

Meeting Minutes

Planning Commission, Boulder Town

May 13, 2010, 7:00 p.m.

Commissioners present included Ray Gardner, Tom Jerome, and Bobbie Cleave. Also present was Commission Clerk, Peg Smith, and members of the public, Chanda Spalding, Blake Spalding.

Tom called the meeting to order at 7:05. Bobbie moved to approve the April 8 minutes with an editorial correction (Bevin McCabe). Ray seconded the motion, and all approved. Tom moved directly to the single “new business” item.

New Business: Septic System on Hell’s Backbone Farm

Chanda presented the situation: Hell’s Backbone Farm participates in an international program whereby workers come to the farm and camp for x number of days to work on the organic farm. As previously noted by the Planning Commission, proper sanitation facilities are required for these people. At present, until the planned composting toilet system can be constructed, the farm uses the town’s ordinance regarding temporary RV usage for these workers. Sanitation choices included in this ordinance are either a working septic system, parking within 100 feet of a house that provides all septic facilities, or using a self-contained unit and providing a dumping record. This is a 90-day cumulative permit, which would probably cover the entire season of in- and out- workers. The Farm would like to use a portapotty that could be pumped out as their septic solution until they can get the composting toilet in place. She suggested that having the town allow a portapotty might be a good option for the town to consider. Chanda spoke with Brian Palmer in the county health department, who said this seemed like a perfectly legal situation for workers there everyday and campers there on a temporary basis, and this was more a situation for the town to consider. Chanda emphasized that the Farm does not want a fulltime portapotty.

Tom asked about the status of the composting toilet. Blake said they have ordered a non-electrical system, but it won’t arrive until sometime in July. She said it’s not practical logistically to haul the airstream trailer to Torrey for dumping.

Ray said if the health department is satisfied and it doesn’t appear to be a conflict with the ordinance, using a portapotty would be a great solution until get the composting toilet is installed. He did suggest a time limit on its usage. Chanda said they have the permit for the temporary RV usage and would be happy to provide town with the portapotty dumping records.

Bobbie said the problem that arises is the 90-day cumulative limit. The Farm’s season exceed that duration. She also questioned the continued use of the RV as living quarters; how many years does this go on before this becomes a permanent RV park? Judi had told Chanda she’d like them to keep a calendar so the town is able to track total usage. Bobbie said if the usage time exceeds the 90 days, maybe it should kick into something else that is required of permanent housing.

Chanda said she would have Brian Palmer send a letter to the town verifying the health department’s stance.

Old Business: Continued Discussion on Town Survey

Discussion started with revised demographics section. One added question deals with level of volunteer activity which Tom thinks would help with grants; also issues coming up with the school might benefit from this information. Ray says it also gets at how many people just want to be left alone and do their own thing.

Tom spoke with Walt Gove about the nature of anonymity on survey. Yes, he found out, it is absolutely essential to ensure questionnaires are anonymous. Also, there is someone in Cedar City at SUU who handles surveys for small communities. Maybe some students need practice or training.

At this point, "name optional" seems to be the direction.

Ray said he thought there would be more interest from the town at this point, in terms of suggested questions or input.

Bobbie said pre-testing the survey might elicit more involvement, and Tom suggested giving pre-test subjects an incentive like a gift certificate for Camille's ice cream.

Next Meeting

Ray has no control over the county training schedule. He will likely have to alternate months of Planning Commission meetings with county meetings on Thursday nights.

June 10 agenda: discuss the training session. And proceed with survey design and potential subdivision application.

Bobbie moved to adjourn, and Ray seconded the motion. The meeting adjourned at 7:50

Peg Smith, Planning Commission Clerk

Date

Approved: _____

Date: _____