

Meeting Minutes

Planning Commission, Boulder Town

July 1, 2010, 6:00 p.m.

A special meeting was held to discuss a wording change to the Zoning Ordinance, allowing a fourth option---use of portable toilets--- for the 90-day, temporary RV occupancy. Commissioners present included Tom Jerome, Brian Dick, and Bobbie Cleave. Also present was Commission Clerk, Peg Smith.

Brian called the meeting to order at 6:06 as a non-quorum meeting. (BJ arrived later.)

Old Business: Requested Change to Zoning Ordinance, Section 1017, to Allow Vault Privies (portable toilets) for Temporary RV Occupancy

One consideration to keep in mind is that the 90-day, temporary RV usage permit, which this change addresses, does not cover commercial usage of an RV. If an RV is being used for people other than friends or relatives, the commercial camping permit is more applicable.

Peg had contacted Daisy Dumpster, from Sigurd, to get specifications on dumping and usage: it was recommended that portable toilets be serviced at least once weekly. The chemicals used to deodorize and disinfect go inert after a week; the privy needs to be pumped and chemicals replenished weekly for safety considerations. The servicing also includes cleaning “every square inch” of the interior of the potty. Usage is calculated on a 40-“man-hour” work week, with 1 person using the privy twice a day. That calculation is revised depending on the circumstances to determine the number of toilets needed for a site. The respondent said he happens to be on the Sigurd town council and that their town wouldn’t allow a portable toilet in a residential area for more than a 2-week duration, partly for sanitation reasons and partly for the unsightliness. He said his company places some units in nurseries or fields, but not in residential areas.

BJ noted that on a jobsite in the middle of summer, even with daily pumping, portable toilets get pretty rank after a few days. It would be difficult for the town to monitor pumping, and it would be difficult to monitor general usage on the 90-day cumulative RV permit. It might be used heavily for 90 solid days, or intermittently throughout the year.

Everyone agreed that having a portable toilet, pumped at certain durations, seemed better than nothing.

BJ wondered if the town was going to use portable toilets in the new park, maybe some deal could be worked with the town, toilet contractor and private users to service them at common intervals, putting everyone on some type of schedule and possibly reducing fees. If the company comes every two weeks, we could set that as a maximum period of use between pumping. Maybe part of the RV application form should show your servicing schedule and the paid contract with the provider.

Brian noted the need for some provision for cleaning up a spill or a blow-over.

The Commissioners considered the wording offered as a suggestion by Town Attorney, Mark McIff. Brian suggested going with the proposed wording for the time being and seeing what comments come in at the public hearing.

Next Meeting

July 8. A public hearing will be held then to hear the public’s comments on the proposed change, and to recommend an action to the town.

Tom moved to adjourn, and Bobbie seconded the motion. The meeting adjourned at 6:44.

Peg Smith, Planning Commission Clerk

Date

Approved: _____ Date: _____

DRAFT