

# Meeting Minutes, Boulder Town Planning Commission

## September 14, 2017

Commissioners present: Carla Saccomano, Colleen Thompson, and Donna Jean Wilson; Tabor Dahl and Perry Tancredi were absent. Secretary, Peg Smith; Town Council Liaison Pete Benson. Members of public: Steve Cox; Gladys LeFevre, Bob and Naomi Brems, Dave Conine, Bill and Judith Geil, Randy Catmull, Ashley Coombs, Ray Nelson and Denise Pennington, Jared Brems, Jackie Winovitch, Jordan Mlsna, 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 August minutes, Colleen seconded, all approved. Donna Jean moved to approve the agenda, Colleen seconded, all approved.

### ***Public Hearing on CUP for LeFevre Guest Ranch***

Carla explained the rules of the public hearing and subsequent discussion. Donna Jean moved to close the regular meeting and open the public hearing, Colleen seconded the motion, and all approved. Carla opened the public hearing.

Background: Gladys LeFevre owns the former AJ Martinez property and has applied for a conditional use permit (CUP) to open a guest ranch using the original house and an additional building. There will be 12 rooms, plus parking; no facility for living quarters for staff or other people living onsite. *[Meeting participants took a minute to examine the displayed drawings.]*

Judith Geil: I'm concerned about the safety factor, coming out of the drive onto the highway, given lack of enforcement of the traffic speed. People barrel down that road at 40, 50, 60 mph. Second, since we live downhill from that, I wonder about protecting against obtrusive lighting.

Randy: Will this be a private driveway or will this become a public street? Private driveway, said Gladys. She said they have a 20 foot easement on the access road.

Mark Nelson: I like the low profile of the project. I like that it's off the road. I'm concerned about the definition of a guest ranch and whether this fits. Why is this not a commercial property? *[Colleen read the definition of guest ranch.]* I feel that's a little ambiguous... I don't see it as a ranch. Does that mean anyone can put up a motel/hotel and say it's a guest ranch? I guess my comment is that it's your job to make a judgment on that whether it's wordplay or a loophole? Is it a motel or hotel? Then there's a problem with that. This illustrates a major weakness in our ordinances that it's allowed. A motel/hotel is only allowed in a commercial zone. This doesn't quite work for me because of what I just said.

Naomi Brems: I'm impressed with the preparation that's been accomplished already. It's something our town needs. We always have family coming and our house only holds so many. I'm looking forward to this and feel it'll be an asset to our town.

Bill Geil: I'll add to Judith's comments and express my support for the project and the amount of work Gladys has done in preparation. Her drawings are a full-blown set of drawings and there's lots of effort in that. Lighting... all we're asking is lighting be shielded. And the traffic coming down highway....we have trouble turning onto 450 West. I don't know if there's anything

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Gladys can do about that. It is a problem. She's gone to a lot of work and expense. She has a good builder. I want to speak out in support.

Randy: I really like the idea you've called it Annie's Place. Good.

Ashley Coombs: I support her having the guest ranch, but it should meet the conditions just like the guest ranch of Salt Gulch. It should be run just like Salt Gulch.

*[Peg read Alyssa Thompson's emailed comments (on file).]*

Jackie Winovitch: I'm in favor. We need more places for people to stay in town. And the plans are very nice.

Naomi: You can't put so many limitations that a person can't do anything in town. The list (of Alyssa's) is pretty much. You can't tell about 10 years from now. It's not part of the discussion now.

Donna Jean moved to close public hearing, Colleen seconded. Carla reopened the meeting.

### **Discuss Guest Ranch CUP**

Carla: Many of these things were discussed last month with Gladys and are covered by existing ordinances. This is a conditional use permit and a guest ranch is allowed in the GMU zone. It is up to us to create conditions which rest on our underlying ordinances. For instance, lighting must be shielded and downward directed, and indoor lighting cannot be used as defacto outdoor lighting. There is a parking spot for every room. Gladys has agreed to put in a fire hydrant as part of getting a building permit. She'll have to get a sign off from the fire marshall for a turnaround. She has submitted a CUP for the sign: a freestanding sign, similar to that of Boulder Mountain Lodge. As part of the building permit, there will have to be a signoff from SW Public Health. Our ordinance states 90 days for a resort. I would suggest lining up with that. (p 38). Also, the kitchen would have to get commercial kitchen certification prior to opening. [Gladys corrected Carla in her summary that there was no live-in staff quarters. There actually is one room designated for a caretaker, so only 11 rooms are available for transient occupants.

Randy: Why is an off-premises sign allowed? Gladys assumed the sign was on her easement. OK, we will have an address sign on the highway and an on-premises sign.

Donna Jean: They have a legal description right of way, so it should be ok for sign. Randy: you'd better check. A right of way is not your property.

Carla: We will table the sign CUP until next meeting and get those questions answered.

Randy: (representing Boulder Farmstead, will this require a signoff?) Yes, they will have a fire hydrant. Donna Jean said they have a well. Carla: usually goes with a building permit. The Fire marshall has signed the building permit. Gladys has a well. Pete: if the plan includes a hydrant, it needs to be addressed with Boulder Farmstead. A well usually has limitations of usage on it.

Gladys: If this is approved, there will be Farmstead water. Randy: I just want to make sure we're not left out of the loop. Carla: This needs to go into the CUP.

Carla: So, it's allowed as CU, we can put conditions on to protect the town to make sure it operates as it's supposed to operate. Any other concerns: Donna Jean said she's not concerned about it turning into a boarding house.

Conditions will be:

- Fire hydrant to be installed, worked out with Boulder Farmstead
- Table signage discussion for next meeting.
- Outdoor lighting will be in accordance with ordinances

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- Signoff from SW Public Health on sewage
- Maximum 90 day stay.
- Commercial kitchen certification

CUP goes out of effect if nothing is done within 6 months.

Carla asked about money put up guaranteeing completion. Gladys said the construction company is waiting. Carla said we should look into doing that even though Donna Jean said we haven't done that. Carla talked to the attorney who said it could be done. Larger projects may require this, as part of the building permit.

DJ moved to accept the CUP application with these conditions, Colleen seconded. All approved. Peg will give Gladys a list of the conditions.

Gladys: I appreciate Mark's comments. You guys use me as a trial, because you're going to get more of these, and you need to know what you will want to do.

### ***Discuss Report from Rural Planning Group***

Carla sent out the RPG draft report to the Planning Commission earlier. The report is going to the printer this week. They can print 30 hard copies within their budget. It will also be online. We'd talked about putting some of the copies in various public places and then find good ways to get out info on the link when it's online. We could insert cards that have their name, we'd add a link, or add a scan symbol. Colleen liked the idea, sit down someplace, and look through it.

Next steps: We gave them the areas we wanted them to concentrate on: housing, land use, community identify, econ dev. Their report is not telling us what to do. They used data that is out there. It's a working document to use as we wish. We might like to reach out to people who are interested in providing more info, try to involve them. Get a working group, maybe 5-7 people for each of those main areas, maybe partner up with someone from Planning. Also have several people within the community who have deep professional experience in these things. Like Econ Dev, start with people who are trying to start a business, and come up with what they would like to see; then the experienced person could help bring in resources. Then they come back to Planning with some projects to look at and we can look at how it works with the ordinances. Those are my thoughts.

Colleen: I'd like to move forward with this...get together in a working situation in a round table like in the RPG meeting. There sounds like many more people who would come if they know you're having these meetings. Carla: the working groups could set their own schedules. People will get more involved as it goes along. It gets the word out into the town. I have looked into getting maps that show the town, the property lines, the infrastructure. I have the septic locations but they aren't on a map yet. When we get to zoning, we'll be able to see if an area has the capacity for additional development, etc. There are resources with the state. Companies that do this for pay. Also, we could get university students to help. Carla: we could overlay with a new map. I'll send the idea of how to proceed up to town council to see what they say.

Carla: RPG will be back Oct 2. We want to do a joint meeting with the town, so everyone knows what the study is and what it is not. As long as we want them as a resource, or to ask about other resources, they'll follow up.

### ***Discuss Upcoming Business for October 12 meeting***

We will have had our meeting with RPG by then. Likely agenda items for next month:

- RPG and decided direction
- Gladys Sign CUP

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Carla opened the meeting to questions:

Bill Geil: on these working groups, would you consider them public meetings? Secondly, would someone record what was talked about at those meetings? Carla: Certainly, the committees will report back to us on what was done. Notes would be taken, and would be discussed in a regular Planning Commission meeting.

Donna Jean moved to adjourn, Colleen seconded. All approved. Carla adjourned the meeting at 8:06 p.m.

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Peg Smith, Planning Commission Clerk

Date

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