

Meeting Minutes, Boulder Town Planning Commission

August 10, 2017

Commissioners present: Carla Saccomano, Colleen Thompson, Perry Tancredi, Donna Jean Wilson, and Tabor Dahl. Secretary, Peg Smith. Members of public: Steve Cox, Bill, Adalee, and Josey Muse; Autumn Peterson, Gladys LeFevre, Mark Nelson. Carla called the meeting to order at 7:02 p.m.

Adopt the Agenda and Approve Minutes

Donna Jean moved to approve the July minutes, Perry seconded, all approved. Donna Jean moved to approve the agenda, Perry seconded, all approved.

Discuss Conditional Use Application for Bed and Breakfast (LeFevre)

Gladys wanted to discuss what to call her enterprise on the application. It doesn't exactly meet the criteria for a bed and breakfast. "Guest ranch" makes more sense. The original building will be refurbished; the new building will adjoin the old one, and will have up to 12 rooms.

Carla asked about the phases of the construction plan and its timeline. Everyone agreed actual construction often changes from the original plan, but the Commissioners agreed to asking for a one-year check in, to ensure that the plan itself is still viable. Carla asked about parking; there will be 13 regular spots and one handicapped slot. Is a caretaker living there year round? Then identify an additional one or two slots for the caretaker. Gladys said there will be a fire hydrant installed (which needs to be added to the plat), and there are sprinklers inside the new building. Signage will be similar to that of Boulder Mountain Lodge: one on the highway and a small sign inside.

Colleen: We're always talking about housing and employees. That's the main thing I'd like you to think about. Where are your employees going to be living? It's still a problem we're not moving forward on. Otherwise, I see a beautiful building....and a real asset to the town.

Carla suggested scheduling the public hearing for the CUP on Sept 14, even though Tabor and Perry might be absent.

On another issue, Gladys wanted to ask about the potential of adding a structure to one of their upper Boulder pieces. They have a little over one acre, attached to same property as their house is on, but across the highway. They'd like to add a cabin there. The commissioners agreed it would need to be subdivided from their other property to add a dwelling. Gladys said they were considering creating a guest ranch with that cabin and wondering about a "phase one" of putting in the cabin and seeing how it worked out. Carla said regardless of the size of the one lot, you can't have a residence and a guest ranch on a single lot. Perry said the stipulation for BOSS on their 40 acres was to have the house on a separate 5 acres.

Tabor asked if a guest ranch has to be on five acres. After additional discussion, Donna Jean suggested it would be best for Gladys to talk to a lawyer about requirements.

Perry said he'd want to make sure the ordinance is written so everyone in town doesn't qualify for a guest ranch for any extra building.

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Tabor said the commission could approve phases of a plan, but they'd want to know first what the end plan is. Or else zone the area Commercial.

Carla said she'd ask the town attorney and Bruce Parker to provide their opinions. Gladys said you have to make the land pay for itself. It's this type of plan or else subdividing.

Discuss Conceptual Plan for Subdivision—Josey Muse

Josey Muse presented her plan. This is a family subdivision, and is not part of "Muse Subdivision."

Perry said the access she's defined counts as a street, and she'd need to conform to all the regs in that road section, including fire suppression. (Subdivision Ordinance, 400-2, serving two or more properties.)

Tabor asked about fire suppression. Irrigation water is great for wildland fires, but we're more concerned with structures. Perry said she would likely need a hydrant and also add a turnaround to the plat map. Tabor asked about the well being large enough to service all three properties. What about city water? She should talk to Pete Benson about fire suppression options. The cost for a storage tank is \$1/gal, and the other option would be sprinkler system; similar cost.

Donna Jean said she'd need a perc test done on third lot.

Josey expressed concern about the high cost of adding the water line and hydrant to those properties that are a long way from the road. She wanted to protect the viewshed by building off the road, and this is an impediment to that type of supposedly preferred development.

Discuss Draft Report from Rural Planning Group

Carla received the preliminary draft and asked Pete and Peg to help review it. Other than basic editing, Pete had questions about some of the government source data. Carla said RPG noted some of the source data was sketchy, but that also, it was exactly the same source as a bank would look at, grant funders would look at, etc. It's a common problem with all rural areas in the state. It is something to be aware of.

Tabor asked about the survey they conducted and that several people were not contacted. Do they feel it's appropriate to go to a final report with those data questions and more people wanting to be surveyed?

Discuss Upcoming Business for September 14 meeting

Likely items on the next agenda include:

- Gladys CUP
- Josey Preliminary Subdivision application

Carla said that Dave Conine had emailed her and wanted to be involved in helping in the housing discussion. Perry said we were planning to use the RPG feedback as a tool for discussion the General Plan. If Dave wants to give us more info, more tools, that's great. First we need to define the problem.

Colleen: we should do something to move forward at each meeting. I want to start talking about affordable housing a bit more to get a list going. How do we best reach everyone in town?

Mark said he liked the RPG meeting where they had the table discussions. "I like people coming with ideas. It was apparent to me that we needed more of that."

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Carla agreed with continuing to use that format for discussions. It's about finding a starting place. What's the best way to get people involved and to talk about it? Every person is a resource for us. No one is telling us what to do. No one is coming in as an expert and telling us what to do.

Bill: The Town Council has supported the RPG. They're coming back to us now, and we should wait for that.

Perry said the community discussions like Mark mentioned should happen regularly anyway. If we want this town to be managed with input, it needs to be conducted regularly.

Tabor: On our own, we should study the General Plan, make notes, look at the RPG report, maybe more surveys... that would help us move forward.

Josey had a question about section 400-8, regarding roads. It looks like the Planning Commission has some latitude. Perry said a "private driveway" does not have to comply; a "private road" does. I don't agree that problems providing required fire suppression is an undue hardship. "My stance is that because development in Boulder will result in more private than public roads, we need to require this." Josey said if you do enforce this, it will allow only people with very high incomes to be able to build, or else build closer to the street.

Tabor said when we talked about Fox Grove subdivision, we had to fire code for the town. We need to be consistent with requirements. Josey disagreed with the Commission's interpretation of the ordinance.

Tabor said the discussion about Fox Grove showed how we needed to proceed. There's a lot of people who have built/will build back there, with the new waterline that has the capacity the fire marshall thought should be required. If the town doesn't want that, then we need to change the ordinance. Perry said something to allow an individual builder more latitude might be worth considering, but it would be hard to word something that can't be taken advantage of by a commercial developer. We're not going to solve that here tonight.

Tabor move to adjourn, Perry second. All approved. Carla adjourned the meeting at 8:31 p.m.

Peg Smith, Planning Commission Clerk

Date