

# Meeting Minutes, Boulder Town Planning Commission

## July 13, 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: Steve Cox, Bill and Judith Geil, Mark Nelson, Dave Conine, Julian Hatch, Ana Sanders, Gladys LeFevre. Carla called the meeting to order at 7:04 p.m.

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

First, Commissioner reviewed the July 5 Coombs public hearing minutes. Donna Jean moved to approve them as written; Perry seconded, Perry, Donna Jean and Carla voted to approve them. (Tabor and Colleen had not been present for the hearing.) Perry moved to approve the June 8 meeting minutes; Donna Jean seconded the motion, and all approved. Perry moved to approve the agenda with the late updates; Colleen seconded the motion and all approved.

### ***Discuss Coombs Re-Zoning Application***

Carla asked the Commission for comments on the July 5 public hearing. Tabor said it seemed like the general feeling was there wasn't a major concern. Perry said there hadn't been much concern that the ordinance didn't allow it; but some concern was expressed about how the precedent of rezoning could affect Boulder. Perry wanted to make sure it was clear that Mr. Coombs would still need to subdivide his parcel to continue with his current plan, even if the rezoning is approved, and that it is a separate issue. Carla read from the General Plan about higher density "village center" concept enacted years earlier.

Donna Jean made a motion to recommend approval of the rezoning request as long as Mr. Coombs comes up with a plat map showing the division of the two lots. Perry seconded, and all approved.

### ***Rural Planning Group--- discuss schedule and activities planned***

Carla reported that the anticipated report, which was expected by end of this week, is now delayed for another week. She requested that RPG present their report in person when it is available. She will notify the Commission when she receives their results.

### ***Questions about Bed-and-Breakfast CUP (Gladys LeFevre)***

[Late addition; discussion only]. Gladys had some procedural questions and wanted a quick review of her preliminary plans. Size and efficiency of the existing culvert was discussed, and Donna Jean noted that if the culvert is cleared of the trash that collects in it, it should be adequate. It might be more advisable to build up the bank on the side by the house. Donna Jean suggested that the site map could be handled by taking a plat map and drawing in the landscaping plans and parking. Tabor asked if the existing house is part of the plan. Gladys said the new building will be about twice the size of what's there, with the existing house modified to meet commercial code, and the new part attached to the old.

She will complete the application for the next meeting.

### ***Discuss Temporary Dwelling (BJ Miller)***

[Late addition; discussion only].

Steve reported as enforcement officer that a question had been raised concerning a new yurt on BJ Miller's property, north of the Barsch's. Miller's big barn is already being used as a housing unit. He contacted Mr. Miller and was told the yurt is serving as temporary living quarters while a new house is being constructed. The barn will convert back to an ag building. The Zoning Ordinance allows for an RV to be used during construction, but nothing is stated regarding yurts. The main idea is the temporary dwelling is moveable and there has to be a way to handle septic needs.

Discussion followed regarding yurts: the ordinance defines other structures and should probably define yurt since we have so many of them now and this topic will come up again. Yurts are designed to be moved, but that's not the way they're being used in town. Carla asked if the town wants the Planning Commission to revisit the ordinance definitions. Donna Jean asked if they can put up a yurt six months before they start building the house. Discussion continued regarding building permits and when they are needed, and the fact that yurts aren't addressed, and why he would need a building permit for both the yurt and the house, and what happens to the renters in the barn. Does leaving the yurt in place create a new enforcement issue?

Steve will re-contact Mr. Miller to address some of these questions.

### ***Upcoming Business for August 10 meeting***

Dave Conine asked to address the Commission:

Dave and his wife have owned property for years in Deer Creek and they recently bought Loch Wade's property in Boulder proper. He is recently retired as the Executive Director for USDA Department of Rural Development in Utah. His background is in architecture, geology, and urban and regional planning. His career was almost exclusively devoted to community planning and development. He created several plans for new towns, including gateway communities to National Parks. He said, "One of the things is, when an area gets discovered and starts to grow, the very character that makes people like it gets sacrificed very early." He said it is possible to plan for such growth. He played a role in Springdale's development, which he recognizes how early decisions gradually eliminated the locally owned businesses, and the big franchises moved in.

Speaking of trailers and mobile homes, he said part of the reason they exist is when land values go up, affordable housing is very difficult. Affordable housing without a plan, by default looks like my house. But if you do it right, you can blend affordable housing into the core of the town.

He recognized some of the current inconsistencies between Boulder's General Plan and its Zoning Ordinance, and said he was willing to assist Boulder with its planning. He said some of the Rural Planning Group were partners with USDA. He would like to see more of those resources available to Boulder, including business loans, funding for community infrastructure, EMTs, etc., as well as housing. He said "We invested about half a billion in rural Utah per year, 86% of which was not government money, it was guarantees to banks.)

Mark asked more about his background and his successes. Dave said the failure to protect the authentic old Springdale is a regret. You learn from your mistakes." He said you have to make planning a public process. The people who live in the community are stakeholders and should have a say-so. He said in Draper, a large homebuilder buys a former orchard, rams through zone change, which the town council says the property owner has right to do, but there was no

## Boulder Town Planning Commission, Meeting Minutes

protection for the existing landowners. “I think we need to look at what is going to change as a result of what we plan.”

Carla said there would be lots more discussion and good to have many resources in town who want to be a part of it.

Likely items on the next agenda include:

- CUP from Donna
- Gladys CUP
- RPG - follow up to discussion next steps.

Mark asked about RPG: He said he attended the public meeting and liked the format--- sitting down at tables with neighbors and hearing their ideas, but he would like them to consider an extension on input. He knows of many people who didn't know about the meeting or see the survey. Carla said they wanted to be sure they talked to a representation of different people in town, but it wasn't possible to talk to everyone. The RPG team divided up when they got here. Two of them did a physical driving/talking tour through town; the others knocked on doors, took photographs, and did physical assessments. The whole experience was just to get a starting point for a bigger conversation about town planning. Perry said there's no reason we can't continue to survey, but we did ask them to focus on economic development and housing. Carla said RPG is only bringing back some suggestions based on what they observed.

Mark said he would appreciate better notification in the future, and all agreed that can be improved.

Bill Geil said, “In defense of them, they seemed to have done their homework. I was interested to learn that the median age in Boulder is 58 years old. Even though they're young and college kids, maybe they can teach us something.”

Ana Sanders agreed with Mark's comment about notification and more background. She said she saw notice of the evening meeting, but didn't really understand what they were doing. More background information would have been good.

Tabor moved to adjourn, Colleen seconded. Carla adjourned the meeting at 8:06 p.m.

---

Peg Smith, Planning Commission Clerk

Date