

Boulder Town
Planning Commission
Meeting Minutes
December 9, 2021

Commission quorum present: Chair Colleen Thompson, Vice chair; Matt Cochran, Haylee Apperson, Elena Hughes, and John Veranth. Alternate Marian Johnson was absent. Also attending: Secretary Peg Smith, Zoning Administrator April O'Neal, Town Council Liaison Judy Drain.

Members of the public: Ashley Coombs, Jeanne Zeigler and Kipp Greene, Korla Eaquinta, Tessa Barkan, Donna Owen, Nancy Tosta, Tina Karlsson, Martha Veranth, Dan Pence and Jennifer Geerlings, Michelle Lebaron, Ward Coombs.

Colleen opened the meeting at 6:04 p.m. and made a motion to approve the agenda. Matt seconded; all approved. Colleen moved to approve the minutes with the addition of previously noted corrections from John Veranth. Matt seconded the motion; all approved.

Staff Report: Budget, Posting Vacancies, January Procedure

Peg displayed the town's budget, with the Planning Commission's three-line items highlighted: budget for 2021/22 was \$10K, intended for supplies, training/travel, printing, and consultant fees.

Peg will be posting Colleen's commission vacancy, her term expiring Dec 31. The Town Council will make that appointment at their first meeting Jan 6; Colleen will be reapplying for her own 5-year term. At the first Planning Commission meeting, new chair and vice-chair will be elected. Open Meetings/Ethics training should be done then, as well as discuss general operating procedures, which should be written and posted, per ordinance. John asked about the town's procurement procedure. Judy Drain said anything over \$1000 needs to go out for bid. The Planning Commission expenditures need Town Council approval, typically based on a detailed request.

Continued Discussion on Hydrology Study/Proposal

Matt said he will continue working with John to get a final proposal for a phased study that can be discussed and moved on to the town council, main question being the detail required to identify the trend of our groundwater? Phase 1 would likely incorporate pulling information that already exists within local sources such as Boulder Farmstead. John said if this proposal is likely to exceed \$1000, then we should look for other entities to bid as well.

Continued Discussion on Subdivision Ordinance Amendments

Colleen noted that reviewing the Subdivision Ordinance was one of Mayor Cox's last items for the Planning Commission to undertake. She noted Lee Nellis's valuable contribution to the process, in his posing of questions and identifying areas to be addressed.

After last meeting, John had distributed his thoughts on the Roads and Streets amendments, previously approved by the Planning Commission. While the amendment fixed one problem (allowing private drives to be included in the acreage of a parcel), he said it created another by requiring all future parcels to be accessible by a dedicated town road. The Planning Commission needs to step back and analyze their intention, keeping in mind the character of the town. Private roads within small subdivisions in Boulder are part of how we've operated. Do we want to continue

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this? Would Boulder Town be able and willing to accept the cost of maintaining more streets? Is a private road association a workable way to handle all subdivision road maintenance? John used our American Legal access to research other town's ordinances: Mapleton, UT is the only entity that prohibits private streets. Pros of public streets: recorded access, friendly community appearance. Cons: budget required for maintenance, makes some existing parcels undividable. Pros of private drives: continues current practice, maintains rural appearance. Cons: leads to blocked access, looks unfriendly; more potential for owner disputes especially in unrecorded easements. Looking at our ordinance, we require very urban looking streets in terms of width, slope, shoulders, etc. We've never enforced that here. 100 East (fronting town hall) is 22 feet wide; Lower Boulder Rd varies from 15 to 23 feet. We're requiring a 1 or 2 lot subdivision to have a road as wide as 100 East. Our street design needs to match Boulder's scale, not St. George's.

Matt said maintaining Boulder's character is top priority and private roads are part of that. Allowing those in the small subdivisions, is where locals have a chance to obtain land. Can we set a line between where you can do this or not, and promote small subdivisions? Large developments should need to comply with more stringent standards.

Elena said if there are homes on both sides of a road, it makes sense to be a dedicated street, but otherwise, it's cost prohibitive and takes up a lot of land to put in a dedicated road per street current design standards. Lee had suggested to her that the Planning Commission might add the "4 lots or less" language back into the ordinance (private right of way can access up to four lots provided it has access to a dedicated road.) He also suggested allowing "flag lots" on small subdivisions, currently prohibited by our 3:1 length to width ratio for a lot.

Colleen wants to make sure fire equipment access and maneuverability are a main consideration.

John said he leaned toward giving people most flexibility and letting the town address safety issues like visibility, fire access, etc. We have irregular terrain, irrigation ditches, etc. that need to be considered. He thought huge subdivisions are unlikely to occur with current ordinances given our requirement for significant infrastructure to be in place prior to approval. Also, private wells/water rights must be proved up on within five years. He has mixed feelings on requirements for large subdivisions, not wanting to mandate something that will look out of place in Boulder. We need input from Town Council on their idea of maintaining more roads.

Matt said he wouldn't like the cul-de-sac, curbs/gutters of an urban look. Judy Drain said the town council wants to keep things as rural as possible, even assuming we will grow. Right now it's hard keeping up with road maintenance on what we have. She said she personally favored keeping private roads but people need to put agreements in writing to protect themselves and future owners.

Elena said distinguishing between smaller and larger subdivisions needs consideration. Small subdivisions are the only way right now for young people to acquire land. John suggested including flag lots and private drive easements and also looking at street design standards (152.095) in terms of what we want for Boulder. Elena said she would let Lee know of this discussion. John will write up notes on street design standards too.

Upcoming business for January 13

- Induction of newly appointed Commissioners
- Election of chair and vice-chair
- Lee Nellis discussion: continue on Subdivision Ordinance, streets and driveways
- Open and Public Meetings Act training and Ethics Training
- Approve hydrology proposal to present to Town Council
- Gardner CUP app?
- RSTR CUP?

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Final public comments

No comments.

Elena moved to adjourn the meeting; Matt seconded the motion; motion passed unanimously.
Colleen adjourned the meeting at 7:08 p.m.

Peg Smith _____ Date _____