

Meeting Minutes, Boulder Town Planning Commission

January 8, 2015

Commissioners present: Tabor Dahl, Donna Jean Wilson, Loch Wade, Caroline Gaudy, and Alyssa Thompson. Members of the public present: Haylee Haning, Garin Apperson, Mike Nelson, Steve Cox, Sergio Femenias, Tom Hoyt, Caroline Hoyt, Annie Alexander, Ashley Coombs, Amelia England, Tony Jacobsen, Kate McCarty. Dennis Bertucci. Also present: Planning secretary Peg Smith, and Town Council Liaison Tom Jerome.

Loch called the meeting to order at 6:00 p.m. Donna Jean moved to adjourn the meeting at 7 p.m. to accommodate the Town Council meeting following. Tabor seconded the motion; all approved.

Caroline moved to approve the December 2014 meeting minutes. Alyssa seconded the motion. All approved.

Discussion of Mobile Food Vendors

This topic was added to the agenda after last meeting based on a phone call to the secretary by Haylee Haning. She and Garin Apperson operate “Magnolia’s” street food wagon. They wanted to submit an application for a Conditional Use Permit as their Temporary Use Permit will expire soon. Initial discussion involves what type of permitting is required.

Alyssa started with calling other towns to find out what they do. Assuming Boulder Town wants this type of cottage industry, it first needs to be added to the Zoning Ordinance Table of Uses. That addition would provide a definition of the use and the zones in which it could operate.

Caroline asked how these types of businesses have operated before. Answer: Temporary Use Permits, which they have now, but want to establish their business on a more permanent basis. A TUP only lasts for 120 days. What zoning is the museum? Medium Density Residential. Tom Jerome asked about jurisdiction on state park property. Alyssa said the town doesn’t have jurisdiction over the state property. Mike Nelson concurred, saying he’d called the Attorney General’s office the state grounds are exempt from town jurisdiction.

Loch: So the Planning Commission can’t issue a Conditional Use Permit because it isn’t an approved use. Caroline said that we may want to go ahead and discuss the business for the purposes of the town as a whole, but the fact of them operating on the state park grounds moots the point about Magnolia’s needing a permit.

Alyssa: Mobile food businesses are happening and have been in the past. What if Haylee and Garin want to move to another location later in the year. We need to do something.

Caroline: So there’s no need for them to apply for a CUP as long as they’re on state grounds. Mike asked to clarify, saying Anasazi State Park wants to be in compliance with the town and wants to move forward with making legal within town and not create any problems.

Garin said they don’t have plans now to move elsewhere, but want the option available for themselves or anyone else.

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Loch suggested getting an application for an ordinance change and submit it to the Planning Commission. We get the application, start crafting the wording, which may take a month or two, then we hold a public hearing, we vote on a recommendation; if yes, the recommendation goes to the town council, they have a public hearing, and they vote. It's maybe a six-month process.

Alyssa: Can't the Planning Commission push forward on its own and start the ordinance change?

Hayley: We want to be in compliance. Our permit now expires April 5.

Caroline: I'm guessing you can continue operating in good faith while we're pursuing this.

Tabor: It doesn't seem it would be causing a rift. I've only heard good things. The best way would be to follow the course Loch outlined. Everything takes the process. As long as you're going through that people will be happy about what you're doing.

Tom J: Getting a category added to the Table of Uses isn't that hard. It's mainly coming up with the definition of the business. Then it's just the procedure of going through the meetings. If the town sees your business is of value to the community there's nothing to stop this. No one's going to worry in the meantime, especially as long as you're on state property.

Alyssa: Can the Planning Commission put this on the agenda for adding a ToU definition before we receive the application? Loch said they can apply between now and next month. Caroline said that we can initiate our own changes. Loch said yes, we can initiate anything we want, but in this case, the request is coming from Haylee and Garin, and it's better to follow that. It doesn't slow anything down. If we initiate ourselves, then the source of the request gets a little blurred. And we can't craft something just for them, it has to be for the whole town.

Mike: Alyssa has done research on other communities. We can use other community's words that already exist.

Loch: If we have a model that fits, fine. They can submit an application and we can discuss it in February, then schedule a public hearing for March. All agreed to proceed on this basis, and Garin/Haylee will submit a Zoning Ordinance change request that would add Mobile Food Vendor (or whatever they want to name it) to the Table of Uses, including a definition of that business.

Discussion on a Research Related to a Town Envisioning Process

Caroline: What I looked at seems to be addressing much larger towns. Also, I think there actually is a benefit of looking at the results and the powerpoint from the last town survey. It may be fruitful to tweak the 2010 survey. It would be useful to compare similar questions five years apart. Generally, the envisioning is mostly scenario-based: you present a situation where if you do "x", then here are the possible results. Two questions from the last survey really struck home: One is "why do you live in Boulder?" And "Why would you leave Boulder? That summed it up for me: the top five first, second, and third reasons were "remote and undeveloped," "ranches;" "dark skies", "clean air and water," and "locally owned businesses." And that people would leave Boulder because of overdevelopment, health reasons, or death.

I was trying to boil down the whole envisioning process. In general, two questions: what does my community need? What am I afraid my community will lose? And DO WE WANT TO GROW? It's a question we need to address. What's good growth/a good change? I looked at the anelsen site Tabor mentioned last month. I liked their techy way of approaching it, but again, it

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seems they focused on much bigger communities. They do a visual preference survey, by taking everyone's ideas and using scenario, here's a virtual town and it lets you see the results.

Alyssa: In discovering more about the envisioning process, you won't find a process that fits a town of 200. The 2010 survey is still very applicable to what we still want to find out about. We need to revisit this, but maybe use that survey with other methods like canvassing or using student help to help us administer or analyze the results. EnvisionUtah is not on my list anymore. It's too growth oriented.

Tabor: It makes sense that a community that's growth oriented will hire these companies that are oriented toward that. What I liked on the anelsen site were some of their steps, particularly the translation workshop where they take a group of interested people to discuss the results of the survey. I picture a meeting where the results are given and someone says, "no, that's not what I meant..." And it gets discussed in some detail. I've also wondered about what's driving this? We address a particular need. Do we want to get out ahead of this? I don't know if the community really wants this. People like things more or less left alone. Maybe people don't want a plan forced. I'm conflicted. It's a good process where you have a place for public opinion. I looked at other websites. Most of the available processes are for larger communities. If we do go forward, it has to be unique to Boulder. I wonder if forcing this process would magnify our differences in the community. Would it cause troubles that aren't there now?

Donna Jean: I've attended a number of government meetings with the state. They say if a town grows 5% a year it's a healthy town. That's how they judge it.

Tom J: As far as the survey goes, it's a requirement in order to produce an updated General Plan every five years. That is a given. I've been thinking about Boulder and Boulder's future. It's growth and lack of growth. I'm now leaving Boulder. When I put out my house for sale, two of the three people who were out-of-towners who wanted to buy a second home in Boulder. We need to find a way to weight any survey for the people who actually live here.

Tom Hoyt: For BCA purposes, we've tried to look at some of the envisioning resources ourselves. We found the Orton Foundation's Heart and Soul process defines a process for small towns. It's important it comes from the community. It doesn't have an "outside expert" who comes in from the outside to tell you what you need. When a process is successful, it comes from the town. Someone goes out and collects the info from the people directly.

Caroline: If we redo a survey or if we start an envisioning process, one outcome could be we don't want to change things. Actually, I liked one idea from Envision Utah called "meeting in a box: It stresses that you *want* extremely opposing viewpoints at the table. What matters is how the meeting is conducted so it doesn't degenerate into a drawing of battlelines. Tabor said, "I think there are some lines in the community."

Caroline: We can't deny that. Whatever process we end up with should plan on encouraging all viewpoints in a productive way. We should allow all 200 or so people who live here are the stakeholders. Hadn't previously gone through the last town survey; why expect other people to? We could get started now on gathering real information: population, water use, power use, sewer/not sewer, state development changes in the last 10 years. We could start on that. What about water use in residential, water use in ag. What happens if new ranches come up or merge, not just divide. Infrastructure, roads, telecom, schools, waste disposal. I would also like to talk to the University group to see if they have ideas.

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Loch: It seems we want to do another survey and that we need to get everyone in town surveyed. Donna Jean said it should have fewer questions. Loch: So we need ideas on how to design and conduct the survey. What outside help do we need? Do we want the university help? Should we get those people to come down and talk to us? It would be useful to sit down and talk with some of these people. That includes interpretations, the actual survey, other things. By next month we should start figuring this out.

Tom J: Doing a survey for the General Plan and a survey for an Envisioning process are two different things. One is to tell you how to design your ordinances, the other is to really picture the future. They may be in opposition to each other. Many people here may want things to remain as things are, but that may not add to making this a thriving community for the future. What do you see for your children in the future. What do you see for yourself as you get old. What if tourism isn't a major component?

Loch: We have to figure out how to get community involved?

Caroline: Also, a mailing from the Utah American Planning Association talks about a semester course at the U on planning, and the professor comes from Heart and Soul. It's on small town planning. I want to find out if we can permission to record this. I may need to come back to get funding. It will be in SLC for four months. Maybe I can get him down here to brainstorm with us. Tom H offered to help contact him.

Loch: I may not be at next meeting. If we can focus on how to design and conduct a survey.—Do we want to revise the old survey? Simplify it? Canvas the whole town? Tabor doesn't necessarily feel we have to survey, but he said he'd take part, even though he'd rather let what's out there drive our responses. Looking at the survey, there are things out of our control that wouldn't be appropriate for us to try to control. Let the people who are here drive it.

Caroline: How did the questions from the 2010 survey come to be?

Loch: The second question is whether we want help and from whom?

Tabor: If you're going to do it, we need help on the questions.

Tom H: The most successful is when you have the resource who is actually asking the questions and can interact with you. When some of the uncertainties come out, they can be further grilled.

Agenda Items:

- Next meeting is February 19, 6 p.m. (no quorum for regular meeting Feb 12)
- New business. Haylee and Garin's ZO change application.
- Continue the envisioning process. Hone in on who we want, some bullet points of surveys. Caroline: if we can get someone down to talk, we do need 24 hr notice.

Alyssa moved to adjourn the meeting, Tabor seconded, and Loch adjourned the meeting at 6:58 p.m.

Peg Smith, Planning Commission Clerk

Date