

Meeting Minutes

Boulder Town Planning Commission

November 13, 2008, 7:00 p.m.

Commissioners present: Brian Dick, Elaine Roundy, and Ray Gardner. Mike Nelson and BJ Orozco were absent. Also present were Peg Smith, clerk.

Brian opened the meeting at 7:11 p.m. Elaine moved to approve the minutes from the September 11 meeting, Ray seconded, and all approved.

Discuss Aquarius Ranch CUP Application

[Note: The Town had received an application for a Conditional Use Permit from Gibbs Smith on Nov 10, too late for the materials to be copied, distributed, and reviewed in preparation for this meeting. However, the Commission did conduct a preliminary discussion of the application that was distributed at the meeting.]

The Commission reviewed the Zoning Ordinance, page 70, which states that the maximum height for freestanding signs is 10 feet. The Aquarius Ranch signs are both approximately 15 feet high (a 1-1/2 foot sign atop the ranch entrance gate archways.)

Brian said that such gateway entrances need to be high enough for equipment to clear, automatically rendering virtually any sign on top as exceeding the ordinance standards. One option might be have a gateway without a sign over the top. Ray thought the application should include some of Gibbs' reasoning as to why he thinks the Commission should approve a sign that is clearly out of compliance. Elaine said she has a hard time with ordinances that aren't enforced everyone equally and would want to hear his reasoning or else ask him to take it down.

Brian said he would check with Garkane on utility clearances requirements to see whether sign and top rail would interfere with those. Ray wants to hear Gibbs argument on why the sign should stay. "The Planning Commission needs to stay consistent, and unless he can provide a compelling reason, we should ask him to take it down."

Peg was asked to send a letter to Gibbs informing him of this preliminary discussion and requesting additional reasons for the application.

Discuss 2009 Meeting Schedule

The Commission agreed to maintain its same meeting schedule for 2009: meet on the second Thursday of each month, at 7 p.m. during Standard Time and 8 p.m. during Daylight Savings Time.

Brian's main goal for 2009 will be to flesh out details in the clustering section of the Goals for next year: Brian's big goal would be finalize the clustering section of the new Subdivision Ordinance. He asked the other Commissioners to identify any additional goals for 2009.

Describe Public Meeting Notice System

Peg briefly described the state's new online Public Meeting Notice System. Anyone can access the system at <http://www.utah.gov/pmn/index.html> and look up notice of any public meeting occurring in any governmental agency or municipality in the state. Meeting locations, schedules, and agenda are included in each notice. Users can also subscribe to receive email notification of upcoming meetings of interest.

Although Boulder's size renders its participation in the system optional, Town Clerk Judi Davis and Peg Smith will be posting all Town Council and Planning Commission meetings.

The next meeting will be Dec 11, at 7 p.m. The only known agenda item at this moment will be the decision on the Gibbs Smith CUP application.

Elaine moved to adjourn the meeting, Ray seconded the motion, and Brian adjourned the meeting at 7:46 p.m.

Margaret Smith, Planning Commission Clerk

Date

Approved: _____ Date: _____