

We will be meeting on Friday, March 16 at 6:00 PM at the Boulder Community Center. All are welcome to come and listen, we will be taking public comment at the end of the meeting.

At this point in time, the Planning Commission Work Group: Housing would like the following areas be included in the upcoming Planning Commission discussions: issues relating to current ordinances that need to be reevaluated and/or tweaked, and possibly ordinances that need to be created. This is not a final report, as we will be continuing to meet through March.

Accessory Dwelling Units (ADU)

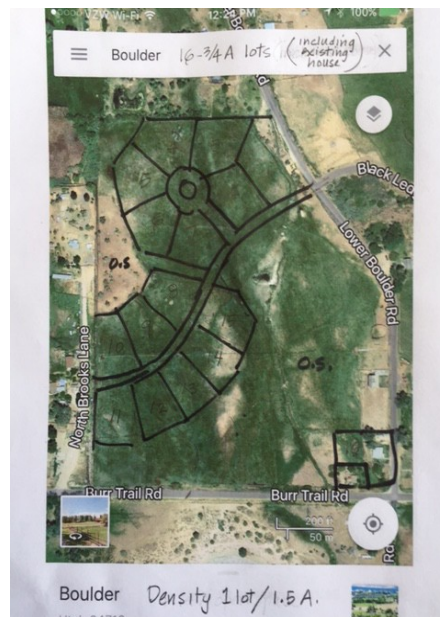
- Permit one ADU per single dwelling property
- Will not exceed a set percentage of the main dwelling square footage or a set maximum square footage, whichever is the smaller
- May be attached or detached
- Recognize and address the current, non-compliant, ADUs in the community

Clustering

- Encourage when subdividing current lots to maintain and support agricultural land use
- Have a set percentage of open land be kept intact, not necessarily contiguous as it would be deemed by the topographical assets of the property itself
 - The open space would need a binding agreement to be maintained agricultural land (not a tumbleweed field), an agricultural easement
 - The open space could not later be further subdivided
- Set a minimum amount of land to cluster
- Supports both the seller and buyer
 - Share costs of infrastructures
 - Fire protection, roads, water and power lines, and possibly a septic or sewer system
 - Research available incentives
- Planning Commission will be able to provide visual examples and support so that it is

an obtainable option, possibly both a brochure (similar to the “Rural Assessment” provided by the Housing and Community Development) and as a link from the ordinance itself

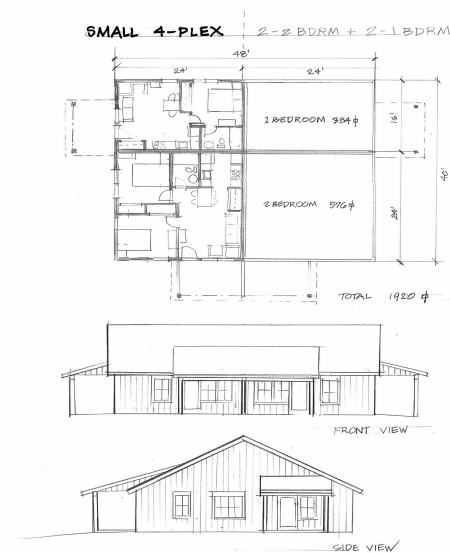
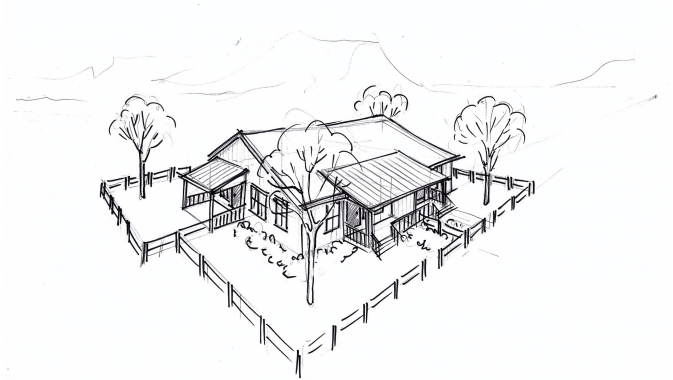
○ Example:



- Can either be set up as a co-operative, with a binding home owners agreement, or with the residential lots and the agricultural land owned separately
- See G3-2 in Boulder Town General Plan

Multi-Unit Dwelling

- Maximum of four units per lot as the main dwelling on the property
 - Have not determined if an ADU would additionally be allowed
- Set a square foot limit and height limit
- Research available incentives for long term rentals
- See 5-2 in Boulder Town General Plan August 2013
- Encourage the design to look like a single-family dwelling
 - Planning Commission will be able to provide visual examples and support so that it is an obtainable option, possibly both a brochure (similar to the “Rural Assessment” provided by the Housing and Community Development) and as a link from the ordinance itself
 - Example:



Recreational Vehicle (RV) Park

- Accessed off of Highway 12
 - Limiting traffic in residential areas
 - Preserving safety
- Multi-use
 - Could include traditional RVs, as well as tiny homes, tent sites, cabins, and bunkhouses
 - Size restrictions for any permanent structures such as a cabin or a bunkhouse
 - Have distinct areas for each of the above options
 - Encourage both long-term and short-term availability
 - Set a percentage of options as long-term rentals, as needed
 - Research available incentives for long term rentals
 - See 5-2 in Boulder Town General Plan August 2013
- Centralized facilities
 - Community kitchen, bathroom, and laundry
 - No consensus was reached at this time to if there would be the ability to dump or not; discussed holding tank to be hauled away as an option
- Visually appealing
 - Support the current ordinance that requires landscaping and height of trees
 - Boulder Town Zoning Ordinance (*Amended*) As Amended to 5/8/2008 by Ordinance #59 Section 1016 Recreational Vehicle Campground
 - Planning Commission will be able to provide visual examples and support so that it is an obtainable option, possibly both a brochure (similar to the “Rural Assessment” provided by the Housing and Community Development) and as a link from the ordinance itself

The housing group plans to meet a minimum of two more times, hoping to fine tune the ideas listed above, as well as, discuss mobile homes as an alternative housing option, separate from RV parks, and short-term rentals.

If any community member has comments and/or suggestions, please contact one of the members of the Housing Group as this is still a work in progress. Again, all are welcome to attend our public meeting beginning at 6:00 PM on Friday, March 16 at the Boulder Community Center.

The above items are not finalized and do not include notes from our most recent meeting, March 10, 2018.

Housing Group Members:

- Tessa Barkan
- Becky Crystal
- Taber Dahl
- Pam Furches
- Adam Harmon
- Caroline Hoyt
- Marian and Steve Johnson
- Elizabeth Julian
- Tina Karlsson
- Donna Owen
- Dan Pence
- Bobbie Robinson
- Pete Schause