

Economic and Community Development Committee  
Public Meeting Discussion Points & Suggestions for the General Plan

**What kind of economic and community development would we like to see in Boulder?**

- increased employment opportunities
- more opportunity and support for entrepreneurs
- building on our “restaurant / food scene” cluster
- expansion of farmer's market
- building on our educational / skills “tourism”: encourage teaching skills to visitors (e.g. growing food, hunting)
- economic development that supports young people and families staying in Boulder
- building on neighborly exchanges, and production of direct value that isn't exchanged for currency (eg, growing food)
- cottage industry
- continuance of ranching
- locally owned businesses
- services we'd like to see in Boulder:
  - inexpensive restaurant and/or food truck
- mechanic
- electrician
- plumbing
- laundromat
- medical clinic / emergency medicine
- recycling center / staging area

**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

**Concerns about current limitations on economic development in Boulder**

- signage restrictions
- lack of available commercial property
- excessively complicated process for starting a new business (particularly of a type not yet in the Table of Uses)
- no new commercial lots in 20 years; limitations on establishing any new commercial lots
- 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)

**MORE IDEAS/QUESTIONS**

- Could a property be re-zoned to allow businesses that provide services to locals?
  - 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
- How can we minimally adjust wording in town policy to allow for businesses we see as beneficial for Boulder, without changing any zones?
  - overlay zones, rather than conditional use permits
  - specifically allow businesses such as a commercial kitchen, mechanic, etc. in some of our current zones?
- Food trucks at the community center? Town park? (on city property, rather than in a commercial zone?)
- streamline the process to permit a new business
  - can more uses be permitted in commercial zones, rather than conditional uses?
  - can the Table of Uses be updated to include broader categories (e.g., “food-based business”)
- Boulder brand and marketing – for locally produced food, art, etc., marketing and selling together
- Ranchers without public land permits need private land to lease. Encourage landowners (especially absent landowners?) to lease their open spaces to ranchers (would also keep the land watered with more efficient water use)
- Preserving open spaces: land trust; grants for agricultural projects that would make use of open space
  - ranching is a key reason for the current open spaces and general appearance of Boulder
- How do we address tourism and its growth?
  - Many do not want to see an increase in the number of tourists passing through Boulder
  - Many do not want tourism-based business to compromise the feel and appearance of Boulder as it is
  - Quiet Use tourism is important
  - How do we manage/control tourism's impacts, while also supporting the residents (particularly young, and families) whose livelihoods depend on the tourist industry?
  - How do we gain income from tourists (who are using our facilities/infrastructure/resources)?
- What would be a desirable growth rate?
- What can we learn from General Plans from other tourist / gateway towns?
  - Ask other towns who have seen rapid, large tourism increases what they wish they had done
- What is the best choice of terms? Maybe not “Economic Development”; maybe “economic resilience” - something referring to “value” or “exchange”

## **GENERAL PLAN SUGGESTIONS**

- 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.

- Eliminate G1-1 (already done), G1-3 and G1-4 (included in revised G1-2)
- 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.
- 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.
- 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.
- New Goal 2: To preserve agriculture as a major aspect of Boulder's economy.
- G2-1: Recognize that ranching in Boulder depends on grazing on public lands.
- 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.
- G2-3: Use signage to reduce motorist speeds on roads where cattle are moved.
- Goal 3 could address tourism