DRAFT Memo – May 5, 2024

To: Town Council

From: Planning Commission

Re: Follow-up on the Forum on Lot Size Averaging and Density

On March 11, 2024, Lee Nellis conducted a public workshop describing various approaches to changing lot configurations and potentially preserving agricultural land and promoting affordable housing in Boulder Town. Approximately 25 people attended the workshop, including Town Council members and most of the Planning Commission. Several ideas were presented on programs and policies that could be incorporated into Boulder codes. The Planning Commission met after the workshop and then again on April 25th and discussed the approaches presented by Lee and identified some that might be worth pursuing. Before we engage in additional work and given Town Council participation in the workshop, we are seeking direction from the Council.

The two approaches that we are considering that would require ordinance development are as follows:

1. Transfer of Development Rights (TDRs) – allow the option of moving the rights that a landowner may have on their property (e.g., they have adequate acreage to subdivide to develop more lots and potentially housing) to another piece of land. The landowner of the destination property would pay the original landowner for the additional rights to develop. An ideal situation would be that the original landowner would not develop irrigated land (or open space or viewshed), but would gain compensation, while the destination owner would have the capacity and appropriate zoning to develop more lots/units of housing than would have been allowed prior to the transfer. Details to be worked out include both from where and to where this would be allowed, potential maximum densities allowed, and potential zoning changes
2. Duplexes and other forms of multi-family housing (e.g., triplexes, townhouses, fourplexes) would be allowed in Boulder Town. Details to be worked out include where, how many units, and whether a percentage would be required to be affordable. Limits would be placed on Residential Short Term Rentals.

Please let us know if you have any questions and what direction you might provide to the Planning Commission based on your interest in pursuing one or both of these approaches.

Thank you!