

# Meeting Minutes, Boulder Town Planning Commission

## May 13, 2014

Commissioners present: Tabor Dahl, Donna Jean Wilson, and Caroline Gaudy. Alyssa Thompson and Loch Wade were absent. Also present, Secretary Peg Smith; Bill Muse, and John Veranth.

Donna Jean called the meeting to order at 7:08 p.m. Tabor moved to approve the April minutes, and Caroline seconded the motion. All three approved.

### ***Discuss Bill Muse Concept Plan for Subdivision***

Bill presented his initial plan for a 3-lot subdivision: It complies with the frontage requirements; utilities need to be available. Bill asked about road requirements; Donna Jean said the requirement is “all-weather road.” Tabor asked about the irrigation valve access; Bill said the easement for that line is already recorded and will identify the valve, which is right on the property line. On Lot 2, there’s a pond that was to contain the Hansen’s C water, but they’ve never claimed it and never used it. It will stay there and they’ll have the right to use it but will need to put in a weir, and will have to put in a culvert (Hansen’s). Donna Jean said Bill will need to put in the culvert, part of the road. Hansen’s will have to put weir on their property.

Donna Jean: You’ll need the three perc tests. You’ll need to have well drilled. We can approve a preliminary contingent on having water (and electrical drawn on the map) or a Farmstead hookup. (Lot 1 already has water and electrical hookup. Lot 2 and 3 would share a well.)

Bill asked about power. Does he need to supply regular electric line? If a person prefers to go solar, they aren’t required to hook up to electrical are they? Donna Jean said if you choose solar and choose Garkane too, you have have a switch in your house to turn off solar. Caroline said that even if potential buyer wants to go solar, an electrical easement would need to be available on the lot. (Utilities available to the property line of each lot.)

Details will be required on the preliminary application, including adjacent landowner names and addresses for notification.

[Application for Conceptual Plan needs to be filled out.]

### ***Training***

Caroline asked if a separate discussion on Planning Commission training needs can be scheduled for Thursday May 22, at 6:30. Bill said Loch was given the name of Meg Ryan from Utah League of Cities and Towns as a resource. The Town Council was going to invite her here anyway and will formalize a date as soon as possible.

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### ***Agenda Items***

Results of training work meeting, Bill's subdivision application, and temporary use permitting process discussion.

Tabor moved to adjourn, Caroline seconded the motion, and DJ adjourned the meeting at 7:48p.m.

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Peg Smith, Planning Commission Clerk

Date

DRAFT