

February 7, 2019

Meeting began at 7:05 p.m.

Present: Steve Cox, Mayor; Conrad Jepsen, Peter Benson, Gladys LeFevre, Councilmembers; Judith Davis and Michala Alldredge, Clerks.

Public Present: Tina Karlsson, Barbara VanQuill, Donna Owen, Brynn Brodie, Elizabeth Julian, Drew Parkin, Sharlene Wilde, Tessa Barkan.

Pledge of Allegiance

Gladys made a motion to approve the minutes of the January 3, 2019, meeting. Pete seconded the motion, and the motion was unanimously approved with one change.

Farlan Behunin has resigned his position on the Council for health reasons.

Steve introduced the next agenda item by stating that the County is working with individual towns within the county to determine their individual needs. They've hired Sharlene Wilde to help each community with individual needs and to help identify possible solutions that will work best for us. He and Sharlene rode around town today, and she now has a pretty good idea of what our wants and needs are for housing. She will help us decide where we want to go with **housing**. Commissioner Jerry Taylor joined the meeting by phone.

Sharlene (Farlan's daughter who was born and raised in Boulder) introduced herself and stated that she is here at the invitation of the County. She represents a non-profit organization in Provo whose mission is not just to find affordable housing but also to stabilize and revitalize neighborhoods. They have been in existence for 25 years, and she has been the executive director for the last 13 years. Her visit is not to tell us what to do but to help us get what we need. They started out in Provo, but realized that there wouldn't be any coverage in other areas that needed it, so they expanded and have an office in St. George. They provide **affordable, quality rental and ownership housing** opportunities. They've built or rehabilitated over 150 Utah homes. They have invested about \$30 million in affordable housing stock. They have an arm that does affordable housing and a second one that does counseling for people who are preparing to buy a home, such as maintaining it, budgeting to have more coming in than going out, etc. They have a lot of service projects, such as painting houses for the elderly. Last year they counseled 1,264 families. They usually work with individual homes but have bought some units. She's been told that particular houses would never sell, but they've sold before they were even finished. She showed before and after pictures and emphasized that they don't build cheap homes—they're built to last and are very attractive. The most important thing they do is to make sure that they do what we want. She turned the time over to the group to make comments.

Steve commented that Community Rebuilds in Moab has been here offering to help, but it is in the infant stage and is dependant on acquiring the land. We have five-acre lots and may need to consider making some zoning changes. We need to come together with a public/private partnership, combining our needs and their expertise. There aren't many houses in Boulder that can be rehabilitated and brought up to code. We need to discuss what our drawbacks are and what our positive things are, what we can do as a Council and what they can do as an organization coming together with our needs and their expertise. Sharlene stated that what actually works best is a **public/private non-profit partnership**—coming together with something that works for all of us. The Town can provide support when they apply for grants or secure funding. Not only can public officials remove barriers, but they have clout, which helps push things through. The private part of the partnership is often someone who is willing to provide land, especially if they're willing to donate it to get things moving. Things such as providing places for contractors to stay need to be built into a budget unless someone is willing to donate housing during the building time. She explained the process once the building begins.

She asked what kind of housing we need—ownership, rental? Pete said that we have a number of young families who want to stay and some who need seasonal housing. Sharlene said that Farmworkers' Housing is a source of funding, which is why she wondered what the seasonal people who stay on might do during the off-season. If they are working on ranches and local farms, that source might be a possibility. Pete said that isn't so much the case as people growing food personally.

Steve wondered if the people who work on the Hell's Backbone Grill and other farms would qualify for that kind of funding. Sharlene wondered how many seasonal workers there are. There are no figures, but there are a lot—possibly as many as full-time residents. She wondered if they might stay all year if they had housing and wondered if they would want a rental situation or would be more interested in home ownership opportunities. **Do we want all single-family housing?** Would we be open to twin home situation? Pete replied that the current zoning rules wouldn't allow it. We've talked about doing something different, but it hasn't gone anywhere. Would we be open to a duplex or a fourplex? Making them available would have to go through the rezoning process. There's no point in going through the process if there's no interest in it. Steve responded that he's not sure we're not interested in the ability to have duplexes in certain areas. We're not against it, and it is needed. Sharlene replied that there are ways to protect ourselves that we could grant a particular piece of property status of "affordable housing zone." It wouldn't apply to any other piece of property and would be done for the greater good, so another developer couldn't come in and say, "You let them do it." The ordinance would be written specifically to allow affordable housing for that piece of property. Elizabeth stated that the working group she was in last winter proposed a similar thing and was one of the most talked about things in that group. Deed restrictions would guarantee that a multi-family housing unit would remain that if sold. The non-profit monitors that. Sharlene spoke of a

program up north that has a lease payment situation where a lease is paid for fifteen years, then goes toward the cost of buying the home for a much smaller amount than it would otherwise sell for. The non-profit makes sure that the house is maintained during that time so it doesn't become rundown. The non-profit also helps families through hard times when it is difficult for them to make payments. They are the intermediary between the family and the bank. (Sometimes the State is the "bank.")

Drew stated that one of the things that drew him toward this program is that there are no housing authorities. They make sure the tenants are taking care of the property. Brynn suggested they might have homes with a community garden spot. Drew stated that there is a need for houses with 2-3 bedrooms, and they could be built less expensively with clustering. Seasonal housing can be problematic with payments.

As a summary, we should have young families who want housing to consider higher density, single-family dwellings and zone for rentals. We should zone for affordable housing with high quality, good designs. Recognize that this will not be a fast process. Will we have people who just want to rent and are not interested in buying? If so, it makes it hard to guarantee that payments will be regularly made if seasonal people leave and there are no payments being made. She would prefer to do a one-year lease. However, if people leave at the end of the season and have a lease, they would continue to pay. Drew spoke of the need of housing for teachers, as they have trouble keeping teachers at the high school because of housing shortage. Sharlene said that there is special funding for teachers and police officers.

Sharlene proposed building **four single-family houses, clustered** in a zone for higher density. New construction would be a way to go quickly. They would have three bedrooms and two baths, and she suggested that they could be used through a rental situation. Steve stated that he thinks we will have to, at some point, consider duplexes/multi-family housing units. We need to start looking at places those could go, possibly in a spot zone location, so it would be affordable for the greater good of the community. We need to consider zoning for affordable housing. Sharlene stated that it is the best way to go and does not have to look like a box. The answer is in good quality design. This will not be a fast process. Doing it right takes time. If the Council and community want, she will work with the Mayor and will get started. Drew Parkin, from a County angle, stated that **each community has different needs**, but each one has a need for affordable housing. There are things to remember: all six/nine of the communities in the County want to do something. We need to start with something on the ground. If people like it, we can continue. Moab was spoken of earlier. We are not trying to compete with them, we are trying to get affordable housing for our communities. Sharlene emphasized that they are a self-help program. She is trying to position Garfield County to receive funding through the \$20 million in funding for housing that will be available through SB34. Drew said that the cooperation of all the Garfield County communities

will give us strength as we apply for monetary help. Twenty percent of potentially \$85 million has to go to rural communities, and some of it might as well come to us. Sharlene is our representative on the subcommittee sponsoring the bill. She said they try to do energy saving techniques but recommended that we not focus significantly on green building. Barbara stated that gravel is expensive. **Lack of housing is a statewide problem.** Jerry Taylor stated that the County wants to help all the communities with housing.

A public hearing was held before this meeting to receive comment on proposed **Ordinance 2019-1, An Ordinance Imposing a One Percent Municipal Transient Room Tax on All Accommodations and Services for the Town of Boulder.** Gladys asked what percent of combined taxes, including the current .0795% sales tax, we now charge. No one knows for sure. She asked if we are in a hurry to adopt this tax and wondered if we could increase the resort tax instead of imposing the Transient Room Tax. Elizabeth stated that the TRT would not impact locals, only those who stay in our motels, campgrounds, etc. Tina stated that tourism impacts our garbage, but the money comes through the County. Steve repeated that the tax isn't imposed on the Boulder residents but on the people passing through who create the impacts. Conrad and Pete both expressed a willingness to impose the tax on those who create the impacts. Conrad made a motion to approve Ordinance 2019-1. Pete seconded the motion, and the vote was unanimous, with Conrad, Gladys, Pete, and Steve each voting yes.

There was discussion on the **Enterprise Zone** which gives tax credits for employers from the State. It is only available for rural areas. Gladys made a motion we adopt Resolution 2019-1, Renewing our participation in the Enterprise Zone program. Pete seconded the motion, and the vote was unanimous, with Conrad, Gladys, Pete and Steve voting in favor.

We need to fill the **vacancy on the Council** which was created with Farlan Behunin's resignation. We will advertise for two weeks, with a deadline of March 1 for submitting letters of interest.

**Open meetings training** was presented by Town Clerk Judi Davis.

Gladys stated that she needs to find someone to **work on the Post Office building.** Jim Catmull was suggested.

Steve talked to the County and UDOT about the **left turn lane** at the corner. The biggest problem is getting the fill. They will work with the Town on the project. Conrad was asked to contact Brian Bremner to see how we can help.

Pete reported that Planning Commission discussions on **RSTR units** are continuing. Some of the things they are considering are: 1) You have to be a resident for at least six months a year; 2) They want to limit it to a certain number in town and distribute them throughout

the town; 3) They want rules that there be someone there to meet the visitors when they come and to deal with problems. They want to be pretty restrictive. They may have to have a lottery to see who gets to participate. This might be the time for everyone to jump in so they'd be grandfathered in. The conversation will continue at their meeting next week.

The **General Plan** revision committee (Josey, Pete, Tina, Josh Ellis, Mark Nelson) are making progress, but it will probably be summer before they're ready for a public hearing. Reporting on the **Fire Department**, he stated that three firefighters went to Winter Fire School. They had hoped for more but were glad for those who went. He has quotes from three places that sell firefighter protective clothing. The cost was more than he thought it would be. Rather than get heavy clothes, they will get helmet, gloves, hood, and boots for everyone and lighter weight gear that will get more use. The dates for **tree pruning** in February didn't work because of the cold. They will postpone it until maybe early March. Arbor Day will be celebrated in March. The **Arts Council** has a new show up, and they have a Valentine concert planned for February 15.

The **checks issued** in January were reviewed. Gladys mad a motion to approve them, Pete seconded the motion, and the vote was unanimous in the affirmative.

We will advertise the maintenance/custodian position with a March 1 deadline.

Judi expressed thanks to the Boulder Community Alliance who passed on to the Town two donations—one for \$2,000 for the Dark Sky Initiative and the other \$50 to go toward the Arborist Training Program.

A copy of an anonymous letter commenting on the Transient Room Tax and Residential Short Term Rentals was given to each Council member and to Peg for the Planning Commission. It contained comments on the Transient Room Tax, Residential Short Term Rentals, and a few other things.

Gladys submitted a DABC form for Local Consent to sell beer for off-premise consumption for Hall's Store. The Clerk will fill out the paperwork.

Tina (Boulder Recycles) needs to find a home for the baler which is now located behind Hall's Store. Dell is willing to move it. For now it can be by the sheds. In time, it may be used again or disposed of.

Pete made a motion the meeting adjourn. Conrad seconded the motion, the vote was unanimous, and the meeting adjourned at 9:05 p.m.