

**CITY OF BOULDER**  
**PLANNING BOARD ACTION MINUTES**  
**August 16, 2007**  
**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:**

Elise Jones, Chair  
Adrian Sopher  
Richard Sosa  
Bill Holicky

**PLANNING BOARD MEMBERS ABSENT:**

Willa Johnson  
Andrew Shoemaker  
Phil Shull, Vice-Chair

**STAFF PRESENT:**

Liz Abbott, Library Director  
Juliet Bonnell, Administrative Specialist  
Jean Gatza, Planner I  
David Gehr, Assistant City Attorney  
Bev Johnson, Planner II  
Ruth McHeyser, Acting Planning Director  
Chris Meschuk, Planner I  
Susan Richstone, Acting Long Range Manager  
Mary Ann Weideman, Administrative Services Manager

**1. CALL TO ORDER**

Chair, **E. Jones**, declared a quorum at 6:07 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **R. Sosa**, seconded by **A. Sopher**, the Planning Board approved (3-0, **W. Johnson**, **A. Shoemaker**, and **P. Shull** absent, **B. Holicky** abstained) the July 5, 2007 Planning Board minutes as amended.

**3. PUBLIC PARTICIPATION**

**Tim Thomas, Boulder**, spoke about environmental sustainability, social justice issues and economic vitality. He was concerned about the procedural equity of different boards and suggested that the Library Master Plan approval process is flawed (not compliant with CO state library law).

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

The Planning Board felt that there was not enough information on **B. Bean's** Springleaf disposition to comment upon. It is not scheduled to be discussed until the August 23

Planning Board meeting, before which time the board will be supplied with the additional information/details they requested, such as site plans.

## 5. ACTION ITEMS

**A. Public hearing and consideration of 1) a recommendation to City Council regarding the Library Master Plan; and 2) approval of the Boulder Valley Comprehensive Plan (BVCP) Library Master Plan Summary.**

**Case Manager: Jean Gatza**  
**Applicant/Owner Presentation**

### **Staff Presentation**

**R. McHeyser and J. Gatza** presented the item to the board. **Liz Abbott** presented the details of the Library Master Plan to the board.

### **Public Hearing**

**Tim Thomas, Boulder**

### **Board Discussion**

The Planning Board discussed the following key themes:

#### Expansion/enhancement of libraries and their cultural events

The Planning Board supported capital improvements to existing libraries that would augment the Boulder Valley Comprehensive Plan. They are concerned that north Boulder is underserved in terms of libraries and cultural centers and would like to see the city's library facilities and their cultural events expanded.

#### Future usage of libraries

The Planning Board discussed the direction that libraries are moving in. They mentioned that books are still the primary item that libraries supply to the public, but that libraries also serve many other purposes such as supplying multimedia (CDs, DVDs, videos, audio cassettes), internet access, meeting space, cultural events, etc. to the community. They agreed that it is hard to predict what demands will be greatest for the libraries to meet over the next couple decades.

### **Motion**

On a motion by **R. Sosa**, seconded by **A. Sopher**, the Planning Board recommended (4-0 W. Johnson, A. Shoemaker, P. Shull absent) that City Council accept the Boulder Public Library Master Plan, approve the Boulder Valley Comprehensive Plan Library Master Plan Summary, and that council look at alternative funding, including but not limited to economic vitality funds to augment the cultural services of the main branch.

**B. Public hearing and consideration of 1) a recommendation to the City Council on amending the regulatory wetlands maps and adopting new wetland functional evaluations; and 2) a future work plan for amending the Wetlands Protection Ordinance.**

**Case Manager: Bev Johnson**

**Staff Presentation**

**B. Johnson** presented the item to the board.

**Public Hearing**

**Allen Olson, 497 Arapahoe  
Steve Arkfeld, 860 Willowbrook Road  
Ed Heath, 465 Arapahoe, Apt. A  
Gail Gordon, 377 West Arapahoe Lane  
Dick Blumenheim, P.O. Box 2077  
Joanna Seiler, 455 Arapahoe**

**Board Discussion**

The Planning Board discussed the following key themes:

Definition of wetlands

Wetlands are defined by the edges of streams with the following three factors: hydropedic vegetation, hydric soils, and hydrology.

Wetland map

The new wetland maps are more accurate than the old ones, so the Planning Board thinks they should be adopted immediately with the revised ordinance and its accompanying regulations to follow in a timely manner.

**D. Gehr** suggested that the Planning Board advise City Council to adopt a transition regulation that would apply the lesser regulation between the current and new maps until the ordinance is finalized. He recommended that the Planning Board advise City Council to adopt the proposed new wetland maps and adopt a transition regulation that would apply the lesser regulation of the wetland rebuffer area until the adoption of subsequent amendments to the Boulder Revised Code.

**Motion**

On a motion by **A. Sopher**, seconded by **R. Sosa**, the Planning Board recommended (4-0, **W. Johnson, A. Shoemaker, P. Shull** absent) that City Council adopt the proposed new wetland maps and that City Council adopt a transition regulation that will apply the lesser regulation of the two maps to the wetland until the adoption of subsequent amendments to the wetlands ordinance in the Boulder Revised Code.

**Recess**

The Planning Board recessed at 8:03 p.m. and reconvened at 8:08 p.m.

**C. Public hearing and consideration of a recommendation to City Council regarding adoption of the City Plans and Projects Handbook (July 2007), which**

**outlines the review and approval process for master plans and capital improvement projects.**

**Case Manager: Jean Gatza**

**Staff Presentation**

**J. Gatza** presented the item to the board.

**Public Hearing**

No one spoke to this item.

**Board Discussion**

No discussion was held.

**Motion**

On a motion by **E. Jones**, seconded by **R. Sosa**, the Planning Board recommended (4-0, **W. Johnson, A. Shoemaker, P. Shull** absent) that City Council approve the new City Plans and Project Handbook.

**D. Discussion of the process and timeline for the 2008 Mid-Term Update to the Boulder Valley Comprehensive Plan (BVCP).**

**Case Managers: Susan Richstone and Chris Meschuk**

**Staff Presentation**

**C. Meschuk and S. Richstone** presented the item to the board.

**Public Hearing**

No one spoke to this item.

**Board Discussion**

The Planning Board mentioned that three members were not present and expressed an interest in discussing this item when all members were present. The board thought that the proposal was good, but they were interested in seeing the HZE. **A. Sopher** mentioned that views should be broader on topics like this one, but the board did not have any further comments or suggestions for the mid-year update.

**Motion**

No action is required on behalf of the Planning Board.

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

**A. Sopher** expressed a desire for longer-range views. He wants a discussion on how to use our resources most wisely (rather than always focusing on conserving them) and being proactive instead of reactionary.

**B. Holicky** noted that our future Planning Director needs to be a visionary.

**E. Jones** expressed interest in having more active discussions with staff and perhaps City Council about priorities.

**R. Sosa** noted that Boulder is impacted by neighboring regions and that their direction can possibly be incorporated into Boulder's future vision.

**R. McHeyser** gave the board an update on the Urban Design position.

**E. Jones** will be meeting with Mayor Mark Ruzzin regarding the Aug 29 joint Planning Board/City Council meeting and asked for Planning Board's feedback on how the joint hearing should be run.

**B. Holicky** recused for this discussion.

**A. Sopher** mentioned that the Planning Board should be available to City Council for questions at their discretion.

**B. Holicky** returned.

**R. McHeyser** noted that from here forward all holidays will appear on city calendars so that no conflicts arise. In the meantime, the Washinton School item will not be moved to a different date, it is scheduled to be discussed at the September 13<sup>th</sup> Planning Board meeting as originally continued.

**R. McHeyser and the Planning Board** decided that the September 27 Planning Board meeting is canceled. The 29<sup>th</sup> Street Debrief (the only item scheduled for that meeting) will be moved to the October 18 Planning Board meeting which will take place in the 29<sup>th</sup> Street Community Room after a walking tour of the area.

**R. McHeyser** gave the board an update on the Hogan Pancost item for which a date has not been set yet. She informed them that once the pre-application and study processes are complete, staff will bring Hogan Pancost to the Planning Board as an information item where the board will have a chance to review the technical information related to this item prior to the applicant's presentation and the public hearing. The public hearing will take place at the Concept Plan meeting as well as via email (prior to it being heard as an info item).

**A. Sopher and E. Jones** had reservations about holding two separate meetings on this item (one with public hearing and one without). They agreed that separating these meetings would extend public conversation (as public would probably speak at both meetings on this item), but that holding separate meetings would also probably help to clarify certain issues, so they were in support of it.

**R. McHeyser** agreed to forward the Green Points project study session materials and give a briefing on the status and next steps at the board's next meeting on August 23.

The board did not have any recommendation for City Council on the following item:

A. Consideration of a motion to approve a request by the Boulder Valley School District for use of Education Excise Tax revenue in pursuit of LEED Gold certification for the rebuild of Casey Middle School.

**A. Sopher** mentioned that Planning Board minutes on-line are difficult to hear and that the tracking is difficult to follow and should be delineated differently. He wondered if there is any way to turn the microphones up so that the sound would record better and more clearly.

**E. Jones and A. Sopher** requested CD copies of the July 19 Planning Board audio.

**7. DEBRIEF/AGENDA CHECK**

**8. ADJOURNMENT**

The Planning Board adjourned the meeting at 9:29 p.m.

APPROVED BY

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Board Chair

\_\_\_\_\_  
DATE