

MEMO

TO: Boulder PC
FROM: Lee Nellis, FAICP
DATE: November 6, 2023

RE: Possible RV-as-Residence Policy Changes

PC member Elena Hughes and I discussed possible changes to Boulder's current policies on year-round living in RVs on Monday afternoon, October 30. The goal of any of these changes would be to facilitate more affordable housing. We decided to list the following options for the PC to consider.

1. Give people who are living in an RV while more-or-less actively (and with a permit!) building a home more time. Elena and I discussed three years.
2. Permit longer stays in approved RV parks. This has the advantage that an approved RV park will have water, sewer, and some arrangement for solid waste. The owner could, if they will, impose limits on the extra vehicles and outdoor storage that tend to pile up around RVs that are being used as more-or-less permanent dwellings. In theory, this could be limited to people who have a job in/near Boulder. In practice, that limitation would be difficult to monitor and enforce, both for the RV park owner and the Town.
3. Allow RVs as permanent dwellings. This means exactly what it says; a big step.
4. Allow RVs as accessory dwellings for permitted - existing and approved by CUP in the future - commercial uses. There could be two variations of this policy.
 - a. allow the accessory dwelling/s only on the same premises as the commercial use;
 - b. allow the accessory dwelling/s also on another parcel owned by the owner of the commercial use.

Note that the first three policies could be applied differently in different zoning districts.