

# Meeting Minutes, Boulder Town Planning Commission

## April 13, 2017

Commissioners present: Carla Saccomano, Colleen Thompson, Perry Tancredi, and Donna Jean Wilson. Tabor Dahl was absent. Secretary, Peg Smith; Town Council Liaison, Pete Benson. Members of public: Tina Karlsson, Cheryl and Steve Cox, Daniel Kennedy, Tom and Caroline Hoyt, Mark Nelson, Lisa Varga. Carla called the meeting to order at 7:04 p.m.

### ***Adopt the Agenda***

Carla requested adding Daniel Kennedy and Fox Grove subdivision as a late addition to the agenda. Perry seconded the motion, and all approved the agenda.

Perry moved to approve the March minutes, Colleen seconded the motion, and all approved.

### ***Daniel Kennedy: Continuation of Fox Grove Subdivision Concept***

Discussion continued regarding fire suppression capability, requirements for a turnaround if there is no through-access, and matter of handling back lots that are part of the parcel but not part of the subdivision. Carla is asking Town planning consultant Bruce Parker to weigh in on the back lots by next meeting.

Perry asked the Commission to talk about the feasibility of turning Bill's road into a town road. He said there are potentially 10 lots with a potential of three roads accessing them. He would like the Planning Commission for more discussion on this matter in terms of overall impact on the town and future developments. Related to Fox Grove, Daniel said right now they want to keep the private road. Perry said road owners need to be contacted regarding their preferences. Daniel said he would want to keep the farming lot and barn in the center of his parcel (not broken by a road).

### ***Presentation by Cheryl Cox: Boulder Arts Council***

Boulder Arts Council established in 2011, and becoming a 501©(3) in 2014, is Boulder's designated arts agency. Officers are: Pres/treas Cheryl Cox; Secretary Tina Karlsson; with consultant Curtis Oberhansly, and student rep Allie Catmull.

BARTC procures and displays a variety of art exhibits all year in the Community Center. The current event is textile arts from Surface Design Group. The group is primarily funded through outside grants and donations. Every other year BARTC sponsors the Artrageous art activities and auction, raising a little over \$4K last August. A few years ago they raised funds for the sound system that is used for many community events in Boulder.

One of their major goals is to support local arts and artists. Last year they hosted a reading from Boulder Writers Group. They like to provide different opportunities to appeal to a range of interests, offering workshops in watercolor, cartooning, cardmaking, storytelling, dance. There are also opportunities to collaborate with outside groups and communities, such as Ririe Woodbury Dance Company, chamber music, Escalante Arts Festival, the school district, as well as with the other local groups (BCA and Boulder Skills).

As of this meeting, they are awaiting word of a grant that will allow them to "re-grant." If they receive this funding, they can assist a few artists who have applied for a little additional assistance with specific projects.

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Cheryl said the one big absence in Boulder is a place to do performing arts. During the warm seasons, dance and theatre events can find outdoor venues. However, the big room in the Community Center is not a good performance space. She would like the town to begin considering the possibility for some type of performance building that could be used year round: something that could accommodate 60-80 people, space with a stage, allowing performers to be seen.

She said, “We try to keep our events free so everyone can participate.”

Perry asked about some of the people coming in for BOSS’s Slickrock event. He said they know a great jewelry maker coming and possibly working with Boulder Arts to make it more enticing for people to come. Cheryl agreed and said there are often great people coming to or through Boulder, and it would be nice to have them do things while they’re here.

### ***Discussion of Rural Planning Group***

Carla has sent RPG a list of potential areas of interest and concern, including housing and including adding specific action items to the main goals stated in the General Plan. The next step is to schedule a conference call with RPG to find out about their work process.

RPG works with the local towns to help them create their guiding documents and infrastructure to achieve what they determine for themselves is important. For instance, Escalante wanted to develop their Main Street. RPG audited them, looked at views, where buildings are, sidewalks, traffic flow, and came back with a nonbinding plan they could use. She said one of the reasons we want the local organizations to present to us is so we can bring those group in to do some of the legwork. It’s also great training too to see how they evaluate a town.

Planning Commission will continue to involve the community throughout this process. There will be several meetings needed. She said the General Plan already includes a lot of great goals, but they don’t necessarily correlate with ordinances to enforce or encourage those goals, and many goals have no actions attached to help reach the goal. That is what she hopes RPG can assist with. Carla will get back with RPG to set a followup meeting to discuss getting started.

Perry said the main benefit isn’t necessarily what they tell us, it’s what we learn from going through the experience with them.

### ***Discuss Upcoming business for May 11 meeting***

Likely items on the next agenda include:

- ZO ordinance change—public hearing—clarifying PC commission terms
- Daniel Kennedy and his new ideas and Bruce Parker’s opinions
- RPG discussion
- BOSS—Perry
- Perry: wants a street discussion. He’s concerned about subdivision roads that are close together, running parallel to each other. He will also converse with Muse subdivision owners to about the potential of turning that into a public road.

Carla expects Bruce Parker to send a memorandum on Kennedy back lots.

Perry moved to adjourn, Colleen seconded. Carla adjourned the meeting at 8:02 p.m.

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Peg Smith, Planning Commission Clerk

Date