

## Meeting Minutes

# Planning Commission, Boulder Town

**April 8, 2010, 7:00 p.m.**

Commissioners present included Ray Gardner, Brian Dick, Tom Jerome, BJ Orozco, and Bobbie Cleave. Also present were Commission Clerk, Peg Smith; Boz Bosworth

Brian called the meeting to order at 7:02. Ray moved to approve the March 11 minutes with an editorial correction (Bevin McCabe). Bobbie seconded the motion, and all approved.

### ***Update on Town Survey Subcommittee Action***

Last month, the Commissioner's agreed to divide up sections and add comments. Ray's section was on law enforcement. He wants to add an open-ended question worded something like "Where or how do you feel law enforcement should focus its efforts in Boulder: traffic enforcement, drugs and alcohol, visible presence, other? Tom suggested adding "public disturbance" to include things like dog nuisance or disturbing the peace. Boz asked if the purpose of the question would be to actually change Ray's duty schedule? Ray said probably not directly from the survey, but that the town might look at results and make other wishes known to the county. Tom suggested a ranking-type question (Likert scale) would be most useful for this type of question. In the same vein, Bobbie suggested adding a question about medical presence.

Brian's section was on zoning. The questions he would add would be: 1) Should the town center be zoned differently, and if so, what size lots? Higher density? And, "Do you support a clustering ordinance?" Additionally, asked another way, "Would you favor or oppose the development of 5 homes on 5 acres next to your property if it maintained 20 acres of open space?" If the questions aren't adjacent, they can yield interesting information regarding peoples' ideals versus their realistic limits. He also looked at the General Plan to develop a question regarding a new zone of public land, such as, "Do you support some type of protection for public land within Boulder Town boundaries?" Boz said the Cache County Commission wrote a clause that transferred development rights on property abutting public land to handle trading out for open space. Something to consider with 85 percent of land in Boulder being public land. And, "Should the commercial zone be increased to attract other businesses?" Tom mentioned Randy Ripplinger's past suggestion of zoning an area of town for light industry. If someone wanted to put up a warehouse, would we want to ask about that? "Would you be willing to zone an area in Boulder for light industry?"

BJ said his section on signage needs more work.

Peg said her section on demographics needs more work. She suggested an economic development question regarding the town actively soliciting specific services, such as vet, mechanic, butcher, plumber.

Ray asked about the anonymity of surveys. BJ likes having a number connected with the name; the name isn't plastered on top of the form, but is available should identification be necessary. A person merely collating the survey wouldn't see who responded. However, this may be a question for the town attorney. Bobby reminded everyone that at least one person, Mark Nelson, thought surveys absolutely shouldn't be anonymous, that people would be more accountable for their comments if their names are

on the form. Tom thought this could work both ways, and Ray agreed that some personalities would want to be heard, others would rather not answer than have their answers publicly known.

Tom thought numbers should be on surveys, but didn't know about correlating them to names? Get the answer first from the town attorney. Another idea was to add a box at the end of the survey asking if want someone from the town call to discuss your answers further. This might be a possibility, but could have unintended consequences. Tom suggested Walt Gove might know of some literature on this topic. Tom will ask Walt. Ray will ask the attorney on the name/no name issue.

Boz asked who would be getting the survey. Currently, the commission is thinking the sample should include all landowners, resident or not. How else does this work? Does each household have one primary survey, and need to request additional surveys for other adult members? This topic led to a big discussion on how to solicit opinions within a given household, assuming at least two adults are resident in most households, and presumably would each have their own opinions. One way might be to actually ask, **“Is another person in this household answering this survey? What is the number of the other survey?”**

Assignments for next time: Brian will clear up his questions. Tom will talk to Walt Gove about survey conventions. BJ will do the signage section. Ray will talk to town attorney about anonymity. Bobbie will brainstorm ideas about making the system work. Peg will send around demographics for review.

### ***New Business: Open Meetings Training***

Peg read the ULCT primer on Utah open meetings law. Also, there is a training session available at the end of April in Orem that will cover General Plan updates and Town Surveys.

Next meeting (May 13): Brian and BJ will be absent. Tom will serve as chairperson.

Tom moved to adjourn, BJ seconded, and all approved. Brian adjourned the meeting at 8:15 p.m.

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Peg Smith, Planning Commission Clerk]      Date

Approved: \_\_\_\_\_ Date: \_\_\_\_\_