

# Meeting Minutes, Boulder Town Planning Commission

## May 11, 2017

Commissioners present: Carla Saccomano, Colleen Thompson, Perry Tancredi, Donna Jean Wilson, and Tabor Dahl. Secretary, Peg Smith; Town Council Liaison, Pete Benson. Members of public: Mark Nelson, Daniel Kennedy, Joseph Kennedy, Lisa Varga, Keith Watts, Steve Cox, Abbe Orozco, Pam Moore. Carla called the meeting to order at 7:05 p.m.

### ***Adopt the Agenda and Approve Minutes***

Colleen moved, Perry seconded motion to approve March minutes. Perry moved, Colleen seconded motion to approve agenda.

### ***Public Hearing: Zoning Ordinance change to clarify Planning Commission terms of office (submitted by Boulder Town)***

Carla opened the public hearing and read the revised wording of the ordinance describing Planning Commission terms. No comments from the public. Carla closed the public hearing and entertained discussion. No discussion. Perry moved to recommend approval to the Town Council; Colleen seconded the motion, and all approved.

### ***Fox Grove subdivision, updated info and Bruce Parker opinion***

This continues the discussion about Fox Grove subdivision, with updated information from Boulder Planning Consultant Bruce Parker.

Carla determined that all commissioners had seen Parker's comments. She suggested holding the public hearing on the preliminary application next month.

Daniel and Joseph: Regarding Bruce Parker's memo, on page 4. They believe they have addressed all Bruce Parker's recommendations. Carla noted that Bruce Parker is an advisor, not a commission member. Perry said the commissioners weren't ready to push to approving the preliminary application when there were clearly problems to be resolved.

Daniel reviewed changes they have made based on Parker's recommendations: He added Parker's exact verbatim on topography and drainage (#1 note on plat). Read letter to address #7. (Copy of letter in file.)

There has been some confusion as to the stage of this application. The initial application was submitted on the Preliminary Application form, but Town Clerk crossed out preliminary and wrote in "conceptual." Since then, discussion has centered around access to the back (non-subdivision) lots and fire suppression, neither of which have been fully resolved. At the same time, Daniel has proceeded with the steps required for the preliminary application.

Tabor thought it would be wise to address any remaining questions or concerns the council has.

Perry noted that Pete Benson (fire marshall) had sent a memo regarding fire suppression and wanted to hear a response to that. He also wanted to discuss the road access.

Bill: The town needs to get a public safety engineer to look at the blind spot of road adjacent to the proposed new access road (north of the subdivision).

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Perry: We have three layers of lots here. We have to consider each safety debt we're incurring. If they're a fire that can't be suppressed.... Colleen: somewhere we have to make sure people have fire suppression. Not something we're laying on you.

Donna Jean: building permit will determine needs a fire hydrant.

Pete: Fire code says every 400 feet. The first guy to build will get stuck with the pipe and the hydrant, you guys need to keep in something for that. What triggers the fire hydrant is building. Perry: if this were a public road, then would have to have hydrants. That question is critical to this discussion.

Tabor: When we approved the Muse Subdivision we should have looked ahead to (access issues) if this land were to be developed. Perry: looking forward we potentially have this mishmash of roads. Carla said we don't want this to happen again, though what you're doing does meet the requirements of the ordinance. We still need to look at the fire suppression with Pete as he needs to sign off on it. ... When lot 5 is developed, then there's going to be more infrastructure. I prefer the developer pay the cost of the infrastructure, while the other view is the owner, at the time of building, pays for the infrastructure. Whenever that time comes, whomever is on the planning commission will have to come back and readdress the issue.

Perry: question remains: is fire suppression different for private roads than public roads? Bill said "the people in my subdivision all knew they would have to bring the water in, and have fire suppression, at the time they bought. When they build their homes, they know they'll need it."

Tabor moved to place public hearing on June 2, 7 pm. Perry seconded. *[Note: date was subsequently revised to June 5, 7 pm]*

### **Rural Planning Group--- discuss May 10 conversation and plan for action**

Carla phone conferenced with RPG: they sent out a survey to all Planning Commission and Town Council members to complete before May 26, then they send back a MOU. They want to look at issue areas, areas of opportunity, will have a meeting with us, give feedback, then a public meeting. Five Counties (FCAOG) could be used to help with follow up meetings with the community, so we're using experienced resources at no cost who can also train us.

### **Presentation by Perry Tancredi: Boulder Outdoor Survival School**

BOSS started almost 50 years ago. Larry Neilson from BYU was studying native American practices. Legend has it that BOSS started as a program for struggling students who were failing out. They'd go out in the field for 30 days. It was popular, and became part of regular curriculum: a couple months of study, then a month in Boulder. This lasted 12 years before it was privatized. In 1985 Dave Wescott established a home base at Anasazi State Park. In 1997 the business was sold to Josh Bernstein, and during that time stayed basically the same.

Students start out with pretty much nothing and learn they can survive with that. The phases of the course are the first days of basically nothing, then route and compass work, then survival, where they bring in a sheep to teach processing and using as much of sheep as possible. Then a solo, where each student has his/her own area and they're responsible for themselves, covering 6-12 miles per day. Some shorter courses have been added, including navigation instruction.

Josh Bernstein had a couple shows on History channel and Discovery, which helped marketing. Three or four years ago he sold the business Steve Dessinger.

The Slickrock event brings in experts to teach our own instructors. Perry said "we want local involvement. We have some local people cooking, teaching, but we want more. He mentioned several BOSS alumni who have since established residency in Boulder: Mike and Carrie, Jeff and

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Ana, Troy, Scott Bigler, Breck and Becky, others. One of their principles is engagement with the Boulder community. Steve was on the recycling committee, Pam is involved in Park, BCA. They've started a grant to make it more tuition more affordable for Boulderites. They also support local businesses. When students quit and just want a shower, they send them to the local motels

BOSS has permits to operation from Harris Wash and Hole in the Rock to Grover and Circle Cliffs, from GSENM to the Park, from 4400 feet to 11000 feet. Perry said, "We run into a lot of cows and cowboys. We used to not have a great relationship. Today, we have good conversations about gates, where the cows are. We're almost all meat eaters, so we appreciate the cows.

Larry D Olson, in 1998, started one of the first wilderness therapy courses. Most of the programs are in this area and have their own roots back in BOSS. The main difference is that a BOSS instructor isn't necessarily going to help you get through your issues.

Tabor said he gets nervous when BOSS students he runs into start eying his horse and dog. He said his aunt was a student. She got so hungry she drained a beaver pond, went in the lodge and ate the beaver. Dan's: parents met in the BYU course. Perry said BOSS has been used as a consultant with movie crews; Wilson, in the Tom Hanks movie, was a creation of Dave Holladay. And Hanks's reaction on film when he created his first fire was real.

Perry said it changes people. You're outside sleeping with no blanket and nothing, but it's not raining, and you're grateful. After that, whatever happens, you can handle it. No matter how bad a day goes, you can generally just go down the street and eat a burger.

Cost is \$5000 for the 30 day course. The main difference with our course is the wilderness.

### ***Discussion on town streets: distance between parallel streets***

Perry had asked for a discussion on town roads and parallel streets. He'd like to ask RPG for some advice, so the town doesn't end up with lots of private roads abutting each other. He feels the current ordinance should be refined, but being careful not to create something that may not apply to a different type of area. (Flat, open field land versus PJ) Questions: should roads be separated by at least one lot? Or should the ordinance increase the number of lots that a private road can carry? People seemed to agree that if a private road could handle 5-6 lots rather than 4 maximum, that might ease some of the problems.

Keith: I thought the quality of the road was the consideration for the smaller number of lots. If you're starting to serve more people, the road needs to be up to a certain standard.

### ***Discuss Upcoming business for June 8 meeting***

Public hearing for Fox Grove subdivision will be June 2, 7 p.m. *[since changed]*

Likely items on the next agenda include:

- Fox Grove Subdivision, discussion about public hearing
- RPG visit --- another meeting between PC and TC before that?

Tabor moved to adjourn, Colleen seconded. Carla adjourned the meeting at 8:49 p.m.

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Peg Smith, Planning Commission Clerk

Date