

The Boulder Planning Commission (PC) is interested in finding ways to increase available, attainable, employee housing in Boulder. It has been discussing potential changes to Boulder's Recreational Vehicle (RV) ordinances and is interested in gaining input and feedback from the community.

At the February 22nd PC Work Meeting starting at 6pm at the Community Center the Planning Commission will conduct a Work Session to discuss RVs.

The community is invited to come and express their opinions. From this input the Planning Commission will draft potential ordinance language that will be discussed at a future meeting along with a formal Public Hearing on ordinance language.

The following are some options and questions the Planning Commission is currently considering:

1. Allow RVs to be used as permanent residences on any lot/parcel in Boulder.
 - a. Under current code, RVs are defined as "temporary" and not allowed as permanent dwellings. Should this be considered/allowed?
 - b. Should these RVs be connected to septic, water, and appropriate power?
 - c. If an RV is a permanent residence, under current law, an ADU (Accessory Dwelling Unit) could be added that could also be an RV. Should this be considered/allowed?

2. Change the amount of time RV's are allowed for living purposes during construction of a permanent dwelling (see section 153.156 of Boulder code).
 - a. Current period of conditional use is 1 year, is this adequate?
 - b. Should allowed occupancy of an RV during construction be longer? How long?
 - c. Do such RVs need to be connected to septic, water, and appropriate power?

3. Eliminate the current limit of 180 day stay (within a 365 day period) in RV Parks (see section 153.430 of Boulder code)
 - a. Should this limitation be removed?
 - b. Should there be any limit or should the RV Park owner have discretion on length of stay?

4. Allow RVs to be used as employee housing on lots/parcels supporting commercial uses.
 - a. Current definitions of "ADU, Commercial" allows a unit to be built to house employees or owners of commercial businesses on site.
 - b. Could this "ADU, Commercial" be an RV?
 - c. Can the RV be a "permanent" dwelling on the commercial property or should it be seasonal or subject to other limits?

- d. Should “ADU, Commercial” be changed to “Employee Housing.”
- e. Do such RVs require septic, water, and appropriate power connections?

5. Allow RV’s to be used as employee housing on lots not supporting a commercial use but owned by the business owner elsewhere in Boulder.

- a. Should this be allowed?
- b. What conditions should apply?

Please note if you are unable to come to the meeting, you may send your comments to:
bouldertownutah@gmail.com