

Boulder Town

Planning Commission

Meeting Minutes

October 25, 2022 (Work Meeting)

Commission quorum: Matt Cochran, Elena Hughes, Tina Karlsson, John Veranth, and Colleen Thompson. Also present: Planning Commission Clerk Peg Smith, Planning Consultant Lee Nellis.

Members of the public: Dave Conine, Sharlene Wilde, Dan Pence, Jennifer Geerlings, Mark Nelson, Jen Bach, Ashley Coombs, Laura McKerracher.

Matt called the meeting to order at 7:11 p.m. Tina and John are leading the work meeting. An outline and agenda have been distributed, which John reviewed.

Dave and Sharlene will be the primary speakers at the Nov 17 “Attainable Housing Presentation,” and they will each have 20 minutes to present their materials, with 10 minutes after each for Q&A. The other speakers--- Jim Catmull and Jerry Taylor--- will follow.

John feels the main display documents we have now are the 2018 Community Work Group Housing Report, the Garfield County Moderate Income Housing Plan, and the 2017 Community Assessment (printed document).

Tina suggested making a way for people to submit comments and sign up for subsequent action. The presentations are also intended for all 84716 residents. The housing issues will require the entire, greater community, scaled to Boulder-size with individual projects, individual landowners.

Sharlene said the most important thing is to find out who needs the attainable housing, as well as what the community wants. What works for Escalante may not work for Boulder. Once those types of decisions are made, the nonprofit can help putting together the funding. What are the barriers to attainable housing now? We need to find out if there’s a priority--- seasonal versus regular residents.

Dave Conine said in Boulder, a “very low-income” family of four would have a maximum income would \$41,150/year. USDA direct loans, right now are 3-1/4%. (Subsidized interest rates, so when the house is sold there’s a “recapture” of the interest subsidy.) Dave will talk about this kind of thing.

Deed restrictions and land trusts. Both can discuss this.

Architectural design? We have examples of four-plexes that resemble a single-family home. Also Boulder “style” includes using discarded or refurbished materials.

Elena asked about deed restriction options. Sharlene said they can written requiring owner-occupy, local area employment, and/or income range, as long as the Fair Housing law is complied with. Projects are also structured based on who owns the property, e.g. a ground lease and calculations of resale value and equity. Detail on these specific topics may require additional meetings.

Follow-up? John suggested separate work groups of 1) people who need the housing, 2) the “housing providers” who might be interested, given proper incentives, to sponsor, donate, subdivide their property, 3) open space preservation and performance-based incentives.

Sharlene said zones can be set up specifically to achieve attainable housing. This allows you to limit projects to nonprofit entities that have experience; you don’t have to open yourself up to any developer who comes in. Dave also that basing attainable housing on performance-driven standards—similar to our commercial development checklist--- is more likely to preserve the

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character of the community that everyone is concerned about. Dave mentioned the USDA 504 program that offers loans and grants for rehabs. Some concern about language restricting house being designed for income production. Sharlene agreed that there are some negatives in various programs that need to be known.

Elizabeth will get a written statement from the School Superintendent supporting housing. Dave is interested in helping the school district putting together employer-assisted housing. He's outlined a program that just needs a first-time example to kick it off.

There was continuing discussion of room usage, information displays; projections need to be incorporated into a single powerpoint. Decisions can be made at the November 10 regular meeting.

Tina moved to adjourn, Elena seconded. All voted 'aye.' Matt adjourned the meeting at 8:35 p.m.



Clerk

Draft submitted: 10/31/22

Approved:

DRAFT