

Meeting Minutes, Boulder Town Planning Commission

October 12, 2017

Commissioners present: Carla Saccomano, Colleen Thompson, Donna Jean Wilson, and Tabor Dahl. Perry Tancredi was absent. Secretary, Peg Smith; Town Council Liaison Pete Benson. Members of public: Michelle and Brock Lebaron, Gladys and Dell LeFevre, Kevin Gardner, Dave Conine, Conrad Jepsen, Judi Davis, Brynn Brodie, Keith Watts, Lisa Varga, Michael LeFevre, Mark Nelson, Connor Gibson, Sam Van Wetter, Judi Davis. Carla called the meeting to order at 7:05 p.m.

Adopt the Agenda and Approve Minutes

Donna Jean wanted the minutes changed to reflect that the building permit she signed was just for renovation on the existing old house. She moved to approve the minutes as corrected, Colleen seconded the motion, and Colleen, Carla, and Donna Jean voted to approve. Donna Jean moved to adopt the agenda, Colleen seconded, and the same three approved.

Public Hearing on Signage CUP for LeFevre Guest Ranch

Carla passed around the drawing of the proposed sign. DJ moved to close the meeting, Colleen seconded, and Carla closed the regular meeting, and opened a public hearing.

[Tabor arrives.] Brock Lebaron: Representing co-owners Michelle Lebaron, Chris and Rochelle Robinson. We own Boulder Creek Ranch, approx 407 acres adjacent to the Lefevre property. The Lefevre property is accessed by a 20 foot right of way off through our property off Hwy 12. We have a copy of the recorded easement, #205615, recorded with Garfield County. We understand one of the outstanding issues with this conditional use is related to the signage. (He then read the rest of Chris's letter, attached), which requested denying any signage advertising the Lefevre property at any point along the highway adjacent to their property.

Gladys: If it's a problem, let's not worry about it, just do the directional sign. (like a street sign). You can call it Lebaron Lane, I don't care.

Michelle Lebaron: I have a question regarding the last comment and whether a directional sign is allowed on a street sign off Hwy 12. Carla said this is a question of terminology—in our ordinances “directional sign” gives directions to a place of business. I think [Gladys] is referring to a street sign, like 200North (from town)

[Colleen: Let's clarify directional sign.

Carla: This CUP is about the design she proposed and submitted. Colleen: is she talking about something that would be added to the post at the Burr Trail/Hwy 12 turnoff? Judi: no, the timeframe for allowing that sign has expired.]

Dave Conine: I believe UDOT has directional signs that look like street signs and instead of green background they have a blue background, like in Hanksville. (These are the TODS signs.)

Dell : Yes, same way as at Hanksville... they give names of businesses.

Brynn: I live down below. That property is going to have an impact, and LeFevre's have repeatedly said they'd work with us. The street signs are more natural, not jarring.

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Brock: question: We're talking about a sign with numeric coordinates on UDOT property? Carla: yes, if we're not approving the submitted sign, that would be her go-to choice.

Brynn: I don't understand the process. Carla explained. There is a picture floating around, to put that sign up. That's what this hearing is about. That's what was submitted so that's what we have to discuss here. If it's approved, it is. If it isn't approved, she does something else.

Michelle: to be clear on the location of the sign? Carla: It would be on Hwy 12 outside the fence, presumably on UDOT property.

Brock: are we talking about a green numeric sign? Or what was just passed around?

Tabor: Right now, there's a builder's sign. Is that where? Gladys said it would off the right of way, and Dell said it would be on the highway side of the fence.

Brock: I don't think the ordinances allow for that because you can't have an off-premise sign. It has to be on your property, or a directional sign at the Burr Trail/Hwy 12 corner.

Conrad: So if someone went too far (past the street sign), you'd maybe see a directional sign at the Burr Trail turnoff to go back? Tabor: You can't put a sign there.

Dell: If there's not some kind of a sign, the people down below are going to get people turning in there and having to turn around.

Discuss Guest Ranch Signage CUP

Tabor moved to close the public hearing, Donna Jean seconded. All approved.

Carla: let's deal with the original sign proposed. For that to be an off premise sign, down at the Burr Trail corner, is not with according to our ordinances. Don't see how that sign as proposed works with our ordinances.

Tabor: The LeFevre's have a right of way. How big is it? [20 feet] Would a sign be allowed there? Can't you put a sign in their right of way. And I appreciate Brynn's comment about the process, but as planners, we want to help businesses thrive. We want people to know where it's at. If you don't have a sign, people are going to end up at Red House Farm, at the Boulder Creek Canyon ranch across the road. It's not helping people out by keeping it a secret.

Carla: question for Judi: the sunsetted corner sign is not in effect. [Not in effect.]

Brock: The easement reads "a right of way for road purposes over a strip of land to access house. Only 20 feet wide. It doesn't allow for signage; it's only 20 feet wide. And again, it's off premise.

Carla: I'm more in favor of the UDOT sign to keep more lowkey along Hwy 12.

Tabor: Other businesses have signs. If you're traveling from out of town and don't know where you're going. When you see a good sign you know you're in the right place.

Carla: I think if we took the position that they have a right to use the easement for the sign, we'd need to make sure the easement includes that use

Gladys: how about if I just withdraw the sign application? I withdraw the sign application.

Carla: ok, withdrawn. Will there be any signage? Gladys: we won't worry about that right now. The town can put up its own signs.

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Discuss RPG Report Follow Up

One thing the Town Council asked us to do is come up with dates for a joint strategy session. We would discuss the suggestions that Rural Planning Group made and our own concerns we want to tackle, such as short term rentals, etc. How to begin that process.

Pete: Winter is a good time. Carla: Probably start in November, get it going, probably a 2-hour time slot. Donna Jean if mid day, would have to be a Wed or any evening. Colleen: anytime.

Tabor: week of the 12th (15, 16, or 17) of Nov, starting at 4, ending at 6, Carla is open. The purpose of the meeting is to form work groups, their structure, and decide on topics.

Discuss Upcoming Business for November 9 meeting

- Suggest definition of short term rentals, CUP notification process, easement definitions and what sort of access, and our appeal timeline. Look at ordinances that need immediate review. (highlight where we know we have vulnerabilities). Maybe noticing adjacent landowner for things like this.

Carla asked Peg to read a letter received on the guest ranch after the last meeting. She said the CUP for the guest ranch was approved, so we're not revisiting that. Peg read Ray Nelson's/Denise Pennington's letter (attached).

Brock Lebaron read the email covering the letter that Chris sent on behalf of Boulder Creek Ranch. (Read Chris's email.) (attached)

Carla: We've been open about needing to update definitions, CU process, and our noticing requirement. The light pollution was one condition placed on the permit, also the turnaround, hydrant, ... how those things are accomplished are up to Gladys or the CUP would be voided. We can only void the CUP if conditions not met or information supporting it was false, or using of the permitted thing creates a nuisance. It would have to be shown, documented, etc.

Brock asked if there is a site plan available. Gladys gave them the sheet that shows the lay of the land.

Tabor: Awhile ago we had the candidates' meeting of people running for offices. This was what people were talking about in the meeting. It's a good thing. The town of Boulder sends so much business to Escalante or Torrey that we ought to be capturing. I think it's a positive thing. DJ: on plat map, presented 12 spaces and a turnaround. A space was allotted for a caretaker. And a plan for the water.

Michelle: Need to clarify was the building permit that was issued only for remodeling the original house, right? What about the new construction? Gladys checked with contractor... they started September 25 was after the CUP was issued (Sept 14). Building permit: DJ: has to be only for the remodeling because was signed before CUP was voted on. Gladys: my understanding was it was for the remodel and the addition. Judi went to get the permit: it was for both remodel and addition.

Tabor moved to adjourn, Donna Jean seconded, all approved. Carla adjourned the meeting at 8:10 p.m.

Peg Smith, Planning Commission Clerk

Date