

Boulder Town

Planning Commission

Meeting Minutes

July 9, 2020

Zoom meeting, Commission quorum present: Colleen Thompson, chair; Matt Cochran, Josey Muse, Cookie Schaus, Haylee Apperson, and. Also attending: Secretary Peg Smith; Zoning Administrator Curtis Oberhansly; Town Council liaison Judy Drain.

Members of the public: Tessa Barkin, Donna Owen, Kipp Greene, Lisa Varga and Keith, Ashley Coombs, Lee Nellis, Michala Alldredge, Steve Cox.

Colleen opened the meeting at 6:03 p.m.

Lee Nellis and Table of Uses: Work Meeting

Lee still needs commissioners to send him definitions for Commercial Use standards.

He went through Table of Use revisions noting where the use definitions and use standards need to be separate. In some cases, a development standard can be added to a zone itself, as needed. The result of the standards checklist will be a simpler, more consistent and defensible means of evaluating applications. Lee suggested putting all definitions, both general definitions as well as the ToU definitions, in one chapter together.

There was discussion on assigning values--- absolute (required element for an application) and a scale of relative values (desirable elements that might be variable depending on specific location of property) using a garden center as an example. The absolute and relative values of the development standards would apply differently if a garden center were located on the highway versus an area in Lower Boulder. This is how the Planning Commission could approve or deny a conditional use permit and establish conditions to mitigate specific impacts.

Lee will integrate feedback from this discussion into a revised memo and standards.

Colleen closed the work meeting and opened the regular meeting at 7:21 p.m. Colleen moved to approve the June minutes with corrections as submitted by Josey. Matt seconded the motion, roll call vote unanimous.

Colleen moved to amend the agenda to move the cell tower discussion immediately following initial public comments. Haylee seconded the motion; roll call vote was unanimous.

Initial Public Comments

No comments

Discuss Cell Towers

Lee Nellis said he'd discussed background info with Curtis. He said anytime you regulate telecommunications, the federal government is involved. The town might not have the same power to regulate this use as other commercial uses. As it stands now, Boulder's Zoning Ordinance contains nothing mentioning cell towers and that's a problem.

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He said you want to make sure any tower allows for co-location so no multiple towers. You require them to fence the base, not allow signs on tower. The problematic issue is usually height. If you can disguise them, ok. You need language about visual disruption and minimizing visibility, and location is important. You might ask an applicant how high above the ridge of a mesa it has to rise to be effective. The ordinance needs the basic requirements, then talk about location at minimum height to be functional. It's good to require alternate proposals, then choose the one that has least impact. You can't prohibit cell towers.

Matt moved to amend the ZO and schedule a public hearing on it. Haylee seconded the motion. Roll call vote unanimous.

Discuss RSTR mapping (Michala)

Michala said she's produced a spreadsheet of Boulder residences but still needs some information from the County Recorder. She's using OnX software and comparing Utah Parcels info to compile lot, acreage, owner, tax number and dwellings. She said Column B is the most relevant for RSTR purposes to see primary residences. Curtis asked her to create another column that will combine where one person has multiple tax numbers, but one dwelling.

Josey asked about Lower Boulder and Sugarloaf Valley Ranch. The spreadsheet indicates the Sugarloaf Valley Ranch and other recently approved CUPs as (C)Commercial with a question mark. Michala replied she wasn't sure if the approved use changed the zone to commercial. Josey and Curtis clarified that no, a conditional use permit does not change the zoning where the CUP is located.

Upcoming business for August 13

Although a General Plan amendment to add Lower Boulder Road to transportation "problem areas" had been noted by Lee Nellis, Matt thought it needed more discussion. If we add it as a problem item in the General Plan, does that make it easier to "improve" the road to something larger? Matt wanted more discussion as they don't want to create an unintended consequence of adding traffic to Lower Boulder Road. Curtis also suggested waiting until Lee has worked through all the changes so they can be addressed together in public hearing.

Likely business items on the agenda for Aug 13 will include:

- Public hearing on wireless communication towers and facilities
- Michala's mapping results
- Architectural elements (part of Lee Nellis work meeting) and how to proceed with moving revisions to the town council

Final Public Comments

Josey asked about status on the Nelson appeal. Curtis said there were many exhibits attached to the application. He wasn't sure when the town would schedule the hearing; there has to be time to allow for due process among all parties.

There were no other public comments. Colleen moved to adjourn, Matt seconded, all approved. Colleen adjourned at 9:15 p.m.

Peg Smith, Planning Commission Clerk

Date