

**Boulder Town Council Regular Meeting  
December 7, 2023 7:00 PM  
Meeting Minutes**

Town Council Members present- Mayor Judy Drain, Jim Catmull, Conrad Jepson, Gladys LeFevre, On Zoom Elizabeth Julian

Town staff present or on Zoom- Town Clerk Jessica LeFevre, Zoning Administrator Erin Smith, Planning Commission Clerk Peg Smith, Transcriptionist Heidi Sola

Meeting was called to order at 7:01pm

The Pledge of Allegiance is spoken

**Approve agenda**

Line items 11 and 12 of the agenda were postponed. A work meeting for mid-January with the new Council was expected for further discussion on these items.

Motion made by Councilmember LeFevre to approve the agenda. Councilmember Catmull seconded. All voted Aye. Motion passed unanimously.

**TC conflict of interest disclosure**

None were declared.

**Department report, council and administrators**

Councilmember Jepson had nothing to report.

Councilmember Catmull reported the cemetery needed two culverts and that the fire truck had been fixed. He reported that fire school was coming up the following month and they would need money for that, and the dump was still jam packed and needed to be re-dug and the County needed to be contacted about extending the property lines because the dump was running out of room.

Councilmember LeFevre reported the business community was forming a business association and the cemetery plots had been posted to the Town website.

Mayor Drain reported on the Tree Committee meeting.

Councilmember Julian reported on the Boulder Arts Council exhibits and the Garfield County middle school field trip to Washington DC. She reported on the library hours and gave Planning Commission updates.

Clerk LeFevre had nothing to report.

### **Review of Roberts Rules 5 minute limit**

A brief review of the rules of the Public Comment section of the meeting according to Robert's Rules was provided by Clerk LeFevre.

### **Public Comments 3 minutes maximum per person. You may not give your time up to another person. Public Comments will be open for 30 min.**

Blake Spalding made a comment. She stated for the record that Hell's Backbone Grill and the Boulder Mountain Lodge request the paved pathway start above the Lodge and do not pass their driveways. The concern is that construction would block access to parking for their customers. She also commented that the pathway should be made a loop so that people can walk in a loop. She wishes not to be connected to the path.

John Veranth made a comment. He thanked the members of the Town Council for their service.

Vicki Catmull made a comment. She thanked Councilmembers Jim and Elizabeth for their service.

Jeff Sanders made a comment. Jeff commented on the vote of the pathway and that he is requesting the pathway be put onto a committee for further discussion.

Sam Stout made a comment. Sam wanted to make the Council aware of the Park Committee to appoint new members. He asked those who are interested to attend the closed meeting. There are 2-3 members that need to be appointed. He also noted the trees at the park needed to be trimmed and thanked the Tree Committee for all they do.

Katie Coleman made a comment. Katie thanked the Councilmembers and read her letter she submitted to the town about her concerns in regards to the pedestrian pathway. She stated the roads needed upgrading more than needing a pathway. Katie suggested newly elected Town Council members be considered to review the Pedestrian Pathway and vote at the next meeting.

Cindy Wilson made a comment. Cindy said something needed to be done about the 20 foot fence that violates the town ordinance on fence height. She asked if she needed to file a complaint. Councilmember Lefevre let her know she would speak to her about it directly.

Keith Watts made a comment. Keith read his letter that was sent to the Town Council concerning the pathways.

Clerk LeFevre stated that all letters that had been submitted regarding the pedestrian pathway had been uploaded to the Town website.

Elena Hughes made a comment. Elena stated as a member of Planning Commission that interest to push the pedestrian pathway to the Planning Commission that they would be happy to take a look at it.

Mayor Drain closed the Public Comment.

### **Planning Commission vacancy**

Mayor Drain commented on the vacant position for the Planning Commission and stated they would be selecting someone to fill the position in January.

### **Deputy Clerk position**

Mayor Drain reported on the applicants for the Deputy Clerk position. Applicant Lacy Allen introduced herself and provided her background. Councilmember Julian commented on the Utah Municipal Clerks Association and suggested utilizing them going forward while hiring for future new employees.

### **Executive Session for Deputy Clerk**

Councilmember LeFevre made a motion to close the Public Meeting. Councilmember Catmull seconded. All voted Aye. Motion passed unanimously.

Councilmember LeFevre made a motion to move to an Executive Session. Councilmember Catmull seconded. All voted Aye. Motion passed unanimously.

Councilmember Catmull made a motion to come out of the Executive Meeting. Councilmember Jepson seconded. All voted Aye. Motion passed unanimously.

Councilmember LeFevre made a motion to go back into the Public Meeting. Councilmember Catmull seconded. All voted Aye. Motion passed unanimously.

### **Vote on Deputy Clerk**

Councilmember LeFevre made a motion to hire Lacy Allen as the Deputy Clerk for the town of Boulder. Councilmember Catmull seconded. All voted Aye. Motion passed unanimously.

**Fire Protection and Fire Hydrant Maintenance Agreement Vote** Postponed.

**Previous Boulder Farmstead Water Company invoices** Postponed.

### **Public Hearing for ordinance changing average lots size requirements**

Councilmember LeFevre made a motion to move into the Public Hearing for the ordinance changing lot size requirements. Councilmember Catmull seconded. All voted Aye. Motion passed unanimously.

John Veranth spoke on behalf of the Planning Commission and provided an overview of the proposed ordinance change.

Keith Watts made a comment. Keith thinks it is a great idea for clustering in order to keep open pastures. He stated 5 acres is too small to farm and too large to weed. He gives his full support.

Blake Spalding made a comment. Blake said this option is really appealing for people who own larger plots of land so they would be able to sell smaller portions to those who are looking for property in Boulder. She mentioned the fire hazard that happens when the land isn't cared for and is full of weeds. She supports this measure.

Jennifer Geerlings made a comment. Jennifer supports the change of lot size requirements and thanks the Town Council for their support.

Tessa made a comment. Tessa wanted to vote her support for this change of lot size requirements and reminded the council that this was a very popular idea during the housing forum that most people were excited about.

Councilmember LeFevre made a motion to close the Public Comment. Councilmember Catmull seconded. All voted Aye. Motion passed unanimously.

Councilmember Catmull made a motion to go back into the Public Meeting. Councilmember LeFevre seconded. All voted Aye. Motion passed unanimously.

### **Discussion on ordinance changing average lots size requirements**

Mayor Drain stated this had been reviewed by the attorney who said the ordinance appeared legally sound as far as the Town's liability. Mayor Drain went through the packet for discussion. There was none. A vote would be taken on this ordinance change in the January meeting.

### **Vote on "Housekeeping Ordinance" Ordinance 2023-1 An Ordinance to Improve Consistency in the Subdivision and Zoning Chapters.**

Mayor Drain reviewed the final changes that had been made to the housekeeping ordinance by the attorney. John Veranth explained why he did not like the wording that was used regarding private driveways because they had changed the definition of 'private driveways' twice in the past two years. There was discussion about what wording would be used for approval of the ordinance. John Veranth recommended striking any language that would alter the definition of 'private driveway' and keep the existing ordinance language regarding the definition. Councilmember Julian suggested further research before passing this and moving the vote to the January meeting.

John Veranth recommended removing all language regarding 'private driveways' in the housekeeping ordinance and passing the ordinance because they need to get the Town's ordinances up to code.

There was discussion about the other changes that had been made to the document.

8:41 Councilmember Julian made a motion to approve the ordinance with the changes made by the lawyer except for the changes made to private driveways Councilmember LeFevre seconded. All voted Aye. Motion passed unanimously.

### **Vote on All Users/Access Pedestrian Pathway Grant**

Councilmember LeFevre made a motion to accept the grant. Councilmember Catmull seconded.

Councilmember LeFevre thought they should accept the grant money and then come up with a plan for exactly how they wanted the path to be presented to the Joint Highway Committee and if the Committee did not accept the terms of the Town, then so be it. Councilmember Jepson agreed. Councilmember Julian did not support accepting the grant money for the grant that had been submitted and approved. She thought there had not been enough due diligence as far as determining liability and long-term maintenance cost. Mayor Drain expressed her thoughts about the grant and supported the pathway.

Councilmember Julian voted no. All others voted Aye. Motion passed.

### **Discussion and possible vote on All Users/Access Pedestrian Pathway Committee**

Clerk LeFevre discussed the conversations she had had with Chris Potter about the procedure needed in order to make changes to the original grant proposal. Mayor Drain clarified this grant was for a plan that was an upgrade to an existing trail which was why they needed to stick within certain parameters and that a committee was just not feasible at this time. Clerk LeFevre explained that there was not enough time before the January 12, 2024 deadline to re-engineer the project and so the only changes that could be made to the original grant were small changes. There was discussion about the three different plans.

### **Possible Resolution All Users/Access Pedestrian Pathway Committee**

#### **Assign Jessica Title of Town Clerk, Planning Commission Clerk, Board of Adjustments Clerk**

Councilmember LeFevre made a motion to assign Jessica LeFevre the titles of Planning Commission Clerk and Board of Adjustments Clerk. Councilmember Catmull seconded. All voted Aye. Motion passed unanimously.

#### **Approval for November checks issued**

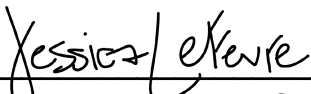
Councilmember LeFevre made a motion to approve the November 2023 checks issued. Councilmember Catmull seconded. Councilmember Julian did not vote. All others voted Aye. Motion carried.

**Upcoming business for January**

January business was discussed.

**Adjourn-** Meeting was adjourned.

Date Minutes Approved: March 7, 2024

  
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Jessica LeFevre, Town Clerk