

Minutes for May Town Council Meeting  
May 5,2022

Town Council[ present in person- Gladys Lefevre, Jim Catmull, Mayor Judy Drain  
Town Council present via Zoom- Elizabeth Julian, Steve Johnson  
Public in person-Randy Catmull, Peter Benson, Robert Wilson, Ashley Coombs, Mark Nelson,  
Jen Bach, Elena Hughes, Andy Rice, Town Clerk Judi Davis, Assistant Town Clerk Lexxi  
Johnson  
Public present via zoom-Jerry taylor, Peg Smit, Randy Ripplinger, Jennifer Geerlings, Tessa  
Barkan, Nick Vincent, Tina Benson, Nancy Totus, Anson Fogel, John Veranth, Donna Owen,  
Hillary ?, Ana Sanders, Robert Ewing

Meeting Called to Order at 7:02 PM by Mayor Judy Drain

Pledge Of allegiance

## **Town Clerk**

Mayor Drain introduces new Town Clerk Lexxi Johnson.

## **Fire Ban**

Due to high fire danger in the area Mayor Drain proposed the town start a fire ban as of May 6, 2022. Elizabeth Julian asks if there will be any changes from the ban that was enforced in the fall. Judy Drain says she'll look into it and asks Jerry Taylor if he knows of the county making any changes or enforcing anything yet. Jerry Replies and says nothing has been done yet but he is sure it will be soon. Mayor Drain will get notices out and posted around town and on the website. Jim Catmull makes a motion to enforce a Boulder Town fire ban as of May 6,2022 until further notice. Elizabeth Julian seconds it and all members say yes. Motion passes.

## **Burr Trail Road**

Jim Catmull discusses the dangers and road issues involving the Burr Trail and HWY 12 intersection and the blind hill down the Burr Trail in front of Randy and Brenda Catmulls property. Jim Catmull suggests the town updates it to make it a safe intersection with possibly adding extra turning lanes and widening the road. Jerry Taylor informed Jim Catmull that any road inside the town is an actual town road and the town should be receiving money for those roads. Judi Davis does not think the town has been receiving the money and further investigation will need to be done to make sure the town is receiving the correct payments for the roads so improvements can be done. UDOT, city engineers, Dave Dodds, and Jerry Taylor will need to get together and figure out what can be done to make it a safe intersection. It is proposed to gather more information and it will be discussed at a later date.

## **Town Hall Lights**

Mayor Drain gives an update- Corry Johnson is going to get quotes from a couple different electricians to replace the lights around the town hall and have the lights put on a timer to save power. It will be discussed at the next meeting after the electrician's quotes are received to decide next steps.

## **Fire Marshal**

Jim Catmull invites Peter Benson up to read his letter about his duties and concerns. Jim Catmull confirms that Peter Benson is the town fire marshal and he signs off for the town. Peter confirms. After a long discussion on the Fogel subdivision request, lack of adequate fire protection, state code, town ordinances for a subdivision, and how Boulder Farmstead and water shares work, Judy Drain proposes that more information and research is needed and the issue will be tabled for another meeting. Mayor Drain makes a motion to table the matter for one month. Discussion starts back up without a second. Peter Benson comments that he will not touch anything on subdivisions until the matter is settled, but in the meantime he would like to not be yelled at and be treated fairly. The main goal of the topic is to make sure whoever the Town Fire Authority is, has the correct training and information on ordinances and codes to ensure they are doing their job in the right manner. It is a topic that will need to be worked through with the planning commission as well. Jim Catmull makes a motion to have the topic put on the planning commission's agenda and Gladys Lefevre seconds it, all members say yes and the motion passes. Before moving on to the next agenda item Elizabeth Julian reads a letter from Boulder Fire Department leadership Corry Johnson and Josh Ellis stating their support for the current fire marshal situation.

## **Fourth of July BBQ**

Judy Drain updates on Judi Davis and Pam Furches getting in the application for the parade. Jim Catmull states that he has had several requests that the town take back the BBQ in order to make it affordable for families. He asks what everyone else thinks on the matter. Jim believes it should be for the town individuals and not for the businesses to make money. Jim Catmull states he'll help with cooking and setup. Elizabeth agrees that the town should put town funds forth. Steve Johnson agrees that it should be more affordable and inclusive. Judy makes a motion that the town take back the BBQ and look into funds. Gladys believes in the past that the town would use \$3000 total, \$1500 for food and \$1500 for the band. Jim asks if it should be discussed more in the meeting next month. Council members have a small discussion about bands and Elizabeth Julian mentions that there should be communication with other organizations to see what has already been planned. Jim Catmull will be in charge of contacting the BCA and

possibly arts council to see what has already been planned and coordinate for the food part.

### **Short Term bedroom rental**

Jim Catmull states that at the last planning commission meeting there were two requests for short term bedroom rentals. He wonders how the town can tell someone what they can do and not do with a room inside their own house, why they are considered for airbnbs and how the town can tell them yes or no when it is inside their actual house. Jim does not think these people should be included in the same rental ordinance as someone who has a whole house rental or separate dwelling. Judy Drain comments that bedroom rental in the community could also help with housing for employees or individuals wanting to live in the community. Elizabeth Julian states the way the ordinance currently is it doesn't matter if it's in your house or a separate dwelling, it's the same thing as stated in the ordinances. Jim makes a motion that he would like to send it back to the planning commission to look at it and see if it could be changed to separate it to be two different short term rental ordinances. Steve Johnson asks if the number of bedrooms makes a difference and how is short term defined. Donna Owen states that it's the same traffic whether it's a bedroom inside a house or outside if that is the concern.. She says the ordinance states 1-29 days is considered short term. Mayor Drain thinks it needs to be looked at and better defined. Jim Catmull makes another motion to send it back to the planning commission to look at it and possibly separate it from inside a house bedroom rental and outside of a house bedroom rental. Peg Smith then opens the ordinance on the screen and states that there are actually two different ordinances and they are different based on if someone is running an actual business out of their home. Peg and Jim have a discussion on the different ordinances and what they entail. Judy Drain suggests to move on and it can be further discussed.

### **Tentative Budget**

Judy Drain has everyone look at the budget and see if there are any questions or concerns. A public hearing will be scheduled in June to further go over the budget and finalize any change.. Elizabeth Julian did not receive the budget and Judy says she will send her another one. Steve Johnson shares his copy on the screen. Judy goes over some of the categories and discusses any updates or changes and asks for any questions or concerns from the council.

### **Town insurance**

Lexxi and Judy will complete the application for Utah Trust. Judy will give the previous insurance provider a chance to present the town with a new proposal and after the town has received both providers' proposals, a decision will be made.

## **Emergency Plan Update**

Judy has talked with a couple of people to gather some ideas. Judy would like to make sure that there are a select few people around the community who could be head contact people in case of an emergency. She would like to start gathering phone numbers and an evacuation plan. The matter will be further discussed at a later date.

## **Wilson Road**

Judy Talked with the attorney and he wanted Judy to talk to both parties and see if something could be worked out and the answer was no. Judy is going to send a letter to Kandice and Corry and ask them to move the pots and rocks within two week. If they will not then the town will have to move them and then she may have to threaten to revoke their business license.

## **Department reports**

**Elizabeth Julian-** Arts council has a lot going, gallery at town hall and then some things coming up in June. Library continues with the same hours. Planning commission had a lot happen in the previous meeting, including a continuing discussion on land use ordinances, which will continue to be discussed because Lee Nellis could not attend. John Veranth sent out a plan to have some of the ordinances to be looked at in a public hearing, a plot amendment, Donna Owens RSTR was approved and Brynn Brodie was put on a waiting list due to spots being full. Garfield County school district- the county held a meeting to discuss health needs across the county and how to better support needs across the county.

**Steve Johnson-** No changes in parks and buildings from last month.

**Gladys Lefevre-** Nothing specific to report.

**Jimmy Catmull-** Still working with Dwights to come and remove metal from the landfill, The fire department had 1 fire, and no road updates

**Judy Drain-** Garfield Planning Commision had some amendment changes and held a public hearing, a Zone ordinance public hearing, and one short term rental was approved.

## **Open for public comments**

Anson Fogel comments that he respects Jim Catmulls intentions and precautions and he states his feelings on the fire hydrant requirement for a subdivision and the financial burden especially in a rural community. Anson spoker with his attorney in Moab and discussed the matter with him, Anson then reads the response he received from his firm. Lastly he states that he is simply trying to carve off a lot for a friend to provide a space for someone to live full time. Jennifer Geerlings states that most people in Boulder do not have a safe fire situation. She would like to see what is the bigger

picture that the Town Council is trying to do for the community to keep the rich and the poor safe. She also discusses her concerns for the paid fire authority position mentioned earlier and how the town is going to go about doing that. Elena Hughes mentions that the planning commission has been talking about how to treat minor and major subdivisions differently. Judy Drain asks that everyone do their Due Diligence and see what can be done about the issue and what other communities are doing about it.

Judy Drain makes a motion to adjourn the meeting and Jim Catmul Seconds it. All council members say yes and the meeting is adjourned at 9:22 P.M.