-Gibson Aye, Tosta Aye. Hughes nay.

Motion carried.

Commissioner Karlsson made a motion that the Planning Commission use this process in the future for any grants using public funds.

Commissioner Hughes seconded.

Commissioner Karlsson Aye, Price-Gibson Aye, Tosta Aye. Commissioner Thompson Nay.

Motion Carried.

### **Sugarloaf Valley Acres Concept Plan**

Zoning Administrator Erin Smith presented the concept plan for Sugarloaf Valley Acres located at 2405 S. Lower Boulder Rd.

Josh Owen then went through and presented the 2 concepts.

Chair Tosta asked for clarification on the lot size and available parcels. There would be potentially 29 available parcels. There is an issue with the wording in the ordinance that needs to be changed and will take a few months.

The commission discussed the concepts with Josh Owen.

## **Deer Ranch Concept Plan**

Zoning Administrator Erin Smith introduced the Deer Ranch Concept Plan at 301 E 1600 S taking existing 80 acres and putting them into 4 lots.

Josh Owen presented the concept which is a small subdivision with 4 parcels. One of which is not intended to be sold.

Commissioner Hughes asked if there would be a Fire Hydrant back in the subdivision.

Josh Owen said there isn't much that would burn. It is mostly agricultural land use. It is tremendously hard to bring in city water which would be a \$715,000.00 bill. If it is mandated to have formal fire suppression they would incorporate into city water system on well #2. There would be some minimal fire suppression, but no. There will not be Fire Hydrants.

## **Final Public Comments**

None

## **Upcoming Business**

Review Ray Gardner's amended CUP

Review Subdivision Code talking about Minor Lot Subdivision and Roads

Commissioner Karlsson moved to adjourn the meeting. Commissioner Hughes seconded.

All in favor. Motion Carried.

## **Adjourn**

Date Minutes Approved: July 11, 2024

  
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Jessica LeFevre, Town Clerk