

Meeting Minutes
Boulder Town
Planning Commission
January 25, 2018

Commissioners present: Carla Saccomano, Colleen Thompson (no quorum; Perry Tancredi called in later in the meeting). Secretary, Peg Smith. Town Council Liaison, Peter Benson. Members of the public: Mark Nelson. The meeting came to order at 6:05.

Discuss Short Term Rentals

- Initial discussion was review of information about transient room rentals (e.g. Air BnB/VRBO) Carla reported on Air DNA and their data. For example, in Panguitch, 44% stay for 1 night, 53% for 2 nights, 4% three nights. She also looked up state law on Bed and Breakfasts, and “Innkeeper’s rights” was all she could find. The *Bed and Breakfast Inns of Utah* lists standards, etc., which are good rules and regulations to look at.
- Generally, stays of less than 30 consecutive days is considered “short term rental.”
- Guest ranch, ideas to include in definition? Needs to be a working ranch that raises livestock. A horse or horses. Livestock or farming. A corral. Some ratio of acreage per room. Maximum stay (Utah County said not to exceed 30 days per calendar year for any guest.) Not big groups on buses. Maximum number of guests. A bigger parcel might allow for more guests or rooms up to a maximum. The “guest” aspect is subsidiary to the ag part of the business. A locally-owned, family ranch; rooted in the ranching heritage; that helps foster and educate guests about Boulder’s rural heritage.
- Suggest dropping “resort” from the Table of Uses.
- Carla suggested RV campground have access to a highway rather than be located in lower Boulder, but commercial zone is limited.
- Pete suggested everyone come up with a straw man proposal for each definition. He was going to come up with Air BnB language.
- RV campground: They shouldn’t be allowed conditionally in all zones as they are currently. We could require access off a main road. They should be kept away from the center of town, and keep on the ends of town. Put a limit on the number of pads—4 pads. Make sure adequate RV dump station is installed, water hookups, showers, laundry, appropriate access and throughway. Pg 64 contains a multipage definition of RV campground. Originally defined with idea of providing appropriate landscaping and open area that isn’t overbuilt and matches scale of the town.
- Colleen said she would come up with RV campground proposal.

Meeting was adjourned at 7:15 p.m.

Peg Smith, Planning Commission Clerk

Date