

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
January 21, 2016
1777 Broadway, Council Chambers

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

PLANNING BOARD MEMBERS PRESENT:

Bryan Bowen, Chair
John Gerstle
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

John Putnam

STAFF PRESENT:

Susan Richstone, Deputy Director of Planning, Housing & Sustainability
Lesli Ellis, Comprehensive Planning Manager
Jean Gatza, Community Sustainability Coordinator
Courtland Hyser, Senior Planner
Jessica Stevens, Civil Engineer II
Cindy Spence, Administrative Specialist III

1. CALL TO ORDER

Chair, **B. Bowen**, declared a quorum at 6:09 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **L. Payton** and seconded by **J. Gerstle** the Planning Board voted 5-0 (**J. Putnam** absent) to approve the December 3, 2015 and December 17, 2015 minutes as amended,

3. PUBLIC PARTICIPATION

No one spoke.

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS

A. Call Up Item: Wetland Permit (LUR2015-00112), Boulder Creek west of 95th Street

None of the items were called up.

5. INFORMATION SESSION

A. Planning Board will hold an informal meeting to discuss the Boulder Valley Comprehensive Plan (BVCP) survey results. The public is invited to listen to Planning Board members and the consultant for the BVCP project, Dave Belin, RRC, and review the results. The public will be able to submit written comments for Planning Board to review.

- Presentation
- Questions/Topics for Discussion
- Public Comments and Questions

Staff Presentation:

J. Gatza introduced the item.

Dave Belin, with **RRC**, the consultant for the BVCP project, presented the item to the board. In particular, he clarified “weighted” vs. “un-weighted” results. Weighting is done to make the overall results representative of the known population characteristics. The variables used for weighting were age, own/rent and whether in Areas I, II or III. The totality and themes taken from the results are what the Board should focus on, not merely the individual percentages.

Board Questions:

J. Gatza and **D. Belin** answered questions from the board.

Board Comments:

- Members of the board observed that the results about the people’s support for increasing, maintaining or decreasing future housing could be interpreted in different ways and should be considered as three separate “buckets” of responses.
- The board suggested obtaining clarity regarding the answers to the survey questions with additional outreach and deeper questions with more contexts.
- **C. Gray** suggested that as work moves forward around housing types a past housing survey of in-commuters might be useful to correlate with these results.
- **J. Gerstle** mentioned that the rate of growth and change, as well as the absolute numbers, may have played a role in many of the responses received and that if there are follow-up surveys, that this should be explored in more detail.
- The board suggested an explanation of the term “mixed use” to assist people with their responses.
- The results should not be a monoculture of solutions or opinions. The board suggested that future surveys should get into the questions of nuance, complexity and tradeoffs.
- The board felt that the City Council had good comments at the last joint meeting on December 15, 2015, but raised the issue of the difference in types of density. Future questions should differentiate and cross-tab to various subcommunities and include more options to cross-tab age.

Public Hearing:

1. **Donna George** suggested that the mailed survey postcard should be more vibrant to catch the receiver’s attention. She expressed the importance to look at the results as

“weighted” and “un-weighted”. She suggested that the Palo Park neighborhood should stand alone rather than combine with North Boulder.

6. DEBRIEF MEETING/CALENDAR CHECK

- **C. Gray** suggested that all board members speak directly in their microphones.
- **C. Spence** informed the board that minutes would not be verbatim, but summary minutes. In addition, “action” minutes will appear on the website the day after the Planning Board meeting.

7. ADJOURNMENT

The Planning Board adjourned the meeting at 7:39 p.m.

APPROVED BY

Board Chair

DATE

DRAFT