

Land Use 1

First consensus: *Enforce the land use ordinances we currently have, or get rid of them. So our group focused immediately on the Zoning Ordinance:*

- Modify language dealing with non-conforming structures to exempt commercial structures built prior to 198? from the setback requirement.
- Discussed additions to ZO Table of Uses—(not all agreed upon): Boldface items are known actual uses, currently *illegal*
 - **Accessory Dwelling Unit**
 - **Art Studio**
 - Center for ag activities and education
 - Commercial Kitchen
 - Community Workshop
 - Performance Facility
 - Recycling (Staging and Processing area)
 - Rodeo Grounds
 - Riding Stables and facilities
 - Retail Sales and Service (needs a definition only)
 - Senior Facility
 - Shooting Range
 - **Vacation Home Rentals**
- Consider Items to Drop on Table of Uses:
 - Resort
 - Campground

Topics we touched on, with no conclusion:

1. Emphasize town support of ranching and public grazing
2. Encourage clustered development as a means of preserving open space in subdivisions
3. Encourage higher density housing in non-pasture areas; i.e. in PJ
4. Define “town center” as mentioned in the General Plan (idea to focus on higher density housing potential, commercial center, etc.)
5. Produce a map overlay that shows wildlife corridors, potential for trails, BLM/Forest property within Town limits
6. Produce an inventory of adjacent private property that is “of interest” to Boulder Town
7. Produce a brochure for landowners that provides some options on subdividing
8. Determine some beneficial uses for in-holdings of state and federal land; establish a “cooperative agreement” with Forest Service