To: The Boulder Town Planning Commission

Re: CUP for Jacqui Smalley’s and Arts and Agriculture Center

6/9/20

After reviewing the CUP application, the Town’s General Plan, and the Town’s Zoning Ordinance, I am writing this letter in support of this application. I believe that, as described, the Arts and Ag center fulfills many of the goals enumerated in section 5-2 of the General Plan, “General Community Goals”, and is in full accordance with the Town’s Zoning Ordinance. While conformity with municipal ordinances is required of any development within our Town boundaries, I feel support of general community goals is a far more important component when considering approval of any project.

In section 5-2 of the Boulder Town General Plan, 13 goals are listed that were derived from a survey of town residents. I believe it can be seen that the intent of the Arts and Ag center, specifically speaks to almost one-half of the stated community goals. The progressive move towards regenerative agriculture by the Boulder Creek Canyon Ranch, a process that will boost yields, reduce water usage, and capture carbon, while providing a venue to expose the public to those benefits, fully supports goals 1) To preserve Boulder’s rural agricultural atmosphere and cultural resources, 2) To promote farming, ranching and the conservation of open lands to support agricultural endeavors, 4) To keep agricultural fields open, watered, and productive, and 7) To provide facilities for education, recreation, and cultural activities. The architectural design of the structure, I believe, supports goal 5) To encourage pride in the town’s appearance and maintenance of our community. And while it can be argued that any development requiring lighting (by code) does not support dark night skies, a point of fact is that the Town administration has made little effort to limit the effect of the many street lights within its boundaries even while naming it as a goal in the General Plan. Please note that the proposed facility has IDA compliant lighting in its design, directly supporting goal 12) To protect the dark skies and natural nighttime visual environment.

Finally I would also like to say that as a musician who enjoys playing publicly, a facility designed with acoustics and lighting in mind will make the quality of performance events much richer for Town residents.

With all that stated, I would however like to caution the Planning Commission to consider ways to make sure the stated intent of the facility is held to over the years. I believe right now the facility fits well and supports many of our community goals and its development should go forward.

Sincerely,

Eric Feiler

June 4, 2020

I write to support the application for the Boulder Arts and Cultural Center (BACC), put forth by Jacqui Smalley, president of the the Boulder Creek Canyon Ranch, and long-time Boulder resident and community member.

One of the notable characteristics of the narrative provided by Jacqui Smalley, included as part of the Conditional Use Permit (CUP), is that, in my opinion, the narrative’s stated objectives align well with Boulder’s 2019 General Plan (GP). The 2019 GP, it is important to note here, was “based upon the response from its residents,” (see 2019 GP, p. 8) and is “anchored in public consensus…” (GP 2019 p. 9, second paragraph). Therefore, I believe the CUP is rooted in what the community has expressed it wants.

The three segments of BACC’s interest—schools, arts, and agricultural conservation—advance, I believe, two of the citizen-identified “General Community Goals” listed on page 13 of the 2019 GP, and they are:

1. To promote farming, ranching and the conservation of open lands to support agricultural endeavors

2. To provide facilities for education, recreation, and cultural activities

The BACC, then, is remarkably poised to address and complement the 2019 GP.

I participated in the community groups that helped form the 2019 GP community goals and found the participants to be sincere and passionate about Boulder. Jacqui Smalley has likewise continually demonstrated a dedication to the future of Boulder by investing heavily in its children, through literacy efforts and significant educational scholarships, among other efforts.

I noted the CUP has been revised to address some comments; thank you, the revisions or added notes were helpful.

My solid support does not mean I have zero concerns. There is no perfect project that encompasses everyone’s needs as well as eliminates all objections. Nor can planning a project like the BACC anticipate unforeseen negative consequences, however unlikely they may be. I feel slightly silly even saying that, considering a single shovel-full of excavating dirt has yet to be lifted for a project with so many benefits, but my experience tells me there are always things that weren’t anticipated. So, let’s just be vigilant and protect the essence of Boulder as this project matures. Fortunately, the spirit of the BACC, particularly as expressed by Jacqui in her application letter, I think has the interests of Boulder at its heart.

The individuals and organizations that were collected to participate in BACC’s conception and design are heavily, as reported to me, represented by the Boulder Arts Council. This is understandable, as it’s an “Arts and Cultural” center. But, the BACC is also going to be a prominent Boulder facility for all its citizens for what will likely be many different types of uses. Thus, I hope there could be some input into the BACC from families with small children, ranchers, and especially young people who are working in the recreation, wilderness, restaurant, retail, and tourism sectors that contribute so much to the vibrancy and vitality of this community. If that has occurred and I am not aware, excellent, and thank you. If it hasn’t, please consider it.

Thank you for taking into account my comments and recording my support. Thank you, Jacqui Smalley, for your generous gift to this community.

Jennifer Geerlings

To:  Boulder Town Planning Commission  
  
I’d like to express my support for Jacqui Smalley’s proposed performance center.  The Community Center and the Town Pavilion have served well for some events, but fallen short on others.  A versatile indoor venue would enable a wider variety of artists and performers to bring their talents to the Boulder Community.  It would also work well for agricultural workshops that are always of interest.  I’ve always been impressed and grateful at the number and diversity of events and local folks, young and old, the Boulder Arts Council draws.  I don’t recall there ever being an admission fee, and I believe that will continue.  People can of course make a donation.  
  
In short, the proposal seems like an incredibly generous offer from someone who has quietly funded many projects and educational opportunities for Boulder residents.  The proposed Performance Center, in scale and design, reflects Jacqui’s commitment to maintain Boulder’s small town feel.   
  
Sincerely,  
Pete Schaus

A screenshot of a social media post

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To whom it may concern,

My name is Andria Rice and I am a Boulder Town resident. I moved here along with my husband and two young daughters in the spring of 2019. Though it has only been one year, I have felt more at home than ever, and feel this place provides an amazing setting to raise a family and contribute where I can to this community.

I started dancing even before I entered school, and grew up training in classical ballet wherever my family was living. After living in Calgary, Alberta and taking classes from The Royal WInnipeg Ballet Company, my parents permanently relocated to Logan, Utah, and I danced with The Cache Valley Civic Ballet Company well into college. I earned a bachelor of arts degree in Elementary Education from Utah State University, with an emphasis in Fine Arts.

My experiences as a teacher both abroad and domestic, as well as being a mother, combined with my love for dance, have helped to form my opinions of the importance of creative movement for children. Dance helps in development of body and spacial awareness, physical coordination, cognitive abilities and can foster both self discipline and healthy self esteem.

After spending some months here, and forming relationships with different families and community members, I decided to offer a creative movement/ballet class to children of Boulder ages 3-8. I received permission to use the community center once a week beginning in January, and I was blown away by the turn out and amount of excitement of so many tiny dancers. I have a consistent group of ten young ladies and, since dancing is not only for girls, a few young men have come to try it out sporadically. I have been so grateful for the chance to use the Boulder Community Center and am overwhelmed by the support of community members.

While the space is workable and better than any other option, the thought of teaching dance classes in a more suitable space causes my heart to flutter. I understand that there is a possibility of using studio and stage space at the proposed Cultural Center to offer classes to the community. I would be thrilled to teach dance classes to young people, and even offer adult beginning ballet classes.

Having appropriate flooring would be the most significant advantage. Dancing on a cement floor is hard on joints and can cause injury. Having a marley floor, a sprung floor or even soft wood, would help to foster healthy bone and joint development in young children and would alleviate any pain or discomfort in adults. Dance studio spaces generally include barres and mirrors as well, these things would also be quite helpful. A mirror helps an instructor to point out corrections of body positioning to prevent injury. Barres help with balancing so that a dancer may use their strength and concentrate on proper positioning and growth. As an aside, the above mentioned amenities would also benefit other activities, such as yoga, zumba or any other exercise class that might be of interest to the community.

For these reasons, as a neighboring community member, I whole-heartedly support the construction of the proposed Cultural Center. I see many positive opportunities for this great community, which my family and I are so happy to be a part of.

Thank you for your time,

Andria Rice.

To The Chair, Vice-Chair and Members of the Planning Commission, Zoning Administrator and Planning Secretary,

As the Mayor, I want to thank each of you for the work you are doing for the Town of Boulder. You have gone above and beyond in volunteering time and effort on amending the Table of Uses and/or attending the training provided by Lee Nellis. You have also had to spend time researching and preparing to consider proposed Ordinances and Conditional Use Permits. I don't remember a time when we have asked the Planning Commission and Zoning Administrator to do more. Maybe it is a sign of the times.

We have a public hearing this week on a CUP for an Arts and Agricultural Education Center. There may be some controversy of whether or not to approve that application. As the Mayor and member of the Town Council, the Appeal Authority for CUP decisions, I wanted to make sure we are all on the same page in how we are required by our ordinances to consider a CUP proposal. We must stick to facts and not opinions. Any denial of a CUP Application must list specific reasons for denial and must be legally defensible if there is an appeal.  In the discussion and vote to approve or deny, each TC member should state for the record the specific reasons for denial or approval.

From Boulder Town Zoning Ordinance: ***Section 805 Required Findings for Approval or Denial of a Conditional Use Application by the Commission:***

*1. As required by the Act, if the Commission finds that the proposed Conditional Use Application complies with all the requirements of this Ordinance, as adopted, and all other Land Use Ordinances and requirements, as applicable, with or without reasonable conditions being proposed, or may be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Conditional Use, the Conditional Use shall be approved.*

*2. As required by the Act, if the Commission finds that the reasonably anticipated detrimental effects of a proposed Conditional Use cannot be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with this Ordinance, as adopted, and all other Land Use Ordinances and requirements, as applicable, the Conditional Use Application may be denied.*

In a December, 2019 email from our Town Attorney, Mark McIff, he gave us this advice; "if the requested use is not clearly forbidden by the restriction, the landowner has the right to an approval.  This is set forth in section 10-9a-306 of the Utah Code, ...*(2) If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.* The cases that usually go to court are the ones where the landowner has tried everything possible to use his own land, and the government won't let him."

There has been some talk of postponing public hearings or tabling applications until we can hold regular meetings. There may not be "regular" meetings for quite some time. As long as we remain in the State's Yellow Phase of their coronavirus response plan, we will continue to hold electronic meetings for the safety of our residents. We have now set a precedent for holding CUP public hearings electronically, and I found the process to be open and fair for the public to comment. We cannot assume that when meetings in the Community Center resume, that all residents will feel safe enough to participate. They would therefore find themselves excluded from participating. For now, we will conduct TC and PC meetings and public hearings electronically and without delay.

Thank you

Steve Cox

June 6, 2020 844 W. Highway 12, #1401

Dear Boulder Community,

Part of this letter I write out of selfishness, because I’ve made my living the majority of my life as a writer and performing artist. However, I want to speak to you more as an educator and a long standing member of the community.

Some say regarding the arts in Boulder, “Well, we have lots of art here, we have writers, painters, musicians, photographers, why do we need more?” It isn’t a matter of more, what we don’t have is the other half of the arts equation, the performing arts, because it is necessary to approach the performing arts with space and technical apparatus to allow it to function. The performing arts are collaborative in execution, its ‘people art’, and people need gathering and rehearsal spaces. Paintings have galleries, writing has books, sculpture has permanence—actors, dancers, musicians, etc., need room and a space to perform. I can tell you from working in an Arts High School for ten years. We had one large wing for the fine arts, and one large wing performing arts, and they were so necessary to each other.

Several artists have done their their best bringing as much of the performing arts to the community as they could, (and I do love some of the funky small venues we have here), however, we need a place where we can do full dance recitals, full community and professional plays, music recitals, concerts, and we need the rooms to teach these very important parts of arts education. The Community Center is great for teaching small classes, but, its very limited in what one can do with a program.

There have been members of my family in Boulder since 1886. My Great grandfather, John King, donated part of his land for both the school and the cemetery. We would never think we don’t need a cemetery or a school, why would we doubt to recognize how important performing arts is to cultural growth and education to our community and not attend to this need? My mother was raised right here in Boulder, she did the best she could to facilitate plays, however, then, the plays were always done at the church. The church has limitations. My family had a very large part in developing the arts here, and I can tell you, none of them would ever stop the growth of something benefitting their children, the community, or other family members and say, “But, if we do this more people will find out about us! It will promote growth!” I have news for you, the world knows about us! And yes, it will promote growth, in OUR community! We must be careful to think as a community and not so much as individuals, personal preference is a great freedom, but not for something like this.

Now, we have the opportunity to evolve our arts complex by raising up the performing arts, and integrate it in the community. It will bring every other art discipline to a new and exciting level here. And, we have members of the community who are willing to help make this happen! We would be crazy not to let it happen, shortsighted, and honestly? A bit selfish. Community thinking is exactly what the performing arts teaches and does for a community, it teaches the power of collaboration, group movement and group thinking. The performing arts are a necessary education variable of the cultural growth of any community. It isn’t just a play. It isn’t just a dance. It isn’t just a concert. It will become a community cornerstone.

Thank you for listening,

Raymond King Shurtz, playwright, actor, director, musician, and educator.

Boulder Planning Commission:

Thank you for allowing me an opportunity to speak to one of our goals for the proposed Boulder Arts and Cultural Center at Boulder Creek Canyon Ranch. Agriculture has been a defining cultural aspect of Boulder since it’s settlement and we sincerely hope that tradition continues far into the future. As Ranch Manager, my principal interest is in the farming and ranching aspect of operations here. We are in the early stages of making some big changes on the ranch, and proudly in the process of transitioning from a conventional extractive-production type model, to a more environmentally conscious, resource positive, regenerative agricultural system.

We are working closely with the Natural Resource Conservation Service (NRCS), to implement these changes; they have been very helpful in educating us on the most up to date, progressive farming practices, and helping us find programs and incentives to begin our transition. In our conversations with NRCS, one thing we have repeatedly heard is that they wish they had better outreach capabilities in our community. For this reason, they are excited about the prospects of a venue located on the ranch which will be available for educational presentations, workshops in all aspects of sustainable agriculture and hands-on implementation right there where many of their ideas are being put into practice on the ground. In addition to supporting all the artistic endeavors of Jacqui’s vision, having the opportunity to add sustainable agriculture into the mix for the Center is a great partnership for the ranch and the wider community.

There are many services available through NRCS which have the potential to positively impact our community members and the land we live on. Considering the extreme remoteness of our town, combined with a general lack of healthy soils and the potential for water scarcity, Boulder is a perfect place for the NRCS to work with farmers and ranchers who have an interest in conservation. In communities large enough to support an NRCS office, such as Panguitch or Richfield, NRCS pro-actively communicates with community members through various outreach events and educational programs intended to shine a light on the types of services they offer. Beyond that, their physical offices provide a simple point of community access to NRCS staff. Because Boulder lacks a physical NRCS (and USU Extension services) presence to educate and assist Boulder community members in their farming, gardening and other healthy living practices, this facility will provide a venue for outreach, workshops, support and guidance.

Jacqui’s vision for an Arts and Cultural Center to serve agriculture, arts and other community needs is a wonderful gift. Please join us on this exciting journey! Thank you.

Sincerely,

Andy Rice

I Tina Karlsson,  as an Boulder Arts Council Board member,  feel that the BOULDER ARTS & CULTURAL CENTER is great gift to the town.  It allows for an indoor space big enough to facilitate the community year round for cultural and educational events that our community center and school lacks.  The Arts Council is committed to funding events that are free to the local community and this facility will help in accommodating more of the community.

This project meets local community needs supporting the Boulder General Plans goal #7 To provide facilities for education, recreation, and cultural activities.

There is no negative visual impact on the land or use of agricultural land to develop this project as defined by the general plan.

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To: Boulder Planning Commission

From: Boulder Arts Council

Re: CUP for Boulder Arts Center

As president and Board Member of the Boulder Arts Council, the official art’s agency for our community as designated by the Boulder Town Council, we are writing in support of the CUP application proposed by Jacqui Smalley. We find ourselves in the amazing position of having a local patron who is ready and willing to contribute land and a million dollars to see the creation of this center. Such an opportunity is rare in rural Utah, and we are ecstatic to think of the unique events we would be able to provide.

The Boulder Arts Council board has been working with Jacqui and other members of the planning team in the development of this center. Our sponsored arts events are for our local community and are generally free to the public, since one of our missions is inclusiveness. This arts venue will help us to meet this commitment to our community and expand our goal of sponsoring arts, music, dance and small theater.

Currently, we conduct events at least monthly, and our booking opportunities continue to grow. We have many beautiful outdoor spaces for events, but all indoor events must presently be held at the community center which simply isn’t adequate for many of our needs because of size, seating and lack of a stage. If this dream becomes a reality, the ways in which we would use it would include:

1. Cliff Notes Writing Conference. Last year we exceeded the space capacity in the community center. We recruited a former U.S. Poet Laureate as a part of our faculty and interest was high. It was an incredible opportunity for our community members, but we were challenged for space.
2. Boulder Book Festival. We provide at least three nights of readings each October as a part of the Utah Humanities Book Festival. We have rotated the readings to businesses, but it is difficult to find spaces big enough. It also requires transporting our sound system and many times expecting patrons to travel outside of Boulder. For popular events, our community center is too small.
3. Theatrical production. We have provided community theater productions, as has the Red House Farm, but the lack of proper facilities is very limiting. We have some summer opportunities, but nothing in cold weather months.
4. Dance productions. We have brought in national dance groups to perform and have done site-based dance outdoors, also limiting us to summer months. We have also required our community members to travel to Escalante to use the high school auditorium for productions that needed a stage and to be indoors.
5. Art Workshops. We have conducted workshops in painting, watercolor, collage, bookmaking, metal work, card making, pottery, screen printing, songwriting and storytelling, to name a few. These are free and very popular with our residents, but the community center is a limitation.
6. Art Exhibition. We maintain regular and rotating gallery exhibits for the works of local artists as well as traveling exhibits from Utah Division of Arts and Museums in the community center entryway. The new facility will have a dedicated gallery space properly lit and designed for exhibitions.
7. Fundraising. In order to fund our many arts events, fundraising is required. We do a biennial local event call Artrageous in which we have an art auction with art donated by local artists. It would be very beneficial to have a private space and stage to host this fundraising event, to better accommodate the crowd, and to provide a more stylized and supportive atmosphere.

We support and urge you to help make this community dream a reality.

Sincerely,

Cheryl Cox, Boulder Arts Council President

Dianne Oberhansly, Board Member

To: Boulder Planning Commission

From: Ray Nelson & Denise Pennington

Re: CUP application for a BOULDER ARTS & CULTURAL CENTER

Denise and I would like to voice our support for Jacqui Smalley’s “Boulder Arts & Cultural Center”. But first we would like to acknowledge and thank Jacqui for all the things she has done for Boulder Town and its residence both young and old. Jacqui has provided scholarships for students with high academic achievements that have allowed these young people to obtain educations that would not have been possible otherwise. Jacqui has hosted many art and cultural activities on her own property and has been philanthropic to Boulder, the school, and its residences in many ways I am not even aware of. In addition, she has placed her ranch, Boulder Creek Canyon Ranch, into a Conservation Easement so that development will never be allowed and that it will remain the pristine ranching/farming property that Boulder Town advocates in its Town Vision. Thank you, Jacqui.

Now, as for the Art and Cultural Center, we are very much in favor of allowing this venue to be added to our amazing town. Boulder has many venues for all kinds of art and cultural activities such as the Town Community Center, the Town Park and Pavilion as well as the Anasazi Museum and its grounds and the school house. All have some short comings.

The Community Center is greatly limited by is size and cannot accommodate very many people. In addition, the acoustics are very bad making it unpleasant to even be in the building at times. Conversations are very difficult due to the bad acoustics. Often the indoor activities are so crowded that people are left out and it is hot and stuffy for those inside. We often prefer not to attend due to these conditions. In addition, the community center is often difficult to coordinate its use resulting in many art and cultural opportunities being missed.

The Town Pavilion is a great venue, but again its use is limited mostly due to weather. Many activities are cancelled or just not fun to attend in inclement weather, whether it be rain, wind or just too hot with not enough shade. Additionally, it is of little use during the winter.

The Anasazi Museum is limited by its small auditorium and other scheduled museum activities. The outside grounds are wonderful but again, not always available and subject to bad weather and winter.

The school has its limitations. It lacks an auditorium and is deficient in other ways as well. Thus, many school activities are scheduled at the Escalante High School Auditorium or elsewhere.

The Boulder Arts & Cultural Center would be one more venue that would alleviate the short comings of the above-mentioned venues and add much more to the community. It would provide an auditorium with a stage, proper lighting and acoustics. It would be constructed and operated at no cost to Boulder Town or its residences. It would be non-profit and for locals only. No tourists. All activities would be non-profit. In addition, it will provide classes and education on regenerative agriculture, thus providing education for growing crops in a desert environment, improving the quality of our soil, and growing plants that require less water for the benefit of all. Other types of support for the agricultural community may be provided as well. The venue, grounds, and parking have been designed to be pleasing to the eye. The town has much to gain by this venue and nothing to lose. It will be one more contribution for Boulder Town by Jacqui Smalley. We all owe her a big thankyou for her support of our great little town.

Curtis,  
  
I have read the application. It looks very thorough to me. I think the things you mentioned in your email seem appropriate. I don’t have anything beyond that. It looks fine to me.   
  
--Mark McIff

On Jun 2, 2020, at 2:34 PM, Curtis Oberhansly <[curtis@bbmesa.com](mailto:curtis@bbmesa.com)> wrote:  
  
﻿Hi Mark,  
Hope you’re staying safe and doing OK in this strange time.  
  
Attached is a CUP application for an Arts and Agriculture Center in Boulder.  It is on private land and funded 100% by the land owner/applicant.  I’ve gone through the ordinances for the CUP regarding this use and the attached application appears to adequately address each relevant section of the ordinance that I am aware of.    
  
There will be some reasonable conditions that I would recommend and the PC will no doubt want to include.  When the applicant applies for a building permit conditions would include: 1- compliance with the ZO in terms of height, setbacks, etc, 2- compliance with commercial building code in terms of ADA access, fire protection, exits, etc, etc, and 3- landscaping for the parking lot and building to buffer any sight lines from neighboring residences as required in our ZO.   And on an ongoing basis 4- property management (hours of operation, noise levels in the performance venue, lighting, maintenance, etc)  
  
I’d like to get your recommendation for our staff report to the PC, who makes the determination.  The Public Hearing is scheduled for Thurs, June 11th.  
  
Thanks, Curtis

**To: The Boulder Town Council**

**From: Amy and Richard Woodbury**

**Re: Proposed Art Center**

**Date: 06/10/2020**

**We write in support of the proposed Art Center.**

**We love Boulder and enjoy a sustained connection to the town and its people. As artists ourselves we firmly believe in the power of the arts to enrich and enliven individuals and communities. A new non profit arts facility will create rich opportunities and add a facet to the unique gem that is Boulder.**

**Sincerely,**

**Amy and Richard Woodbury**

Dear Boulder Town Planning Commission,

My name is Garin Apperson, and I, together with my wife Haylee Apperson and our 2 daughters, own and operate Magnolia’s Street Food, a concession and catering operation located at the Anasazi State Park. I am writing in support of the proposed performance hall to be built on the Boulder Creek Canyon Ranch. During my time in Boulder over the last decade, thanks to the Boulder Arts Council, the Boulder Heritage Foundation, and the many Boulderites bent on promoting the arts, I have been fortunate to witness many amazing artistic performances. Whether a traveling dance troupe, a classical guitarist, or a talented local musician, these events have shaped my memories in this magnificent place. I believe one of the most important ties that bind us all to our home, either born and raised or transplanted, is our desire to practice these arts. Here in Boulder we are not just watchers, but “do-ers” as well. This community is made up of dancers, painters, sculptors, chefs, musicians, writers, farmers, cheesemakers, bakers, craftspeople of every discipline imaginable. Let’s build a space to feed that passion!!

I imagine an arts center that not only contains a beautiful performance space, but a studio for the visual artist, and a community kitchen for the culinary artist. Let’s create a space for workshops and classes of all kinds, a hall to educate and steward our youth. A place to host a local 4H program, and teach the hard skills the pioneers built Boulder’s foundation on. Let’s feed the fire of our neighbors, and build a space that can unite us all.

The proposed Arts Center would benefit my family from an educational standpoint, but also from a business point of view as well. Magnolia’s Street Food caters many events, public and private. Jacqui Smalley, the project’s main benefactor, has been one of our best clients, hiring us to cater many of her own events. The construction of this facility will only bring in more potential catering opportunities for us, helping our business and family thrive in Boulder.

Thank you to the Boulder Town Planning Commission for your time and consideration.

Sincerely,

Garin Apperson

Magnolia’s Street Food

Boulder, UT

Dear Jacqui,  
     I have recently reviewed your proposal. I have read in the  
newspaper, (The Insider), that you have requested a hearing of your  
proposal, with The Boulder Planning Commission on June 11,2020. I am  
asking you to postpone a hearing until such time that the people of  
this community can have a proper sit-down discussion of your ideas at  
a normal venue. A hearing by Zoom, telephone, written statements,  
etc., is just not adequate to cover all the implications and  
consequences of such a proposal or provide a platform for discourse  
and participation by the general public. I can see no reason to rush  
a hearing on this subject, especially during these ambiguous times,  
social distancing, etc., that  
may ebb and flow for some time. Most people I have talked to are only  
loosely cognizant of the proposal or completely unawares.  
     You and John, have had the heart, presence of mind, and  
resources to preserve and protect a beautiful piece of the Boulder  
Landscape and Heritage. Your support of education and our Boulder  
students is very praise-worthy, however, a fundamental concept of  
Conservation is Restraint in the utilization of resources. A  
fundamental concept of Trust is what we expect in people that have   
influence and monetary resources but must use good judgement  in the  
way that those resources can alter the Soul of a special place.  
Ordinary social and economic planning will not suffice if we are to  
preserve our special home.. Over the years Boulder Town has had many  
surveys of Boulder residents about how they feel about our Special  
Town. I don`t recall anyone suggesting we needed a $1,000,000.00 Art  
Center for a town of 250 residents, (scale?). The entire Town and  
Landscape is our Art Center and is doing just fine without risking  
the creation of Destination Tourism, Amenities Culture, Real-Estate  
Development, etc,. that have followed projects of this kind in  
similar Gateway Communities. Most responses to the Town surveys  
indicate a desire to keep Boulder, Boulder....Slower, Quieter, with  
Minimal Growth. A small   
ranching town that respects the qualities that we all love about  
living in this Spectacular Landscape, this Special Place, This  
Boulder Town, and is reflected in the planning decisions we make to  
preserve those qualities.  
Jacqui.....I would love to discuss these ideas and how we can  
Preserve Our Town. Please Respond?  
                                         Sincerely,  
                                                 Mark Nelson.......The Nelson Family Slick Rock Ranch  
                                                   Boulder,Utah

Dear Boulder Planning Commission:

Please consider my comment for the public hearing regarding the proposed Arts and Agricultural Center.

I have to start by saying that for a town and an organization such as the Art’s Council that values inclusivity, I question why this proposal is up for a vote at a time when we can’t meet together in public to discuss it. While I know efforts were made to include people through zoom and a 1-800 number these technologies can’t replace meeting in the same room to contribute to the discussion. As well, that we are discussing the building of a public gathering place at a time when we can’t gather, feels a little risky. Meanwhile the pandemic has me questioning the future in regards to Boulder’s resiliency and what is considered essential businesses and I wonder how the Arts Center plays into this.

That said while I appreciate the good intentions behind the Arts and Agricultural Center, for a project that has endeavored to be all inclusive I’ve been aware of there being those who are for it and those against it. In trying to understand the controversy I’ve talked with people on both sides and here is my very simplified summary:

People who are for the Arts Center assure that this is a gift for the community and are confident that the center won’t lead to a slippery slope of development that can turn us into a Santa Fe or a Springdale and there are conditions that could be put into place to guarantee this and keep from being an attractant for destination tourism.

People who are against the Arts Center are concerned about increasing already high property values in Boulder, thus further causing gentrification and also believe that development attracts development.

In 2018 I worked on the Planning Commission committee to come up with a community identity statement for Boulder. I sat at the table with Mary Jane Coombs, John Olsen, Heather McDevitt and Cheryl Cox. Despite our different ages and backgrounds, the central theme to our discussions was how to keep Boulder, Boulder and continue to value this small, vibrant, rural town nestled in the center of wild nature.

If it were my land and money, or an organization I was involved in I would want to make sure that this project is truly what the Boulder community wants. I encourage Jacquie and the Arts Council to put out a simple anonymous yes/no survey to the entire town to really get a sense of the support for the project before making the investment. I also support the Planning Commission in making sure appropriate conditions are in place to mediate any issues of concern.

Sincerely,

Constance Lynn

June 9, 2020

Official statement from Eric Scott Bresselsmith April 24, 2020

Arts & Culture Center

I would like to acknowledge the generosity and support of the community that Jacqi Smalley is offering. This could be an amazing opportunity to create partnerships, cultivate common interest and cultural motivation.

*Thoughts & Reflections*

The Beauty of Art begins with everything born of this world. Most humans that I know who live here in Boulder have a specific desire to cultivate relationships with Nature/Earth in a way that connects our lives to the Sacred Entwinement of the Web of Life – this looks many different ways.

When I first visited Boulder in Autumn 2004 while camping in the area, I was struck with the town’s simplicity and creative ingenuity all around – a spirit of living art. And since choosing to move here in Winter 2005, I have encountered one “shaker and mover” after another. People resilient and thoughtful about their ways, always seeking knowledge and applying what they find.

Quite a while back, there was a group of area residents meeting regularly and discussing the various skill sets one meets in Boulders human inhabitants. The discussions centered around ways to bring our skills to the table in support of one another/our community. Some of the talk was about a central space that could house work areas to be shared/rented where artisan/craftsman could create products with a common label for the regional market. Following is a list of some the work area ideas that were discussed.

Work area ideas:

* foundry
* wood work
* apothecary
* commercial kitchen
* animal processing
* fiber arts
* greenhouse
* culinary/medicinal herb garden
* pottery studio
* apiary
* shared office
* retail space/cafeteria with stage

In a nut shell*, I am nervous about the idea to create a formal performance arts space/gallery and I am not in support of it.*

I am in support of **discussing** a Cultural Arts Center based on heritage/ancestral skills.

I am in support of slowing down the travel rate that is solely fossil fuel based and the leading cause to environmental degradation on every front - think plastic!! The c-virus has shown the positive effects on all aspects of the Earth from the pause of human consumption - this needs cultivation and sustenance. I feel that a Cultural Arts Center based on heritage/ancestral skills would be a step toward other artistic ways to create regional sustenance and show case artistic living.

Other points:

* A center for local heritage arts fosters community resilience
* A Cultural Arts Center based on heritage skills would have influence on other rural communities & create deeper relationships with neighboring towns
* Common work area space and shared label would cultivate stronger community ties
* Co-op style organization
* Opportunity for Boulder Arts Council and Boulder Heritage Skills Foundation to collaborate (& BCA?)
* Local economy generated by providing for local needs
* Space for educational workshops
* Cultivate sense of place by honoring heritage/ancestral ways
* Business in town already exist supported by sales of art
* Several incredible performance venues in Boulder already exist – one in door and heated
* The visitor increase to the area has grown annually for the past decade.

**The Art of Living is to Make Life Your Art**

Dear Boulder Planning Commission,

Thank you for your diligence and hard work in our vibrant community. Thank you for being the gatekeepers, the visionaries, and most importantly the building conscience of this town and the future it is faced with. I believe in the preservation and land-based uniqueness of this incredible place and with those values I am opposing the "community" center as proposed by Boulder Creek Canyon Ranch.

In the incredible work of bell hooks's book "Belonging, a culture of place" she quotes Scott Russel Spencer, "once you commit to a place, you begin to share responsibility for what happens there." Here in Boulder, each and everyone of us shares a deep responsibility for this place we share. One footprint through the biological crust can take fifty years to recover... Boulder is vulnerable to impressions , changes, impacts and we get to decide how the story goes. I believe that Boulder asks us to be different to challenge the ease and " convenience" the modern world has promised- and many of us have chosen this remote place to be free of the very thing that often gets solicited at our doorsteps. We have chosen to live in one of remotest towns in the country, BECAUSE it is one of the most remote towns in the country. And yet things shift: Amazon Prime arriving in 3 days instead of local craftsmanship- Bountiful Baskets or imported grocery options shipped from California instead of local food networks- beef from Nebraska instead of the pasture next store-community centers that will bring "professional" artists instead of our homegrown theatrics-the road of progress is a tough one to oppose I have been living in Salt Lake for a couple years and see it everyday. But I believe that Boulder has everything that it needs to be vibrant, unique, and viable without adding more infrastructure.

Many years ago Craig Childs came to the current Boulder Community Center to talk to us about the desert and his travels. I remember thinking, "how unfortunate"-as there are many local folks who know the canyons, the history and the stories of this place, our place far more then him- but he is famous and that is an important currency- in certain circles. He talked about the far-off, the exotic as well, which to some is appealing- but for me, the greatest life I can imagine is one devoted to a place, taking responsibility for it and willing to make hard decisions on their behalf. Towards the beginning though, perhaps even in his prelude: he asked, "why are you all in here, why aren't you out there?" Gesturing to the shadows of the mesas that surround town. He was right. Why are we not out there? Learning from the canyons, the people and the place we call home? Why did we need a stranger to tell us where value is?

Boulder has a spirit, has a grace that many people have fought to preserve. Generations have stalled change, put the brakes on the modern, and I am thankful for them. It is so easy to lose track of who and what we are as people of Boulder, and for those brave people who have asked us to be better with less, be less chaotic, be content with less options. I am thankful. It is perhaps the only reason why Boulder still exists, even if somewhat tattered today. I believe we need to respect what this place is, and how it is, and what it is- and think carefully before altering it in the small, yet enormous ways.

The Boulder community stands on a platform of values that give meaning and spirit to many of our lives. We have been empowered to be creative (due to "lack"), we have been given opportunity to learn trades, and skills to better our daily lives through hard work, and community classes held on the job, and we have been privileged to have access to a wilderness far greater than many of us can comprehend- often times just beyond our front door, or flap. We have been asked to participate in a local-land based economy- which for many has been a saving grace. All of these things must be chosen for a town, over and over again. The temptations of convenience, of famous, of exotic are always there for us- but- why not choose something different this time? Why not stand up a "quiet country-style atmosphere?" The community center promises to bring art and culture to this place. But, I believe the art we already have is the most beautiful there is. Art that is done by neighbors and friends, art that will never be put up in a museum- or in a traveling exhibit-instead it is done because it must. Because of the love of it, and not for the fame of it. Bringing culture to a place like Boulder is pitch that is difficult to understand, and might I add is the language of colonization. To bring culture to a place is to ignore the very roots, and stories of the place. How many of us know the old stories- before the Highway? Before the Grill? How many of us listen to Boulder, rather than tell it what it needs? I believe we have culture here decades of it.... and no one to listen to it. Perhaps it is antiquated to believe that we have enough, are enough, can provide enough for our community, without adding "tourist appeal" or higher revenue streams. Boulder has businesses that bring millions of dollars in, isn't that enough?

What is Boulder willing to give up? Are we brave enough to dance when the professionals are slated to come? Are we brave enough to tell our story, when Craig Childs and Terry Tempest William want to tell us theirs? Are we happy enough with what we have when people come with all the bangles they've got? Are we brave enough to stand-up for simple? Are we brave enough to acknowledge that more tourists may bring more money, but more stress on our fragmented EMS folks, our public service people, our Public Land regulators? Are we willing to relinquish our favorite campsites? Our homes? Our art?

Are we brave enough to believe in a different kind of life that is filled with the culture of our very proximal community? I really hope we are.

Again, I oppose the Community Center, because I believe Boulder is enough already. I believe that we have the art, the culture, the beauty, the knowledge, and the spaces we need to continue learning from each other already in place in Boulder. If we are truly committed to Boulder, our one place- I ask that we take responsibility for what happens here, and what the implications are when we choose to change our art, our culture, and the people who call Boulder home. The responsibility we have, if this is our place is far reaching and important. Please consider a yes to our community, what we have, and who we currently are, and no to another community center promising to bring someone else's culture and art to our town.

Thank you,

Nicole Tomlin

**Subject: Vard Coombs Letter to Planning Commission**

(sent by Ashley Coombs via email)

To Boulder Town Planning Commission:

          I oppose the building of the proposed "Art Center" on the former Charles Flake Property. When the property was sold to John Austin and the Nature Conservancy there was a stipulation of one new building allowed. A new house was built up the canyon. Now I understand the Nature Conservancy is out of the deal allowing other buildings to be built. I don't know how this happened but it sounds suspicious to me. If Charles Flake knew this was happening he would turn over in his grave.

         All we hear around here anymore is "Art, Art, Art" If you can't draw or paint a picture you are dumb. People come here and say they want to keep Boulder a ranching community but the first thing they do is try to make it like the place they came from.

         I lived and worked on the Charles Flake place 18 years moving 245 hand sprinkler pipe and 3 wheel lines a day. I put 4,000 bales of hay in each barn every year. I cleared a lot of the land east of the red barn and built all of the fences except a few up the canyon. I love that place but I don't like what is happening to it. Being born and raised in Boulder I never even thought it would end up like this.

     People come here and are allowed to do whatever they want. Not so with long time residents.

           I know what I have said will not change anything. I am just whistling in the wind.

June 9, 2020

To: Boulder Town Planning Commission

I am penning this letter to express my unequivocal support for the proposed Arts & Cultural

Center application before the board.

I am an artist, and a full-time resident of Boulder, as are my wife and daughter. When someone

with the resources to add this kind of amenity to our small community offers it, for free - an

amenity the town would likely not be able to afford, or to prioritise over other needs - you take it!

I have spent some time considering potential downsides - and I can only imagine a handful,

none of which come close to outweighing the benefits.

The benefit to the community is potentially, and obviously, vast - and sorely needed. As I am

sure others have noted, the Community Center lacks the capacity and dedicated use that

events such as the Writers Conference, Writers Group and others demand. The potential benefit

to the kids in our community strikes me as particularly notable.

So, I wholeheartedly support this application.

In the future, I would love to understand how the Center’s operations and maintenance costs

would be paid for and managed, but perhaps that has already been established and discussed,

and is a subject for another time.

Warmly and Sincerely,

Anson Fogel