

Boulder Town
Planning Commission
Meeting Minutes
September 12, 2019

Commission quorum was present: Colleen Thompson, chair; Matt Cochran, Josey Muse, and Elizabeth Julian. Marian Johnson was absent. Perry Tancredi will no longer be serving on the Commission. Also attending: Secretary Peg Smith, Town Council Liaison Peter Benson. Members of the public: Cookie Schaus, Tessa Barkan.

Colleen called the meeting to order at 7:02 p.m. Colleen moved to approve the August minutes, Matt seconded. All approved.

Initial Public comments

No comments

Continued Discussion on Zoning Ordinance, Table of Uses

The commission discussed commercial zoning briefly. Colleen said any commercial property we have now is already being used. A new business would need to apply for rezoning. Josey said looking at current zoning and deciding on zoning for more commercial is difficult. She didn't see a demand for more commercial zoning now. She thought clarifying the uses we now have is more important than trying to rezone right now.

Elizabeth asked about using community work groups to work on this. She said the work groups were successful; people showing up at meetings like this not so much. Josey wondered if public hearings could handle any public input. Matt thought the scope of this revision isn't really a lot of work. Coordinating meeting with 40 people creates more work. He suggested the Planning Commission first discuss and then present our findings at a public hearing. He reminded the commissioners of the priority list already contained in the General Plan and those items need to take priority.

Colleen then read in the resolution suggested by Curtis to be added to these minutes, amending the language that was used in the July minutes. Colleen read the following:

I hereby move that the July minutes be amended to include the following Resolution pursuant to the discussion and vote at that meeting, and further, that the Planning Commission reaffirm by a vote of its members the Resolution in this September meeting as follows: RESOLVED that the Planning Commission shall review, study, and revise portions of the Boulder Town Table of Uses and Use Definitions of the Zoning Ordinance at public meetings and hearings for possible amendments and recommendations to the Town Council of said Table and Definitions that are vague, lacking in sufficient detail, in need of updating, or for other valid reasons, including, but not limited to the following: Home Occupation, Light Manufacturing, Commercial Sales and Services, Hotel, Motel, Professional Offices, Guest Ranch, Campground, and Resort.

Colleen moved to amend the July minutes and accept this resolution. Matt seconded. Josey, aye, Matt, aye; Colleen, aye; Elizabeth Julian, aye.

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The commission reviewed the entire list. Following are comments, if any, on these line items:

Accessory dwelling unit for employees: Josey's comment related to a possible addition of an agricultural zone, in which case this should be added as conditional. Leave definition as is.

Accessory Use or Building: Josey, same comment

Agriculture: Josey had researched other communities that have a specific ag zone. (Loa, Tropic, Escalante, Panguitch, Springdale, Heber City, Kamas.) The difference between ag and GMU is that GMU allows more types of uses. Ag focuses on farmland and livestock, specifically, thinking of Boulder's prime farmlands. Minimum acreage was generally six acres. She noted the General Plan goes into some specifics on ag, but not on commercial. Josey said what's lacking in the definition now is allowing for use on equipment needed for ag and the mechanical services needed to support ag operations. She noted that an ag zone is very similar to GMU, if there were an ag zone the language would be related to conserving prime farmland—needs much more discussion.

Ag buildings: see above

Automotive care: Eliz suggested adding as conditional in GMU. Josey disagreed, saying she saw this as commercial, unless the activity is in support of ag operations.

Bed and Breakfast: Josey said this definition was created before we had a Short Term Rental ordinance. Now, BnB should be absorbed into that definition. There's no limit on the number of BnBs right now, and they're allowed in any zone. There's no way to know how many are already in that zone. Future BnBs should be processed through the RSTR ordinance, with the same limits and requirements. We'd need to see if we amend the ToU or the RSTR ordinance. Elizabeth and Colleen saw BnBs as something separate. Colleen said the licensing and regulations are different. Josey said another option is another ordinance specific to BnBs, specifying number of nights, max amount of rooms, etc.

Campground: Matt said a maximum number of sites should be added, and that they should be in commercial zone only. Max sites should be 2-6 as a limit. The definition should also include reference to restrooms or parking, hookups, etc. Josey said the RV and Campground Parks ordinance specifies more detail, but should include campsites as well. Josey asked if anything disallows temporary campsites for family use. This is now a temporary use requiring a permit?

Cemetery: Remove "animals." A discussion of natural burials followed, allowed in Boulder as "a pioneer burial. Leave C in all zones?"

Church: ok in all zones.

Commercial sales and services: ok

Community Market: ok as is

Concrete plant associated with existing gravel pit? Josey said if we had an ag zone, it be conditional there too.

Daycare Preschool center: To the extent this is describing a business, not home childcare, the definition and zones are appropriate.

Day treatment facility: no change (not allowed in any zones, as it stands)

Farmstand: conditional in all zones, but permitted in commercial. If we had ag zone, would be permitted. (Josey)

Group childcare: definition— The commission questioned the numbers allowed in this definition. Elizabeth said to check state statute before making any changes.

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Guest Ranch: Has to be a working ranch with minimum acreage (Josey said 35 acres was common in other towns' ordinances.). Limitation on number of guest rooms, or occupancy based on total ranch acreage. Josey's examples: no more than 10/35 acres up to a max of 20. Occupancy not to exceed 30 days. Food has to be specifically for the guests, not drop ins or restaurant service. Livestock is a component: Horses, cows, sheep, llamas. The commissioners generally agreed that a guest ranch should be kept at larger acreage. Josey said this fits Boulder, while "resort" does not. Matt: It should support an existing operation as supplemental income. Otherwise it's a hotel.

Final public comments

Pete: Regarding the ToU discussion and public involvement, maybe do a few more announcements and effort to get the word out. But also have pretty specific proposals for people to comment on It's easier to have something specific drafted out. On the rezoning for an ag zone, this will take a long time and public involvement. I like what you're saying about commercial zones. If someone wants to do something, then they apply. Look at the General Plan and see how their plan fits. If you draw lines and make a zone, people will come.

Tessa: Is there a doc that has the complete Table of Uses in one place? Josey said right now, the RSTR ordinance includes a complete ToU at the end.

Upcoming business for October 10 meeting

- Possible CUP for a RSTR in Lower Boulder
- Table of Uses, continued

Colleen moved to adjourn, Elizabeth seconded, all approved. Meeting adjourned at 8:10p.m.

Peg Smith, Planning Commission Clerk

Date