

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
May 12, 2016
1777 Broadway, Council Chambers

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PLANNING BOARD MEMBERS PRESENT:

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

PLANNING BOARD MEMBERS ABSENT:

N/A

STAFF PRESENT:

Susan Richstone, Deputy Director of Planning Housing and Sustainability
Hella Pannewig, Assistant City Attorney
Lesli Ellis, Comprehensive Planning Manager
Cindy Spence, Administrative Specialist III
Molly Winter, DUHMD Executive Director
Greg Guibert, Chief Resilience Officer
Elaine McLaughlin, Senior Planner
Chandler Van Schaack, Planner II
Chris Hagelin, Senior Transportation Planner
Jean Gatza, Senior Planner

1. CALL TO ORDER

Chair, **J. Gerstle**, declared a quorum at 7:04 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **C. Gray** and seconded by **L. May** the Planning Board voted 6-0 (**J. Putnam** absent for this item) to approve the April 21, 2016 and April 28, 2016 minutes as amended,

3. PUBLIC PARTICIPATION

1. **Phil Ecklund** spoke in opposition to the Holiday Inn Express proposed at 3365 Diagonal Hwy.
2. **John H. Stewart II** spoke in opposition to the Holiday Inn Express proposed at 3365 Diagonal Hwy.

3. **Elizabeth Black** spoke concerning the Boulder Valley Comprehensive Plan and Soil Sequestration.

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

- A. Call Up Item: (Case # LUR2015-00039): Site Review request to expand the existing Table Mesa Shopping Center PUD to include the 0.63-acre site located at 601 S. Broadway, and to redevelop the subject site with a new, 13,188 sq. ft. Walgreen's pharmacy. The project site is zoned Business – Community 2 (BC-2).

This item was not called up.

At this time, the Planning Board discussed Item 6A under MATTERS.

5. **PUBLIC HEARING ITEMS**

- A. AGENDA TITLE: Public hearing and consideration of a Non-Conforming Use Review application, case no. LUR2016-00014 and simple Site Review, case no. LUR2016-00025 for expansion of the Quality Inn Boulder Creek/Basecamp Motel and 33 percent parking reduction with 43 existing parking spaces where 60 are required. The site is located at 2020 Arapahoe Ave. Because this is an existing non-residential use within a residential zoning district (Residential – High 1), the use is considered non-conforming. The applicant requests to expand the exterior patio from 159 square feet to 346 square feet, and convert existing floor area to increase the room count from 47 to 50 rooms that includes the addition of one fully compliant Americans with Disabilities Association (ADA) room. The applicant is requesting Vested Rights per Land Use Code section 9-2-7(b)(1), B.R.C. 1981.

Applicant: Christian Stroebel
Owner: Boulder Motel Group, LLC

Staff Presentation:

E. McLaughlin presented the item to the board.

Board Questions:

E. McLaughlin answered questions from the board.

Applicant Presentation:

Christian Stroebel, the applicant, presented the item to the board.

Board Questions:

Christian Stroebel answered questions from the board.

Public Hearing:

No one spoke.

Board Comments:

- The board discussed the staff's suggestion of an additional condition recommending closure hours for the patio. The board did not feel the need for an additional condition restricting the hours of the patio due to noise ordinances that are currently in place. The patio would be self-regulating.

Motion:

On a motion by C. Gray seconded by J. Putnam the Planning Board voted 7-0 to approve the Site Review application LUR2016-00025 and Use Review application LUR2016-00014 adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval in the staff memorandum.

Friendly amendment made by C. Gray to modify the conditions in the staff memorandum to include a new condition 5 to read:

“The patio shall be closed from 11:00 p.m. until 6:00 a.m. seven days per week.”

The friendly amendment was not supported by a second.

After this item, the Planning Board discussed Items 6B, 6C, 6D, 6E and 6F under MATTERS.

6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

- A. AGENDA TITLE:** Presentation of Central Area General Improvement District (CAGID) Development and Access Projections

Staff Presentation:

M. Winter presented the item to the board.

Board Questions:

M. Winter, S. Richstone, C. Hagelin, Bill Fox, with Fox Tuttle Hernandez, and **David Becher,** with RRC Associates, answered questions from the board.

After this item, the Planning Board discussed Item 5A under PUBLIC HEARINGS.

- B. AGENDA TITLE:** City of Boulder Resilience Strategy

Staff Presentation:

G. Guibert presented the item to the board and asked for suggestions or observations that may be missing from the draft Resilience Strategy.

Board Comments:

- **J. Putnam** stated that the Resilience Strategy is important to have however the strategy itself seemed hidden and hard to find. It was difficult to find the strategy as opposed to plan and what those things mean. The document needs more detail and the strategy needs to be pulled out. There needs to be a transition from the document to actionable plans. In regards to the Comp Plan and other land use decisions, Site Review decisions have implications for resilience (i.e. floods and fires). These could be opportunities for community or resilience connections. If there are interim pieces along the way to think about, it would be helpful to include more detail.
- **L. May** suggested the paper version of the Resilient Strategy have a companion electronic version with hyper links taking one to the additional detail. The current document seems more promotional. It needs more substance. He discussed a few comments within the document that were important issues but did not see the correlation to resilience.
- **L. Payton** agreed with **L. May**. She stated the focus of the document seems to be more reactive strategies rather than preventive strategies. Prevention should be part of resilience. She stated that the document does not mention any strategies to prevent exposure to wildfires or flooding. Management plans and preventive aspects were not mentioned yet we know there is the potential for these events to happen. The Resilience Strategy should to be embedded in the Code as well as the Comp Plan. Finally, she suggested that the resilience benefits of open space should be included.
- **H. Zuckerman** stated that the document comes across as a prescriptive document. The document is a document of “thought leadership” and should be inspiring. That should be indicated up front. The document did make connections and pointed out ideas of diversity and affordable housing, all which create resiliency. He suggested the idea addressing the fifteen minute neighborhood and fewer vehicles.
- **C. Gray** encouraged people to subscribe to “*100 Resilient Cities*” via email for more information. She approved the mentioning of the social cohesion and the community resilient centers. She observed one missing piece of getting from the Comp Plan and sub-areas (9) in the city to community-area plans. She suggested beginning at the sub-area level to refine the planning process on a neighborhood level and discuss the resilience strategy. Talk with people that live in the neighborhoods. Discussion should be at a smaller level.
- **B. Bowen** observed that co-housing communities currently exist in Boulder which have built-in resilience mechanisms. He suggested they be included in this document.
- **J. Gerstle** suggested Boulder should avoid the notion that it is in competition with other cities and work together with neighboring cities. Economically, Boulder is better off when it works together with other cities. In addition, in regards to fifteen minute neighborhoods, at some point we need to consider if these could weaken Boulder’s downtown economy. They divert commerce from the center of town and could weaken sustainability and resilience. Finally, as he has lived in Boulder he has observed changes and neighbors have fewer interactions with each other which, in itself, have an impact on resilience. When there was an event (i.e. fire or flood), one knew how to contact their neighbors. Now, due to automatic gates and lack of social interaction, the ability to warn or address issues is lacking. Social inaction needs to be encouraged.

- **J. Putnam**, to help people visualize social connections and what a neighborhood may have to be resilient against, suggested inserting photos of people helping others during the flood in September 2013 or a recent wildfire.

C. AGENDA TITLE: Boulder Valley Comprehensive Plan Update

Staff Presentation:

L. Ellis presented the item to the board and shared the materials that were presented at the BVCP Public Meeting that took place on May 11, 2016.

Board Questions:

L. Ellis answered questions from the board.

D. Charter Height Limit Discussion (Rescheduling)

Board Discussion:

- The board has shown interest in rescheduling a discussion regarding the Charter Height Limit since it was postponed from their agenda at a prior Planning Board meeting.
- **L. May** suggested letting City Council know their interest or placing it on the Planning Board's agenda.
- **H. Pannewig** informed the board that the Planning Board does not have a role under Charter Amendments. The item will go to City Council on May 17, 2016 to ask Council if the matter should be brought back to Planning Board.
- **C. Gray** would like to forward City Council emails received by Planning Board.
- **C. Spence** will compile all emails received by Planning Board and send to City Council regarding the Charter Height Limit.
- **J. Putnam** added that the Planning Board may not need to take any action on this issue.
- After a straw poll, **L. May**, **L. Payton** and **J. Gerstle** would like to inform Council that they are eager to review the Charter Height Limit. The remaining board members would rather have Council take the initiative.
- **S. Richstone** informed the board that if Council on May 17, 2016 indicates they want input from the Planning Board, the item could be added to the June 2, 2016 agenda.

E. Hogan Pancost Withdrawal

Board Discussion:

- The board discussed the circumstances surrounding the withdrawal of the Hogan Pancost annexation application.
- **H. Pannewig** explained that there has not been an official withdrawal of the annexation petition. The applicant has requested that the hearing originally scheduled for May 23, 2016 be continued. The Planning Board procedural rules do allow this if the request comes in 48 hours before the hearing was to occur. Therefore, the hearing was continued. She stated that we believe the applicant may come back with a Concept Plan. Therefore, the public hearing on April 28, 2016 was closed. When the applicant resubmits, the public hearing will be reopened, the applicant will have the opportunity to present again

and the public will be allowed to make comments. The continuance is neither a staff decision nor a board decision. The procedural rules allow it.

F. Scheduling for the July 21, 2016 Planning Board Meeting:

Staff Presentation:

S. Richstone presented some alternative items for discussion on that date to the board.

Board Comments:

- The board discussed several items that they would like to discuss. They agreed that “*Barriers to Development and Disclosures of Conflict*” would be on the agenda. In addition, perhaps a consultant would be brought in to go over meeting process and management with the board.
- The July 21, 2016 Planning Board meeting will be offsite and not televised.
- The board discussed possible meeting topics for the future to include the following:
 - Groundwater 101
 - Floodplain 101

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 10:43 p.m.

APPROVED BY

Board Chair

DATE