

**Boulder Town Council, Planning Commission Joint Special Meeting
October 1st, 2024 7:00 PM
Meeting Minutes**

Town Council Members Present- John Veranth, Josh Ellis, Gladys Lefevre, Ray Gardner

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

Town staff present or on Zoom- Town Clerk Jessica Lefevre

Meeting was called to order by Deputy Mayor Veranth at 7:00 PM mountain standard time

Approve Agenda

The agenda was discussed and a discussion of the Draft Ordinance on Building Code Changes was added.

Commissioner Tosta made a motion to approve the agenda with the addition to discuss Chapter 151.

All in favor.

Motion carries.

Opening Comments by PC Chair and Deputy Mayor on desired outcomes for the meeting with input from PC and TC members.

Councilmember Veranth opened by thanking everyone for joining and gave the time over to Commissioner Tosta for remarks.

Commissioner Tosta thanked everyone who joined. She stated they have attempted to comply with the state requirements for the Subdivision Ordinance and gave an overview of what changes the Planning Commission had made and stated she has a list of items that need to be addressed before the next meeting.

You can listen to the recording to hear the overview starting at recording minutes 4:35 - 15:58.

Commissioner Tosta gave the Attorney Michael Winn a heads up about a question in regards to adopting standards in the infrastructure design by referencing our code. Michael Winn acknowledged that he heard Nancy and that will be discussed later.

Commissioner Hughes added that they are here to hear Feedback and would like clarification on some items that may have seemed confusing.

Commissioner Thompson commented that she had questions about the application for the 1 Lot Subdivision. She posed the question as to if it is an additional application. Commissioner Tosta clarified that it is the same form, there would be items that the applicant would be exempt from.

Councilmember Lefevre asked for clarification on what would be in the Design Standards. Councilmember Veranth stated that would be discussed in the next action item.

Councilmember Veranth posed some questions to be addressed and discussed:

1. Under 1 Lot Subdivision - language about the restrictions on the 1 Lot Subdivisions.
2. Fire Protection Plan under Chapter 151 and the idea that some things cannot be addressed until there is a building design.
3. Should the requirements that are currently in Chapter 152 for distance from a new lot to a fire hydrant. Should it be repealed?
4. Penalties and reinforcement.

Councilmember Lefevre stated she still had concerns about Road Standards and the 1 Lot Subdivision idea.

Commissioner Fuller also had questions about 1 Lot Subdivisions.

You can hear the entirety of this discussion from recording minutes 29:00 - 31:10.

Commissioner Tosta made a few comments regarding these questions and organized the conversation. You can hear this starting at minutes 31:11 - 34:55.

Discussion on Draft Subdivision Code – Draft 092424

The Discussion started with the 1 Lot Subdivision item. Commissioner Tosta gave a background as to why 1 Lot was chosen. Discussion between the Planning Commission and Town Council was had. Here are the key takeaways from that discussion.

Councilmember Lefevre said large landowners dividing their property could do so in the past and now they cannot. Councilmember Gardner agreed with Councilmember Lefevre. Councilmember Ellis would like to allow subdividing to happen more often, more like year after year.

Councilmember Lefevre would like to allow 4 lots only once. Councilmember Gardner does not support 1 lot. He would like to see it being more like more lots or recurring. Councilmember Veranth would like to suggest it is against a public road or have an easement. Does not support it only being done once and would like to see 2 or 3 lots.

Discussion on this item can be heard at meeting recording minutes from 35:20 - 58:30.

Road Access & Road Maintenance was discussed next.

Councilmember Lefevre brought up the concern of snow removal near the Fire Hydrants.

Councilmember Veranth summarized a consensus that further consideration with attorney Michael Winn on width of Easements and rights under the Easements for Maintenance.

You may listen to the discussion on Road Access and Road Maintenance at recording minutes 58:31 - 1:25:34.

Fire Plan was the next item discussed. Councilmember Ellis presented on the Fire Protection Plan. You may listen to the recording at minutes 1:25:36 - 1:30:57.

Infrastructure Standards was next to be addressed. Councilmember Veranth described a series of documents that would be used as a guideline. You may listen to the discussion at meeting minutes 1:30:58 - 1:40:59.

Discussion on Draft Zoning Code Changes – Draft 092424

There was a short discussion on this topic. Commissioner Karlsson asked about an appeal 153.355 that does not need to happen as it has its own appeal process.

You may listen to the discussion on this topic on the recording minutes 1:42:00 - 1:54:58.

Discuss Draft Ordinance on Building Code Changes

Not Discussed.

Public comments

None.

Review Meeting Actions/Decisions

Public hearings posted Monday to have on the 17th.

Public Hearing on changing Chapter 152 and 153.

Draft of Ordinances.

Average Lot Sizing

This was added to the agenda at the beginning of the meeting and was addressed at the beginning of the meeting.

Adjourn

Meeting adjourned at 8:58PM

Date Minutes Approved: February 06, 2025



Jessica LeFevre, Town Clerk