

2019 GENERAL PLAN REVIEW AND REVISION COMMITTEE - RESPONSE TO 2018 WORKING GROUP REPORTS

Group	Comment	Response	Section
Land Use 1	Zoning Ordinance - update Table of Uses	Outside scope of General Plan Revision. However, items of concern are being addressed through the Planning Commission	
	1 Emphasize town support of ranching and public grazing	Addressed	5-1, 5-2.2, Chapter 9 G2-1
	2. Encourage clustered development as a means of preserving open space in subdivisions	Addressed	7-3 F, 7-4 G3-2, 7-5 C, 8-1 G4-2, 8-2
	3. Encourage higher density housing in non-pasture areas; i.e. in PJ	Included in the clustering sections. Clustering is included in the Subdivision Ordinance Chapter 10000.	7-4 G3-2, 7-5 C, 7-5 E Minor Subdivisions,
	4. Define "town center" as mentioned in the General Plan (idea to focus on higher density housing potential, commercial center, etc.)	currently as Village Center Zone 7-5 E	
	5. Produce a map overlay that shows wildlife corridors, potential for trails, BLM/Forest property within Town limits	Maps are outside the scope of the General Plan revision. A request should be made to the Town council to fund mapping	
	6. Produce an inventory of adjacent private property that is "of interest" to Boulder Town	The General Plan states: Boulder Town is considering formulation of an Annexation Plan that will identify adjacent "areas of interest" including Black Boulder Mesa, the Draw, and possibly portions of Deer Creek residential areas. The inventory requested would be included in the Annexation Plan	
	7. Produce a brochure for landowners that provides some options on subdividing	Outside scope of General Plan Revision. A request should be made to the Town Council to fund and contract the development of educational brochures	
	8. Determine some beneficial uses for in-holdings of state and federal land; establish a "cooperative agreement" with Forest Service	Beneficial uses: Open space, watershed protection, wildlife corridors.	Chapter 4
Land Use 2	"As noted in the General Plan Introduction, this update takes account of community feedback from the Boulder Town Survey 2011..." Delete or clarify with 2018 Working Group input	Addressed	1-1 Background
	7-3 B Include statement "Boulder supports grazing on public lands"	Addressed	7-3 D, Chapter 9 G2-1
	7-3 E Delete "Boulder Town recognized the adverse effects of light pollution which include energy waste and the air and water pollution caused by energy waste, harm to human health, harm to nocturnal wildlife and ecosystems, reduced safety and security, reduced visibility at night, and poor nighttime ambience."	Addressed	7-3 E
	7-3 G Affordable Housing section. Needs to be updated and revised the AHP of 2002 is outdated.	Addressed	7-3 G
	7-4 Goal 2 Policies		
	G2-1 Eliminate or describe "rural qualities"	Rural qualities is discussed throughout the ordinances. Rural qualities should be defined in the zoning and subdivision ordinance definitions sections. Definition of rural qualities: should include the size of the community, density of the population, agriculture as the main occupation, close contact with nature, and preserving the culture and heritage of the area. All of these qualities are discussed throughout the General Plan	

		Efficient land use patterns should be defined in the Zoning Ordinance. Efficient land use patterns: land use planning that includes environmental conservation, restraint of urban sprawl, prevention of land-use conflicts, and a reduction in exposure to pollutants.	
	G2-2 Eliminate or define "efficient land use patterns"		
	G2-3 provide brochure of subdividing options	Outside the scope of General Plan revision. The Town Council is responsible for approving the funding and means to develop educational brochures	
	G2-4 Unsure if ordinance address this	reconstruct and changing the use of a building is covered in Section 100-12 and 600-2, section 1013 a iv, 1013 g, of the Subdivision Ordinance. Rebuilding and renovating is not.	
	G2-5 How do we do this with and ordinance. Incentivies? Photo document?	Outside scope of General Plan revision. Brochures, grants, and incentives should be addressed by the Town Council	
	Goal 3: what does "environmental setting" mean?	Addressed	7-4 Goal 3
	G3-2 What is " a local or town approved land trust"?	Local and approved land trusts are defined in the clustering Chapter 1000 of the Subdivision Ordinance.	
	G3-3 What are significant sensitive lands?	sensitive lands are defined in the zoning ordinance as hillside and mesa tops. Sensitive areas are defined as 30% grade, or greater, fllood channels, and jurisdictional wetlands as identified by the U.S. Army Corps of Engineers. Removed the word "significant" from G3-3	G3-3
	G3-4 Have wildlife corridors been identified? This group feels that wildlife friendly fencing would be more appropriate here.	Wildlife corridors - see map suggestion above. Wildlife fencing addressed	7-4 G3-4
	G3-6 Delete "Encourage clustering, perimeter development, and" Add Encourage site-sensitive.....	Addressed	7-4 G3-6
	Goal 4 - eliminate "and the provision of private and public capital improvements, facilities, and services"	Addressed	Goal 4
	G4-4 remove "policy" change to plan	Addressed	7-4 G4-4
	G4-5 What does "Consider a requirement" mean	Discussed by committee. Decision to leave as is. Consider a requirement intends to bring attention to these concerns. Awareness is key.	
	7-5 Land Use Zoning Categories and Patters - A. "Public Lands should have a separate zoning category" Does this exist in ordinances?	Zoning ordinance should be reviewed by the Planning Commission	
	7-5 A. "All Public Lands within the Boulder Town limits should be mapped and given a special zoning category titled "Open Space - Not for Development" Does this include SITLA land for dump? There is nothing in the ordinances - Chapter 6, should it be added?	State land should be included. Zoning ordinance should be reviewed by the Planning Commission	
	7-5 B. Change "the Town Hall" to Community Center	Addressed	7-5 B
	7-5 B. Why are wireless telecommunications in GMU, pg 50	Unable to find what this question states	
	7-5 B Other public uses - what about non-profits?	Non-profits are included in charitable and quasi-public uses	
	7-5 C. Critical/sensitive/agricultural lands: What is the ordinance for: "The Town currently has such an ordinance and it should be expanded and refined"	Zoning Ordinance. See comment above on significant sensitive lands	

		The difference between Greenbelt for tax provisions and GMU is described in the Note part of this section. There is reasonable concern that requiring 6 acres in the Low Density zone would be a financial hardship. Utah tax policy on greenbelt: Private farmland can qualify for assessment and taxation under the Farmland Assessment Act if the land is at least five contiguous acres in area. Land less than five acres may qualify where devoted to agricultural use in conjunction with other eligible acreage under identical legal ownership. Land used in connection with the farmhouse, such as landscaping, etc. cannot be included in the acreage for FAA eligibility. Land must be actively devoted to agricultural use, and the operation managed in such a way that there is a reasonable expectation of profit. Land must have been devoted to agricultural use for at least two successive years immediately preceding the tax year in which application is made and meet the average annual (per acre) production requirements.	7-5C
	7-5 C. Note section: Green belt zone should apply to 6 acre lots. Tax incentive for green belt. 5 acre ag plus 1 acre home		
	7-5 D. Wording change on "All commercial applications that arise out of franchise or large corporate environments should be discouraged...." How do we do this? Sing ordinance parking, sewer system, number of rooms.	Outside the scope of the General Plan revision. This concern should be addressed through ordinances.	
	7-5 E. Minor subdivisions. Is this out of date?	Addressed in the clustering Chapter 1000 of the Subdivision Ordinance	
	7-5 E. Change five-acres to six for green belt tax purposes.	There is reasonable concern that requiring a six acre minimum would be a financial hardship. Green belt tax purposes is a different component that GMU	
	7-5 E. Allow ADUs	addressed	7-5 E Accessory Dwelling Units
	7-5 E Medium Density Residential: The group did not like the term "Village Center". Delete.	Addressed. Discussed and agreed that removing the Village Center language should be removed.	7-5E
	7-5 E Medium Density Residential: What does "those that are not useful in the zone should be vacated" mean?	Removed with the Village Center language.	7-5E
	7-5 E. Medium Density Residential - It is hard to have a Village Center with septic.	Village Center language removed	7-5E
	7-5 E. High Density Residential: delete "It should be considered within or near the Village Center zone where it is desirable to concentrate future development.	Village Center language removed	7-5E
	7-5 E High Density Residential: delete "It should be granted strictly as an exception". This is spot zoning.	addressed	7-5 E
	7-5 E High Density Residential: What is the criteria for "non-conforming lots of record should be considered on a case-by-case basis for further development"	Criteria is discussed in Chapter 10 and 13 of the Zoning ordinance	

Housing Group	At this point in time, the housing work group would like the areas outlined below regarding accessory dwelling units, clustering, multi-unit dwellings, recreational vehicle parks, and short-term rentals be included in the upcoming Planning Commission discussions. We believe these issues relate to current ordinances that need to be reevaluated and/or tweaked, and possibly ordinances that need to be created.	Outside scope of General Plan Revision. However, items of concern are being addressed through the Planning Commission. ADU ordinance has been passed, recreational vehicle parks are covered in Section 1016 of the Zoning Ordinance, short term rentals ordinance is currently being addressed by the Planning Commissions.	
	Additionally, the group also supports and would like to suggest that the Planning Commission further look into the following: • Community Land Trusts, options for both the town and private ventures, to promote long-term affordability of housing	Outside scope of General Plan Revision. However, items of concern are being addressed through the Planning Commission.	
	Employee housing availability on both commercial and residential properties	Conditional use employee housing ADU is allowed in GMU and Commercial zones.	8-1 G1-2
	Current non-conforming structures: What would need to happen so that they had the ability to upgrade and/or make changes	See Chapter 10 and Chapter 13 of the Zoning ordinance	
	Accessory Dwelling Units	Addressed	7-5 E
	Clustering	Addressed in General Plan; clustering is addressed in Chapter 1000 of the Subdivision Ordinance	
	Multi-unit dwelling and recreational vehicle park	Multi-unit dwellings may not fit into the culture and heritage of the community. The General Plan emphasizes the importance of protecting and retaining that culture and heritage. An ADU ordinance was passed to provide additional housing options. Additional public input is suggested for desirable design elements for future developments. Recreational Vehicle parks are addressed in Section 1016 of the Zoning Ordinance.	
	Short Term rentals	Ordinance currently being addressed by Planning Commission	
Economic Development	What kind of economic and community development would we like to see in Boulder:		
	• increased employment opportunities	Supported in the General Plan	Ch 9 Goal 1
	• more opportunity and support for entrepreneurs	Supported in the General Plan	Ch 9 G1-5
	• building on our “restaurant / food scene” cluster	Supported in the General Plan	5-1, 7-4 Goal 1, 7-4 G1-1
	• expansion of farmer's market	Supported in the General Plan and ordinance 16-2	5-1, 7-4 Goal 1, 7-4 G1-1
	• building on our educational / skills “tourism”: encourage teaching skills to visitors (e.g. growing food, hunting)	Supported in the General Plan	sec 12-6
	• economic development that supports young people and families staying in Boulder	Supported in the General Plan	sec 8-1
	• building on neighborly exchanges, and production of direct value that isn't exchanged for currency (eg, growing food)	Not appropriate to encourage tax free bartering in the General Plan	
	• cottage industry	Supported in the General Plan	Ch 9 Goal 1, 5-1, 502, 7-4 Goal 1

	• continuance of ranching	Supported in the General Plan	Ch 9 G2-1, 5-1, 5-2, 7-3 D
	• locally owned businesses	Supported in the General Plan	5-1, 5-2, 7-4 goal 1, 7-4 G1-1, 7-4 G1-2, 7-5 D, CH 9 Goal 1
	• services we'd like to see in Boulder:		
	◦ inexpensive restaurant and/or food truck	Outside the scope of General Plan revision, allowed in the Table of Uses	
	• mechanic	Allowed in TOU	
	• electrician	Not restricted	
	• plumbing	Not restricted	
	• laundromat	Not defined in the TOU	
	• medical clinic / emergency medicine	Not defined in the TOU	
	• recycling center / staging area	allowed in ordinance 16-1	
	What type of economic development, or possible consequences of economic development, do we want to be cautious about? • Some do not want a year-round tourist economy • Some do not want franchise/corporate restaurants, hotels, or stores • extractive industries • polluting industries	Franchise addressed in general plan	7-5 D
	Concerns about current limitations on economic development in Boulder:		
	• signage restrictions	Ordinance 59-b 2012	
	• lack of available commercial property	We have a process for application to re-zone	
	• excessively complicated process for starting a new business (particularly of a type not yet in the Table of Uses)	Ordinance 28C	
	• no new commercial lots in 20 years; limitations on establishing any new commercial lots	We have a process for application to re-zone	
	• Ranchers have faced various issues grazing on public lands (e.g. not being able to bring equipment in to maintain ponds; presence and activities of the people visiting – some aggressive; reduced percentages of AUM; high-speed, high-volume traffic on the highway)	Supported in the General Plan	7-3 D, Ch 9 Goal 2,

	<p>MORE IDEAS/QUESTIONS• Could a property be re-zoned to allow businesses that provide services to locals?</p> <ul style="list-style-type: none"> ◦ could we avoid the drawbacks of adding a new commercial zone by designating a “light industrial zone?” or could we have more nuanced subzones within the commercial category, based on size of business, traffic level, etc.? ◦ this could allow for a 5-acre incubator lot for the town – allowing for workshop space; commercial kitchen; office space; laundromat; mechanic; light industrial work; production of products for sale ◦ or could we permit these types of business (services to locals) on other types of property – e. g. a mechanic on a large ranch <p>• How can we minimally adjust wording in town policy to allow for businesses we see as beneficial for Boulder, without changing any zones?</p> <ul style="list-style-type: none"> ◦ overlay zones, rather than conditional use permits ◦ specifically allow businesses such as a commercial kitchen, mechanic, etc. in some of our current zones? 	Supported in the General Plan	7-4 Goal 1
	Food trucks at the community center? Town park? (on city property, rather than in a commercial zone?)	TOU defines in commercial zone	
	• streamline the process to permit a new business	Business permit application, ordinance 28 c, TOU	
	◦ can more uses be permitted in commercial zones, rather than conditional uses?	This should be addressed through ordinance	
	◦ can the Table of Uses be updated to include broader categories (e.g., “food-based business”)	This should be addressed through ordinance. Community market, mobile food truck, cottage industry, restaurant are all allowed	
	• Boulder brand and marketing – for locally produced food, art, etc., marketing and selling together	Outside the scope of General Plan revision	
	• Ranchers without public land permits need private land to lease. Encourage landowners	Outside the scope of General Plan Revision	
	(especially absent landowners?) to lease their open spaces to ranchers (would also keep the land watered with more efficient water use)	Outside the scope of General Plan Revision. Efficient water use supported in the General Plan.	Ch 9 G1-6
	• Preserving open spaces: land trust; grants for agricultural projects that would make use of open space	Supported in the General Plan	5-1, 5-2, ch 7 7-1, 7-3, 7-4 goal 1, 7-4 goal 3, 7-5 A, Ch 8 goal 4, 12-7
	◦ ranching is a key reason for the current open spaces and general appearance of Boulder	Supported in the General Plan	Ch 9 G2-1, 5-1, 5-2, 7-3 D

		<p>Boulder Town provides and adopts the Boulder Town General Plan (“General Plan”) as required by the State of Utah’s Municipal Land Use, Development, and Management Act, Title 10 Chapter 9a et. seq. Utah Code Annotated, 1953, as amended (the “Act”).</p> <p>The General Plan is provided to achieve the purposes of the Act, and to establish a policy foundation and decision making framework for the present and future needs of the Town and to proactively address present and anticipated growth and development of the Town (see the Act at Section 10-9a-401).</p> <p>Growth is addressed 18 times throughout the plan</p>	throughout including 11-2
	<ul style="list-style-type: none"> • How do we address tourism and its growth? 		
	<ul style="list-style-type: none"> ◦ Many do not want to see an increase in the number of tourists passing through Boulder 	Outside the scope of General Plan revision. Although tourism is addressed.	
	<ul style="list-style-type: none"> ◦ Many do not want tourism-based business to compromise the feel and appearance of Boulder as it is 	The culture and heritage of Boulder Town is addressed through the General Plan	
	<ul style="list-style-type: none"> ◦ Quiet Use tourism is important 	Supported in the General Plan	5-1, 5-2
	<ul style="list-style-type: none"> ◦ How do we manage/control tourism's impacts, while also supporting the residents (particularly young, and families) whose livelihoods depend on the tourist industry? 	Supported in the General Plan	5-1, 5-2, 11-2
	<ul style="list-style-type: none"> ◦ How do we gain income from tourists (who are using our facilities/infrastructure/resources)? 	Local business is supported in the General Plan	
	<ul style="list-style-type: none"> • What would be a desirable growth rate? 	The ideal GDP growth rate is one that enables the economy to grow at a healthy rate. Percentage not defined	
	<ul style="list-style-type: none"> • What can we learn from General Plans from other tourist / gateway towns? 	There are many things to learn	
	<ul style="list-style-type: none"> ◦ Ask other towns who have seen rapid, large tourism increases what they wish they had done 	Public meetings, information exchange	
	<ul style="list-style-type: none"> • What is the best choice of terms? Maybe not “Economic Development”; maybe “economic resilience” - something referring to “value” or “exchange” 	Economic Goals in General Plan	Ch 9
	<ul style="list-style-type: none"> • Rewrite Goal 1: • To promote the development of small, locally-owned businesses, agriculture, businesses that provide goods and services to residents, and cottage-type businesses that have minimal impact on town services or activities, i.e., traffic, noise, parking, etc. 	Addressed - removed	Chapter 9 Goal 1
	<ul style="list-style-type: none"> • Eliminate G1-1 (already done), G1-3 and G1-4 (included in revised G1-2) 	G1-1 eliminated, G1-3 kept, G1-4 eliminated	Ch 9
	<ul style="list-style-type: none"> • Revise G1-2: Encourage commercial development on major streets in the town to preserve Boulder's general appearance, by designating development standards, such as building height limits, signage limits, utility placement, etc. 	Addressed	CH 9 G1-2

	<ul style="list-style-type: none"> • Revise G1-5: Encourage growth of small businesses, especially those businesses that provide service to the community and those that provide employment opportunities to area residents, by streamlining the process of opening a new business, by exploring where new commercial lots can be established, and by establishing new zones, or new subcategories of commercial zones, that readily permit provision of services to residents. 	Suggested change not carried forward. The process to acquire a business license, and propose changing a zone to commercial already exists. Suggested change just complicates the process.	
	<ul style="list-style-type: none"> • New subgoal: Support continuous improvement and innovation, particularly in the areas of water conservation and protecting water and air quality, by seeking supportive resources, such as educational opportunities, expert consultation, etc. 	Addressed	Ch 9 G1-6
	<ul style="list-style-type: none"> • New Goal 2: To preserve agriculture as a major aspect of Boulder's economy. 	Addressed	Ch 9 Goal 2
	<ul style="list-style-type: none"> • G2-1: Recognize that ranching in Boulder depends on grazing on public lands. 	Addressed	Ch 9 G2-1
	<ul style="list-style-type: none"> • G2-2: Require fencing that accounts for cattle movement as a part of site development standards, i.e. well-maintained fences, multiple openings rather than single openings. 	Not carried forward. Requiring fencing is problematic and may not be legal.	
	<ul style="list-style-type: none"> • G2-3: Use signage to reduce motorist speeds on roads where cattle are moved. 	Addressed	Ch 9 G2-3
Community Identity	<p>Vision Statement/Community Identity Statement: Boulder is a small, vibrant, rural town nestled in the center of wild nature. Historically we have been shaped by the limitations inherent in living remotely, and to this day a sense of resiliency defines all who live here. We are a diverse community of people who live in direct participation with the land through our vocation and creative pursuits as well as through our lifestyle and outdoor activities. As stewards of this amazing place we strive to live and act with an awareness of future generations and the more than human community...land, water and all beings.</p>	Committee revised Vision Statement with input from all, including those who participated in different Working Groups	Sec 5-1

	<p>Goals:</p> <ol style="list-style-type: none"> 1. To facilitate strong community involvement in town planning. 2. To identify and preserve Boulder’s historic and prehistoric cultural resources (i.e. rip gut fences, barns, cemetery, government corral, etc.). 3. To preserve the rural qualities of Boulder including the natural beauty, open space, green fields, clean air, clean water, dark skies and quiet atmosphere. 4. To proactively seek ways to preserve farm and ranch land into the future including grazing on public lands... 5. To conserve and regenerate open fields with a focus on building healthy soils. 6. To implement a plan for wise water use. 7. To support resilient land-based economics, cottage industries, localized food production and low impact tourism while protecting the natural beauty of the area. 8. To support place-based educational, outdoor, artistic and cultural activities which are aligned with community identity and values. 	<p>Committee revised Goals with input from all, including those who participated in different Working Groups</p>	<p>Sec 5-2</p>
	<p>Provide Education and Incentives:</p> <ul style="list-style-type: none"> • to keep open fields • to eliminate the use of herbicides, pesticides and GMO crops • for water conservation • to shield lights • keeping wildlife corridors open and utilize wildlife friendly fencing 	<p>Education and incentives is encouraged in the general plan. Education and brochures need to approved through the Town Council</p>	
	<p>1. Revisit the general plan... We considered this as the most important goal. We revised the vision and revised the goals. We also have the following specific suggestions for the goals.</p>	<p>General Plan revision in progress</p>	
	<p>2. A welcome to Boulder sign... This goal was important because it is easily accomplished and can show community identity.</p> <ol style="list-style-type: none"> 1. Determine iconic images and materials that are reflective of Boulder’s identity (rip gut fence, cow, cowboy, Clovis point, pictograph) 2. Place a sign by the rodeo grounds and another at the Head of the Rocks. Head of the Rocks could have more information about the town. 	<p>Outside the scope of General Plan revision</p>	
	<p>3. Monitor lighting... This goal was supported by the majority. We would make the following suggestions:</p> <ol style="list-style-type: none"> 1. Determine the guidelines. 2. Create a brochure explaining why people should choose to follow the guidelines and other needed information. (i.e. customer cost savings, better visibility with directed light, type of tourists that value dark skies, how to get the required lighting. 	<p>Brochures are outside the scope of General Plan revision, see above comments. Lighting is discussed in Section 1012 of the Zoning Ordinance.</p>	

	<p>4. Increase events and programs...</p> <p>1. Find and increase financial support for groups who provide these kind of activities.</p> <p>2. Promote events on town sites, websites, etc.</p>	<p>Outside the scope of General Plan revision</p>	
	<p>5. Provide town shuttle...</p> <p>This goal is too limited and should be addressed further by a committee addressing Chapter 12 - Community Services of the General Plan. It could include services for senior citizens such as meals, transportation and limited health services.</p>	<p>Outside the scope of General Plan revision</p>	
	<p>6. Expand farmers market...</p> <p>Not possible to provide year round food source. This should be determined by local businesses. The town can support through use of town facilities.</p>	<p>Outside the scope of General Plan. Farmers market is allowed in TOU, food production encouraged in General Plan</p>	
	<p>7. Boulder brand...</p> <p>Businesses or BCA could work on this when it is needed. Create a logo and determine qualifications for its use.</p>	<p>Outside the scope of General Plan revision</p>	