

Planning Commission Housing Work Group Final Report

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.

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
- Employee housing availability on both commercial and residential properties
- Current non-conforming structures: What would need to happen so that they had the ability to upgrade and/or make changes

Our group, Tessa Barkan, Becky Crystal, Taber Dahl, Pam Furches, Adam Harmon, Caroline Hoyt, Marian Johnson, Steve Johnson, Elizabeth Julian, Tina Karlsson, Donna Owen, Dan Pence, Bobbie Robinson, and Pete Schaus, would like to thank the Planning Commission for providing the opportunity to participate in a work group and hope that our ideas support the next steps.

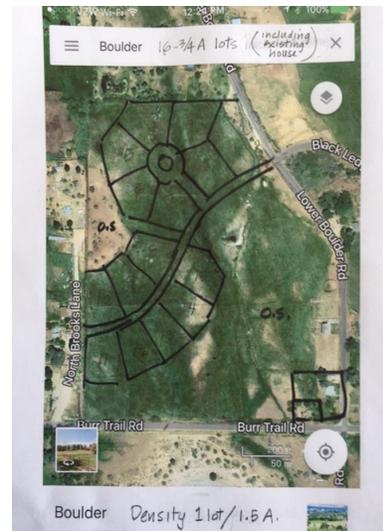
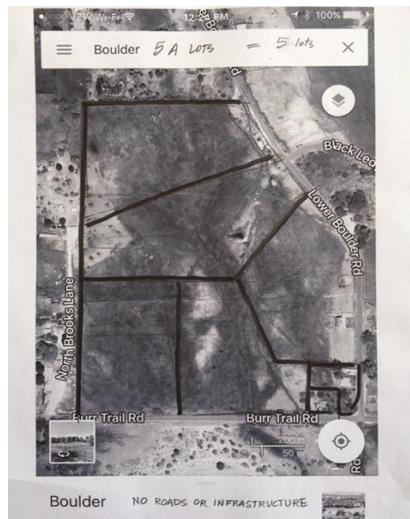
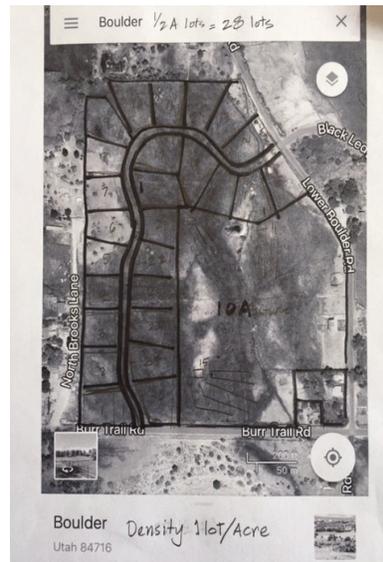
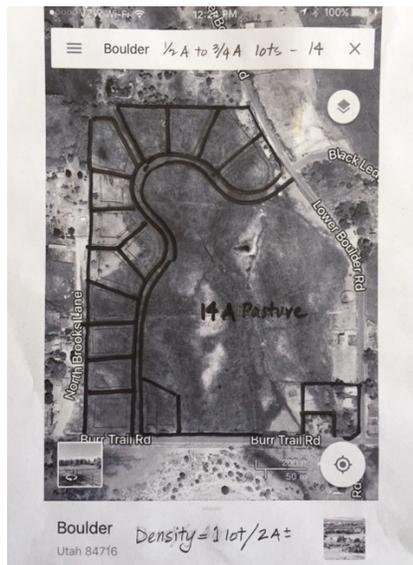
Accessory Dwelling Units (ADU)

- Permit one ADU per single dwelling property
 - Research appropriate size limit; 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
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 - (1) grandfather as is, (2) make them come into full compliance, (3) look at each situation and work with them individually
- If being used for short-term rental, owner (or property manager) must live in either single family dwelling or ADU if the single-family dwelling is being used as a short-term rental
 - See short-term rentals

Clustering

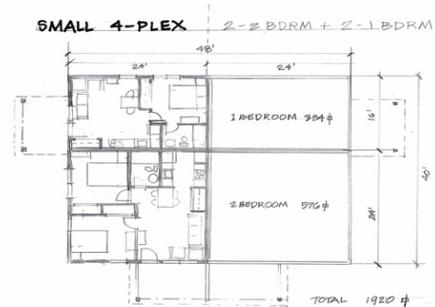
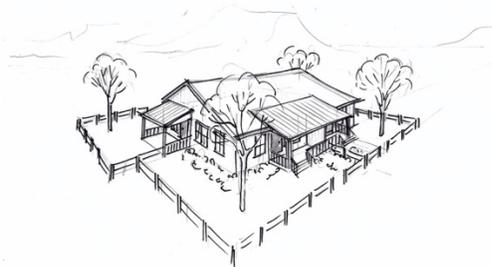
- Encourage when subdividing current lots to maintain and support agricultural land use
- Have a set percentage of open land be kept intact, not necessarily contiguous as it would be deemed by the topographical assets of the property itself
- The open space would need a binding agreement to be maintained as agricultural land, such as an agricultural easement, preventing the open space to later be further subdivided
- Setting 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, such as conservation easements and potentially a lot density increase if clustering is chosen over dividing on the minimum lot size as zoned
- 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
- Possibility of implementing CC&R to encourage housing and landscaping to match the current aesthetics of the community and/or support limited visibility from the road and neighboring properties through the use of trees
- 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:



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
- Research setting a square foot limit and height limit
- Research available incentives for long term rentals, as well as, the ability to create an ordinance that would allow a maximum number of units available as short-term rentals
 - Long-term rentals as the priority
- Supporting 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
 - Consider 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 barriers, such as 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
- Recognize and address the current, non-compliant, RV Parks in the community
 - (1) grandfather as is, (2) make them come into full compliance, (3) look at each situation and work with them individually
- Discussed **Mobile/Trailer Park** as an option within an RV Park, as well as, separate
 - Use the county’s definitions, if it has wheels it is mobile, whereas if it has a foundation and the ability to be inspected it is not mobile
 - If separate,
 - Could fall under clustering, however commercial versus residential zoning would need to be looked into further
 - Long-term use priority
 - Would need to comply with state law
 - Regulations would need to be created in regard to landscaping and screening, perhaps through ordinances or CC&Rs that would support chapter 8: Housing Policies G1-1 in Boulder Town General Plan August 2013

Short-Term Rentals (VRBO, Airbnb, etc.)

- Duration of rental: less than 30 days
- Distinguish the difference between whole house (primary dwelling), ADU, and a room within the house
- Support the following short-term rentals:
 - Research setting property as the owner’s primary residence (based on state regulations, taxes, etc.)
 - ADU or home, as long as the owner or property manager is living in the other
 - ADU and multiplex units do not have to have owner or property manager living and working on property if it is a long-term rental (3+ months)
 - Rooms within the home
 - Preference that the owner is in the home while being rented – loophole potential
 - In compliance with current law
 - Owner or property manager on site preferably and if not an available person(s) to greet guests, tend to neighbors’ concerns, etc.
 - What is a reasonable time frame if not living on property?
 - Who will enforce?
- All have to hold a business license (\$25) and pay transient room taxes
- Recognize and address the current, non-compliant, ADUs in the community
 - (1) grandfather as is, (2) make them come into full compliance, (3) look at each situation and work with them individually