

MINUTES TO BE APPROVED AT SEPTEMBER PLANNING COMMISSION MEETING

Boulder Planning Commission Regular Meeting

July 11th, 2024 7:00 PM

Meeting Minutes

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

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

Meeting was called to order at 7:02 pm Mountain Standard Time

Approve agenda

Commissioner Karlsson Made a motion to approve the agenda. Commissioner Price-Gibson seconded the motion.

All in Favor. Motion Passed.

PC conflict of interest disclosure

None

Approve Meeting Minutes

Commissioner Karlsson made a motion to approve the meeting minutes for June 13th. Commissioner Thompson seconded the motion.

Discussion on the minutes:

Commissioner Karlsson asked if the agreement that the CUP amendment was going forward and who told Ray Gardner.

Clarification is that it is from the Zoning Administrator.

All in Favor. Motion Passed.

Commissioner Karlsson made a motion to approve the minutes from June 27th. Commissioner Thompson seconded.

Commissioner Price-Gibson said she did not review these minutes so she will abstain.

All in favor. Motion Passed.

Town Council Liaison Report

Councilmember Veranth reported The RV Ordinance passed as amended to the 90-day limit being changed to 270 days. Commissioner Tosta stated that it was not something the Planning Commission discussed and there was no public hearing so the public was unaware that change would have been made. It is not acting in good faith.

Councilmember Veranth disagreed. Further discussion was had and the decision was made to talk about this at the July 25th joint meeting.

He also reported that Michael Winn is on a fixed retainer and not an hourly rate and he is best utilized by asking specific questions rather than broad ones.

Councilmember Veranth expressed his appreciation for the amount of work Kaden has been doing and discussed a list of topics for the Planning Commission to work on. The main one being to focus on the General Plan revision and would like to see a list at the joint meeting to review and discuss.

Staff Reports

Zoning Administrator Erin Smith said there are a few potential applications.

Public Comments on agenda items

None

Review Boulder Town Subdivision Code for possible inclusion in new Subdivision Code or elsewhere in Boulder Town code.

Fees were highlighted as they need to be discussed. Discussion then moved to the idea of encouraging Solar. Commissioner Tosta recommended putting it under the Design Standards stating there are no restrictions on solar or other energy devices.

Commissioner Tosta brought up that the appeals process needs to be captured somewhere. Michael Winn says he believed there is a chapter that addresses appeals and all that needs to happen is refer to state code and that would be sufficient.

Final Subdivision Application list has not been completed. Commissioner Tosta has it highlighted in the Subdivision Code to gather more information on what needs to be included on the Subdivision Application.

Land use was discussed under current code. Commissioner Tosta asked how it is maintained? Who cares for it? Is there any ability to acquire it to be maintained?

Commissioner Karlsson said no. It can be encouraged, but not required.

There was a lot of back and forth about Lot Sizing in regard to State regulations vs what should be in the Subdivision Code. The Commission agreed it is much easier to refer to State regulations rather than updating and changing the Subdivision Code.

Building Permit Fees were discussed and suggested to be added. Border adjustments were discussed and the Commission agreed that something needs to be addressed in the Subdivision Ordinance. Referencing State Code was suggested and discussion to use what Kaden has written was discussed and seemed favorable.

Review July 8, 2024 version of new Subdivision Code

Review Infrastructure Design Standards

Discuss topics for discussion in the joint PC-TC meeting on July 25th.

Review Meeting Actions/Decisions

Upcoming business

Final Public Comments

Adjourn

DRAFT