

Tina's Report to the Community Vision Meeting January 18th 2023

Starting with the Vision Statement review in the general plan:

<https://boulder.utah.gov/wp-content/uploads/2021/07/2021-General-Plan-converted-converted.pdf>

The primary goal in the latest General Plan is to maintain what we qualify as positive assets of what we have now and Secondary objectives include supporting an economically viable future by encouraging a local land-based economy centered on food security, cottage industry, local entrepreneurship, full-time residency, and affordable opportunities for future generations.

A limited Growth Rates Suggested was 2%. We do not want to encourage housing developments that increase the population at a percentage of growth more than it has been growing, a guess of 2% which would result in a doubling of the population in a 20 year span.

A physical map for identifying areas that could support growth was requested. Until a current map is found, check out Utah Parcel site <https://parcels.utah.gov/>. It is a bit clunky but you can bring up the lot divisions in Boulder by zooming in and scrolling

Comments on threats of undesirable development happening all over southern Utah that we should try and avoid?

Agriculture land is being rezoned to commercial and Big subdivision developments.
Big percentages of housing for short-term rentals or vacation homes.

The Community Vision Groups Short and long-term goals and objectives. I tried to put these objectives in some sort of order of priority. All are open for further discussion along with other possible ideas at the next meeting.

Define what the housing issues are now. How big is the problem? Who is affected by the problem?

More info will be coming from the Housing Group.

The first housing project has been initiated by the BES Community Council and approved in general by the School District, to allow housing on the school grounds south of the school building. The TC, Town Council supports the effort. The PC, Planning Commission will be working to make sure that the ordinances do not stop the support of this project with approval by the TC. At this time 3 school employees are looking for stable housing. And a second full-time teaching position at the

school has not been filled because of the lack of housing. The community council is considering asking for a duplex or triplex.

Multi-generational growth is the growth the community hopes to encourage, by encouraging slow need-based developments that allow for attainable and sustainable affordable homes.

The unoccupied homes in town need to be reviewed for possible rentals, What incentive would be needed to encourage the landowners to rent them?

Contacting the owners to find out would be the next step. 46 unoccupied dwellings have been counted within the town. Identifying the locations, whether they are rentable, and collecting the contact info of the owners will need to happen.

Working with employers to encourage the development of employee housing. New Commercial enterprises could be incentivized to consider employee housing.

Development limitations research. What are the limitations on water and septic that could cause health and safety issues in the community? A recommendation to help ensure the safe development of septic and water sources was that the developer of subdivisions needs to be responsible for the development of the water and septic systems, not the individual buyers.

Collect information from the Boulder Water Company as to how many hookups they can service and Southwest Health and Water quality division to get predicted aquifer and septic limitation.

Limits on the size of subdivision developments and include incentives to include long-term attainable housing by giving land to a non-profit housing organization.

Boulder Town needs to develop a relationship with a Land Trust organization, such as Sherlene Wilde director of Neighborworks. <https://neighborworksmchs.org/> Dave Connie would also have info on funding options

Find out what are the options for developing on leased land with a system of rent control.

Clustering development would be a better comprehensive growth option to protect the open space and farmland.

A review of what we have now is encouraged. **CLUSTER SUBDIVISIONS;
OPTIONAL PROVISION code number 152.145**

Boulder's current land use ordinances allow 5-acre lots division in the greenbelt agricultural zones. Lee Nellis the town planner/advisor figured that an additional 400 five-acre lots could be subdivided.

ADU (Additional Dwelling Units) option for long-term rentals. How to incentivize allowable ADUs to be used for attainable housing needs addressing.

The purpose for allowing ADUs was meant to help the rental shortage needs.

At this point it has only supported Short Term Rentals (STR)

Allowing Multi-living spaces in one structure: It was discussed that up to 4plexes with reasonable square footage should be considered as a possible option with affordable rent control options.

The committee to get housing for school employees would like to have this option. This would be helpful for the employees in the service industry.

GENERAL INFO for the group:

Members of the Community Vision group were encouraged to attend the PC meetings' first hour with Lee Nellis, Boulder's planner and advisor for the PC.

PC meetings are on the second Thursday of each month at 6 pm during daylight savings time and 7 pm standard time. Zoom is an option for all meetings.

<https://boulder.utah.gov/category/planning-commission/>

Also if you want to look at what the current ordinances at this time the easiest way to find them is to go on American Legal <https://codelibrary.amlegal.com/> I would recommend you create a log in. This allows you to search and mark areas of interest to save within your login account. You will have to select Utah and Boulder each time you log on to get to the Boulder information. It takes a bit of time to learn how to navigate for information. I am happy to answer any questions about using the site.