

Email received on Hoyt's Burr Trail Meadows Conceptual Plan for Subdivision, as of August 13, 2020

This is Jeremy. I'm writing you in regards to the upcoming housing proposal from the Hoyts. I've been hoping for an opportunity to purchase property here for a while now, but as a single person with no financial support I've found it incredibly difficult. I've lived in a handful of rentals in town which never worked out, and I've even lived out of my car for almost a year just to stay in Boulder. I love this place so much, and an opportunity for more affordable property for a single person feels hard to pass up. The current drafts are preliminary, I've been told, but I appreciate the layout of the proposed development and the keeping of natural space surrounding it. While I know there are some folks in town who have concerns about increasing development in this beautiful place, I believe that to some degree more housing for those attempting permanent residence is necessary and far better than the amount of secondary residences scattered throughout town. I do not wish for Boulder to become another Moab. I simply wish to have a home here. Thank you for your time, Peg!

**BOULDER TOWN COUNCIL/PLANNING COMMISSION**  
**AGENDA FOR 8/13/2020**

Please include the following Agenda Inquiries regarding the proposed Burr Trail Meadows Subdivision in the town of Boulder Utah.

1. Has a Wetlands Mitigation Plan been approved by the Army Corp of Engineers?  
Does it invoke the Compensatory Mitigation Rule?
2. Has the Storm Water Pollution and Prevention Plan (SWPPP) been submitted in compliance with the "State of Utah Dept Environmental Quality General Permit for Storm Water Discharges"?  
Does the SWPPP address existing irrigation channels?
3. Has an investigation been performed on the ramifications of putting a cluster of septic tanks in the middle of a wetlands? Has this investigation been stamped by a Professional Engineer in the State of Utah?
4. Has an investigation been performed on the ramifications of soil settlement under houses built on wetlands? Did the investigation consider allowable loads on a drained area surrounded by wetlands? What soil tests were performed to verify the conclusions?
5. What methodology is being used to separate the wetlands from the development?  
Has this methodology been approved by the Army Corp of Engineers and the State of Utah Department of Environmental Quality?

Thank you for including this on the agenda for 8/13/2020. Appropriately answering these questions will help safeguard the town of Boulder and assist in avoiding long term negative ramifications.

Best regards,

Allan Oldham SE and Debra (Peterson) Oldham  
280 E Burr Trail Rd., Boulder  
Local phone: (435) 335-7996  
Cell Phone: (801) 310-3074/(480)-369-6511  
Email: [adoldham76@gmail.com](mailto:adoldham76@gmail.com)

Rod Peterson  
10 South Lower Boulder Road  
Cell Phone: (801) 842-5549  
Email: [rod.peterson@sequelyouthservices.com](mailto:rod.peterson@sequelyouthservices.com)

Michelle (Peterson) Sparks  
10 South Lower Boulder Road  
Cell Phone: (703) 606-1470  
Email: [dsparkler@comcast.net](mailto:dsparkler@comcast.net)



----- Forwarded message follows -----

*From:* Dan Pence <dpence6666@gmail.com>  
*Date sent:* Mon, 10 Aug 2020 16:46:13 -0600  
*Subject:* Meadows project  
*To:* Femmith@scinternet.net

I write in support of the Hoyt's Burr Trail Meadows project. It addresses a pressing need (affordable land), and seems within both the General Plan and existing ordinances. In addition, Tom and Caroline have reached out to a significant cross section of Boulder folks, adding a valuable layer of both input and transparency.

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*From:* Jennifer Geerlings <jgeerlings5678@gmail.com>  
*Date sent:* Mon, 10 Aug 2020 16:50:03 -0600  
*Subject:* Burr trail meadows support  
*To:* Femmith@scinternet.net

Hello Boulder Planning Commissioners,

I write to express my support for the Burr Trail Meadows Subdivision. I believe this project embodies the kind of development that I hope Boulder will consider for its future — a clustered development that keeps as much open space as possible and in this case, also attempts to provide more affordable lots.

Tom and Caroline Hoyt have made a substantial effort to reach out to a diverse cross section of the community and have, at least to me, been listening and showing their interest in creating an open dialogue with folks. I'd like to see more of this approach.

Jennifer Geerlings

To: Boulder Planning Commission

From: Dianne Oberhansly, Boulder Resident

Date: August 11, 2020

I am writing this letter in support of Tom and Caroline Hoyt's application for a zoning change of Christina White's 27 acres on the northwest corner of the Burr Trail and the Lower Boulder Road. The Hoyts' proposal to subdivide the current acreage into 13 small lots, but also keep a good portion of meadow intact, would be a welcome addition to the development of Boulder.

I have been a full-time resident of Boulder for the past 18 years, and one of the comments I've continually heard from locals, and especially from young adults and young families, is, "We wish there was some affordable land for sale." The Hoyts', whose expertise is in designing and building ecologically progressive communities, is offering this rare opportunity to our Town. They see their future project, which they call Burr Trail Meadows, as a chance to offer small, affordable lots for sale without losing the green, rural open nature that the acreage is characterized by.

Until now, Boulder King Estates in north Boulder has been the foremost location of affordable lots locally; however, they are mostly sold now. Our town needs to plan for the future, especially recognizing that if Boulder is not to become a community of mostly older, retired, financially-secure folks, affordable landownership is necessary. Further, this particular plan bridges development with open space, a model that would hopefully be a prototype for all in the future.

Our town is very fortunate to have the forward vision, knowledge and generosity of Tom and Caroline Hoyt. I urge you to amend the zoning on this property so they might proceed with Burr Trail Meadows.

Sincerely,

Dianne N. Oberhansly

To: Boulder Planning Commission

I am writing in support of the Burr Trail Meadows Subdivision Proposal. There are two key reasons for my support. First, for economic reasons, Boulder Town is fast becoming a place where only the very rich have sufficient money to purchase property and I view this as very unfortunate. This proposal would make available 13 lots of a size and price that would be affordable to persons of average financial means. This will shape how the Boulder Community grows and the way it maintains itself. Second, the location and setting of the Town of Boulder is remarkable in many ways. The proposed development is very attentive to the rustic features that distinguish Boulder and it contains a number of specific attributes that ensure features will be maintained. For a proposed land development to be so attentive to those environmental features is in my view remarkable.

In my view the Town of Boulder would benefit from the implementation of the proposed development.

Walter Gove

DATE: AUGUST 11, 202

MEMO TO: BOULDER PLANNING COMMISSION

FROM: JACQUI SMALLEY

RE: BURR TRAIL MEADOWS AFFORDABLE HOUSING

Boulder has had a persistent shortage of housing for low and mid-low income residents to become home owners. Resilient, strong, economically sustainable communities are created through affordable housing opportunities. Unaffordable and inadequate housing drives talented residents who want to stay in Boulder out of the area.

Burr Trail Meadows finally offers residents the opportunity to own homes in the center of town. Residents would have pedestrian access to the town park, elementary school, post office and markets. Half of the twenty-seven acres would be open space. Included would be a wetland where residents and their children could observe native birds nesting and migrating through town. Adequate water shares to irrigate the open space and maintain it as a green expanse are available.

This is an incredible opportunity for Boulder. Rather than slicing the parcel into multiple five acre or more lots that would destroy the contiguous open space, this plan clusters the housing. The plan will provide the opportunity for thirteen individuals and families to own their own homes. Boulder will build a more diverse economic community that allows teachers, electricians, plumbers, and farmers to thrive in their own homes as a direct result.

The Boulder Planning Commission must take the first step by approving this conceptual plan.

Respectfully, Jacqui Smalley



**Sam Van Wetter**

Field organizer, S. Central region

Rural Utah Project

Boulder town, UT

svanwetter@gmail.com

11 August, 2020

Dear Boulder town Planning Commissioners,

I am writing today in support of Tom and Caroline Hoyt's rezoning proposal on the 27 acre lot at the Northwest corner of Burr Trail and Lower Boulder Road.

While high-density residential zoning within Boulder town limits is unusual, I believe it to be the best way to create multiple, affordable lots centrally located in this town we love dearly.

I have lived seasonally in Boulder for the past four years. Almost from the time I arrived, I have allowed myself to imagine a long relationship with this unique place. I have had the privilege of working in different professions within our community: I've cared for guests and tourists, I've tended the land, and, most recently, I've turned my work to larger issues of government and political representation in Garfield County and beyond. In all these sectors, I have met people who care deeply for Boulder and wish to contribute to its success and sustainment. No such goals can be achieved, however, without permanent housing and property ownership.

Arguments against this proposal are almost guaranteed: this would be a tight cluster of housing in the heart of town. It will require water shares and will diminish some viewsheds. I have often heard neighbors and friends express the fear that, with development, Boulder will lose what makes it special. I understand these concerns but I find them needlessly obstinate: growth is inevitable. Rural communities, especially those amid radiant landscapes as ours, are becoming increasingly attractive to metropolitan investors. With high-speed internet and remote employment, the restrictions of rural life and work are disappearing. Properties are being purchased sight unseen by folks who might otherwise have remained in their respective cities. In an age of globalization, this can feel uncontrollable. What *is* within the Commission's control, however, is an assurance that long-time residents and Boulder town's young people have the opportunity to make this place a permanent and viable home.

Since moving here, I have kept my ear to the ground. I have investigated every rumor of land for sale, of subdivision and inheritance. I have been diligent in saving money, building credit, and establishing meaningful connections with those who have long lived in Boulder. I have done all this because I realized early that I would not be able to buy land through typical means. I do not earn sufficient income to compete in the public market for coveted parcels within and near Boulder. The Hoyt's proposal has been the first I've considered that seems genuinely intended to make property ownership possible for us young and less affluent who've made this place home. I'd like to be a part of this fine town forever. I see this as a way that I might accomplish that dream.

More broadly, I believe that the Burr Trail Meadows neighborhood could become an example for how to address a stifling housing crisis that exists across rural Utah. A diversified, sustainable economy is not

possible if its workforce has nowhere to live. So, as happens across Utah, youth leave their hometowns at the first opportunity. They are bound for cities with better jobs and apartments for sale. Rural communities are often absent of young- and middle-aged people because we cannot find both consistent housing and rewarding work. Any town invested in its own longevity must address both aspects. Let us in Boulder start here. If we can support vibrant livelihoods, other towns will follow. More successes will appear.

I suspect I speak for many who are invested in this neighborhood when I say emphatically: I am not interested in changing this town. I do not want to deplete its charm or its resources. I do not want a proliferation of construction and a long slide into soullessness and impersonality. Rather, I wish for just the opposite: to caretake this place deeply and persistently, just as has been done by those who were raised here or found it long before I did. I wish to stake some permanence in this place that already feels like forever. To do so, I require but a small piece of land that is affordable and full of potential. I believe Burr Trail Meadows would be such for me.

Thank you for your time and consideration. Should you have any questions, I am happy to speak further.

Sincerely,

Sam

**Sam Van Wetter**

August 10 2020

To: Boulder Planning Commission

After reviewing the concept plan application and maps for the Burr Trail Meadows Subdivision, I am writing to state comments in relation to the proposal at the August 13, 2020 Planning Commission meeting.

In Winter 2018, I was a part of Boulder's Housing Work Group, to support the efforts of the Planning Commission in updating the General Plan. One suggestion made by this group, which has also come up in Town meetings and exists in the General Plan, was to encourage the use of clustering "when subdividing lots to maintain and support agricultural land use." I support the use of clustering as a means of providing affordable lots to full-time residents of Boulder.

I appreciate that the Hoyts offer to set an example of what development can look like that lines up with the General Plan. Cluster Housing and the simultaneous preservation of open space can lead to opportunities for housing, while maintaining acres of the land open and intact. At the same time, I have three concerns. First, I am concerned about repercussions of this request for a zoning change, and if allowing this will pave the way for future zone changes and commercial/high density development. Even as someone who is seeking to buy land at a more affordable price, I would rather see all lots remain larger and difficult to afford than to see a series of rezoning applications shift the character of Boulder. From what I understand from reading Section 407 of the Zoning Ordinance, all requests for rezones must be considered based on whether they fit in with the General Plan. If this is, indeed, the case then that reduces my concern on this matter.

My second concern is how the open space will be maintained into perpetuity. I see in the application that "the intent is to have Boulder Town be the entity that will hold the conservation easement..." I would like to see clarification from the Town about whether this arrangement can be successful in truly maintaining this space as open and agricultural.

Third, I am curious about the plans in place to select applicants to purchase the lots. The application states that an intention is to allow "opportunities for current and future residents to become homeowners in Boulder." I would like to hear clarification about how this intention can be actualized.

I appreciate the openness that the Hoyts have shown in discussing this with those who could be interested in purchasing lots, as well as other community members, in attempting to find a solution that is viable and supports both those in need of housing and the community's character.

Therefore, if it is determined by the Planning Commission that these lots will:

1. Provide housing opportunities that are more affordable to full-time residents;
2. Successfully preserve open space; and
3. Set a positive example for rezoning that is in line with the General Plan and will not set a precedent for other rezoning requests that do not line up with General Plan goals; then it is my hope that this plan can be moved forward. I wish to thank Tom and Caroline for their time and care put into this plan, as well as the Planning Commission for considering these comments.

Sincerely, Tessa Barkan

From: Pete Benson <pabenson@gmail.com>  
To: Colleen Thompson <cptranch@gmail.com>, Josey Muse <jmuse34@yahoo.com>, Curtis Oberhansly <curtis@bbmesa.com>, Matthew Cochran <matc787@gmail.com>, Haylee Apperson <hhaning@gmail.com>, Michala Alldredge <michala.alldredge@gmail.com>, Peg Smith <femmith@scinternet.net>, Marian Johnson <saalemwitch3@yahoo.com>, Steve Cox <scox7550@gmail.com>, Elizabeth Julian <elizabeth.r.julian@gmail.com>, Judy Drain <jwjadra@scinternet.net>, "Pete && Cookie Schaus" <petecook@got.net>, Judi Davis <boulderutah@scinternet.net>, Gladys LeFevre <gldl36@yahoo.com>, Conradd Jepsen <conradjepsen@rocketmail.com>  
Subject: hoyt project proposal comments  
Date sent: Wed, 12 Aug 2020 19:00:22 -0600

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This note is regarding the Hoyt's project proposal for the Christina White property.

Like many people in Boulder I would rather see no development whatsoever on agricultural open space. Unfortunately this is completely unrealistic.

The property in question is likely to be developed at some point and the Hoyt proposal looks to me as most likely to maintain the most contiguous agricultural open space. The most likely outcome if this project does not happen is that it becomes five lots of about 5 or 6 acres, each with its own driveway and, eventually, a home, spread all over what is now a pasture.

The Hoyt proposal has more homes, but they are clustered in a relatively small area, so the impact in the open space will be minimized. It would seem that more homes and higher density would be worse, but if the residential part of the development is concentrated in a small area it allows each lot to be more affordable, and allows the remaining open space to be farmed without the farmer being required to bear the development cost of the land. I assume that the number of lots in this proposal cannot be reduced by much, if at all, for economic reasons. The cost of infrastructure required for a development like this is significant. I think there is an attempt to make the lots relatively affordable, which requires more and smaller lots.

An important component that will be required for a development like this that is not completely addressed in the proposal is that the community needs some assurance that the open space will remain open for as long as possible, and the higher density rezone does not become contagious to adjoining property. This can be done in many different ways. There will need to be some deed restrictions on the open space property. A deed restriction is a contract about the property in question between some interested parties. The way I see it the more interested parties the better. The town, the property owners associations for the new lots, a land trust organization are all potential parties to such an agreement. The agreement needs to be rock solid so that future pressure to build out can be resisted.

This project is a little more complicated than it needs to be because a rezone is required to create the small lots, and the clustering provision in the subdivision ordinance doesn't allow a higher density in the resulting development.

I hope the town can someday amend the zoning and subdivision ordinances to make such cluster developments like this one simpler in the future. If this goes through then the town will have a chance to see how something like this works so we can come up with rules to make sure future ones fit the town.

Elena Hughes  
August 12, 2020

Dear Boulder Planning Commissioners,

I'd like to lend my comments on the proposed Burr Trail Meadows, introduced by Caroline and Tom Hoyt.

This project, as I understand it, has the potential to serve two worthwhile goals. First, it will allow young, low-income people that are committed to this town to invest in themselves in order to continue investing in the community and the land. Second, it can serve as a model for how we can ensure that Boulder moves forward in ways that preserve open space, support it's young people, and respects the integrity of our surroundings.

I understand the hesitations that exist around higher density residential areas, but gone are the days of an average Boulder income affording the purchase of 5+ acres. When you look at the income of the people who grow/make/serve food, tend land, and educate children in this town versus the prices of homes going on the market, the numbers don't support land/home ownership for this demographic.

Something I think we can all agree on, even and especially as someone who may invest in this, is a fear of development. We like our town small, our views unencumbered, and our land wild. The people that I have spoken to that are interested in this neighborhood are not people who wish to change this place. They wish to steward it, sustain it, and contribute to it. Property ownership, in my opinion, is a critical step towards accomplishing these objectives.

In my experience talking to the Hoyts about this proposal, they are open to hearing ideas regarding how to shape the project so that it best suits the needs of buyers and of the town. It is important to keep in mind that they are doing this for a demographic other than their own, and their goal is to help address a need in town. If you have concerns or ideas on how to better achieve this goal, please voice them. I am confident that the various players and perspectives can work together if the general consensus is that the goal is worthwhile.

I would also like to clarify that my support for this project hinges upon its commitment to it's goals. As I understand it, this aims to address the needs of young, low-income folks who have proven a commitment to Boulder. If I see this project stray from that goal or that demographic, my support may stray with it. To the best of my understanding, this is the purpose of this project, and if Tom and Caroline are eager to use their knowledge, experience, and resources to further that goal, I think the town should consider itself very fortunate.

Thank you,  
Elena

----- Forwarded message follows -----

*From:* leigh henderson <leighhender@gmail.com>  
*Date sent:* Thu, 13 Aug 2020 08:01:39 -0700  
*Subject:* Burr Trail Meadows  
*To:* femmith@scinternet.net

8/13/2020  
Boulder Planning Commission

To whom it may concern,

I have been aware for the past few years that there is a the need for permanent as well as temporary housing in Boulder and Escalante. Scott has had rental properties in both towns and we have had many inquiries from wonderful people that either wanted to come work for the forest service or live in a smaller quiet community or start a new way of life. Boulder Trail Meadows would give them that option and opportunity. I think it would benefit the town immensely, having homeowners that care and want to help Boulder be the great town that it is. Given the experience that the Hoyts have in helping towns become self sustaining and healthy, they are the perfect people to help Boulder. They live there and want the best for it.

Tax dollars give a town the ability to offer the services that a town should, to care for the people that live there. This would give a boost to the town from the sale of each property.

If the fear is that Boulder would get too big too fast, I think this might quell that fear. Twelve families is a very small amount of change.

Sincerely,

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Leigh Henderson

----- End of forwarded message -----

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*From:* devaki murch <devakimurch@gmail.com>  
*Date sent:* Thu, 13 Aug 2020 11:22:40 -0600  
*Subject:* Support Letter for Hoyts Burr Trail Meadows Proposal  
*To:* Ace Kvale <ace@acekvale.com>, Caroline Hoyt <hoytcottage@gmail.com>, Femmith@scinternet.net

As we all know, housing is a major challenge our community is faced with as we continue to grow and evolve. We are aware that there will be push back and challenges, but to keep in mind- this is an incredibly unique opportunity in which the plan is thoughtful and designed with the future of the community and physical environment as it's focus. Change and growth is inevitable, it is how we go about it that will ensure the sustainability and ability to maintain the rural character of this town that we all value.

Thank You, Tom and Caroline for investing in the people that reside here and the assets that make this place special. You have offered an amazing gift towards the future of our town.

Ace Kvale  
Devaki Murch

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devaki ananda murch 801.458.8915

----- End of forwarded message -----

To: Boulder Town Planning Commission

From: Pete Schaus

Subject: Boulder Trail Meadows Re-zone/Subdivision Proposal

I too would ideally like to see all the agricultural land in Boulder left as is, but also recognize that change is inevitable. Cookie and I have heard from friends and family in Montana, Idaho, Wyoming, and California about the run-away real estate market resulting from folks wanting, and able due to remote working, to re-locate to rural areas.

I believe the Hoyt Proposal addresses the long sought-after need for affordable lots for those in our community who have committed to Boulder. The proposed clustering leaves most of the land open for agriculture, which aligns well with the Town's General Plan.

I agree with Pete Benson that a legal and binding deed restriction should be in place to ensure the continuance of the open (ag) space. I would also like to ensure that the lots are offered to locals rather than outside speculators.

Finally, I appreciate the Hoyts' initiative and thought that has gone into this proposal.

Sincerely,

Pete Schaus



(Scott Aho)

To whom it may concern,

I have rental properties, which I manage in Escalante and Boulder for the past eight years. With the increasingly numerous inquiries I receive over the years for long term housing, it's clear there is a need for more homes in our area. The Burr Trail Meadows Proposal accomplishes much to help alleviate the housing shortage here in Boulder. Importantly it is designed to make affordable home sites available to locals from the get go. Here in Boulder where there are million dollar homes, building sites available for the first time as well as limited funds local buyers is a godsend. Let's help give the local kids and long time renters somewhere to call their own.

The beauty of this project is how it fits like a hand into a glove in the middle of Boulder, where higher density makes the most sense. The location will also give the center of town a little more presence, which i'm for.

The location of the project is optimal. The plan calls for leaving the majority of acreage (15 acres) irrigated pasture land. By dividing it up this way it also preserves the pasture and rip-gut fence view from Burr trail road. The project is tucked away on its own street which definitely cuts down on its visual impact on the town. The street, a public street, gives access to a trail that connects to the town's trail system which will help improve the walkability of Boulder and give the project's residents the opportunity to use their cars less by walking to school, church, Post Office, park, store, coffee shop, etc.

The town code restriction on 5 acre minimum subdividing lot size sounds like a good idea but in some ways it could end up making Boulder the enclave of the well off who would be the only ones who could afford the larger acreage..

The Hoyt's vision is a noble one: provide affordable housing lots to help preserve the essence of the town they love.

Thank you,

Scott Aho

**From:** dave conine <[daveconine2@gmail.com](mailto:daveconine2@gmail.com)>

**Subject:** Boulder Housing

**Date:** August 13, 2020 at 2:33:28 PM MDT

**To:** Thomas Hoyt <[hoytcamp@gmail.com](mailto:hoytcamp@gmail.com)>

Hi Tom & Caroline,

I've looked over the sketch plans you have prepared for tonight's meeting. I think you have done a great job of site planning smaller lots that maintain the open space character that defines Boulder and is treasured by residents. The building envelopes are generous enough for residents to have animals and workspace while still maintaining setbacks that preserve the spatial character of the community.

I'll watch the meeting with real interest.

Dave Conine  
801-856-1322