

MINUTES TO BE APPROVED AT JUNE PLANNING COMMISSION MEETING

Boulder Planning Commission Regular Meeting

April 25th, 2024 7:00 PM

Meeting Minutes

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

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

Meeting was called to order at 7:00 pm

**Approve agenda** Commissioner Tosta made a motion to approve the agenda. Commissioner Hughes seconded. All approved. Motion carried.

**Conflict of interest disclosure** Commissioner Hughes stated she has a subdivision application open and is to be discussed.

**Approve Minutes** There were no minutes to be approved.

**Public Comments on Agenda Items** John Veranth commented regarding subdivision ordinance and stated it's high priority. He thought the community forum was really great. He recommended joined meetings between the Town Council and Planning Commission.

**Staff Reports** Town Clerk Lefevre reported town emails have been issued. Please reach out to her if you need help.

**Update on the Boulder Active Path Committee (Tina)** Commissioner Karlsson stated the committee did a great job gathering information and getting the community interested in options.

Commissioner Thompson asked for clarification on the process and role of the Planning Commission. It was confirmed PC will compile information from Active Path Committee and submit it to the Town Council.

**Kaden Figgins report on draft subdivision needs** Kaden went through the list Councilmember Veranth had given him. Mainly addressing the Land use Authority.

Roads were discussed and Kaden asked which direction the Planning Commission would like to go in regards to roads. An answer was not given to Kaden and will be further discussed. Chip seal was recommended over gravel.

Duties were also discussed and will be outlined in the draft Kaden is to write up.

Kaden doesn't recommend public hearings in regards to subdivision applications and thinks it could complicate matters further. If a subdivision application is complete, there is no reason to deny the application and letting people speak about approval vs not approving he sees it as a complication.

Commissioner Tosta asked in regards to the general plan if there are ways to maintain open space and agricultural land?

Kaden responded you can put provisions in the ordinance, but certain lots need to be addressed in the Zoning ordinance.

**Discussion of key factors to address and include in the new subdivision ordinance** Key factors were discussed. The factors decided are the following: Ordinance will specify Land Use authority and Planning Commission will give support to the Zoning Administrator and the Zoning Administrator should be the person signing off on the decision. Other important items discussed were roads, access and road standards.

Commissioner Tosta recommended a work meeting to discuss this further.

**Discussion on potential actions to take from the April 11th PC workshop on density and lot size averaging** Transfer of Development rights were discussed. The Commission agreed they are important, but they are complicated and need to be thought about carefully. Everyone agreed to take this to the Town Council and get feedback from them.

Duplexes were discussed. The Commission was in agreement that Duplexes could help give Boulder affordable housing options.

Incentives on open space were mentioned by commissioner Karlsson. Commissioner Hughes stated she would prefer to talk about these later as she doesn't think this topic is ready to be discussed. Commissioner Tosta agreed.

Commissioner Karlsson asked who is going to present this to the Town Council. Town Clerk Lefevre mentioned that the Town Council would need this information the next day in order to be able to research the information in time.

Commissioners Hughes and Tosta agreed they will work together to get that to the Town Council.

### **Vote on new chair**

Commissioner Hughes nominated commissioner Tosta as the new chair, Commissioner Thompson seconded. No discussion. Colleen Thompson Aye. Elena Hughes Aye. Darrell Fuller Aye. Tina Karlsson Aye. Motion Passes.

### **Upcoming business for May 9th meeting**

Discussion of SB174 and decisions to make

Ped Path Committee results

Document to present to the Town Council

### **Adjourn**

Commissioner Tosta motioned to adjourn the meeting. Commissioner Thompson seconded. All in favor. Motion approved.

DRAFT