


Boulder Planning Options

June 15, 2023

**Boulder Utah
A Town Apart**



Coping with Isolation

Small text describing the challenges of isolation in a town like Boulder, Utah, and how the community adapted over time.

Source: Bennett 12

**Changing Times
Living on the Land**

Evolving Livestock



Born of Necessity



Boulder's Ranching Heritage



Small text describing the ranching heritage of Boulder, Utah, and the role of livestock in the local economy.

Source: Bennett 12

Boulder General Plan Vision

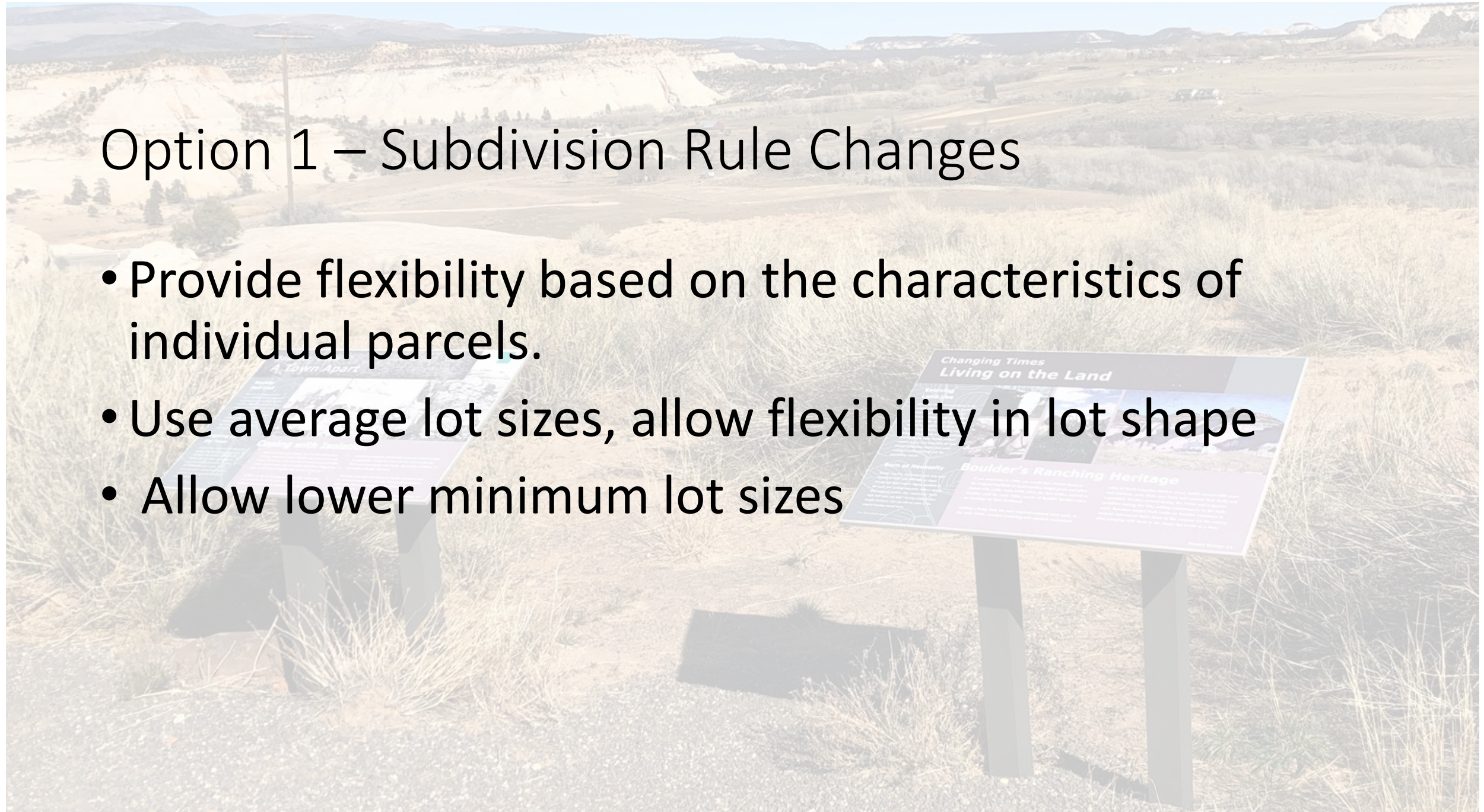
The primary objectives of the community are:

- (1) to preserve the ranching, small-scale agricultural, wilderness lifestyle of the place in keeping with the rural/frontier spirit of Boulder;**
- (2) to protect the open space, clean air, clean water, dark skies, and quiet country-style atmosphere that currently exists; and**
- (3) to promote self-reliance and resiliency.**

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.

Option 1 – Subdivision Rule Changes

- Provide flexibility based on the characteristics of individual parcels.
- Use average lot sizes, allow flexibility in lot shape
- Allow lower minimum lot sizes



Option 2 – Development Rule Changes

- Allow longer term use of RVs or tiny home rentals to support employee housing for local businesses
- Encourage duplexes and more ADUs
- Allow multi-family dwellings subject to design standards (e.g., height limits) and other constraints

Option 3 – Housing Incentives

- Allow density bonuses for attainable housing with deed restrictions to maintain affordability
- Predetermine conditions for allowing bonuses and how much
- Allow landowners to transfer development rights from one parcel to another to achieve desired outcomes

Option 4 – Agriculture/Open Space Incentives

- Allow density bonuses for lots close to existing infrastructure that also contribute to preserving agriculture
- Allow density bonuses for protection of long term agricultural use
- Predetermine bonus options
- Consider community land trusts
- Explore long-term lease options for new/existing producers

Option 5 – No Change (other than what is required)

- Preserve the existing 5–acre minimum lot size in the LDR and GMU zoning districts
- Preserve lot shapes
- Do not adopt any changes in housing
- Rewrite subdivision regulations to comply with new state laws

