

Meeting Minutes, Boulder Town Planning Commission

December 11, 2012

Preliminary working session, dealing with General Plan, Chap 9, economic goals:

Loch thought the entire section needs to be revised to better support business. He said the fear in the past has been in the direction of regulating growth; at this point, maybe we need to focus on trying to maintain what we have.

Is the town being amenable to businesses? For example, an RV park could be a viable business as well as provide seasonal housing, with hookups, laundry, close to the highway, and preferably in a walkable location, close to businesses and restaurants. Or, providing a shuttle or other services for RV residents could spin off other businesses

Loch: "What can the town do if someone comes here with an idea---it could be anything... would the town be for it or not? We ought to be for it if it'll allow someone to open a business, employ a few people. It fits G1-5 to encourage that.

Chapter 10, Transportation. Donna Jean said a few years ago the town hired a company from SLC to do a study on opening town roads that are platted. The town was encouraged to keep certain roads open in case the town would need bypasses in the future. BJ wondered if peoples' thoughts about certain roads has changed. Now, most want traffic kept on the main road, and not have bypass.

Chapter 10-3 Encourage pedestrian traffic from Burr Trail corner to PO to encourage foot traffic to businesses in town.

Chapter 10-4 delete last sentence. Start January discussion at 10-6.

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Commissioners present: Loch Wade, Donna Jean Wilson, BJ Orozco, and Ray Gardner were present, along with Town Council Liaison Tom Jerome and commission secretary Peg Smith. Members of the public were Alinda Worley, Jabe Beal, and Commissioner-in-waiting Cindy Wilson.

Loch called the meeting to order at 7:03 p.m. BJ moved to approve the November minutes, Donna Jean seconded, and all approved.

Discuss "Dark Skies"

Tom reported his report to the Town Council regarding the outside lighting on the town hall and the overhead street light. He said most of the council didn't have an opinion; the mayor felt strongly that the building lights should remain lighted all night. He said he did point out that the desire for dark skies is contained in the general plan and reinforced in the 2011 Town Survey. It seems the public needs to weigh in on their attitudes about this specific issue if anything is to change.

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Regarding the basketball court lights, Loch thought a motion sensor would provide a reasonable safety solution. Other than the firehouse break-in or last year, Ray said there were a few others, but he wasn't sure that lighting would serve as a deterrent. Ray said he thought it would be wasteful to leave lights on for nothing. "If we have to have them on, maybe look at a low-wattage LED or turn off every other light."

Tom said it was understood that a private owner has a right to a light, but he thought it is also an abrogation of others' rights to have a big light shining in your window all night. Maybe words could be added to the site lighting section of the ZO requesting, as a community, that private owners use lighting that doesn't disturb neighbors.

BJ said the basketball court lights have been up for years. Maybe in the winter they could be turned off, or installed with a motion detector. But in the summer the light seems appropriate. People use the court at night, and they need to be able to see clearly.

The discussion will continue next month with a re-visit of the lighting document Alyssa brought up in November..

Discuss Elderly Care Facility

All agreed there was nothing in particular to discuss until a planner---presumably Bruce Parker, who originated the proposed new ordinance--- is here to describe its need.

As long as a planner is coming, Tom recommended asking about other items the Planning Commission needs advice on:

- Spot zoning for businesses in service to community. Is it spot zoning if an application is made for a new area adjacent to an existing commercial zone?
- Boarding house
- Transient hotel

Discuss Upcoming Business and Next Meeting Agenda

Items on the agenda for the next regular meeting, scheduled for January 11, will include:

- Planner visitation (dependent on schedule)
- Dark skies continuation

BJ and Ray were both thanked for their years of service. This was their last meeting. (BJ said he is available as an alternate through spring 2013.)

Donna Jean moved to adjourn, BJ seconded, and all approved. Loch adjourned the meeting at 8 p.m.

Peg Smith, Planning Commission Clerk

Date