

May 1, 2014

Meeting began at 7:00 p.m.

Present: Bill Muse, Mayor; Gladys LeFevre, Tom Jerome, Steve Cox, Council Members;  
Judi Davis, Clerk

Absent: Cindy Wilson, Council Member.

Public Present: Steve Dessinger, Ashley Coombs, Farlan and Mary Behunin, Nicole Tomlin, Tom Torgersen.

Pledge of allegiance

Tom made a motion to approve the minutes of the April 3 meeting. Gladys seconded the motion. The vote was unanimous.

Steve Dessinger, on behalf of the Tree Committee, announced that Boulder is now officially a **Tree City**. He presented the Council with a plaque, two road signs to be placed on the Boulder Town signs at each end of town, and a Tree City flag. They will plan an Arbor Day celebration. Steve said that he has sent a draft of the grant application to Danon Hulet who will review it and get back to us. If approved, we will have access to a \$25,000 grant with specific guidelines. It will operate on a reimbursement basis. The tree inventory is underway but isn't finished yet. They will keep the records. Finishing the inventory is included in their budget, which Stephanie Touati is keeping track of.

The Planning Commission sent two subdivision applications to the Council with the recommendation that we approve both. Tom made a motion that we approve the **Behunin Subdivision** as presented. Gladys seconded the motion. The vote was unanimous. In discussion on the Fay Jepsen Subdivision, Tom J. stated that the PC's only concern was that there be an easement for access to the second lot, which there is. He then made a motion to approve the preliminary application for the **Fay Jepsen Subdivision**. Steve seconded the motion. The vote was unanimous. The final subdivision application was then considered. In response to a concern voiced by Mark McIff on the phone, Tom Torgersen clarified that the label on the road easement was changed after they sent our copy and now reads that it is an easement for road and utilities. Tom made a motion that we approve the final Fay Jepsen Subdivision application contingent on the review and signature of Mark McIff. Steve seconded the motion. The vote was unanimous.

The floor was given to the public for any concerns they might have. Ashley voiced a concern that a few of the new street signs on the Lower Boulder Road might be in the wrong place. The 1600 S. Sign is at his place, and he feels it should be 1690 S., and the

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sign at the Wolfers is 1700 S. and should be 2200 S. Bill questioned where his information is from, and Ashley stated that their place has always been known as 1690 S. We'll have Cindy check with Les Barker (or Sue Inman) to see which is correct. (Peg Smith came.) Ashley is also concerned that some people are driving too fast on the Lower Boulder Road and wondered if we can take some kind of action. There are speed limit signs, and we now have signs identifying the curves. Tom verified that there are still people who don't respect the signs. Maybe it would help if Ray Gardner could drive the road from time to time and give a few warning tickets just to make people aware that there is a problem. Steve wondered if we could put a 20 mph sign on each of the curve signs. We'll have Cindy check on that. Tom feels that Ray needs to enforce it and also suggested that maybe when the water line is replaced, we could put speed bumps in places. Farlan recommended that, since bumps come off with snow grading, speed dips are a better solution, but that they would need drainage and would have to be cemented in. Mary also sees people going too fast down the Burr Trail.

Tom made a motion we approve Resolution 2014-1 adopting a **purchasing policy** as presented. Gladys seconded the motion. The vote was unanimous.

The preliminary 2014-15 budget was distributed to the Council.

The **custodian contract** expires May 31, and there was discussion on what to do after that. We'll also have to budget for outdoor work to be done at the tract park, and we need to decide whether to combine the two positions. Tom said his experience shows that there would not be any grounds work needed between December and March, and that the busiest time would be April through October. Gladys wondered if the custodian position would be more attractive if we were to combine it with cleaning around the dumpsters. The tract park needs to be brush hogged once a year. There would probably be 4-6 hours of work a week at the tract park and 8 per month as custodian. Maybe we should separate the building work from the outside work. We will post a notice asking for bids for a person to contract to do the custodial work and the dumpster cleaning not to exceed 10-12 hours per month. Bidders will state how much they would charge per hour to do the work.

Ordinance 59A which provided for a change in the size of **directional signs** until June 1 was discussed. Tom made a motion that we leave the requirements of the ordinance as they are in Ordinance 59A until such time that the Utah Legislature makes guidelines for State road signs. Steve seconded the motion. The vote was unanimous. We will check with Mark to see if this change needs to go through the public hearing process.

At Tom's recommendation (as PC liaison), we will hold off scheduling a public hearing

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on the Planning Commission's recommendation to adopt new and revised major and minor occupation definitions and uses for at least a month.

Tom reported that the grounds clean-up day went well. The sprinklers and drip lines are working.

Repairs have been made on the Lower Boulder Road.

Steve reported on the County's donation of a cattleguard and workers to install it at the tract park and asked that we send a letter thanking the County and the Road Department.

Tom reported on the last **Planning Commission** meeting. He personally was on the PC before he was on the Council and had some minor training for the position, but it is a big responsibility, and the commissioners need to be trained. The discussions are lengthy and often end without resolution. Ordinance changes are difficult. Bruce instructed them to do a survey and use the information from it to write the General Plan, then use that document to see if our ordinances are supporting the goal. Tom personally doesn't think the ordinances are supporting the General Plan. Another problem is that people argue about details. Alyssa went to a planning conference and was the only citizen planner in attendance. She gave a report on what she learned. Their recommendation was that we need **training**. Tom recommended that we use other resources in addition to Bruce for information. We need to find someone who will come here and train them, using our situation as an example. Most of the resources suggested are non-profit organizations so won't cost much.

Their current desire is to remove "retail sales" from the Table of Uses. In the ensuing conversation it was stated that the Red House Farm is a Home Occupation, so they can sell things out of their home. However, retail sales is listed as only allowed in the Commercial Zone, so that was a conflict. We can do one of two things: 1) Allow retail sales in every zone or 2) take it off the chart altogether. The PC would like to bring in some help to train them and guide them in looking at our ordinances to help them fit our community. They want to know which of our ordinances the State mandates and which can be modified to more accurately show who we are. The discussion on Temporary Use Permitting is ongoing. There is a lot of frustration on the PC right now. Gladys wondered if we are going to do training, should we have some alternates trained so they will be ready to step in. As citizens, we want the community to work, but there is a lot of variety in the citizenry. But some of our rules are so strict that there is no leeway to make something new work.

Peg stated that, in Alyssa's report, the word "envisioning" came up several times. We should approach planning as planning, beginning with the General Plan, and basing it on what you want to see your community grow into. What we have seems to be more a

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Reaction Commission than a Planning Commission, and we need training in looking at the big picture. Steve asked what we do now. Tom said we should designate some money for planning training. Bill clarified an earlier statement that Alyssa attended at her own expense; we paid her over \$500 to attend. It is hard to get people to serve. He feels Bruce is the best planner we've had. He polled three PC members who are happy with him. He thinks we can work things out with Bruce using Loch as the liaison. The Utah League of Cities and Towns has a planner who does training sessions. Steve thinks we need some help in reviewing our ordinances. Bill asked if we could have Meg Ryan (ULCT) come. Peg stated that Bruce sees things in a certain way, but there are others who can train and help.

Tom suggested that we have the PC present us with a plan. Bill agreed. He has confidence in Loch. Peg suggested that we let the PC know who we'd like to have work with them. There is a non-profit group, Form Tomorrow, as well as others, that could help. There hasn't been any contact with any of them, but Alyssa has a list. There is also some online training that people could take, but we need someone who can come here. Tom feels that finding people to serve is difficult because there's a perception that it's difficult and unpleasant. Steve said the PC wants and needs help. Tom is the liaison, so he can bring their proposal to the Council. They will send a plan, and we will budget for help. Bill suggested using the League first.

Tom stated that the town is more complicated now—there are young people, retirees, ranchers, and tourism businesses. We should plan, not react. All he's doing is reporting a desire of the PC to have resources available to help them. Gladys asked if there is any advantage to having alternates, not to vote, but to get the education. Peg said there is; it would be good to have alternates. Historically, though not recently, they've had trouble doing business because of lack of a quorum. We'll wait until we know what kind of training we can line up to advertise for alternates. Tom reminded us that we aren't up against any deadlines and that there isn't a hurry to line people up. This is a process. He suggested that Peg let them know that what we'd like them to do is put together a proposal so the Council can see it and have an opportunity to offer some modifications if necessary. Bill suggested that Peg check the League schedule and see if there are any training sessions planned soon in the vicinity. Bruce may also be able to suggest some avenue through which we could get training. Part of the problem that Tom sees is that the questions aren't always black and white. The struggle seems to be how our ordinances work with who we want to be. We need someone who will study the General Plan and then go through our ordinances to see what works and what doesn't so we'll have what we want.

Tom made a motion the meeting adjourn. Steve seconded the motion. The vote was unanimous. The meeting ended at 8:45 p.m.