

BOULDER TOWN, UTAH PUBLIC NOTICE

Governing Body: PLANNING COMMISSION
Notice Type: Regular Meeting
Date and Time: Tuesday, June 22, 2026, at 7:00 p.m.
Location: Boulder Community Center, 351 North 100 East, Boulder, Utah

In accordance with the Utah Open and Public Meetings Act, [Utah Code § 52-4-202](#), this Agenda and Notice is hereby provided.

Meeting materials are available for public review on the Utah Public Notice website, provided in PDF format, and may also be accessed via the following link:

 [BT-2026_MATERIALS_20260623_AgendaMeetingRegular_PC_DRAFT_V1.0_...](#)

AGENDA

I. OPENING PROCEDURES

- 1.1. Call to Order
- 1.2. Roll Call and Determination of Quorum
- 1.3. Adoption of Agenda (Action Item - Motion Required)
- 1.4. Declaration of Conflicts of Interest (Information)

II. PRESENTATIONS AND REPORTS (Information/Discussion)

None Scheduled

III. PUBLIC COMMENT ON AGENDA ITEMS (Public Input) (≤ 20 minutes)

Speakers must state their name for the record and are limited to 3 minutes.

IV. DEPARTMENT REPORTS

- 4.1. Town Council
- 4.2. Staff
- 4.3. Chair

V. APPROVAL OF PROPOSED MINUTES (Action Item - Motion Required)

- 5.1. [May 12, 2026, Special Meeting](#)
- 5.2. [May 19, 2026, Regular Meeting](#)

VI. PUBLIC HEARING (Public Input Only, Motion to Enter/Exit)

None Scheduled

VII. DISCUSSION AND POSSIBLE ACTION ITEMS (Motion Required)

- 7.1. Review [comments on the General Plan Goals and Actions](#)
- 7.2. Discuss next steps on General Plan

VIII. GENERAL PUBLIC COMMENT (Public Input) (≤ 20 minutes)

Speakers must state their name for the record and are limited to 3 minutes.

IX. CLOSING BUSINESS

- 9.1. Review of Outcomes, Assignments, and Counsel Recommendations
- 9.2. Future Agenda Items
- 9.3. Confirmation of Next Meeting: ~~Tuesday, June 16, 2026, at 7:00~~

Tuesday, July 21, 2026, at 7:00 PM

X. ADJOURNMENT

NOTICE

SPECIAL ACCOMMODATIONS (ADA)

In compliance with the Americans with Disabilities Act (ADA), individuals needing reasonable accommodations should notify the Boulder Town Office at 435-335-7300 or townclerk@boulder.utah.gov at least one week before the meeting.

ELECTRONIC OR TELEPHONE PARTICIPATION

Zoom Link: <https://us06web.zoom.us/j/4353357300>

Meeting ID: 4353357300 Password: 84716 Phone: +1 346 248 7799

Policy: Ensure your Zoom name includes the first and last names of attendees

CERTIFICATE OF POSTING

This Agenda and Notice was publicly posted on the following locations:

- The Utah Public Notice website (<http://pmn.utah.gov>)
- Boulder Town's website (<http://www.boulder.utah.gov>)
- Boulder Town's Bulletin Board

Date Published: **June 22, 2026**

/s/ Henry Davis, Deputy Clerk

DRAFT MINUTES PENDING APPROVAL

BOULDER TOWN, UTAH PUBLIC NOTICE

Governing Body: PLANNING COMMISSION
Meeting Type: Special Meeting
Date and Time: Tuesday, May 12, 2026, at 7:00 p.m.
Location: Boulder Community Center, 351 North 100 East, Boulder, Utah

In accordance with the Utah Open and Public Meetings Act, [Utah Code Ann. § 52-4-202](#), the minutes for the above-referenced meeting are provided below.

MINUTES

I. OPENING PROCEDURES

1.1. Call to Order

Chair Nancy Tosta called the May 12, 2026, Special Planning Commission Meeting to order at 7:04 PM.

1.2. Determination of Quorum

The Chair conducted a roll call and established a quorum.

Planning Commission Present:

Chair Nancy Tosta
Member Phoenix Bunke
Member Darrell Fuller
Member Nick Vincent, arrived at 7:06
Member Elena Hughes, arrived at 7:10
Alternate Jen Bach

Staff Present:

Henry Davis, Deputy Clerk

1.3. Motion to Adopt the Agenda

Motion: Commissioner Phoenix Bunke moved to adopt the agenda.
Commissioner Jen Bach seconded.

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Vote: Voice Vote – All present members voted in favor.

Result: Approved unanimously

1.4. Declaration of Conflicts of Interest

No conflicts of interest were declared by any Commissioner.

II. WORK SESSION (Discussion Only - No Action Taken)

2.1. Discuss General Plan Goals and Actions

Chair Nancy Tosta opened the work session with the stated goal of reviewing all commissioner-submitted comments on the draft General Plan goals and actions, reaching working consensus, and producing a cleaned-up document. Chair Tosta volunteered to lead the editing effort, with Commissioner Phoenix Bunke also volunteering to assist. The intent is for the revised document, once approved at the next meeting, to be shared with the public as soon as possible.

Commissioner Darrell Fuller raised concerns about potential Fifth Amendment takings issues and unconstitutional exactions present in several draft provisions, noting that some language had worsened since the prior meeting rather than improved. Chair Nancy Tosta acknowledged the concerns and noted that Kevin Smedley, the 5 County local planning representative, had agreed to review the document following this meeting. Chair Tosta also noted that the town has engaged a boutique municipal law firm — Jayme L. Blakeslee — consisting of five attorneys who specialize exclusively in municipal government, and that firm would also review the document. *may violate the -- remove implicate*

Chair Nancy Tosta noted that the town's new attorney had recently issued a memo cautioning that collaborative online document editing among commissioners may implicate the Utah Open and Public Meetings Act. Because this process was already underway, it was allowed to proceed; however, the Commission acknowledged it would likely need to modify its collaborative drafting approach going forward.

Environment Chapter (Goals 1–8)

The Commission discussed restructuring the environment chapter. It was generally agreed that the existing Goal 2 — which combined clean air, water, natural beauty, and open space — should be broken into separate, standalone goals, each with its own corresponding actions.

On the subject of air quality and water-related language, Commissioner Darrell Fuller cautioned against creating regulatory provisions that duplicate existing federal and state law or that lack clear enforcement mechanisms. Chair Nancy

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Tosta and Commissioner Elena Hughes acknowledged the concern, agreeing that language should be aspirational and management-oriented rather than regulatory.

The Commission generally agreed to use language such as "manage development such that it does not result in the pollution of groundwater" rather than more prescriptive formulations.

Regarding wildfire (Goal 4), the Commission agreed that an action should be added calling for the adoption of a Wildfire Management Plan. Commissioner Jen Bach suggested referencing current state legislation and guidelines on fire mitigation. Commissioner Darrell Fuller emphasized the importance of framing any wildfire-related actions as positive encouragement and information-sharing rather than mandates, citing Fourth Amendment limitations on government entry onto private property.

On Goals 7 and 8 concerning wildlife habitat and connectivity, Commissioner Elena Hughes indicated she had substantially revised these goals in a subsequent draft and had sought legal input from Kasey Lindstrom, a Utah attorney who authored statewide wildlife and planning guidelines. Commissioner Darrell Fuller expressed strong concern that several provisions — particularly those making habitat connectivity a factor in permitting decisions and those involving overlay zones — could constitute unconstitutional exactions. He cited Utah Code 10-20, Part 9, Section 911. Commissioner Jen Bach argued that incentive-based approaches, rather than restrictive ones, were both legally sounder and more likely to achieve community goals. The Commission agreed that provisions using the word "require" in connection with habitat or wildlife corridor mapping should be removed or substantially softened, and that any remaining language should frame habitat connectivity as a consideration rather than a condition of approval.

Action Item Assigned: Commissioner Elena Hughes to send Chair Nancy Tosta a revised environment chapter draft, incorporating prior discussion, by Thursday.

Economy Chapter

The economy chapter was deferred at Commissioner Phoenix Bunke's suggestion in the interest of time. Chair Nancy Tosta noted that commercial land use is distinct from the economy chapter — commercial and residential are land use designations, while the economy chapter addresses the character of desired businesses. The Commission agreed to address the economy chapter through a direct conversation between Chair Tosta and Commissioner Bunke outside the meeting.

Action Item Assigned: Chair Nancy Tosta and Commissioner Phoenix Bunke to confer on the economy chapter prior to the next meeting.

Housing Chapter

The Commission reviewed the housing chapter. Commissioner Nick Vincent suggested that an action be added to study housing trends from the prior five to ten

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years, using county or other available data, to better inform the plan's projections. This was agreed upon.

Goal 6.1.0.3, relating to non-discrimination in housing, was discussed and agreed to be removed as duplicative of existing law. Goal 6.1.0.4 was removed, with the corresponding Action 6 retained as a more succinct expression of the same intent. Action 3, which would have directed code enforcement to bring substandard housing into compliance, and Action 4, concerning residential security, were both struck as either unenforceable or unnecessary. Action 5, relating to non-discrimination, was similarly noted for removal given the deletion of the associated goal.

The Commission discussed the need to reframe the goal of housing affordability with more precise language, settling on a direction that acknowledges lower-income Boulder residents and first-time homebuyers rather than using legally undefined terms such as "attainable." Commissioner Elena Hughes suggested exploring language around creative housing approaches including land trusts. Commissioner Jen Bach raised the idea of encouraging long-term rentals over short-term rentals, though no specific action language was agreed upon.

The clustering/grouping provision was retained. The Commission agreed to add language connecting the clustering option to its potential for reducing housing costs and improving availability, in addition to its environmental benefits.

The housing chapter's reference to wildfire considerations was supported. The Commission agreed to add an action encouraging residents and developers to adopt fire-wise landscaping and home-hardening practices, and to reference the forthcoming Wildfire Management Plan.

Transportation Chapter

The Commission agreed that Goal 1 — "provide a transportation system" — was redundant given that such a system already exists, and that the first action item ("improve and sustain the operating efficiency and safety of the transportation system") was better suited as the goal itself. Specific safety improvements, such as road signage modifications and left-turn lane markers, were identified as appropriate actions under that goal.

The Commission agreed to retain a provision on identifying and preserving platted roadways and dedications, and to add language about pursuing rights-of-way where doing so would serve the town's transportation interests. The safe routes for children provision was agreed to be moved under Goal 2 rather than Goal 1. The parking standard provision was discussed, with the Commission agreeing to use "establish" rather than "require" and to retain "adequate" as a defined-in-ordinance standard.

Services and Capital Improvements Chapter

Commissioner Jen Bach, who had substantially revised the services chapter text, noted the importance of clearly connecting capital improvement goals to the top five

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priorities identified in the community survey: road repairs, EMT/fire services, water studies, and related infrastructure. Commissioner Darrell Fuller suggested language around emergency warning systems, referencing recent town council discussion following a Wayne County emergency. Commissioner Jen Bach proposed including a provision for hazardous waste collection days as a town service, which was well-received. The Commission noted that certain provisions addressing environmental monitoring belonged more appropriately in the environment chapter.

Land Use Chapter

Chair Nancy Tosta noted that the land use chapter is significantly too long and repetitive and volunteered to redraft it. The Commission discussed whether to frame the primary goal around preservation of agricultural character or, more broadly, around preservation of open space — recognizing that agriculture is one use of open space but not the only one. It was generally agreed that agriculture and open space could be addressed within a shared goal that acknowledges their interdependence.

The Commission discussed the possibility of establishing a minimum lot size of six acres rather than five, noting that a six-acre minimum would qualify properties for Utah's agricultural green tax benefit, creating an economic incentive aligned with land preservation goals.

Commissioner Darrell Fuller raised continued concerns about provisions that introduce discretion into the permitting process — particularly those tied to environmental or habitat overlays — and about the use of overlay zones generally. He noted that Goal LU-3.1, Goal LU-3.7 (rezoning), and Goal LU-6 ("ensure new growth pays its own way") each contained potentially problematic language. The Commission agreed that the exactions-related language in Goal LU-6 should be softened, and that rezoning provisions should remain general pending further legal guidance.

Chair Nancy Tosta raised the matter of public lands (BLM and Forest Service) that fall within the town boundary and are currently designated as GMU in the zoning map. She noted ongoing coordination with state GIS staff to clarify acreage and mapping, and proposed establishing a special zoning category for such lands so that, in the event of any future privatization, a more protective minimum lot standard — such as 20 acres — would apply rather than the default GMU designation.

2.2 Discuss May 19th Planning Commission Meeting

Chair Nancy Tosta indicated that she would prepare a revised, consolidated draft of the General Plan goals and actions document for distribution no later than Monday morning prior to the Tuesday, May 19th meeting, with the goal of earlier distribution. Commissioner Phoenix Bunke confirmed availability to assist with formatting. The Commission agreed the May 19th meeting would include review and possible approval of the cleaned-up document.

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2.3 Discuss Date and Logistics for Public Meeting on the General Plan

Chair Tosta expressed a strong preference for scheduling a public meeting on the General Plan as soon as possible and indicated she would prefer not to wait until June. Commissioners were asked to bring their calendars to the May 19th meeting so that a public meeting date could be selected.

Chair Tosta proposed a poster-based public engagement format in which the goals and actions would be printed on large-format posters, allowing community members to walk through, place stickers, and add written comments. Commissioner Hughes indicated she could assist with identifying a large-format printing vendor.

change Huges to Bunke

III. CLOSED SESSION

No closed session was held

IV. RETURN TO REGULAR MEETING

No items were taken up during this agenda item

V. ADJOURNMENT

Motion: *Commissioner Phoenix Bunke moved to adjourn the meeting. Commissioner Elena Hughes seconded.*

Vote: *Voice Vote — Unanimous ayes.*

Result: *Meeting adjourned at 9:10 PM.*

CERTIFICATE

BOULDER TOWN, STATE OF UTAH

[First and Last Name], Title

ATTESTATION:

[First and Last Name], Title

Date Approved by the Town Council: _____

DRAFT MINUTES PENDING APPROVAL

BOULDER TOWN, UTAH PUBLIC NOTICE

Governing Body: PLANNING COMMISSION
Meeting Type: Regular Meeting
Date and Time: Tuesday, May 19, 2026, at 7:00 p.m.
Location: Boulder Community Center, 351 North 100 East, Boulder, Utah

In accordance with the Utah Open and Public Meetings Act, [Utah Code Ann. § 52-4-202](#), the minutes for the above-referenced meeting are provided below.

MINUTES

I. OPENING PROCEDURES

1.1. Call to Order

Chair Nancy Tosta called the May 19, 2026 Regular Meeting of the Planning Commission to order at 7:03 PM

1.2. Roll Call and Determination of Quorum

The Chair conducted a roll call and established a quorum.

Planning Commission Present:

Chair Nancy Tosta
Commissioner Phoenix Bunke
Commissioner Darrell Fuller
Commissioner Elena Hughes
Commissioner Nick Vincent, arrived at 7:05
Alternate Jen Bach

Staff Present:

Henry Davis, Deputy Clerk

1.3. Adoption of Agenda

Motion: Commissioner Darrell Fuller moved to adopt the agenda.
Commissioner Elena Hughes seconded.

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Vote: Voice Vote – All present members voted in favor.

Result: Approved unanimously

1.4. Declaration of Conflicts of Interest

No conflicts of interest were declared by any Commissioner.

II. PRESENTATIONS AND REPORTS

None scheduled

III. PUBLIC COMMENT ON AGENDA ITEMS

Chair Nancy Tosta opened public comment, noting that the primary agenda topic was the General Plan, and that the Commission was working to refine draft goals and actions in preparation for a broader open public meeting in the coming weeks.

Gladys LeFevre provided comments on several sections of the draft General Plan. Regarding the Economy section, she expressed concern that high public-sector wages may contribute to the town's low per-capita income, and cautioned against placing excessive tax burdens on the tourism industry. She opposed town funding of a land trust and raised concerns about the town taking any role in governing the distribution or use of irrigation water by private entities such as Boulder Farmstead Water Company and the Boulder Irrigation Company. She also cautioned that safety codes relating to the removal of dilapidated buildings should not be so strict as to discourage removal, and she objected to a provision requiring burial of utility lines for all new construction on affordability grounds. She further expressed opposition to town involvement in promoting land management practices on private agricultural land and to any town role in wildlife management.

Ray Gardner expressed broad concern that the tone of the draft General Plan implied the Planning Commission was better positioned to manage private land than the landowners themselves. He specifically objected to provisions calling for wildlife-friendly fencing requirements and the identification of wildlife corridors on private property, arguing these do not support agricultural operators. He questioned the intent of a provision that would have the town distribute land management guidance to landowners, calling it presumptuous. He stated his desire for less government intervention and recommended the Commission engage directly with residents before drafting policy rather than defending a document at a public meeting.

Mark Nelson acknowledged the significant work put into the document and reminded the public it was a working draft, not a final decision. He cautioned against overreach in action items and goals, particularly where property rights were

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concerned, and observed that public observers had not identified major problems with the existing plan. He emphasized that ranching represents a multi-generational heritage in Boulder and expressed concern that the document's emphasis appeared to be shifting toward tourism. He urged the Commission to preserve and appreciate the remaining rural and agricultural character of the town, and to proceed with caution and simplicity. With regards to the General Plan itself, he remarked, "if it's not broke, don't fix it."

Randy Catmull (speaking on behalf of Camille Ballard, President of Boulder Farmstead Water Company) stated that much of the information in the draft plan pertaining to the water company was incorrect. He requested that the Chair and relevant commissioners meet with the water company president before publishing any information about it, noting that no one from the Planning Commission had reached out to verify the information prior to drafting.

Chair Nancy Tosta summarized written public comment submitted by **Ward Combs** via PDF. His comments spanned multiple sections and included: support for lot size averaging and protection of open space; acknowledgment that water management is the responsibility of private entities and outside town jurisdiction; support for distributing best practices on a voluntary basis; caution regarding UDWR involvement; opposition to wildlife overlay zones as arbitrary; support for wildlife-friendly fencing only if voluntary; a request for clearer criteria on home business compliance; a suggestion to reword the tax options goal to avoid placing excessive burdens on local businesses rather than local residents; questions about the rationale for capping residential short-term rentals; support for more flexible lot creation and clearer ADU guidance; the view that capital improvement references to water are outside the town's jurisdiction; support for a town warning system that includes flood areas; opposition to a blanket requirement to bury utility lines; and questions about how the town would apply zoning to public lands and how a rezoning application process differs from the existing CUP process.

IV. DEPARTMENT REPORTS

4.1. Town Council

Town Council Liaison Tina Karlsson reported that the Town Council had not met since the Planning Commission's previous meeting and had no new items to report.

4.2. Staff

Zoning Administrator Erin Smith reported that she was continuing to refine the suite of application forms previously reviewed by the Town Council. The Council had requested that forms clearly reflect versioning and indicate which ordinance numbers correspond to each requirement. She noted this feedback would result in a formatting change across all forms, moving away from a uniform template to one that more clearly links each item to its relevant ordinance section. She indicated

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that the RSTR CUP application form, which had been identified as time-sensitive, would not need to return to the Planning Commission based on the Town Council's direction. One remaining step was a meeting with legal counsel to review affidavit language, after which the form would be ready to use.

4.3. Chair

Chair Nancy Tosta had no formal report.

V. APPROVAL OF PROPOSED MINUTES

5.1. April 21, 2026, Regular Meeting

Alternate Jen Bach requested two corrections to the draft minutes: that the word "readjust" in the SMARTER acronym explanation be changed to "reviewed," and that two redundant sentences on the same page be merged. Both corrections were accepted.

***Motion:** Commissioner Phoenix Bunke moved to approve the April 21, 2026 Regular Meeting minutes as amended. Commissioner Darrell Fuller seconded.*

***Vote:** Voice Vote — Unanimous.*

***Result:** Approved unanimously.*

VI. PUBLIC HEARING

None scheduled.

VII. DISCUSSION AND POSSIBLE ACTION ITEMS

7.1. Discuss the Goals and Actions in the General Plan

Chair Nancy Tosta opened discussion on the draft General Plan goals and actions, noting the intent was not to conduct a line-by-line review but to address specific provisions in need of refinement before the document is released for broader public comment. The following issues were discussed by section.

Land Use — Goal 1 (Public Lands): Chair Tosta noted that the town's current zoning map incorrectly designates public lands (Forest Service, BLM, SITLA) as GMU, a designation the town has no authority to apply to those lands. The goal was discussed as an effort to correct the zoning map and clarify which lands are public, which are private, and which are managed by other agencies. Commissioner Phoenix Bunke suggested the goal language be revised to focus on map accuracy and to address potential future land use scenarios should public lands be

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transferred to private ownership, rather than framing it as coordination with state agencies. The Commission agreed with this reframing.

Land Use — Goal 2 (Agricultural Heritage): Chair Tosta noted that preserving Boulder's agricultural and ranching heritage is a core theme throughout the draft document and invited the Commission and public to suggest stronger or clearer language to that effect. Discussion focused on two specific actions: Action LU-2-3 (agricultural production overlay zones) and Action LU-2-4 (promoting irrigation water management efforts). Regarding the overlay zone provision, several commissioners expressed concern that it would be perceived as a threat to private property rights and could be used to restrict development based on discretionary criteria. Commissioner Darrell Fuller moved to strike both provisions, while Commissioner Elena Hughes and Commissioner Nick Vincent supported leaving LU-2-3 in the draft for broader public comment before making a final decision. It was agreed to strike LU-2-4 as drafted, with Chair Tosta noting the language could be softened to "support" rather than "promote" the efforts of the Boulder Irrigation District. The Commission acknowledged these are tools for preserving agricultural land and invited further public input.

Land Use — Goal 3 (Rezoning and Commercial Development): Commissioner Darrell Fuller raised Ward Combs' question regarding Action LU-3-3, which would require a formal rezoning application for commercial uses proposed in residential, open space, or agricultural zones. Chair Tosta explained the intent was to prevent the town from being compelled to approve CUPs for large-scale commercial uses on commercially-zoned land. The Commission agreed the language should be softened from "require" to "explore" or "consider," and Commissioner Jen Bach suggested the provision could read something to the effect of "consider zoning and rezoning as tools," leaving specific procedures to the ordinances. Commissioner Phoenix Bunke recommended the upcoming public meeting prominently solicit feedback on whether residents support establishing a formal commercial zone.

Housing: Commissioner Nick Vincent identified several language changes in the Housing section. Action H-1-3, which called to "continue to limit residential short-term rentals," was discussed in the context of housing availability. Alternate Jen Bach and Commissioner Phoenix Bunke argued the more important goal was to promote long-term rental availability, and the Commission agreed to revise the action to reflect monitoring of RSTRs to determine their impact on the availability of long-term housing. Action H-2-3, calling for enforcement of building and safety codes regarding the removal of deteriorated or dilapidated buildings, was agreed to be struck from the draft as potentially contentious and unnecessary. Action H-3-1 language was revised to remove the word "adopt" in favor of less obligatory wording. A provision encouraging energy-efficient housing was agreed to be struck, as current building codes already address this. Chair Tosta proposed adding or clarifying language around ADUs to explicitly tie them to long-term housing availability, which the Commission generally supported. Action H-4-1, requiring that infrastructure be available prior to lot splitting, was discussed in the context of

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cost and feasibility; the Commission agreed to leave it in the draft for public comment but noted the action language should be reviewed further.

Environment: Commissioner Nick Vincent noted that the Environment section contained several action items using obligatory language such as "require," "adopt," and "manage," and recommended these be softened to words such as "encourage" or "explore" throughout. The Commission agreed with this general direction.

Regarding Action EN-2-1 (air quality guidelines), Commissioner Darrell Fuller questioned whether a town of Boulder's size should be setting its own air quality standards given the existing body of federal and state law. After discussion, the Commission agreed to remove the action while retaining the goal language.

Regarding Action EN-3-3 (lot size averaging and open space protection), the Commission agreed to revise the language to lead with exploring opportunities to protect large parcels and maintain open space, listing lot size averaging and clustering as examples of tools rather than leading with a mandate to adopt them.

Regarding Action EN-5-2 (development standards related to water quality), a member of the public, Cambell to Catmull Jim Campbell, addressed the Commission to note that each privately drilled well represents a contamination point for Boulder's water supply and urged the Commission to consider including a provision that properties within proximity to the Boulder Farmstead Water system be required to connect to it rather than drill private wells. He also advocated for metering of all private wells. Chair Tosta and the Commission discussed whether to include an action about well meters and connections to the municipal system, noting the state is beginning to require meters on privately drilled wells. The Commission agreed to seek more information on the state's metering requirements before finalizing language, and to potentially include both a general pollution-minimization action and a separate action addressing well connections as options for public comment.

Action Item Assigned: Chair Tosta will research the state's requirements regarding meters on privately drilled wells. Randy Catmull (Boulder Farmstead Water Company) will also seek information from the Division of Drinking Water on well metering rules.

Regarding Goal EN-6 (land management best practices), Commissioner Phoenix Bunke suggested the goal language acknowledge the expertise of existing agricultural operators and emphasize a collaborative or advisory approach rather than a directive one.

Regarding Goal EN-7 (wildlife habitat and corridors), Commissioner Nick Vincent recommended avoiding wildlife overlay zones given the likely opposition from larger landowners and ranchers. Commissioner Elena Hughes noted the language as written used "encourage" and "explore" rather than mandatory terms, and the Commission agreed to leave it in the draft for broader public input.

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The Commission agreed to add a new goal to protect Boulder's quiet environment, without accompanying actions at this time, reflecting the value residents placed on quiet in prior survey results.

Regarding the provision on burial of utility lines (SC-16), the Commission agreed to change the language from "require" to "encourage" and to remove the qualifier "all new construction."

Economy: Commissioner Phoenix Bunke noted that the economy goal addressing tourism should be revised so that the action limiting excessive financial burdens referenced local businesses rather than local residents, consistent with a suggestion from Ward Combs. The Commission also agreed to remove the words "existing and potential" from the tourism revenue action, simplifying it to reference "tourism-related industries."

Regarding the cell tower colocation provision in the Services and Capital Improvements section, Commissioner Darrell Fuller noted that antenna design and technology evolve rapidly and recommended softening "require" to "encourage" or "explore," noting that it may already be addressed in existing code.

Action Item Assigned: Chair Tosta will verify whether the cell tower colocation provision is already codified before finalizing the language.

Action Item Assigned: Chair Nancy Tosta will meet with Camille Hall, President, Boulder Farmstead Water Company, and Randy Catmull, Boulder Farmstead Water Company, to review and correct inaccurate information in the draft plan relating to the water system. Alternate Jen Bach will also participate. Alternate Jen Bach will follow up with Boulder Town EMT personnel to gather input on the services section. The Commission agreed to flag other organizations and entities referenced in the plan for similar outreach.

7.2. Discuss Scheduling a Public Meeting on the Goals and Actions

The Commission discussed the format and timing of an open public meeting to gather community input on the draft General Plan goals and actions. The proposed format involved posting large-format printed posters of each section's goals and actions, with community members invited to leave written comments on sticky notes over a multi-day period. One or more commissioners would be present during set hours to answer questions.

Commissioner Phoenix Bunke confirmed the ability to produce large-format printed posters with approximately 5–7 days of lead time. The Commission agreed to schedule the open public meeting for June 9, 2026, in the Boulder Community Center community room, with setup beginning at 5:30 PM and the public meeting running from 6:00 to 8:00 PM. The posted materials would remain available for public comment through Saturday morning, June 13, 2026, to allow input from

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residents with varied schedules, including those with agricultural obligations during the week of June 15.

The Commission agreed the meeting would not be conducted as a formal Planning Commission meeting and would not require Zoom access, though the question of whether a remote attendance option was legally required would be confirmed with Deputy Clerk Henry Davis. The materials would also be made available online so that community members could review them and submit written comments prior to or following the event, consistent with the format used by Ward Combs.

Action Item Assigned: Chair Tosta will finalize and retype the revised draft goals and actions document and transmit it to Commissioner Phoenix for poster production. Commissioner Phoenix will design and produce the large-format posters and create a flyer to be posted at the post office and community bulletin board. Deputy Clerk Henry Davis will reserve the community room for June 9, 2026, beginning at 5:00 PM, and will work with Deputy Clerk Elizabeth to post the required public notice and make materials available online before departing for travel on June 5.

7.3. Discuss Process and Changes for the Zoning Code

Chair Nancy Tosta introduced the topic of aligning the draft General Plan with the zoning code. She described an exercise she had begun of reviewing each goal and action to identify which provisions would need to be reflected in a revised zoning code. She asked each commissioner to undertake the same review before the June 16 meeting, noting which actions would require new or amended zoning code language. Chair Tosta stated her preference for repealing and replacing the current zoning code in its entirety rather than amending it piecemeal, consistent with the approach taken with the subdivision code. The Commission acknowledged this would be a substantial undertaking and that public hearings would be required. The item was deferred for further discussion at the June 16, 2026 Regular Meeting.

Action Item Assigned: Each commissioner will review the draft General Plan goals and actions and identify which items would require new or amended zoning code language, in preparation for discussion at the June 16 meeting.

VIII. GENERAL PUBLIC COMMENT

No public comments were offered.

IX. CLOSING BUSINESS

9.1. Review of Outcomes, Assignments, and Counsel Recommendations

Chair Tosta summarized the key outcomes: language revisions to be incorporated into the draft General Plan; an open public meeting scheduled for June 9, 2026;

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materials to be posted online and in printed poster format; and multiple outreach commitments to the water company, EMTs, and other stakeholders.

9.2. Future Agenda Items

Future agenda items identified include continued discussion of the General Plan following the June 9 public meeting and initial discussion of zoning code revisions.

9.3. Confirmation of Next Meeting: Tuesday, June 16, 2026, at 7:00

The next regular Planning Commission meeting was confirmed for Tuesday, June 16, 2026, at 7:00 PM. The Commission noted that Deputy Clerk Henry Davis would be unavailable and that Deputy Clerk Elizabeth would cover the meeting.

X. ADJOURNMENT

***Motion:** Commissioner Elena Hughes moved to adjourn. Commissioner Phoenix Bunke seconded.*

***Vote:** Voice Vote — Unanimous.*

***Result:** Meeting adjourned at 9:29 PM.*

CERTIFICATE

BOULDER TOWN, STATE OF UTAH

[First and Last Name], Title

ATTESTATION:

[First and Last Name], Title

Date Approved by the Town Council: _____

GOALS AND ACTIONS WITH PUBLIC COMMENTS – 06/19/26

(#) = checks recorded showing support for each goal/action

*Two actions inadvertently left of the list to review

4.2 Environment Goals and Actions

- *Less rules. No.*
- *Let us cherish our environment. Protect it! It's why we are here!*

Goal EN1: Protect Boulder's dark skies (12)

- *I like the dark skies. I am concerned about needless control though.*
- *No restrictions on personal lighting*

ACTION EN1-1: EXPLORE OPTIONS TO CREATE A DARK SKY ORDINANCE (14)

- *Needs further defining and clarity. I personally don't think this needs to be here. If a business or industry is a potential issue, it can be addressed at the permit stage.*
- *Fine, but sometimes lights are needed. I think this should be ok, but not 100%. Timing – days of week, etc. Don't punish someone for doing their team roping, ETC. Basically reduce permanent night lights, but all temporary variances.*

ACTION EN1-2: ENCOURAGE DARK SKY FRIENDLY LIGHTING IN BUILDING CODES (11)

- *Hills & Hollows – Dim that Light! Or at least comply with turnoff time.*
- *No Data Centers*
- *Encourage Blake to take down her string of silly lights on the fence*
- *Turn off the town hall building lights in the evening to have dark skies*
- *Lights can be installed in ways that reduce light pollution. A dispersed light source vs a focused light source. Dispersed light goes everywhere.*

Goal EN2: Maintain Boulder's clean air (6)

??ACTION EN2-1: ADOPT GUIDELINES TO MANAGE ACTIVITIES THAT HAVE THE POTENTIAL TO CONTRIBUTE POLLUTION OR DEGRADE THE QUALITY OF AIR IN BOULDER (5)

- *Why the question mark?*
- *Resolution against Data Centers*
- *Solution to a problem that does not exist – poor use of Town's time*
- *We already have agencies who address this*
- *The big air pollution source in Town is wood smoke. But I do not support banning wood burning.*
- *Absolutely not! This is more restrictions – we don't want to have to do emissions tests, etc. We don't have an Air quality Problem*
- *Need specifics*

Goal EN3: Preserve Boulder’s natural beauty and open space (5)

- *Drive 5 min in any direction and you have endless open space.*
- *Private property rights – over stepping on our lands or telling neighbors what to do*
- *Should be written as: “Town will cooperate with property owner initiatives that advance Plan goals.”*
- *This has come up over the years. The issue I think is the “incentive” to a parcel owner is minimal or not a incentive at all. To regulate or take away the rights of a parcel owner should not happen. Hillside development – there already is a height restriction – I don’t think I would regulate this.*

ACTION EN3-1: MANAGE DEVELOPMENT ON STEEP SLOPES AND MESAS SUCH THAT SCENIC VISTAS AND VIEWSHEDS ARE MAINTAINED. (11)

- *Zone to support visual protection*

ACTION EN3-2: EXPLORE OPPORTUNITIES TO PROTECT LARGE PARCELS THAT HELP MAINTAIN OPEN SPACE IN BOULDER AND INCLUDE ZONING PRACTICES SUCH AS “LOT-SIZE-AVERAGING.” (10)

- *Help ranchers to focus development on PJ forest while keep ag lands productive. Provide advisors on lot-sized averaging.*

Goal EN4: Protect Boulder Town and residents from wildfire (3)

- *Wildfire management should not be an excuse to kill all vegetation. I support a careful ecological approach customized to individual properties. More focus on burn bans.*
- *I think there is excessive fear about wildfires. Most of Boulder isn’t that highly at risk, protect property rights.*

ACTION EN4-1: INTEGRATE WISE FIRE MITIGATION PRACTICES INTO THE TOWN’S DECISION-MAKING PROCESSES AROUND ZONING AND DEVELOPMENT (9)

- *What does this mean? How does zoning regulate good fire mitigation?*
- *Explain what this might look like.*

ACTION EN4-2: CONTINUE TO USE THE WILDLANDS URBAN INTERFACE (WUI) CODE TO HELP MITIGATE FIRE RISK. [HTTPS://WILDFIRERISK.UTAH.GOV/](https://wildfirerisk.utah.gov/) (9)

- *Explain what this might look like.*
- *WUI is mandatory.*

***ACTION EN4-3: DEVELOP AND FORMALLY ADOPT A WILDFIRE MANAGEMENT PLAN FOR THE TOWN (THIS IS IMPORTANT BUT WASN’T SHOWN AS AN OPTION)**

- *Specificly the NHMP (FCAOG) Natural Hazards Mitigation Plan*
- *Wildfire risks from fallow fields growing tumbleweeds and other flammable fuels must be addressed.*

Goal EN5: Identify, protect, maintain, and enhance the quality and quantity of Boulder's water resources (8)

- *Absolutely not! The state is responsible for water rights not the Town.*

ACTION EN5-1: TRACK RELEVANT AND CURRENT DATA ON WATER LEVELS AND CONDITIONS OF WATER RESOURCES THAT SUSTAIN THE BOULDER COMMUNITY THROUGH PERIODIC ENGINEERING STUDIES OF THE LOCAL AQUIFER (8)

- *Who pays for this? The state does tests. We want additional tests?*
- *Funded how? Very expensive.*
- *Really critical to understand water resource in order to know limits to development and agricultural irrigation.*
- *I thought the state is doing this already.*

ACTION EN5-2: EXPLORE WAYS TO MINIMIZE THE IMPACT OF DEVELOPMENT SUCH THAT IT DOES NOT CAUSE POLLUTION OF GROUND OR SURFACE WATER OR CAUSE REDUCTIONS IN SUPPLY AFFECTING OTHER RESIDENTS (9)

- *Define cause of pollution? A state approved septic design? This seems more like a blanket restriction that any disturbance can cause pollution of some sort. A farmer quits farming – this causes affect to residents. Do you force him to water? This is not a good regulation.*

??ACTION EN5-3: CONSIDER, AS PART OF THE PROJECT PERMITTING PROCESS, A RECOMMENDATION THAT NEW DEVELOPMENT WITHIN 300 FEET OF A BOULDER FARMSTEAD WATER MAIN CONNECT TO THAT WATER SYSTEM FOR CULINARY WATER TO MINIMIZE THE DRILLING OF ADDITIONAL WELLS WITH POTENTIAL IMPACTS ON WATER QUANTITY AND QUALITY. (9)

- *Absolutely not to ___ (illegible) ___ to the private water company. I do not want a Boulder Farmstead hook-up! I want ___ water. I don't want a monthly bill. I want my own well.*
- *Forcing the use of Farmstead, a private company, is non-sensical and probably illegal.*
- *Bad. Topography may be such that this 300 ft blanket requirement is aggregious. Secondly, the state regulates the underground water rights and use. Forcing someone to go into a water system when the state allows other options is unconstitutional.*
- *An ordinance that says we have to use water from a private company. Is that even constitutional or legal. Sounds like a major lawsuit.*
- *Encourage but don't mandate.*
- *Because Boulder Farmstead is a private company I do not believe you can recommend water connection with their company. I believe this could be interpreted as interfering with free enterprise or showing favoritism.*
- *Over-reach of private land owners.*

ACTION EN5-4: SUPPORT EFFORTS TO RECLAIM AND PROTECT RIPARIAN BUFFER AREAS (8)

- *This is concerning because of property rights*

- *Reclaim? This is a trigger word. By what force? Is this beyond what the Army Core of Engineers requires in flood zones or water ways? It seems like at one point all places could be called a riparian zone to some old creek. To large of a blanket statement.*
- *What definition is used. Corps? State? These are already protected.*
- *Reclaim and protect from what?*
- *Reclaim??!!*
- *Reclaim? Absolutely NOT.*
- *Over-reach of private land owners. Support the Town doing this to Town-owned property.*

??ACTION EN5-5: SUPPORT STATE REQUIREMENTS FOR THE METERING OF WELLS DRILLED IN BOULDER.(9)

- *No!!!*
- *Let the state define this and the county. Their job to regulate city to regulate and then pay for this regulation is unnecessary.*
- *How? Why does the town need to regulate when the state and county already does?*
- *It is important to support the state and county effort to require metering of all wells – those currently in operation and those in process.*
- *Encourage shared wells for subdivision.*
- *Who is going to regulate this and be in charge of monitoring the meters?*

Goal EN6: Promote land management practices that enhance the quality of Boulder’s agricultural lands (3)

- *Don’t be regulating people’s use of their land. Education is great, but no taking any property right.*

ACTION EN6-1: CREATE AND DISTRIBUTE BEST PRACTICES WORKSHEETS FOR APPROACHES TO ENHANCE SOIL HEALTH, WATER MANAGEMENT, PRODUCTIVITY, ETC. (7)

- *Why? Spend efforts on items people want.*
- *There are plenty of resources available for “best practices” for so called land health. There are also as many differing opinions of just what those “best practices” are. These resources are available mostly free of charge to anyone who wants to pursue them.*

Goal EN7: Promote an understanding of the value of wildlife in Boulder and protect their presence to the extent feasible (5)

- *Should these issues even be part of the master plan fencing are we a HOA. Why pay for only one type of fence and not others? Fish and Game monitor and manage wildlife in Boulder. Do they need our protection. EN7 and it goals, I don’t support.*
- *No restrictions.*
- *“If feasible” is a bit of a cop-out and doesn’t really ensure anything. Take a stand for wildlife.*
- *I love wildlife but that doesn’t me we control people. We need to let people live and do their land!*
- *The big problem with this whole section is what exactly do you identify as wildlife. This is a very broad term. Are you referring to the skunk who thinks his home is on my porch, the birds who build their nest on my outside fire sprinklers, the rock chuck or gophers who tear up my yard or any of the other wildlife who feel they have free range on my property. Some of the wildlife we*

are referring to in this section are dangerous, cause extensive property damage, and are not even native to this area.

- Don't waste town money on this, a biased overlay would be a waste.
- No on this whole concept. Wildlife are in town because of private fields. There should not be any regulation based on wildlife. A wild over-reach on private land.

ACTION EN7-1: WORK WITH UTAH DIVISION OF WILDLIFE RESOURCES (UDWR) TO IDENTIFY CRITICAL WILDLIFE HABITAT, MIGRATION CORRIDORS, AND STOPOVER SITES WITHIN BOULDER (7)

- Historically UDWR is slow to work with. And what is the purpose. The migration habits of 50 years ago – 10 and even 5 years are changing and different. If getting this info is for the purpose to restrict a property owners rights would be wrong. Kelly's cows would we considered "local wildlife." Do we open our poperty to them?
- In such a sparsely populated town, where wildlife move freely and often, what problem is being solved?
- The UDWR already has this information identified

ACTION EN7-2: CONSIDER USE OF OVERLAY ZONES WHERE WILDLIFE USE IS INTENSIVE AND/OR WHERE PROTECTION OF HABITAT CONNECTIVITY IS CRITICAL. CONSIDER DEVELOPMENT RESTRICTIONS IN SUCH ZONES. (7)

- Bad to force a property owner restrictions based on a moving wildlife target. Why are the migration patterns where they are? A previously property own's development may be the cuase of the current migration. Should the first person be at fault. Deer and elk and foxes adapt. Fish and Game are killing all the cougars so we don't need to worry about there migration pattern. Bottom line is the DWR may implimate changes that change migration patterns. And there for putting regulations on property owners for this is not right.
- Encourage OK. Force the use of suggested fence is not ok.
- The only reason you want to overlay my property is to collect date so you can restrict how I use my property in the future. Admit it!
- No overlay zones!
- Who is going to determine where these areas are and does the Town have the right to interfere on personal property. The BLM and FOREST SERVICE already own plenty of land in the Boulder Town limits and surrounding area....maybe suggest to them that they use these areas for wildlife habitat or if an individual would like to use their personal property for a wildlife refuge that would be acceptable.
- Development restrictions based on wildlife presence or migration would be a gross over-reach there are literally millions of acres surrounding our town already protected.

ACTION EN7-3: ENCOURAGE PRIVATE LANDOWNERS TO PROTECT HABITAT CONNECTIVITY BY DEVELOPING GUIDELINES FOR WILDLIFE FRIENDLY FENCES THAT REDUCE WILDLIFE MORTALITY AND ALLOW FOR WILDLIFE MOVEMENT. EXPLORE OPTIONS FOR FINANCIAL INCENTIVES TO ENCOURAGE PRIVATE LANDOWNERS TO IMPLEMENT WILDLIFE FRIENDLY FENCING. (10)

- No wildlife fencing.
- Absolute nonsense. Fences should control livestock and deter wildlife.

- *No fencing requirements.*
- *Again what species of wildlife are we wanting to do this for. We have "GREAT" ideas from everyone but who actually knows about the practicality and effectiveness of any of these ideas.*
- *The action is concerning to me. The town has no right to tell people what to do with their property. Owners should have the right to keep their existing fence. There can be legal action taken against the town if this is implemented.*

Goal EN8: Protect Boulder's Quiet Environment (13)

- *Please make a no drone ordinance over private Boulder*
- *Make actions that enforce the Town's noise ordinance*
- *No actions on noise? Explore ordinances on this especially as it applies to RSTRs and commercial use.*
- *Actions needed to address Boulder's quiet environment. What's included in a noise ordinance. Ways to prevent noise from crossing property lines.*

5.2 Economic Goals and Actions

- *Good ideas but the truth of the matter is that “tourism” in the Boulder area is not necessarily because everyone wants it. It is because we have a “marketable” product and it provides a way for economic growth in the area. A large part of the Town budget comes from this industry so perhaps we should appreciate the things that it does bring to the community even though we are not always happy about the changes it also brings.*
- *No to Elkhorn in Lower Boulder neighborhood on private property or at least charge a massive impact fee per person that benefits the Town*
- *Charge person impact fee for for-profit large gatherings on private land*

Goal EC1: Support the development of small-scale, nonpolluting, home-based businesses that provide services to locals.(4)

- *“Home based business” and “cottage” industry do not support most people and will not. JOBS do.*
- *Jobs and work that support Boulder are: construction, tourism, ranching. The rest of EC1 is misdirection.*
- *Consider the need for good-paying year round jobs (with benefits) Most agricultural operators in Utah have a cash-paying job.*
- *Why just home based why not small businesses.*

ACTION EC1-1 DEVELOP CLEAR CRITERIA (E.G., NOISE, TRAFFIC, SIGNAGE) WITHIN THE ZONING CODE TO ENSURE THAT HOME BUSINESSES WILL HAVE MINIMAL IMPACT ON THE CHARACTER OF RESIDENTIAL AND OTHER ZONES (15)

- *Difficult balance to encourage home businesses and insure minimal impact*
- *Minimum impact noise, hours of operation based, commercial can be noisy*
- *Current home-based business regulations are too restrictive. Especially limit on number of employees and building size*
- *Agree with above statement*

ACTION EC1-2 PERMIT, SUBJECT TO REASONABLE REGULATION, THE LOCATION OF RESIDENTIAL CARE FACILITIES IN RESIDENTIAL NEIGHBORHOODS, AS REQUIRED BY STATE LAW. (11)

ACTION EC1-3 EXPLORE INCENTIVES THAT THE TOWN CAN OFFER TO ENCOURAGE COTTAGE INDUSTRIES, SKILLED LABOR, AND BUSINESSES THAT PROVIDE SERVICES TO LOCALS. (15)

ACTION EC1-4 DEVELOP AND SHARE WITH THE COMMUNITY A KNOWLEDGE BASE OF AVAILABLE FUNDS AND SUPPORT ORGANIZATIONS THAT CAN HELP INDIVIDUALS WITH SMALL BUSINESS DEVELOPMENT, SKILLED LABOR TRAINING, AND OTHER OPTIONS THAT COULD BENEFIT THE TOWN (12)

- *Possibly soften this due to lack of staff – don’t want to over promise*

ACTION EC1-5 REGULARLY REVIEW THE SALARIES/WAGES OF TOWN EMPLOYEES TO ENSURE THAT, WITHIN THE TOWN'S BUDGET CAPABILITIES, EMPLOYEES ARE REASONABLY COMPENSATED AND PUBLIC SERVICE JOBS REMAIN DESIRABLE TO LOCALS. **(13)**

Goal EC2: Preserve and support agriculture as a valued and important aspect of Boulder's economy. (11)

- *Modify the wording to say "agriculture as a valued and important aspect of Boulder's heritage" not economy.*

ACTION EC2-1: IDENTIFY AND MAP CURRENT AND HISTORICAL AGRICULTURAL PRODUCTION AREAS IN BOULDER THAT ARE OF IMPORTANCE TO THE ECONOMY, HERITAGE AND FUTURE OF THE COMMUNITY. (10)

- *Let land owner decide what ag land has the most value*
-

ACTION EC2-2: PROMOTE AND SUPPORT LOCAL FOOD PRODUCTION AND BUSINESSES, INCLUDING FARMERS' MARKETS. (16)

- *Farmers markets should be held on public property*
- *Not clear on the distinction between "agriculture" and "food production."*
-

ACTION EC2-3: PROMOTE AND SUPPORT THE DEVELOPMENT AND MAINTENANCE OF AN AGRICULTURAL INFRASTRUCTURE (12)

ACTION EC2-4: RECOGNIZE THAT RANCHING IN BOULDER DEPENDS ON GRAZING ON PUBLIC LANDS. (15)

- *Yes on public land grazing*
- *Agree on supporting pasture-raised value added cattle and sheep*
- *There are examples of successful ranching that is not using public lands*
- *Fine, but to what end? Support? How?*
- *What is this purpose? Ag changes based on one's efforts. A historical use can be out-dated. Good to support but not good to regulate.*

ACTION EC2-5: EXPLORE OPPORTUNITIES AND INCENTIVES THE TOWN CAN OFFER TO PRESERVE AND SUPPORT SUSTAINABLE AGRICULTURAL JOBS. (20)

- *Ranching is good, but it does not employ many non-owners and won't.*
- *The open market will decide what can be supported.*
- *include incentives for ranchers and farmers to put land in trust or pass it onto new ranchers and farmers. The Quiverva Coalition has info on programs that support such transitions.*

Goal EC3: Minimize the impact of tourism and tourism-based businesses on local landscapes, services, neighborhoods, and Town character while increasing economic benefit to local residents and the Town from tourism-related industries. (2)

- *The State Tourism Board gets enormous funding to promote tourism. They should be funding all manner of support services like ambulances, kiosks, toilets, and maintenance.*

- *Diversity of revenue streams are needed for some*
- *Seems to minimize tourism but then also use it for an income purposes. A little contradictive. Is it this way? In general, I think good to manage tourism industries and not let them swamp a town.*

ACTION EC3-1: EXPLORE TAX OPTIONS THAT COULD EXPAND REVENUE AVAILABLE TO THE TOWN FROM TOURISM-RELATED BUSINESSES WITHOUT PLACING EXCESSIVE FINANCIAL BURDENS ON LOCAL BUSINESSES. (8)

- *Businesses already shoulder the burden of bathrooms and tourist support*
- *“impact on local businesses” makes no sense. Businesses provide amenities and services and charge \$.*
- *Don’t tax.*
- *Tax money should not be spent on private industry.*

ACTION EC3-2: EXPLORE OPTIONS FOR TOWN ZONING ORDINANCES TO MINIMIZE THE IMPACT OF TOURISM-RELATED INDUSTRIES ON BOULDER’S NEIGHBORHOODS, AGRICULTURAL AREAS, AND OPEN SPACE. (12)

ACTION EC3-3: COORDINATE WITH COUNTY AND STATE AUTHORITIES TO IDENTIFY POSSIBLE CREATIVE OPTIONS FOR FUNDS FROM TOURISM-BASED TAXES TO BE USED TO BENEFIT THE TOWN. (8)

- *Youth related facilities, i.e., basketball courts, gym/pool*
- *Use funds to help local businesses not pet projects*

ACTION EC3-4: SUPPORT AND PROMOTE TOURISM BUSINESSES WITH MINIMAL IMPACTS ON TOWN INFRASTRUCTURE AND CHARACTER. (9)

ACTION EC3-5: CONTINUE TO MONITOR RECENT CODE CHANGES RELATED TO LICENSING OF RESIDENTIAL SHORT-TERM RENTALS (CURRENTLY LIMITED TO 12) TO ADDRESS IMPACTS AND ADOPT CODE CHANGES AS NECESSARY. (10)

- *No more illegal air BNB’s. They should be paying an elevated biz license fee.*
- *Please make sure to require short term rentals to go through a review process each year to renew their CUP. Solicit input from neighbors. Limit short term rentals.*
- *There is a limit of 12 for all of Boulder, but there is a very real danger that certain neighborhoods (Lower Boulder, B King Estates) will have RSTRs heavily concentrated in those areas. This should be addressed. Spread out the impact. Maybe have a maximum for those areas or “zones,” and if more RSTRs are deemed wanted, they need to be in other areas. Otherwise some areas will become or have become, “motel” commercial zones. Agree that there needs to be a real review process each year that includes adjacent and nearby neighbors.*

6.2 Housing Goals and Actions

Goal H1: Develop an understanding of the need for housing to promote the availability for residents in Boulder over the next five years. (10)

- *Strike all of this section as it doesn't apply to people looking for land and homes here. Look at the demographic. Rewrite and refocus housing.*
- *More land use restrictions and development restrictions = higher land costs=higher housing costs.*
- *I agree with the above comment*
- *NO*
- *No HOA*
- *Encourage out-of-town owners of almost-always empty houses some sort of fee?*
- *I don't know that these really meet the needs of people - like me – trying to buy land and live in Boulder. If this is impinging on property rights I am not ok with that.*
- *Interesting question – just what is affordable housing. Is it a “roof over my head” or is it a 3-5 bedroom home with all the amenities. Perhaps we in America have expectations of what we think we are entitled to that are higher than what we can afford. We also keep implementing rules and conditions that make realizing these dreams restrictive.*

ACTION H1-1: ASSESS TRENDS IN POPULATION GROWTH AND HOUSING DEVELOPMENT IN BOULDER OVER THE LAST 5-10 YEARS. (7)

- *Look at longer, broader picture – span back to Anasazi and early 1900 growth population is the same since then*

ACTION H1-2: EXPLORE AND SUPPORT OPPORTUNITIES TO PROVIDE HOUSING THAT IS WITHIN THE REACH OF LOWER INCOME OR FIRST-TIME OWNER BOULDER RESIDENTS, INCLUDING OPTIONS SUCH AS LAND TRUSTS. (13)

- *Land trusts have no material affect on reducing costs. This is not well thought out.*
- *Let non-government entities do this*
- *I do not think the Town of Boulder needs to be getting into the business of “LAND TRUSTS.” I think we have enough other problems we need to address first.*
- *How would the Town actually have a hand in this?*
- *Consider density bonus in exchange for affordable housing*

ACTION H1-3: MONITOR THE IMPACTS OF RESIDENTIAL SHORT-TERM RENTALS ON THE AVAILABILITY OF LONG-TERM RENTALS FOR LOCAL RESIDENTS AND WORKERS. (14)

- *Let locals living on a parcel do any short term rentals they want*
- *How exactly? If you can't define the policy or procedure for a goal, it's poor.*
- *Again, this has been brought up many times, but other regulations wildlife migration, forced H2O, no commercial use (5plex-8plex) large lots with talk of cluster, incentive subdivisions that don't benefit a land owner. Everyone says “local housing” but no zoning support. A 4 plex? A duplex? Hell no! Allow developments that make sense.*
- *Don't agree. Don't support.*

ACTION H1-4: CONTINUE TO EXPLORE OPTIONS FOR CREATING MORE AFFORDABLE LOTS FOR LOCAL RESIDENTS SUCH AS THOSE IMPLEMENTED IN RECENT SUBDIVISION CODE CHANGES, INCLUDING LOT-SIZE AVERAGING AND SINGLE LOT CREATION. MONITOR THE EFFECTIVENESS OF THESE REGULATIONS. (14)

- *Let small lots happen in central town*
- *Go back to 5 acre minimums*
- *Average lot size? 5 ac average? 1 ac average? Makes a huge difference on affordability. More restrictions and requirements will cause prices to stay high.*
- *Allow re-zoning for higher density only if tied to deed-restrictions to guarantee affordability.*
- *50% of the entire draft general plan will increase the price of land and housing. This is schizophrenic.*
- *Make it easier*

ACTION H1-5: WORK WITH UTAH HOUSING ORGANIZATIONS SUCH AS THE HOUSING AUTHORITY OF SOUTHERN UTAH (HASU) TO IDENTIFY PROGRAMS POTENTIALLY AVAILABLE IN BOULDER THAT WOULD SUPPORT MORE ATTAINABLE HOUSING FOR RESIDENTS. (5)

- *Developer choice/landowner choice.*
- *Blah blah*
-

Goal H2: Encourage maintenance of and improvements to the condition of existing Boulder housing. (3)

- *This is the owner's responsibility – no regulations on what owners do.*
- *This applies to this goal and H3 and H4: It is easy to look over the fence and see what the neighbor needs to do to improve his property. H1 is talking about affordable housing and here we are working to make it more difficult and unaffordable.*

ACTION H2-1: UTILIZE AVAILABLE PROGRAMS AND INCENTIVES TO PROMOTE AWARENESS AND ENCOURAGE THE UPKEEP, MAINTENANCE, AND REHABILITATION OF EXISTING HOUSING IN TOWN. (11)

ACTION H2-2: ENCOURAGE AND PROMOTE HOME-HARDENING PROCEDURES AND MATERIALS TO ADDRESS WILDFIRE RISK IN BOULDER. (10)

- *Promoting and incentivizing home-hardening procedures and materials will continue to have the support of the Boulder Wildfire Council*

Goal H3: Encourage the creation of housing that is sensitive to the natural environment and resources and Town character. (3)

(5)ACTION H3-1: EXPLORE AND ADOPT DEVELOPMENT STANDARDS THAT WILL MAINTAIN THE CHARACTER AND IDENTITY OF THE TOWN AND PROTECT THE ENVIRONMENT (13)

- *Are we becoming an HOA. Private property is just that. Why should make increase more regulations and increasing cost of housing. Do we want to look like Sante Fe. It should be the landowner who makes the decisions for the type of house he wants and not the town. Bad idea.*
- *Of course emotionally desirable. But incredibly broad and subjective. Useless as policy.*
- *Who we are attracts those that are harmonius with us.*
- *Bad Bad Bad – this is the town becoming an HOA – regulating building requirements that are “environmental” friendly – Here it goes again, let’s cause the cost of housing to sky rocket! Who’s definition of environmental friendly? Also “development standards” to broad.*
- *Possibly design standards. But its tricky.*
- *I don’t know what this means – “character and identity” as it relates to housing. Materials use? Size? Style? There doesn’t seem to be a document style as of now. Eclectic. All over the place.*
- *Absolutely no! This is an impingement on property rights!*
- *Development standards – illegal overreach private property rights.*
- *Under state law a town has limited ability to regulate architectural features of single family homes.*
- *Retain Boulder’s style and history.*

Goal H4: Ensure that residential development follows on the availability of infrastructure such as roads, water, and utilities. (3)

ACTION H4-1: ENFORCE CODE TO CONTINUE TO REQUIRE INFRASTRUCTURE BE AVAILABLE PRIOR TO ISSUANCE OF PROJECT PERMITS OR BUILDING PERMITS OR APPROVAL OF SUBDIVISION APPLICATIONS. (9)

- *The state and county do this strictly and well. Why the town?*
- *Typically – in most other towns, infrastructure needs to be planned, but not installed. Sometimes a bond is posted to ensure completion, so if this is the case, ok. But requiring infrastructure prior to permit or subdivision approval is not good.*

Goal H5: Encourage the development of accessory dwelling units (ADU).(2)

- *It's my property – I build what I need.*
- *Please don't essentially double the population of Boulder considering more residences.*
- *Yes on ADUs and simplify and clarify rules and process.*
- *Let people build what they want on their own property. Build 25 houses on one lot if they want.*
- *Good with this.*
- *ADUs for housing only.*
- *An argument could be made here that we just need to change the building lot size and that would make housing more affordable.*

ACTION H5-1: CONSIDER CODE CHANGES THAT CAN FACILITATE AND PROMOTE THE DEVELOPMENT OF ADUS AS A SOURCE OF LONG-TERM HOUSING FOR LOCAL RESIDENTS. (9)

- *This is already encoded in zoning. What else?*
- *Farmstead Water recently announced that an ADU requires its own water share. Directly contradicts this.*
- *Generally agree, also could run the risk of most living spaces being only rentals – turning Boulder into a landlord town. Can ADUs built for renting allow some kind of opt in for long term renters on property equity?*

ACTION H5-2: DEVELOP EDUCATIONAL MATERIALS TO EXPLAIN RULES AND PROCEDURES TO DEVELOP ADUS, INCLUDING APPROACHES TO MAKING ADUS COST-EFFECTIVE (7)

7.2 Services and Capital Improvement Goals and Actions

GOAL SCI1: Improve the availability of EMT and Fire Services to support ongoing needs in Boulder. (13)

ACTION SCI1-1: PROVIDE ONGOING FINANCIAL AID TO SUPPORT FUNDAMENTAL NEEDS OF EMTS (E.G. PURCHASE JUMP KITS AND STETHOSCOPES FOR ALL BOULDER EMTS AND REPLENISH SUPPLIES ON A REGULAR BASIS). (16)

- *Perhaps we need to find out exactly how much the EMTs are currently compensated and how supplies are replenished. I am sure anyone who has received a bill from transportation in the ambulance would feel like someone is getting compensated. I can only hope that the Fire Dept feels a sense of worth for their community service because unfortunately that is just one of the volunteer jobs in Boulder that your pay is “feeling good for a job well done.”*
- *Divert tax \$ from ART, PARK, PATHS, etc for EMTs.*
- *Get the county to help out. The state too. They are pushing tourists into the area without providing enough \$ to monitor/serve them when they get in trouble, and other impacts.*
- *Work with the county.*
- *Be willing to propose dedicated tax to support EMT and Fire.*

ACTION SCI1-2: COORDINATE WITH EMTS AND THE FIRE DEPARTMENT ON LARGE-SCALE CAPITAL IMPROVEMENT NEEDS (LARGE EQUIPMENT/VEHICLES/ETC) (12)

- *Let’s maintain what we have instead of buying large ticket items*
- *We don’t need a highly trained and big equipment fire department. They are currently pretty good at keeping fires from spreading. If a building catches on fire then get everyone out and let it burn. This is ok for Boulder right now.*

ACTION SCI1-3: SOURCE GRANTS/OTHER FUNDING TO SUPPLEMENT BOULDER TOWN CONTRIBUTIONS FROM ORGANIZATIONS SUCH AS THE RED CROSS, BOULDER WELLNESS NETWORK, COMMUNITY DEVELOPMENT BLOCK GRANTS, ETC. (14)

- *Let’s generally take care of ourselves*

ACTION SCI1-4: INCENTIVIZE RECRUITMENT AND RETENTION OF ADDITIONAL EMTS AND FIREFIGHTERS (FINANCIAL COMPENSATION: WAGES, FUEL REIMBURSEMENTS, TRAVEL COSTS, STIPENDS, AND/OR...?) (14)

- *We need fire and ambulance services*
- *Put all Town Park \$ to EMT and Fire*
- *Where does the funding come from? With current situation, is it working? Is there a problem? More equipment, more maitence, more funding required.*
- *I’m not opposed to saying thanks in various ways to the fire personel but it’s currently working good*

GOAL SCI2: Develop a better understanding of the water available to and used by the Town to effectively contribute to protection, preservation, and management of both culinary and irrigation water in Boulder. (2)

- *Boulder Irrigation Water Company and Boulder Farmstead Water Company are both privately owned water companies and Boulder Town does not even need to be involved in the management of their water.*
- *Make a no data center resolution to protect our aquifer*
- *Make the water company public or at least greater oversight*
- *Consider alternatives to using chlorine in culinary water...there are other options that don't pollute the aquifer and land.*
- *Stay out of water management. It is currently a privately owned company. Strike whole section – overreach.*
- *Agree with above.*
- *Water is a private company*
- *The city has no control over water – that is the state responsibility. Let's be ___ stewards of our water – but we must not be interfering with people's water rights. Absolutely no taking away of well rights. I don't want to drink chlorine. I don't want to be forced to pay a private company for my life and water. Water is life. Keep it in people's hands.*
- *This is not the responsibility of Boulder Town. The state is managing the water. We don't need to spend town resources to monitor water.*

ACTION SCI2-1: APPLY CAPITAL IMPROVEMENT FUNDS TO SUPPORT PERIODIC CONSULTANT ANALYSES OF TRENDS AND CHANGES IN THE AQUIFER UNDERLYING BOULDER TOWN. (5)

- *Talk with USGS to see what they are doing. (overlaps with EN5-1)*
- *Isn't the State doing this?*
- *Hire someone to interpret what state does already. NO*

ACTION SCI2-2: WORK COOPERATIVELY WITH BOULDER FARMSTEAD WATER COMPANY AND THE BOULDER IRRIGATION DISTRICT TO UNDERSTAND AND OPTIMALLY MANAGE WATER IN THE TOWN, ESPECIALLY DURING TIMES OF EXTREME DROUGHT. (6)

- *Not the city job. not the city to do. Private company- can't regulate. Bad idea.*

GOAL SCI3: Develop a “Town warning system” for wildfires/ earthquakes/ other emergencies.(5)

- *Siren for emergencies please*
- *Not need for most of Boulder. Upper Boulder, they may want to have something.*
- *Not possible for warning system in this big area*
- *If we see smoke during fire ban how should we report?*
- *Let non-government organizations develop this and bring it to the town.*

ACTION SCI3-1: EXPLORE THE AVAILABILITY OF SUCH A WARNING SYSTEM WITH GARFIELD COUNTY AND THE STATE. PIGGYBACK ON WHATEVER WORKING SYSTEM MAY ALREADY BE AVAILABLE. (6)

- *Integrate with county emergency services*

ACTION SCI3-2: IN THE ABSENCE OF ANY EXISTING SYSTEM, IDENTIFY OPTIONS AND COSTS FOR A WARNING SERVICE THAT WOULD WORK IN BOULDER. (7)

ACTION SCUI3-3: IF NO COST-EFFECTIVE SYSTEM IS AVAILABLE, IDENTIFY OPTIONS AND APPROACHES FOR A NETWORK OF VOLUNTEERS TO IMPLEMENT A BOULDER WARNING SYSTEM (5)

- *Why not start with this and then look for funding to support our unique and community oriented solutions?*

GOAL SCI4: Invest in the Town's Community Center and Park to ensure ADA compliance and to meet community needs. (3)

- *The park is fine the way it is*
- *Provide youth centered facilities gym/basketball court. Remember there are kids here.*
- *Make post office ADA compliant. Everyone uses the PO.*
- *Don't raise taxes over improvements. I do my best to ____ the town's appearance – but not interested in more taxes for infrastructure.*
- *The park is fine the way it is. We don't need to spend tax \$ to implement this.*
- *Better focus on taking care of what we already have before we start any new projects. We have a hard time maintaining our current facilities without adding more.*

ACTION SCI4-1: UTILIZE GRANTS OR OTHER FUNDING FOR NECESSARY IMPROVEMENTS TO COME INTO COMPLIANCE WITH ADA REQUIREMENTS. (7)

- *No – not needed.*

ACTION SCI4-2: APPLY CAPITAL FUNDS TOWARD ADA COMPLIANCE (1)

- *No – put up a sign to say play at own risk.*
- *We don't pay for it*

ACTION SCI4-3: CONTINUE TO EXPLORE APPROACHES, INCLUDING GRANT OPPORTUNITIES FOR COMMUNITY CENTER UPGRADES AND EXPANSION TO SUPPORT CULTURAL AND HEALTH NEEDS OF BOULDER RESIDENTS. (9)

- *Why? Bigger = more maintenance more town funding.*
- *Have the "cultural and health" needs of the community been outlined or defined?*

ACTION SCI4-4: ENCOURAGE INVOLVEMENT IN AND PRIDE IN THE TOWN'S APPEARANCE AND MAINTENANCE OF COMMUNITY RESOURCES. (10)

- *Thanks Steve Cox – the Town grounds look great.*
- *Strike completely doesn't need to be there - generalized*

GOAL SCI5: Ensure that public/private services, utility systems, and facilities are designed and maintained to meet County, State, and Federal mandated levels of safety and security. (1)

- *Help with household trash. Biz trash in general.*
- *Public – not private as in residential*
- *Let non-government groups do this. This is not a necessary function of town government. Keep government limited.*
- *Is this infringing on personal property rights? Let people choose their own safety. But sure have public ____ be safe.*
- *The county and state regulate this thoroughly why does the Town need to expend resources here?*

ACTION SCI5-1: DEVELOP AND DISTRIBUTE EDUCATIONAL MATERIALS ON EARTHQUAKE SAFETY AND WILDFIRE RISK (5)

- *Who pays for this? State had info. Just post it.*

ACTION SCI5-2: PROVIDE OPPORTUNITIES FOR SAFE DISPOSAL OR RECYCLING OF HERBICIDES, PESTICIDES, TOXIC WASTES, PAINT, OIL AND GREASE ONCE OR TWICE A YEAR. (9)

- *Fine, but a volunteer thing – town should not pay.*

GOAL SCI6: Minimize visible telecommunication towers and utility lines to protect Boulder’s scenic setting. (4)

- *The idea to regulate all visual appearances is bad. It’s good to encourage a vision but to force your “vision” is not good. Multiple points in this Draft are based on appearance and then the regulation to force appearance.*
- *We need service*
- *Let’s ban South Central and make them take down their infrastructure 😊 I think that looking bad is a poor reason to force change through laws. If we want to preserve Boulder the way it used to be we need to get rid of wireless communication.*
- *The current cell tower poses risks to pollinators, vegetation, human health. Please look into ways to restrict towers to minimize harm to human and ecological health*

ACTION SCI6-1: CO-LOCATE WIRELESS COMMUNICATION CARRIERS ON ONE TOWER (13)

- *Federally controlled towers – no need they do what they want.*
- *Ban CELL PHONE TOWERS*

ACTION SCI6-2: ENCOURAGE BURIAL OF UTILITY LINES FOR NEW CONSTRUCTION (16)

- *Strike – unreasonable expense.*
- *One of those good ideas but in Boulder it is not always practical or cost efficient.*

8.2 Transportation Goals and Actions

- *One of the areas we should be focusing on and is the Town's responsibility to handle*
- *As someone who regularly walks on the roads - specifically Lower Boulder Rd with children and also drive the road myself regularly – I don't find the traffic speed a huge problem – I really appreciate people slowing down when getting near me and my children and I do the same when I see others on the road.*

Goal T1: Maintain and improve the operating efficiency and safety of the existing roadway system. (1)

ACTION T1-1: WHERE NEEDED, WORK WITH UTAH DEPARTMENT OF TRANSPORTATION TO ADD WARNING SIGNS AND TURN LANES TO ADDRESS SAFETY CONCERNS ON HIGHWAY 12 (E.G., IN FRONT OF HILLS AND HOLLOWES AND THE BOULDER MOUNTAIN LODGE). (4)

- *This is not that hard to do*
- *NO!*
- *Yes!*
- *I like things the way they are. We don't have a traffic problem yet.*
- *Consider funding a study of whole road system to establish carrying capacity*
- *Generally in support but also support minimal signage to preserve scenic driving*
- *We tried that. The Lower Boulder Bellyachers threw a tantrum.*
- *Yes to above!*
-

ACTION T1-2: POST ADDITIONAL SPEED LIMIT SIGNS WHERE TRAFFIC CONSISTENTLY EXCEEDS CURRENTLY POSTED SPEED LIMIT SIGNS (E.G., LOWER BOULDER ROAD). (6)

- *More 25 MPH signs on LBR*
- *This is not that hard to do*
- *NO!*
- *Speed bumps*
- *The signs that flash what your speed is are better than posted limits. Maybe not great looking, but immediate feedback to drivers. Very effective near H&H and museum.*
- *Let's increase the speed limit to 35 mph*
- *Speed is an issue on Lower Boulder. 25 mph is standard residential limit. 35 mph limit means they drive 45 or more.*

ACTION T1-3: IDENTIFY AND PRESERVE PLATTED ROADWAYS AND DEDICATIONS WHERE NEEDED. (3)

- *This is a project that needs to be completed*

ACTION T1-4: PURSUE RIGHTS-OF-WAY WHERE THEY MAY BE IN THE TOWN'S INTEREST ALONG PUBLIC ROADS. (1)

- *This is a difficult one and controversial but it is a problem that needs to be solved because we keep putting it off and it just keeps getting more complicated. Perhaps we need to do some serious brainstorming about how e can do this so everyone is compensated and treated fairly. I see this as one of the goals that the town needs to begin working on even if a solution is not readily available – we need to start somewhere.*

- *Let's be careful to avoid making Boulder look "developed." That will attract people who are used to a "developed" setting.*
- *Establishing ROW for public roads is essential for long term maintenance*
- *Boulder Town or community interest?*

ACTION T1-5: INVEST IN ROAD REPAIRS THAT ARE THE RESPONSIBILITY OF BOULDER TOWN TO ENSURE THE SAFETY OF BOULDER DRIVERS, WHILE PRESERVING THE RURAL CHARACTER OF THE BOULDER LANDSCAPE. (5)

- *This is a responsibility of Boulder Town and should be a priority to be working on*
- *Compromise may be needed*
- *I like things the way they are. We don't have a traffic problem yet.*

GOAL T2: Promote safety for equestrian, bicycle, and pedestrian traffic as viable alternatives to automobile traffic. (6)

- *Don't make roads larger, but do fill potholes. Mow roadsides.*

ACTION T2-1: DESIGNATE SAFE ROUTES AND CROSSING LOCATIONS FOR ELEMENTARY CHILDREN TRAVELING TO AND FROM SCHOOL. (8)

- *There is very little traffic on that road. There are ample opportunities to cross the road safely. Teach children how to cross a road and do it with them until they are competent.*

ACTION T2-2: PROMOTE NON-MOTORIZED TRAILS ALONG MAJOR ROADWAYS. (8)

- *Increase pedestrian pathways through town – H&H to BOSS.*
- *Great idea (as is T2-3), but until the roads are either widened or there is additional area for the bicycle lanes designating them on the highway in our area is rather dangerous.*
- *More walking paths along highway 12.*
- *There are walking paths on the sides of all roads already.*
- *Unnecessarily creating more paths.*
- *There are lots of non-motorized trails. Just ask Dave Holloday. He hasn't been slowed down by a lack of "developed" paths. He has walked all around Boulder for decades.*
- *Need long-term "trails" vision to provide walking and bike paths near homes where kids can play and people can walk with neighbors.*
- *No!*

ACTION T2-3: WORK WITH UTAH DEPARTMENT OF TRANSPORTATION TO DESIGNATE AND SIGN BICYCLE LANES ALONG HIGHWAY 12 AS APPROPRIATE. (8)

- *Let's be careful to avoid making Boulder look "developed." That will attract people who are used to a "developed" setting.*
- *No!*
- *Strike. No bicycle lane.*

Goal T3: Ensure an adequate supply of off-street private and public parking to meet the needs of local residents and visitors, while making roadways safe for traffic. (2)

- *Parking seems fine to me*

ACTION T3-1: ESTABLISH CODES TO MAKE AVAILABLE A MINIMUM/ADEQUATE NUMBER OF PARKING SPACES FOR RESIDENCES AND BUSINESSES TO ENSURE PUBLIC SAFETY. (2)

- *Hell No!*
- *Lodge parking on road – NO*
- *No!*
- *No. Businesses here have parking if codes are put in place for future businesses then this is a forced regulation that can shut down all commercial ventures, on Hwy 12 and Home Based – this shall be up to the establishment.*

ACTION T3-2: CONSIDER THE USE OF SHARED PARKING SPACES BETWEEN ADJACENT LAND USES. (3)

- *Where? This is a private business decision.*
- *Not the town's lane*

GOAL T4: Preserve the historical cattle drive access ways along Highway 12, Burr Trail, and other Town roads. (18)

- *There is no problem here. The ranchers drive their cows every year. It seems to work fine. It gives the tourists something to gawk at.*
- *Generally support this and: what about rancher responsibility to the community? 1) Can ranchers pre-post dates and times and windows so drivers can plan around these events? 2) Cleaning up the cowpies!*
- *Support – keeping the same. Ranchers should not need to post signs, the manure just helps keep extra cars from using the roads for a few days. Town does not need to regulate this.*
- *Fully support cattle drivers. This is a natural traffic slowing mechanism. If we're worried about speed – why not do more cattle drives 😊.*

ACTION T4-1: MAINTAIN THE USE OF TRADITIONAL CATTLE DRIVE ROUTES BY POSTING TEMPORARY SIGNS AS NECESSARY TO ALERT DRIVERS. (7)

- *Very wide support for running cattle, but low support for requiring temp signs. Instructive. Please stop trying to regulate so much. You learn a lot if you talk to a rancher.*
- *Yes cattle drive.*

Goal T5: Ensure that efforts of the Utah Department of Transportation to develop the Utah Trail Network Proposed Vision Corridor Trail Project from Cannonville to Torrey align with Town interests and needs.

- *Strike completely – do not support tourism*
- *Not interested in more traffic via a bike path taxes – not interested in.*

ACTION T5-1: WORK WITH UDOT TO DEVELOP THE TRAIL THROUGH TOWN AS MAINTENANCE AND IMPROVEMENTS ARE MADE. (7)

- *Strike. Why spend our tax dollars on that?*
- *Alternative – Town should oppose UDOT initiatives to promote ATV travel through town*
- *NO!*
- *Boulder is very walking and driving friendly. I'm not interested in a bunch of bike trails.*
- *Ditto to the above.*
- *Make sure that what county/state propose is what Boulder wants.*

9.2 Land Use Goals and Actions

- *Recommendation: Land use goals need to work within the reality of the limits of this place in these times*

Goal LU1: Develop an accurate Boulder Town zoning map that reflects the extent and boundaries of federal and state lands within the Town boundaries.

(14)

- *What right do we have on public lands? I am not interested in outside influences coming in and doing something with public lands – i.e., no data centers. If there were an opportunity for individuals to buy public land, I would be interested in buying land.*
- *Just clarify existing state lands.*
- *Looks good on paper. The reality more government.*
- *One of the most important proposed work and actions. Needed as a base to work from.*

ACTION LU1-1: REDRAFT THE BOULDER TOWN ZONING MAP TO DELINEATE LANDS CURRENTLY MANAGED BY THE US FOREST SERVICE, BUREAU OF LAND MANAGEMENT, AND THE STATE OF UTAH AS “PUBLIC LANDS” WITH A SPECIAL ZONING CATEGORY “OPEN SPACE – NOT FOR DEVELOPMENT.” (12)

- *Add the language: special zoning category for public lands within The Town Limits.*
- *Great idea!*

ACTION LU1-2: WORK WITH PUBLIC AGENCIES (THE US FOREST SERVICE, BUREAU OF LAND MANAGEMENT, AND THE TRUST LANDS ADMINISTRATION IN RICHFIELD) THAT THE TOWN INTENDS TO CLARIFY ZONING ON THESE LANDS AND LOOKS TO PARTNER TO ENSURE THAT THE AGENCIES SUPPORT THE GOALS OF THIS PLAN (8)

- *This aint gonna happen. waste of town resources.*
- *Don't know. Confusing.*
- *Can we do this while keeping signage to a minimum?*

ACTION LU1-3: ESTABLISH WITHIN THE BOULDER ZONING CODE A CATEGORY THAT DEFINES THESE PUBLIC LANDS AS PRESENTLY “OPEN SPACE- NOT FOR DEVELOPMENT” AND CONSIDER A FUTURE CODE SUCH AS “20 ACRE MINIMUM PARCEL SIZE” WITH LIMITED DEVELOPMENT POTENTIAL. (14)

- *Yes! I think we want to be prepared for public land to be sold to private owners.*
- *Great idea!*

Goal LU2: Preserve Boulder’s rural agricultural heritage. (2)

- *Key to define agricultural land to include legacy and alternative businesses and practices*
- *I am all for rural agriculture but to me a #1 priority is that we not be infringing on private property. Overlays are coercive. The more control, the less freedom. We need to support freedom so that people can survive and thrive.*
- *Can we create a community value and incentive for ag use land to benefit the residents of Boulder more directly? Boulder water is being exported through cattle and feed. What is the general viability of the rancher/ag culture? How much is it being subsidized? How much resource (water, etc) is economically being exported from Boulder?*
- *Support within legal boundaries of private land ownership*

ACTION LU2-1: PROMOTE THE LONG-TERM SECURITY, RETENTION, AND EXPANSION OF AGRICULTURAL BUSINESSES THROUGH DELINEATION OF LANDS DEDICATED TO AGRICULTURE. (10)

- *Not clear what delineation entails*

ACTION LU2-2: ENSURE THAT THE TOWN’S ZONING AND OTHER ORDINANCES SUPPORT AND ENCOURAGE AGRICULTURAL LAND USES. (11)

•

ACTION LU2-3: CONSIDER THE USE OF “OVERLAY” ZONES TO PROTECT PRODUCTIVE AGRICULTURAL LANDS (5)

- *Respect landowner rights*
- *What is overlay?*
- *This will get litigated fast, heavily and the town will lose.*
- *My land! I pay property taxes. I decide what to protect with my property. Protect from what?*
- *This is a nuclear bomb potentially. Will need much clearer detail.*
- *Remove overlays.*

ACTION LU2-4: SUPPORT EFFORTS OF THE BOULDER IRRIGATION DISTRICT AND WATER USERS TO CONSERVE, MANAGE, AND DISTRIBUTE IRRIGATION WATER IN WAYS THAT SUPPORT AGRICULTURE, INCLUDING KEEPING FIELDS GREEN AND PRODUCTIVE. (11)

- *Strike.*
- *No regulating my shares*
- *The town has no jurisdiction over irrigation. The state gives water rights and manages them. The county records easements for ditches.*
- *Boulder Town has no business getting involved with the water company – none.*
- *Agree with above statement.*
- *Water for septic fields or hay fields?*

ACTION LU2-5: EXPLORE OPTIONS FOR OPEN SPACE PRESERVATION THROUGH DEED RESTRICTIONS OR CONSERVATION EASEMENTS WITH A LOCAL OR TOWN APPROVED LAND TRUST. (11)

- *Strike completely – overreach for land use private property*
- *Surrounded by open space. Let landowners protect their open space.*
- *No restrictions.*
- *Land trust is a property owner decision – none of town’s business*

Goal LU3: Maintain Boulder’s rural heritage and character by ensuring that development is consistent with overall community values and needs. (4)

ACTION LU3-1: RECOGNIZE AND ENCOURAGE PRESERVATION OF HISTORICAL SITES AND BUILDINGS THROUGH INCENTIVES, GRANTS, OR OTHER ASSISTANCE. (12)

- *Government should be limited. Let some non-government organization preserve historic sits. Keep town government functions very limited.*
- *Who gets to decide what is historically significant?*
- *I like historic buildings and support people caring for and preserving them but I don’t want that to be being pushed on a land owner – once again, personal property rights. Constitutionally that is so important that we keep our freedom.*

ACTION LU3-2: CONSIDER THE ADOPTION OF ADDITIONAL TYPES OF ZONING THAT INCLUDE PERFORMANCE AND DESIGN STANDARDS TO ALLOW FOR LIGHT INDUSTRIAL/RETAIL ACTIVITY THAT IS EXPLICITLY GEARED TOWARDS SMALL-SCALE BUSINESSES MEETING LOCAL COMMUNITY NEEDS. (9)

- *More control is not desired. It makes it hard for those trying to make a living. Private property rights.*
- *Strike for inviability per cottage industry.*

ACTION LU3-3: CONSIDER REZONING AND CONFORMANCE WITH SPECIFIC PERFORMANCE STANDARDS FOR BUSINESSES PROPOSED IN RESIDENTIAL, OPEN SPACE, OR AGRICULTURAL ZONES. (4)

***ACTION LU3-4: ESTABLISH A ZONING DESIGNATION THAT RECOGNIZES THE MUNICIPAL, EDUCATIONAL, AND OTHER INSTITUTIONAL LAND USES IN THE COMMUNITY**

- *How to protect Boulder from corpoptate entities such as Motel 6 or Subway*

Goal LU4: Protect the natural beauty, natural resources, open space landscapes, and wildlife while protecting the safety of Boulder residents. (5)

- *Let landowners decide how to use and develop their own lands. Who we are as citizens will attract and repel those that are harmonious or dissonant with us.*
- *No restrictions.*
- *I love the natural beauty and want to create beauty all around us. Private property is a constitutional right we need to protect it. Being respectful of our neighbor is desirable but it is important not to be enforcing (sic) things that infringe on property rights.*
- *Do everything possible to protect agricultural land. Especially if ranchers have non-agricultural lands that can be developed.*

ACTION LU4-1: REEXAMINE THE DELINEATED SENSITIVE AND CRITICAL LANDS AND GENERATE OVERLAYS. THESE LANDS INCLUDE THOSE OCCURRING ON SLOPES GREATER THAN 30%, WETLANDS, FLOODPLAINS, MESA TOPS, OTHER VULNERABLE VIEW PROPERTIES, AND PRODUCTIVE AGRICULTURAL LANDS. (9)

- *Downsizing by another name? Needs much more detail and will likely not survive the courts.*
- *Strike based on overreach with the development restrictions. Boulder is _____ (unintelligible word).*
- *Who decides? No _____ (unintelligible word)*
- *Don't weaken this ordinance/overlay*

ACTION LU4-2: CONSIDER DEVELOPMENT RESTRICTIONS ON SENSITIVE AND CRITICAL LANDS, WHILE EXAMINING DENSITY CREDITS OR OTHER BENEFITS WHERE IMPACTS FROM DEVELOPMENT CAN BE MITIGATED AND PUBLIC SAFETY ADDRESSED. (9)

- *Good with this – but would it somehow tie in a way where a private property can be actively conserved/preserved/restored for property owner?*
- *Who and how is “sensitive and critical” decided? What does sensitive and critical mean? All land? Some?*
- *Private property infringement promoting suburban development and loss of ag land*
- *Make an ordinance that if development results in fields going fallow, weeds must be controlled. Restore native vegetation.*
- *This is the critical step to the agricultural preservation and open fields.*

ACTION LU4-3: ENCOURAGE DEVELOPMENT, GRADING, AND LANDSCAPING TO BE IN HARMONY WITH THE NATURAL TOPOGRAPHY AND MAJOR LANDFORMS. (10)

- *Strike based on subjective wording.*
- *Who decides what is in “harmony?”*
- *Grading? Don't scalp the land.*

ACTION LU4-4: PROMOTE APPROPRIATE DESIGN AND LANDSCAPING OF THE TOWN PARK, TOWN GROUNDS, COMMUNITY CENTER, AND OTHER MUNICIPAL OPEN SPACES TO MEET THE NEEDS OF THE COMMUNITY. (10)

- *Appropriate and designed to compliment the greater beauty of the surrounding landscapes*

- *The Town parks are very nice the way they are. Please don't spend a bunch of money renovating them.*
- *Budget drives design.*
- *This is what the general plan should emphasize: how the town manages town property is the role of planning.*
- *No landscaping or etc. Pay our EMS/Fire instead.*
- *Be conscientious of your budget – don't raise taxes, but I am happy for the town land to be cared for.*

Goal LU5: Establish zoning and other ordinances that support the diverse housing needs of Boulder residents. (1)

- *Strike based on loss of agricultural and creating suburban zones*
- *More control = less freedom. As a young person trying to find land and build a home – I don't want to be restricted in finding, living solutions that work for me and my family. To me the housing issue has more to do with people trying to control what their neighbors are doing.*

ACTION LU5-1: ANALYZE OPTIONS/AREAS FOR DENSER HOUSING, INCLUDING CLUSTERING, IN AREAS OF TOWN ACCESSIBLE TO INFRASTRUCTURE AND SERVICES, THAT WILL MINIMALLY IMPACT OTHER VALUES HELD BY TOWN RESIDENTS. (11)

- *No*
- *I don't think the current 5 acre plan is meeting community needs*

ACTION LU5-2 CONSIDER AVAILABLE CAPACITY AND POTENTIAL EFFECTS ON BOULDER SCHOOLS, PARKS, COMMUNITY CENTER, EMERGENCY SERVICES, AND OTHER PUBLIC FACILITIES AND SERVICES WHEN EVALUATING DEVELOPMENT PROPOSALS. (4)

ACTION LU5-3: EXPLORE OPPORTUNITIES TO INCREASE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUS) IN ALL ZONES IN BOULDER. (3)

- *Maybe not all zones. Lower boulder for instance seems to be getting dense*

Goal LU6: Enforce, review and update land use, zoning, and subdivision ordinances as often as needed to support the goals in this Plan. (5)

- *Most of the time let's not enforce. If the laws are on the books of the town then there is a problem we can consider enforcement. Generally if people let their neighbors live how they want to, there will be minimal problems. There are many peaceful ways to work through problems before resorting to enforcement.*
- *Annex areas east of town.*
- *Charge a massive impact fee (\$10,000) for developers who are profiting off of Boulder.*

MISSING AND OTHER GENERAL COMMENTS

- Job one: Annexation policy
- This is a good way to query the Town. Thank you.
- Where is the Economic Development Section – we need to support local businesses
- There is no checkmark column for oppose
- Too many restrictions
- More restrictions does not equate to a better Boulder experience. Those who need more government in life can go back to California.
- Only choice is “support” No way to indicate opposition on the posters.
- Comment post-its were not left up to facilitate dialog
- Alternatives were not provided on the posters
- Important background information is needed to provide context
- Overall the process is “push-polling” where the question directs thinking to a predetermined answer
- Need public education regarding land trusts and conservation easements deed restrictions. There is a lot of misunderstanding – these are private voluntary initiatives. The Town role is to make the project legal. These are tools that can create affordable lots and preserve open space.
- Make a “How to Boulder” welcome package for new residents
- Find a way to pay our Planning and Town Council
- Let’s preserve private land owner’s rights to do with their land as they see fit. Most people want a beautiful yard. Lets give people the opportunity to succeed and FAIL. You can’t have success without failure. This applies to the Town plan in general.
- Some of the goals and objectives are already governed by state and federal agencies so there is no need for the Town to also be governing them. There are also many places I can see we are creating unnecessary governing roles and my question is who is this “governing” person going to be and how is the town going to compensate and make sure this person is quality for these positions.
- I am concerned that many of these goals and objectives could be used in restricting private property rights.

BOULDER TOWN GENERAL PLAN
VERSION 5.0
DRAFT: JUNE 9, 2026

TABLE OF CONTENTS

TBD

Revision History

Pages/Sections	Reason	Version	Date
Complete document	Required by state code	original	December 4, 1997
Complete revisions	Required by state code	2.0	August 7, 2008
Complete revisions	Required by state code	3.0	August 1, 2013
Complete revisions	Required by state code	4.0	August 1, 2019
Sections 7, 9, 10, 12 and general typo cleanup	Edits required for Zoning ordinance change	4.1	March 2021
Complete document	Updates based on community and code changes	5.0	2026

1. PLAN BACKGROUND

This General Plan, prepared by the Boulder Town Planning Commission with community input, reflects the intentions of the Town and provides a framework to navigate the future aligned with the values of the community. It describes ways to help manage growth and resources to support a future desired by the community.

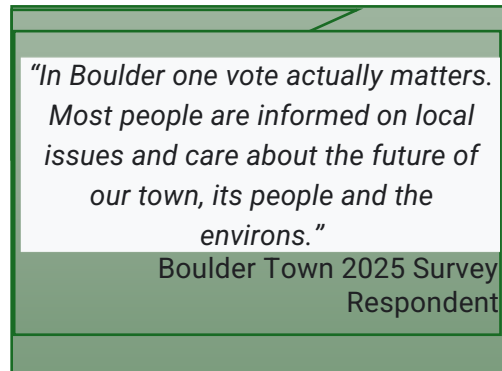
Boulder’s first General Plan was written in 1985 and has typically been revised every 5 to 10 years since then.

Utah State Code, specifically the Municipal Land Use, Development, and Management Act (LUDMA) Sections 10-20-401-408, defines the process and content for General Plans in Utah. It is understood that General Plans should be updated when any significant condition, event, or situation occurs that changes a town or the residents that reside within the town. Even without major changes, communities are encouraged to update their plans every 5 to 10 years to best serve evolving needs of residents.

Community input for this Plan was provided via a 2025 Boulder Town Survey conducted by the Planning Commission and responded to by more than 130 local residents. This input and that from various community meetings and public hearings have been used to update and revise the 2021 Boulder Town General Plan to clarify goals and actions.

Upon adoption, the Boulder Town Council will recognize the document as an advisory guide that ensures future land use decisions are consistent with the provisions in the General Plan and that no road, park, or other public way, ground, place, or space, no publicly owned building or structure, and no utility, whether publicly or privately owned, will be constructed or authorized until and unless it conforms to the current general plan.

Boulder Town has responsibility for maintaining public infrastructure on behalf of the community. Property owners and residents have responsibility for maintaining their own property. This Plan and zoning regulations, land use ordinances, infrastructure improvements, and other Town approved changes based on this Plan are intended to support and protect the values of the residents of Boulder both now and in the future.



2. PLAN VISION, VALUES, AND PRINCIPLES

2.1 Vision

TAKEN FROM CURRENT PLAN, MAY NEED WORK [I agree that it needs work. As stated in the text, it is a list of objectives – they could also be included in the Values or Guiding Principles sections. I would be happy to lead an exercise that would help clarify the vision into a fairly concise, memorable statement]

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.

2.2 Values

Past and recent surveys show that the majority of residents desire to maintain the small town feel, open space, agricultural and ranching uses with limited commercial development.

ADD IN DETAILS FROM THE SURVEY, INCLUDE VARIOUS GRAPHS

2.3 Guiding Principles (???)

Preserve and maintain the quiet, dark, rural atmosphere of the Town

Support opportunities for community engagement and participation

~~Improve~~ [Does the town intend to take actions to do this, or would something like: "Ensure that there is good quality of life for all residents as individual properties change or develop." more along the lines of what is intended?]the quality of life for all residents

Preserve agricultural land uses

3. COMMUNITY PROFILE

3.1 History

The area around Boulder has a rich and diverse history dating back to the late 1800s for pioneer settlers and several thousand years for Native American cultures. Its general isolation, until the paving of Highway 12 (in 1985), is one of the unique qualities of the town that has drawn many people to live here. The area is rich in cultural artifacts dating back several thousand years, representing Paleo-Indian and prehistoric ancestral Puebloan Indian cultures. In 1970, the Anasazi Indian State Park was opened in Boulder to preserve and interpret this unique history.

Early exploration of the region was conducted by members of the Major John Wesley Powell party in the 1870s. A H. Thompson did extensive exploration and naming of features in the Boulder/Escalante area between 1872 and 1875. Grazing in the area began in the late 1870s, followed by the first established settlement in 1889.

Much of the town's history has been tied to the establishment and management of Federal lands surrounding the community. Boulder served as the base of operations for the Aquarius National Forest. The name was changed to the Powell National Forest in 1908 and again in 1944 to the Dixie National Forest. Non-forest service lands were administered by the General Land Office, which became the Grazing Service, and then the Bureau of Land Management in the late 1940s. Historically, Boulder was a small ranching community impacted by logging and occasional mining activities in the surrounding area.

Boulder claims to be the last community in the continental United States to receive its mail by mule train, a practice continued until about 1935. In the 1930s, the Civilian Conservation Corps (CCC) constructed several roads in the area, including the Hell's Backbone and East End roads. In 1939, a year-round road was completed between Boulder and Escalante, allowing for daily mail delivery. The first paved road from Escalante was completed in 1971. Boulder was incorporated in 1958.

Boulder is surrounded by State and Federal (Forest Service and Bureau of Land Management) land. More than 98 percent of the surrounding lands are controlled by the State or Federal government, including Grand Staircase-Escalante National Monument (GSENM) and Dixie National Forest. Other than lands administered by the National Park Service (Capitol Reef National Park), these government-administered lands have been managed for a variety of uses. The shift away from agriculture, mining, and logging to recreational activities and tourism, however, continues to affect traditional lifestyles in Boulder.

3.2 Demographics

According to the U.S. Census, the population of Boulder in 2020 was 227 people. (Note – 2010 U.S. Census population estimate was 226 people). The population of the zip code area 84716 in 2020 was 317 (as compared to 297 in 2010).

Add graphics – population change, average age, average income, etc, etc. [\[I would be happy to put together some stats and graphs\]](#)

Say something about 84716 area vs Town area.....

3.3. Community Organizations and Engagement

Despite its relatively small numbers, Boulder’s population is very active. It is a community of volunteers.....add something in here about the various groups - arts council, skills center, etc, the church, and about events. Describe the importance of these things to the fabric and culture of the community.

3.4 Challenges

Challenges facing Boulder are similar to those facing many rural, formerly agriculture-based communities bordering National Parks, National Monuments and other tourist attractions. Where feasible and within the purview of the Town’s authority, this General Plan and resulting ordinances attempts to address the challenges, which include:

- Changing populations with changing values
- Water
- Housing availability and affordability especially for local employees
- Town budget
- Consistent enforcement of Town regulations and ordinances
- Second home development
- Economic opportunities
- Population growth
- Means to retain Boulder’s agricultural heritage.
- Lack of young families (?)

4. ENVIRONMENT

4.1 Context and Existing Conditions

Boulder is located in the high plateau country of southern Utah within the boundaries of the Colorado Plateau province. Elevations in the town range from 6300 feet at the southern boundary to 7800 feet at the north. Aspen, fir and pine forests are found on Boulder Mountain giving way to the slickrock canyons of the Escalante River drainage. This diversity results in world-class scenery and recreational opportunities. The area has mild summers with high temperatures in the 90s and winters averaging in the 20s. The average frost-free period is 120 days. Annual precipitation averages about 11 inches, but a changing climate is making this more variable. Boulder Town includes large pasture areas that have been irrigated in the past, and even prehistorically many local areas were farmed. Most of the hillsides and mesa tops are covered with a mix of pinyon and juniper. Sandstone juts out in areas where the soil is bare, and basalts from ancient volcanoes pervade the area.

The area in and around Boulder is deeply bedded Navajo sandstone, exposed in many areas as mesas and deeply incised loam soil suited for irrigated cropland production. While suitable for irrigated agricultural production, these soils pose some limitations for construction. Specifically, these soils provide poor drainage for the septic systems that all residents depend on.

The absence of light pollution in the night sky in and around Boulder makes it ideal for night-sky viewing. Boulder is situated in one of the least light-polluted areas in the world. **Additionally, the relatively low density of development and limited commercial activities result in a quiet environment, valued by residents.**

A pinyon-juniper ecosystem surrounds (and is actually included within) much of the Town as part of the Dixie National Forest. This includes the area of the Town's high-density residential zone subdivision at the north end of Town. This area, the Boulder King Estates lies within a state designated "High Risk Wildland-Urban-Interface (WUI)" zone based on both the density of housing and the surrounding native vegetation-~~[don't need the period]~~ (<https://wildfirerisk.utah.gov/>), potentially posing significant risks should wildfires break out.

The 2004, 2011, and 2018 Town surveys showed strong support for maintaining Boulder's dark skies and protecting the agricultural heritage. The 2025 Boulder Town Survey reaffirmed these findings from the earlier surveys, as well as identifying clean air and water, natural beauty, and open space as important values for the community.

4.2 Environment Goals and Actions

Goal EN1: Protect Boulder's dark skies

ACTION EN1-1: EXPLORE OPTIONS TO CREATE A DARK SKY ORDINANCE

ACTION EN1-2: ENCOURAGE DARK SKY FRIENDLY LIGHTING IN BUILDING CODES

Goal EN2: Maintain Boulder's clean air

~~??ACTION EN2-1: ADOPT GUIDELINES TO MANAGE ACTIVITIES THAT HAVE THE POTENTIAL TO CONTRIBUTE POLLUTION OR DEGRADE THE QUALITY OF AIR IN BOULDER~~

Goal EN3: Preserve Boulder's natural beauty and open space

ACTION EN3-1: MANAGE DEVELOPMENT ON STEEP SLOPES AND MESAS SUCH THAT SCENIC VISTAS AND VIEWSHEDS ARE MAINTAINED.

ACTION EN3-2: EXPLORE OPPORTUNITIES TO PROTECT LARGE PARCELS THAT HELP MAINTAIN OPEN SPACE IN BOULDER AND INCLUDE ZONING PRACTICES SUCH AS "LOT-SIZE-AVERAGING." [Make sure there is a clear definition of Lot-Size-Averaging as part of a glossary or within the subdivision ordinance - there varying definitions online.]

Goal EN4: Protect Boulder Town and its residents from wildfire

ACTION EN4-1: INTEGRATE WISE FIRE MITIGATION PRACTICES INTO THE TOWN'S DECISION-MAKING PROCESSES AROUND ZONING AND DEVELOPMENT

ACTION EN4-2: CONTINUE TO USE THE WILDLANDS URBAN INTERFACE (WUI) CODE TO HELP MITIGATE FIRE RISK. [HTTPS://WILDFIRERISK.UTAH.GOV/](https://wildfirerisk.utah.gov/)

ACTION EN4-3: DEVELOP AND FORMALLY ADOPT A WILDFIRE MANAGEMENT PLAN FOR THE TOWN

Goal EN5: Identify, protect, maintain, and enhance the quality and quantity of Boulder's water resources

ACTION EN5-1: TRACK RELEVANT AND CURRENT DATA ON WATER LEVELS AND CONDITIONS OF WATER RESOURCES THAT SUSTAIN THE BOULDER COMMUNITY THROUGH PERIODIC ENGINEERING STUDIES OF THE LOCAL AQUIFER

ACTION EN5-2: EXPLORE WAYS TO MINIMIZE THE IMPACT OF DEVELOPMENT SUCH THAT IT DOES NOT CAUSE POLLUTION OF GROUND OR SURFACE WATER OR CAUSE REDUCTIONS IN SUPPLY AFFECTING OTHER RESIDENTS

ACTION EN5-3: CONSIDER, AS PART OF THE PROJECT PERMITTING PROCESS, A REQUIREMENT THAT NEW DEVELOPMENT WITHIN 1000 FEET OF BOULDER FARMSTEAD WATER MAINS CONNECT TO THAT WATER SYSTEM FOR CULINARY WATER. [Just an observation, you should consult a legal expert on this. 300 feet is a common requirement -though there is no standard distance in Utah. The range of cost is \$15,000 to \$35,000 to run a line that distance. Make sure the chosen distance is defensible.]

ACTION EN5-4: SUPPORT EFFORTS TO RECLAIM AND PROTECT RIPARIAN BUFFER AREAS

??ACTION EN5-5: SUPPORT STATE REQUIREMENTS FOR THE METERING OF WELLS DRILLED IN BOULDER.

Goal EN6: Promote land management practices that enhance the quality of Boulder’s agricultural lands

ACTION EN6-1: CREATE AND DISTRIBUTE BEST PRACTICES WORKSHEETS FOR APPROACHES TO ENHANCE SOIL HEALTH, WATER MANAGEMENT, PRODUCTIVITY, ETC.

Goal EN7: Promote an understanding of the value of wildlife in Boulder and protect their presence to the extent feasible

ACTION EN7-1: WORK WITH UTAH ~~DEPARTEMENT~~ DIVISION OF WILDLIFE RESOURCES (UDWR) TO IDENTIFY CRITICAL WILDLIFE HABITAT, MIGRATION CORRIDORS, AND STOPOVER SITES WITHIN BOULDER

ACTION EN7-2: CONSIDER USE OF OVERLAY ZONES WHERE WILDLIFE USE IS INTENSIVE AND/OR WHERE PROTECTION OF HABITAT CONNECTIVITY IS CRITICAL. CONSIDER DEVELOPMENT RESTRICTIONS IN SUCH ZONES.

ACTION EN7-3: ENCOURAGE PRIVATE LANDOWNERS TO PROTECT HABITAT CONNECTIVITY BY DEVELOPING GUIDELINES FOR WILDLIFE FRIENDLY FENCES THAT REDUCE WILDLIFE MORTALITY AND ALLOW FOR WILDLIFE MOVEMENT. EXPLORE OPTIONS FOR FINANCIAL INCENTIVES TO ENCOURAGE PRIVATE LANDOWNERS TO IMPLEMENT WILDLIFE FRIENDLY FENCING.

Goal EN8: Protect Boulder’s Quiet Environment

5. ECONOMY

5.1 Context and Existing Conditions

Boulder is a town of hardworking people who take pride in their skills and their unique knowledge, whether it be knowledge of herding cattle and growing hay or food, practicing herbal medicine or massage, making music or art, maintaining orchards, baking, or surviving off the land. Unless retired, (and retirees provide significant volunteer services), nearly everyone holds multiple jobs or uses their skills to create income given the challenges of trying to build a business or earn a living wage in a very small and isolated economy. Boulder residents work hard to survive, take care of each other, and are proud of their grittiness.

"There aren't chains or duplexes or box subdivisions. Open ditches, ranching, a focus on cottage industry use instead of more commercial use."

Boulder Town 2025 Survey Respondent

The 2024 American Community Survey (maybe use the 2020 Census – it's more dated, but more accurate) shows that a significant portion (what percent?) of households in Boulder had income levels of \$25,000 per year or less [Current Federal Poverty line is \$30,000 for a family of 4. For Boulder the estimate is 24.1% of the population.]. This, alongside anecdotal evidence, suggests that one challenge facing Boulder is the availability of jobs with high enough wages to support working families in the long-term.

Responses to the 2025 General Plan Survey showed that while Boulder residents are generally wary of growth, and there is little desire for large-scale economic development, there is a strong desire for the town to support growth in jobs that are small-scale, home-based, and community-oriented. Desirable jobs suggested in the survey include among others, emergency medical technicians, firefighting, groundskeeping, mechanics, and farm services. Agricultural jobs have a strong and proud history in Boulder, and the surveys make it clear that Boulder residents value preserving the town's culture of farming and ranching and the rural lifestyle that accompanies it.

On the other hand, responses to the survey indicated many residents' desires to avoid economic development in town related to commercial franchises, retail, large resorts and luxury tourism. Increasing tourism across Utah represents a challenge for Boulder. A significant portion of the Town's budget relies on tourism (i.e., hotels, restaurants, gas stations, wilderness guiding businesses, short-term rentals) and many Town residents are employed by tourist businesses (need to say something like this). Some landowners have commented that the town's traditional agricultural jobs, such as farming and ranching, can be hard to sustain without supplemental income from other businesses, including tourism-based businesses. Most town residents, however, are concerned about any increase in tourism, worrying that it will lead to changes in town character, over-development, and a lack of services for locals. The challenge moving forward is to manage the development of tourism-based industries while promoting jobs with livable wages, focusing on sustainable agriculture, cottage industries, and services to locals.

Do we want to say something about how many and what type of businesses are currently operating in Boulder – what we can glean from business licenses?

5.2 Economic Goals and Actions

Goal EC1: Support the development of small-scale, nonpolluting, home-based businesses that provide services to locals.

ACTION EC1-1 DEVELOP CLEAR CRITERIA (E.G., NOISE, TRAFFIC, SIGNAGE) WITHIN THE ZONING CODE TO ENSURE THAT HOME BUSINESSES WILL HAVE MINIMAL IMPACT ON THE CHARACTER OF RESIDENTIAL AND OTHER ZONES

ACTION EC1-2 PERMIT, SUBJECT TO REASONABLE REGULATION, THE LOCATION OF RESIDENTIAL CARE FACILITIES IN RESIDENTIAL NEIGHBORHOODS, AS REQUIRED BY STATE LAW.

ACTION EC1-3 EXPLORE INCENTIVES THAT THE TOWN CAN OFFER TO ENCOURAGE COTTAGE INDUSTRIES, SKILLED LABOR, AND BUSINESSES THAT PROVIDE SERVICES TO LOCALS.

ACTION EC1-4 DEVELOP AND SHARE WITH THE COMMUNITY A KNOWLEDGE BASE OF AVAILABLE FUNDS AND SUPPORT ORGANIZATIONS THAT CAN HELP INDIVIDUALS WITH SMALL BUSINESS DEVELOPMENT, SKILLED LABOR TRAINING, AND OTHER OPTIONS THAT COULD BENEFIT THE TOWN

ACTION EC1-5 REGULARLY REVIEW THE SALARIES/WAGES OF TOWN EMPLOYEES TO ENSURE THAT, WITHIN THE TOWN'S BUDGET CAPABILITIES, EMPLOYEES ARE REASONABLY COMPENSATED AND PUBLIC SERVICE JOBS REMAIN DESIRABLE TO LOCALS.

Goal EC2: Preserve and support agriculture as a valued and important aspect of Boulder's economy.

ACTION EC2-1: IDENTIFY AND MAP CURRENT AND HISTORICAL AGRICULTURAL PRODUCTION AREAS IN BOULDER THAT ARE OF IMPORTANCE TO THE ECONOMY, HERITAGE AND FUTURE OF THE COMMUNITY.

ACTION EC2-2: PROMOTE AND SUPPORT LOCAL FOOD PRODUCTION AND BUSINESSES, INCLUDING FARMERS' MARKETS.

ACTION EC2-3: PROMOTE AND SUPPORT THE DEVELOPMENT AND MAINTENANCE OF AN AGRICULTURAL INFRASTRUCTURE

ACTION EC2-4: RECOGNIZE THAT RANCHING IN BOULDER DEPENDS ON GRAZING ON PUBLIC LANDS.

ACTION EC2-5: EXPLORE OPPORTUNITIES AND INCENTIVES THE TOWN CAN OFFER TO PRESERVE AND SUPPORT SUSTAINABLE AGRICULTURAL JOBS.

Goal EC3: Minimize the impact of tourism and tourism-based businesses on local landscapes, services, neighborhoods, and Town character while increasing economic benefit to local residents and the Town from tourism-related industries.

ACTION EC3-1: EXPLORE TAX OPTIONS THAT COULD EXPAND REVENUE AVAILABLE TO THE TOWN FROM TOURISM-RELATED BUSINESSES WITHOUT PLACING EXCESSIVE FINANCIAL BURDENS ON LOCAL BUSINESSES.

ACTION EC3-2: EXPLORE OPTIONS FOR TOWN ZONING ORDINANCES TO MINIMIZE THE IMPACT OF TOURISM-RELATED INDUSTRIES ON BOULDER'S NEIGHBORHOODS, AGRICULTURAL AREAS, AND OPEN SPACE.

ACTION EC3-3: COORDINATE WITH COUNTY AND STATE AUTHORITIES TO IDENTIFY POSSIBLE CREATIVE OPTIONS FOR FUNDS FROM TOURISM-BASED TAXES TO BE USED TO BENEFIT THE TOWN.

ACTION EC3-4: SUPPORT AND PROMOTE TOURISM BUSINESSES WITH MINIMAL IMPACTS ON TOWN INFRASTRUCTURE AND CHARACTER [One of the biggest challenges to this idea is when commercial uses get spread out, especially along a highway within a town. Historically towns had commercial / activity centers - and today research shows that having a center of commercial and community activity helps with creating a synergy for businesses, which also helps to maintain the rural/open space in other areas which creates the rural/open character of the community. A commercial / activity center creates a place where town people can access services without the need to drive all over. I would be happy to provide more insights if this is an appealing idea. Having a future land use map as part of the General Plan you could identify such an area to focus that sort of development.]

ACTION EC3-5: CONTINUE TO MONITOR RECENT CODE CHANGES RELATED TO LICENSING OF RESIDENTIAL SHORT-TERM RENTALS (CURRENTLY LIMITED TO 12) TO ADDRESS IMPACTS AND ADOPT CODE CHANGES AS NECESSARY.

Utah State Code: 10-20-404 (3)(d)

A general plan may include: "an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity"

6. HOUSING

6.1 Context and Existing Conditions

According to the 2020 census, there were 213 housing units in Boulder Town, of which --- percent were occupied (xxxx). Within the entire 84716 area, there were --- total housing units, percent of which were vacant (xx). Of the vacancies, 0.4 percent (1) were for rent; 1.6 percent (4) were sold/for sale; 32-percent (75) were for seasonal or recreational use, and 11-(25) percent were other vacancies (abandoned, uninhabitable, etc.) [It is unusual, though not unheard of, to include a large geographic area beyond town borders - unless the town is the service provider or the outlying people utilize the town for a good portion of their services. I have attached a couple of zip code maps to the email just for comparison, to help in deciding if the information is important to include.]

Add text about promoting the building of ADUs – to cluster housing, provide more long-term rentals

6.2 Housing Goals and Actions

Goal H1: Develop an understanding of the need for housing to promote the availability for residents in Boulder over the next five years.

ACTION H1-1: ASSESS TRENDS IN POPULATION GROWTH AND HOUSING DEVELOPMENT IN BOULDER OVER THE LAST 5-10 YEARS.

ACTION H1-2: EXPLORE AND SUPPORT OPPORTUNITIES TO PROVIDE HOUSING THAT IS WITHIN THE REACH OF LOWER INCOME OR FIRST-TIME OWNER BOULDER RESIDENTS, INCLUDING OPTIONS SUCH AS LAND TRUSTS.

ACTION H1-3: MONITOR THE IMPACTS OF RESIDENTIAL SHORT-TERM RENTALS ON THE AVAILABILITY OF LONG-TERM RENTALS FOR LOCAL RESIDENTS AND WORKERS.

ACTION H1-4: CONTINUE TO EXPLORE OPTIONS FOR CREATING MORE AFFORDABLE LOTS FOR LOCAL RESIDENTS SUCH AS THOSE IMPLEMENTED IN RECENT SUBDIVISION CODE CHANGES, INCLUDING LOT-SIZE AVERAGING AND SINGLE LOT CREATION. MONITOR THE EFFECTIVENESS OF THESE REGULATIONS.

ACTION H1-5: WORK WITH UTAH HOUSING ORGANIZATIONS SUCH AS THE HOUSING AUTHORITY OF SOUTHERN UTAH (HASU) [They "provide affordable housing options" ... "in Grand and San Juan Counties" according to their webpage. all housing authorities that I am aware of are in high population areas – Washington County and Iron County have them, for example. And housing authorities focus on multiple family housing. USDA, HUD, and Olene Walker Housing Loan Fund are potential sources in rural areas.] TO IDENTIFY PROGRAMS POTENTIALLY AVAILABLE IN BOULDER THAT WOULD SUPPORT MORE ATTAINABLE HOUSING FOR RESIDENTS.

Goal H2: [Encourage maintenance and improvements of? The wording implies the town will maintain and improve...] **Maintain and improve the condition of existing Boulder housing.**

ACTION H2-1: UTILIZE AVAILABLE PROGRAMS AND INCENTIVES TO PROMOTE AWARENESS AND ENCOURAGE THE UPKEEP, MAINTENANCE, AND REHABILITATION OF EXISTING HOUSING IN TOWN.

ACTION H2-2: ENCOURAGE AND PROMOTE HOME-HARDENING PROCEDURES AND MATERIALS TO ADDRESS WILDFIRE RISK IN BOULDER.

Goal H3: Encourage the creation of housing that is sensitive to the natural environment and resources and Town character.

ACTION H3-1: EXPLORE AND ADOPT DEVELOPMENT STANDARDS THAT WILL MAINTAIN THE CHARACTER AND IDENTITY OF THE TOWN AND PROTECT THE ENVIRONMENT

Goal H4: Ensure that residential development follows on the availability of infrastructure such as roads, water, and utilities.

ACTION H4-1: [UPDATE CODE TO] REQUIRE INFRASTRUCTURE TO BE AVAILABLE PRIOR TO ISSUANCE OF PROJECT PERMITS OR BUILDING PERMITS OR APPROVAL OF SUBDIVISION APPLICATIONS.

Goal H5: Encourage the development of accessory dwelling units (ADU).

ACTION H5-1: CONSIDER CODE CHANGES THAT CAN FACILITATE AND PROMOTE THE DEVELOPMENT OF ADUS AS A SOURCE OF LONG-TERM HOUSING FOR LOCAL RESIDENTS.

ACTION H5-2: DEVELOP EDUCATIONAL MATERIALS TO EXPLAIN RULES AND PROCEDURES TO DEVELOP ADUS, INCLUDING APPROACHES TO MAKING ADUS COST-EFFECTIVE

7. SERVICES AND CAPITAL IMPROVEMENTS

7.1 Context and Existing Conditions

Boulder's small size and remoteness, while valued by Town residents, means that there are limited public facilities and services. The Town and its residents depend on a variety of methods to provide services and support infrastructure. The five members (including the Mayor) of the Town Council are all volunteers, as is the Planning Commission, originally created in 1993 and appointed by the Council. A small part-time staff is paid by the Town, including the Town Clerk, Deputy Clerk, Zoning Administrator, Groundskeeper and Landfill Operator. Additionally, the town contracts a lawyer and an accountant. Many services to the town, such as the library, food pantry, park maintenance and cleanup, etc., are managed by volunteers and often supported by local volunteer organizations.

Law enforcement is provided through an agreement with the Garfield County Sheriff's office and duties are handled by Sheriff's Deputies on an "as-needed" basis managed through a main office in Panguitch. Emergency Medical Services are provided by local volunteer EMTs trained, certified, and supported by regional medical clinics, hospitals, and law enforcement professionals, and run by the county. The Boulder Fire Department is also entirely run by volunteers. The Town has a contract with Boulder Farmstead Water Company to provide water for the Town's fire hydrants. ***(Say something here about the difficulty the Town has recruiting and retaining EMTs and/or the burden placed on the volunteers to purchase supplies and maintain equipment? Need to talk with EMTs and Fire Dept to identify their concerns, challenges, and needs.)***

Boulder's electrical service is supplied by Garkane Energy, which owns and operates a hydroelectric power station located in the northern section of the Town. Culinary water is provided by Boulder Farmstead Water Company or via private wells. Irrigation water is supplied and managed by the Boulder Irrigation and Water Development Company. Household garbage is collected weekly from community dumpsters by Garfield County and taken to the Johns Valley landfill, approximately 2 hours west of Boulder. The Town also owns and operates a local landfill for larger waste items such as appliances, furniture, and construction materials. Some privately owned businesses have set up recycling containers for aluminum cans that the public is welcome to use, but there are no officially sanctioned recycling services.

Landline telephone and fiber optic internet service is currently provided by South Central Broadband. Cellular phone and satellite services are available through several additional companies.

Public school in Boulder consists only of Boulder Elementary School, providing education from kindergarten through sixth grade. Some Boulder children choose to

attend Escalante elementary school or are home-schooled. Beyond sixth grade students are bused to Escalante High School or attend online classes. A Garfield County school bus provides transportation for Boulder children to and from school and extracurricular events (e.g. basketball games).

Boulder owns and operates a Community Center *(talk about when Community Center was established – was previously a school?)* that functions as a Town Hall, a space for community gatherings, and is also available for occasional event/meeting room rentals to both individuals and business organizations. The Boulder Library operates out of one room in the building. Local organizations that have entered into agreements with the town, such as the Boulder Arts Council and the Boulder Community Alliance (among others) offer public events and classes there throughout the year. *(talk about the ADA needs of the community center and the desire for possible expansion?)* Surrounding the Center is a playground, pickleball court, three “pocket parks,” a community bulletin board, the “Free Box,” the post office, and the firehouse, all of which are heavily used by local residents.

Boulder also has a Town Park that offers a space for outdoor events. It features a pavilion with picnic tables, a large lawn, public restrooms, a walking path, fruit trees, and native plants. *(Put something here about the Town Park Plan that was commissioned, approved, and adopted in 2013?)* Various volunteer groups help to maintain the Park. Boulder was designated a “Tree City” in 2012 and continues to meet the requirements necessary to maintain the title. The Anasazi State Park Museum, located a couple blocks north of the Town Park, also features a lawn with a few picnic tables, public restrooms, and occasionally hosts events as well. The millions of acres of federal public lands surrounding Boulder offer outstanding opportunities for hiking, fishing, hunting, horseback riding, biking, and more.

[I see that you took out the headings and discussion of Water, Irrigation Water, etc. I would suggest that if there are typical municipal services and the town wants to set goals and actions related to them, there should be some upfront information that provides context for why the goals are there.]

7.2 Services and Capital Improvement Goals and Actions

GOAL SCI1: Improve the availability of EMT and Fire Services to support ongoing needs in Boulder.

ACTION SCI1-1: PROVIDE ONGOING FINANCIAL AID TO SUPPORT FUNDAMENTAL NEEDS OF EMTS (E.G. PURCHASE JUMP KITS AND STETHOSCOPES FOR ALL BOULDER EMTS AND REPLENISH SUPPLIES ON A REGULAR BASIS).

ACTION SCI1-2: COORDINATE WITH EMTS AND THE FIRE DEPARTMENT ON LARGE-SCALE CAPITAL IMPROVEMENT NEEDS (LARGE EQUIPMENT/VEHICLES/ETC)

ACTION SCI1-3: SOURCE GRANTS/OTHER FUNDING TO SUPPLEMENT BOULDER TOWN CONTRIBUTIONS FROM ORGANIZATIONS SUCH AS THE RED CROSS, BOULDER WELLNESS NETWORK, ETC. [\[Additional potential funding for some equipment is available through CDBG and CIB funds - these can be applied for through Five County AOG.\]](#)

ACTION SCI1-4: INCENTIVIZE RECRUITMENT AND RETENTION OF ADDITIONAL EMTS AND FIREFIGHTERS (FINANCIAL COMPENSATION: WAGES, FUEL REIMBURSEMENTS, TRAVEL COSTS, STIPENDS, AND/OR...?)

GOAL SCI2: Develop a better understanding of the water available to and used by the Town to effectively contribute to protection, preservation, and management of both culinary and irrigation water in Boulder.

ACTION SCI2-1: APPLY CAPITAL IMPROVEMENT FUNDS TO SUPPORT PERIODIC CONSULTANT ANALYSES OF TRENDS AND CHANGES IN THE AQUIFER UNDERLYING BOULDER TOWN.

ACTION SCI2-2: WORK COOPERATIVELY WITH BOULDER FARMSTEAD WATER COMPANY AND THE BOULDER IRRIGATION DISTRICT TO UNDERSTAND AND OPTIMALLY MANAGE WATER IN THE TOWN, ESPECIALLY DURING TIMES OF EXTREME DROUGHT.

GOAL SCI3: Develop a “Town warning system” for wildfires/ earthquakes/ other emergencies.

ACTION SCI3-1: EXPLORE THE AVAILABILITY OF SUCH A WARNING SYSTEM WITH GARFIELD COUNTY AND THE STATE. PIGGYBACK ON WHATEVER WORKING SYSTEM MAY ALREADY BE AVAILABLE.

ACTION SCI3-2: IN THE ABSENCE OF ANY EXISTING SYSTEM, IDENTIFY OPTIONS AND COSTS FOR A WARNING SERVICE THAT WOULD WORK IN BOULDER. [\[Glendale and other communities are starting to use TextMyGov as a way for people to sign up to receive alerts.\]](#)

ACTION SCUI3-3: IF NO COST-EFFECTIVE SYSTEM IS AVAILABLE, IDENTIFY OPTIONS AND APPROACHES FOR A NETWORK OF VOLUNTEERS TO IMPLEMENT A BOULDER WARNING SYSTEM

GOAL SCI4: Invest in the Town’s Community Center and Park to ensure ADA compliance and to meet community needs.

ACTION SCI4-1: UTILIZE GRANTS OR OTHER FUNDING FOR NECESSARY IMPROVEMENTS TO COME INTO COMPLIANCE WITH ADA REQUIREMENTS.

ACTION SCI4-2: APPLY CAPITAL FUNDS TOWARD ADA COMPLIANCE

ACTION SCI4-3: CONTINUE TO EXPLORE APPROACHES, INCLUDING GRANT OPPORTUNITIES FOR COMMUNITY CENTER UPGRADES AND EXPANSION TO SUPPORT CULTURAL AND HEALTH NEEDS OF BOULDER RESIDENTS.

ACTION SCI4-4: ENCOURAGE INVOLVEMENT IN AND PRIDE IN THE TOWN’S APPEARANCE AND MAINTENANCE OF COMMUNITY RESOURCES.

GOAL SCI5: Ensure that public/private services, utility systems, and facilities are designed and maintained to meet County, State, and Federal mandated levels of safety and security.

ACTION SCI5-1: DEVELOP AND DISTRIBUTE EDUCATIONAL MATERIALS ON EARTHQUAKE SAFETY AND WILDFIRE RISK

ACTION SCI5-2: PROVIDE OPPORTUNITIES FOR SAFE DISPOSAL OR RECYCLING OF HERBICIDES, PESTICIDES, TOXIC WASTES, PAINT, OIL AND GREASE ONCE OR TWICE A YEAR.

GOAL SCI6: Minimize visible telecommunication towers and utility lines to protect Boulder’s scenic setting.

ACTION SCI6-1: CO-LOCATE OF WIRELESS COMMUNICATION CARRIERS ON ONE TOWER

ACTION SCI6-2: ENCOURAGE BURIAL OF UTILITY LINES FOR NEW CONSTRUCTION

8. TRANSPORTATION

8.1 Context and Existing Conditions

Boulder was once considered a town at the end of the trail and was little visited by tourists, other than those who cared to brave the seasonal availability of the gravel logging road that connected Boulder to Wayne County. Completion of the Escalante-to-Boulder road in the early 1970s and the paving of Highway 12 in 1985 provided the first year-round, all-weather access for Boulder residents.

Highway 12, now designated a Utah Scenic Byway, is the connecting road between Bryce Canyon National Park and Capitol Reef National Park. During 2024, the traffic count on Highway 12 averaged 810 vehicles per day an increase of more than 30% over traffic 10 years earlier (<https://connect.udot.utah.gov/business/traffic-data/traffic-statistics/>). The speed limit through town is posted at 40 miles per hour.

The Burr Trail connects Boulder to the Notom Road, providing nearly all-season access from the southern portion of Capitol Reef and Bull Frog area of Lake Powell. Seasonal traffic to and from Boulder along this route has been steadily increasing as more tourists discover the back country of Southern Utah. Annual average daily traffic on Burr Trail has increased 30% between 2014 and 2024 to an average of 570 vehicles per day (<https://connect.udot.utah.gov/business/traffic-data/traffic-statistics/>).

The cattle right-of-way, along Highway 12 and the Burr Trail, is part of the custom and culture of Boulder. This is a heritage and legacy that Boulder Town will continue to protect and encourage to facilitate the movement of livestock.

[I would suggest some information about local roads, since there are goals and actions related to them and they are the responsibility of the town.]

A public trail within the Town Park and along Highway 12 to the Boulder Mountain Lodge was developed in 2013. Plans for continuing the trail system down to the Hills and Hollows Store and up through the Community Center Park to the Anasazi Museum are under consideration. This trail system is intended to provide safe pedestrian access for locals and visitors through the middle of town, as well as providing better exposure to more of Boulder's services and businesses. [Highway 12 has been identified in the Utah Trail Network as a Proposed Vision Corridor Trail Project. So, UDOT, at some point plans to have a trail between Cannonville and Torrey. Working with UDOT to develop the trail through town as maintenance and improvements are made.]

<https://utahtrailnetwork.udot.utah.gov/master-plan>

8.2 Transportation Goals and Actions

Goal T1: Maintain and improve the operating efficiency and safety of the existing roadway system.

ACTION T1-1: WHERE NEEDED, WORK WITH UTAH DEPARTMENT OF TRANSPORTATION TO ADD WARNING SIGNS AND TURN LANES TO ADDRESS SAFETY CONCERNS ON HIGHWAY 12 (E.G., IN FRONT OF HILLS AND HOLLOWES AND THE BOULDER MOUNTAIN LODGE).

ACTION T1-2: POST ADDITIONAL SPEED LIMIT SIGNS WHERE TRAFFIC CONSISTENTLY EXCEEDS CURRENTLY POSTED SPEED LIMIT SIGNS (E.G., LOWER BOULDER ROAD).

ACTION T1-3: IDENTIFY AND PRESERVE PLATTED ROADWAYS AND DEDICATIONS WHERE NEEDED.

ACTION T1-4: PURSUE RIGHTS-OF-WAY WHERE THEY MAY BE IN THE TOWN'S INTEREST ALONG PUBLIC ROADS.

ACTION T1-5: INVEST IN ROAD REPAIRS THAT ARE THE RESPONSIBILITY OF BOULDER TOWN TO ENSURE THE SAFETY OF BOULDER DRIVERS, WHILE PRESERVING THE RURAL CHARACTER OF THE BOULDER LANDSCAPE.

GOAL T2: Promote safety for equestrian, bicycle, and pedestrian traffic as viable alternatives to automobile traffic.

ACTION T2-1: DESIGNATE SAFE ROUTES AND CROSSING LOCATIONS FOR ELEMENTARY CHILDREN TRAVELING TO AND FROM SCHOOL.

ACTION T2-2: PROMOTE NON-MOTORIZED TRAILS ALONG MAJOR ROADWAYS.

ACTION T2-3: WORK WITH UTAH DEPARTMENT OF TRANSPORTATION TO DESIGNATE AND SIGN BICYCLE ~~LANDS-LANES~~ ALONG HIGHWAY 12 AS APPROPRIATE.

Goal T3: Ensure an adequate supply of off-street private and public parking to meet the needs of local residents and visitors, while making roadways safe for traffic.

ACTION T3-1: ESTABLISH CODES TO MAKE AVAILABLE A MINIMUM/ADEQUATE NUMBER OF PARKING SPACES FOR RESIDENCES AND BUSINESSES TO ENSURE PUBLIC SAFETY.

ACTION T3-2: CONSIDER THE USE OF SHARED PARKING SPACES BETWEEN ADJACENT LAND USES.

GOAL T4: Preserve the historical cattle drive access ways along Highway 12, Burr Trail, and other Town roads.

ACTION T4-1: MAINTAIN THE USE OF TRADITIONAL CATTLE DRIVE ROUTES BY POSTING TEMPORARY SIGNS AS NECESSARY TO ALERT DRIVERS.

9. LAND USE

9.1 Context and Existing Conditions

Land use in a community plays a large role in defining the nature and character of the community. This chapter lays the foundation for sound land use decisions throughout the community. The pattern of land uses, their location, mix and density, are critical components of any planning policy. Goals are intended to ensure sufficient land for agricultural, residential, commercial, and public uses; to locate these uses appropriately to enhance the community's culture and character; to respect the historic customs of the community; to preserve and conserve important natural and environmental resources; and to enable the efficient delivery of adequate public services. Implementation of the goals will occur primarily through zoning and other applicable Town ordinances.

This General Plan creates a vision for future development intended to fulfill the needs of Boulder residents while protecting the essential character of the community's customs and culture including the landscape. The Plan also recognizes that current and future residents want choices in the types of housing and residential densities, based on both affordability and lifestyle; desire economic development that provides well-paying jobs; and want to maintain the natural beauty of the landscape that brought them to Boulder. To this end, the land use goals aim to allow for growth and flexibility while retaining the character of the community.

Preservation of the natural environment and open space represent some of the most important values among Boulder residents. Residents recognize the numerous benefits of preserving Boulder's open space from development as well as the preservation of agricultural lands and scenic viewsheds, protection of biodiversity and wildlife habitat, and wise management and protection of the quality and quantity of culinary and irrigation water. Development that can reduce infrastructure and service costs, minimize the visual impact of development in the community, reduce the need for new roads and driveways, and avoid permanently altering productive or historically productive agricultural land is desirable.

Boulder encompasses approximately 13,395 acres of which 57% (7770 acres) are owned/managed by the U.S. Forest Service and 4% (512 acres) are managed by the Bureau of Land Management. Another 600-700 acres are managed under the Trust Lands Administration (~~formerly~~ SITLA). [I would drop the formerly - they are still State Institutional Trust Lands, but the administrative agency name was rebranded.] This leaves approximately 4,500 acres that are subject to zoning and management by the Town. While the Town has no legal say in what occurs on the public lands, it can work

in partnership with these public agencies to ensure such lands are used in a manner compatible with this Plan. The Town should also consider how those public lands are managed should they ever be sold, traded, taken out of the federal or state oversight, and/or used in a manner that is inconsistent with the values of the community. Currently, these public lands are shown on the Boulder Zoning map as Greenbelt-Multiple Use (GMU)

Most of the current zoning on the private lands in Boulder falls into the GMU zone, consisting of a 5-acre lot minimum size and established to provide areas for agricultural activities and other uses determined to be compatible with agriculture. Other residential zones include high density (1 dwelling unit/1 acre), medium density (1 dwelling unit/2.5 acres), and low density residential (1 dwelling unit/5 acre minimum) which may also include other constraints to development. The commercial zone is currently limited to areas occupied by existing commercial businesses. Additionally, given the nature of the landscape and viewsheds and historic uses of much of Boulder for agriculture, various areas of the Town are considered sensitive, critical, or worthy of additional protections. Use of overlay zones is an approach to help provide the protection needed for these areas.

9.2 Land Use Goals and Actions

Goal LU1: Develop an accurate Boulder Town zoning map that reflects the extent and boundaries of federal and state lands within the Town boundaries.

ACTION LU1-1: REDRAFT THE BOULDER TOWN ZONING MAP TO DELINEATE LANDS CURRENTLY MANAGED BY THE US FOREST SERVICE, BUREAU OF LAND MANAGEMENT, AND THE STATE OF UTAH AS “PUBLIC LANDS” WITH A SPECIAL ZONING CATEGORY “OPEN SPACE – NOT FOR DEVELOPMENT.”

ACTION LU1-2: WORK WITH PUBLIC AGENCIES (THE US FOREST SERVICE, BUREAU OF LAND MANAGEMENT, AND THE TRUST LANDS ADMINISTRATION IN RICHFIELD) THAT THE TOWN INTENDS TO CLARIFY ZONING ON THESE LANDS AND LOOKS TO PARTNER TO ENSURE THAT THE AGENCIES SUPPORT THE GOALS OF THIS PLAN

ACTION LU1-3: ESTABLISH WITHIN THE BOULDER ZONING CODE A CATEGORY THAT DEFINES THESE PUBLIC LANDS AS PRESENTLY “OPEN SPACE- NOT FOR DEVELOPMENT” AND CONSIDER A FUTURE CODE SUCH AS “20 ACRE MINIMUM PARCEL SIZE” WITH LIMITED DEVELOPMENT POTENTIAL. [Adding "THE" before BOULDER makes it easier to read. It took me a minute to realize it was referring to the code and not specific lands WITHIN BOULDER.]

Goal LU2: Preserve Boulder’s rural agricultural heritage.

ACTION LU2-1: PROMOTE THE LONG-TERM SECURITY, RETENTION, AND EXPANSION OF AGRICULTURAL BUSINESSES THROUGH DELINEATION OF LANDS DEDICATED TO AGRICULTURE.

ACTION LU2-2: ENSURE THAT THE TOWN’S ZONING [\[I suggest: drop ZONING or add AND OTHER before ORDINANCES\]](#) ORDINANCES SUPPORT AND ENCOURAGE AGRICULTURAL LAND USES.

ACTION LU2-3: CONSIDER THE USE OF “OVERLAY” ZONES TO PROTECT PRODUCTIVE AGRICULTURAL LANDS

ACTION LU2-4: SUPPORT EFFORTS OF THE BOULDER IRRIGATION DISTRICT AND WATER USERS TO CONSERVE, MANAGE, AND DISTRIBUTE IRRIGATION WATER IN WAYS THAT SUPPORT AGRICULTURE, INCLUDING KEEPING FIELDS GREEN AND PRODUCTIVE.

ACTION LU2-5: EXPLORE OPTIONS FOR OPEN SPACE PRESERVATION THROUGH DEED RESTRICTIONS OR CONSERVATION EASEMENTS WITH A LOCAL OR TOWN APPROVED LAND TRUST.

Goal LU3: Maintain Boulder’s rural heritage and character by ensuring that development is consistent with overall community values and needs.

ACTION LU3-1: RECOGNIZE AND ENCOURAGE PRESERVATION OF HISTORICAL SITES AND BUILDINGS THROUGH INCENTIVES, GRANTS, OR OTHER ASSISTANCE.

ACTION LU3-2: CONSIDER THE ADOPTION OF ADDITIONAL TYPES OF ZONING THAT INCLUDE PERFORMANCE AND DESIGN STANDARDS TO ALLOW FOR LIGHT INDUSTRIAL/RETAIL ACTIVITY THAT IS EXPLICITLY GEARED TOWARDS SMALL-SCALE BUSINESSES MEETING LOCAL COMMUNITY NEEDS.

ACTION LU3-3: CONSIDER REZONING AND CONFORMANCE WITH SPECIFIC PERFORMANCE STANDARDS FOR BUSINESSES PROPOSED IN RESIDENTIAL, OPEN SPACE, OR AGRICULTURAL ZONES.

ACTION LU3-4: ESTABLISH A ZONING DESIGNATION THAT RECOGNIZES THE MUNICIPAL, EDUCATIONAL, AND OTHER INSTITUTIONAL LAND USES IN THE COMMUNITY

Goal LU4: Protect the natural beauty, natural resources, open space landscapes, and wildlife while protecting the safety of Boulder residents.

ACTION LU4-1: REEXAMINE THE DELINEATED SENSITIVE AND CRITICAL LANDS AND GENERATE OVERLAYS. THESE LANDS INCLUDE THOSE OCCURRING ON SLOPES GREATER THAN 30%, WETLANDS, FLOODPLAINS, MESA TOPS, OTHER VULNERABLE VIEW PROPERTIES, AND PRODUCTIVE AGRICULTURAL LANDS.

ACTION LU4-2: CONSIDER DEVELOPMENT RESTRICTIONS ON SENSITIVE AND CRITICAL LANDS, WHILE EXAMINING DENSITY CREDITS OR OTHER BENEFITS WHERE IMPACTS FROM DEVELOPMENT CAN BE MITIGATED AND PUBLIC SAFETY ADDRESSED.

ACTION LU4-3: ENCOURAGE DEVELOPMENT, GRADING, AND LANDSCAPING TO BE IN HARMONY WITH THE NATURAL TOPOGRAPHY AND MAJOR LANDFORMS.

ACTION LU4-4: PROMOTE APPROPRIATE DESIGN AND LANDSCAPING OF THE TOWN PARK, TOWN GROUNDS, COMMUNITY CENTER, AND OTHER MUNICIPAL OPEN SPACES TO MEET THE NEEDS OF THE COMMUNITY.

Goal LU5: Establish zoning and other ordinances that support the diverse housing needs of Boulder residents.

ACTION LU5-1: ANALYZE OPTIONS/AREAS FOR DENSER HOUSING, INCLUDING CLUSTERING, IN AREAS OF TOWN ACCESSIBLE TO INFRASTRUCTURE AND SERVICES, THAT WILL MINIMALLY IMPACT OTHER VALUES HELD BY TOWN RESIDENTS.

ACTION LU5-2 CONSIDER AVAILABLE CAPACITY AND POTENTIAL EFFECTS ON BOULDER SCHOOLS, PARKS, COMMUNITY CENTER, EMERGENCY SERVICES, AND OTHER PUBLIC FACILITIES AND SERVICES WHEN EVALUATING DEVELOPMENT PROPOSALS.

ACTION LU5-3: EXPLORE OPPORTUNITIES TO INCREASE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUS) IN ALL ZONES IN BOULDER.

Goal LU6: Enforce, review and update land use, zoning, and subdivision ordinances as often as needed to support the goals in this Plan.

10. ANNEXATION POLICY

11. APPENDICES ????

Area	Desc	Comments/Questions
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4.2 Environment Goals and Actions

Goal EN3, Action EN3-2	"Lot-Size-Averaging"...	Fully support less rigid zoning requirements that can cluster lots along with larger undeveloped open spaces.
Goal EN5, Action ENT5-1	Track relevant and current data on water levels... through periodic engineering studies...	Shouldn't this be the responsibility of Boulder Farmstead Water? The town could do studies, but I don't think the town has any jurisdiction to do any followup action on this.
Goal EN6, Action EN6-1	distribute best practices...	Fine if this is a best practice or suggested practice and not mandatory. There are many different "best practices" in the community with some producers having better resources (water, land) than others. Would be difficult to reach concensus on what is a best practice.
Goal EN7, Action EN7-1	Work with UDWR to identify critical wildlife....	UDWR is a mixed bag. Landowners don't really know what to expect from UDWR. They can be helpful at times, and unhelpful at other times. If a landowner wants to voluntarily work with UDWR, that's fine, but I don't think the town should get between the landowner and UDWR.
Goal EN7, Action EN7-2	Consider use of overlay zones...	If the town is going to restrict development where wildlife use is intensive, I think this will become an arbitrary defination or designation. There is signifcant variability in movement of wildlife. Personal experience has been that in some years, we support large deer herds, other years, not so much. Really depends on the year and what's available to wildlife in surrounding areas.
Goal EN7, Action EN7-3	developing guidelines for wildlife friendly fences...	If a best practice and not mandatory, that's fine. A landowner trying to maintain an agricultural operation will have some areas that could be open to wildlife and other areas intended to shut out wildlife. Many a fruit tree has succumbed to hungry deer in the spring time.

5.2 Economic Goals and Actions

Goal EC1, Action EC1-1	Develop clear criteria... for home businesses...	Agree that the town should make it more clear as to what a home business needs in order to comply. However, I'm wondering what should be done for slightly larger businesses. For example, how would the following fit into this goal: Machinery repair shop, Food truck, woodworking shop, butcher facility, etc
Goal EC2, Action EC2-1	map current historical agricultural production areas..	Not sure the purpose here. Production areas will vary, usually depending on availability of irrigation water. How would the town use this information?
Goal EC3, Action EC3-1	Explore tax options...	I think operating a business in Boulder is a difficult and tenuous venture. Looking to promote small businesses while expecting more tax revenue seems contradictory. I think this should read, "without placing excessive financial burdens on local businesses. "
Goal EC3, Action EC3-5	residential short-term rentals....	Maybe not a discussion point at this time, but wondering why short-term rentals are capped. Aren't short-term rentals a low impact way to promote small businesses while increasing tax revenue? Seems like a good way to comply with Action EC3-4 just above this Action item.

6.2 Housing Goals and Actions

Goal H1, Action H1-2	provide housing that is within reach of lower income...	The affordable housing solution in the past was mobile homes. How would mobile homes fit into this goal?
Action H1-4 and H1-5		Agree, we need more flexible lot creation and a better understanding of what affordable housing programs are available.
Goal H4, Action H4-1	Require infrastructure to be available...	If the town really wants to develop low cost housing, I think this is a significant hurdle. Requires the landowner to put in all utilities before a subdivision can be approved could be cost prohibitive. I would encourage the town to think about how this could be phased in, maybe only certain lots could be sold in the beginning, maybe a bond could be posted to ensure completion, etc.
Goal H5, Action H5-1	Consider code changes...	Agree, guidance around ADUs is confusing and quite prescriptive, more flexibility needed.

7.2 Services and Capital Improvement Goals and Actions

Goal SCI2, Action SCI2-1	Apply capital improvement funds to support	See above comment (ENT5-1), I think this is outside of the town's jurisdiction. I don't know what the town could accomplish by doing a study.
Goal SCI3	Develop a "Town warning system"...	There are structures along the Boulder Creek that are in a potential flood plane. The Irrigation Company would be interested in a system that included potential flooding and how to warn residents in times of emergency.
Goal SCI6, Action SCI6-2	Require burial of utility lines...	This needs to consider the distance from a Garkane service point. There can be situations where overhead power delivery over a longer distance is more reliable and cost effective. I would disagree that this should be a requirement for all new construction.

9.2 Land Use Goals and Actions

Goal LU1	Engage with Federal and State agencies....	Confused as to how the town would apply its zoning requirements to public lands. How would these special zoning requirements apply should public lands become private with individual owners in the future? Wouldn't a new landowner simply claim these would be outside of the town's jurisdiction?
Goal LU3, Action LU3-3	Require an application for rezoning...	Since about all of Boulder would be residential, open space, or agricultural, I'm assuming almost all new businesses would need to apply for rezoning. Is this different from the current process (conditional use)? How would the following potential businesses be treated? Examples: Feedlot, Auto/Machinery repair shop, gravel pit, meat processor, construction contractor operation, etc

Boulder Town General Plan (Version 5.0 Draft)

Master List of Requested Strikes, Revisions, and Policy Concerns

Part 1: Procedural & Statutory Framework

Section 1: Plan Background (Page 1)

- Target Text: *“...no road, park, or other public way, ground, place, or space, no publicly owned building or structure, and no utility, whether publicly or privately owned, will be constructed or authorized until and unless it conforms to the current general plan.”*
- Requested Revision: Completely strike the phrase: “and no utility, whether publicly or privately owned,”. Replace it with: “This plan remains strictly an advisory guide for municipal infrastructure projects.”
- Factual & Legal Justification: Under Utah Code § 10-9a-405 (Effect of general plan), the state explicitly mandates that *“the general plan is an advisory*

guide for land use decisions." A general plan lacks the statutory authority to act as a binding, regulatory permit trigger for independent, privately owned utilities (such as private solar arrays, domestic wells, or private agricultural upgrades). Forcing private property improvements to undergo a municipal "conformity" review violates state law and severely infringes upon basic private property rights. Furthermore, as factually established later in Section 7.1, the town owns no culinary or irrigation infrastructure; it cannot legally dictate conformity rules over assets it does not own.

Part 2: Environment & Natural Resources

Section 4.1: Context and Existing Conditions (Page 2)

- Target Text: Broad characterization of the town's soils as posing "*limitations for construction*" and providing "*poor drainage for septic systems.*"
- Requested Revision: Add a clarifying clause to the end of Section 4.1: "The environmental conditions described in this section are purely informational and shall not be used as an independent, discretionary basis to restrict private land-use options or deny local development permits."
- Factual & Legal Justification: Soil suitability and wastewater percolation vary significantly on a

localized, lot-by-lot basis throughout the valley. Broadly branding the entire town's soil as "poor" inside a planning document establishes a false regulatory narrative. Technical wastewater and septic requirements should be handled strictly by the Central Utah Public Health Department on a site-specific case basis, not via generalized advisory planning text used to block land utilization.

Goal EN3, Action EN3-1: Viewshed Controls (Page 3)

- Target Text: *"ACTION EN3-1: MANAGE DEVELOPMENT ON STEEP SLOPES AND MESAS SUCH THAT SCENIC VISTAS AND VIEWSHEDS ARE MAINTAINED."*
- Requested Revision: Completely strike Action EN3-1 from the document.
- Factual & Legal Justification: "Viewsheds" and "scenic vistas" are highly subjective, non-technical, and arbitrary aesthetic criteria. Allowing a municipal board to dictate where an independent landowner can build a home or barn based on whether an outsider can see a roofline strips the private property of its primary value without compensation. Safety issues on steep slopes are already regulated by objective, universal engineering and building safety codes. The town does not need an aesthetic veto over private building sites.

Goal EN3, Action EN3-2: Density Clustering (Page 3)

- Target Text: *"...INCLUDE ZONING PRACTICES SUCH AS 'LOT-SIZE-AVERAGING."*
- Requested Revision: Completely strike the phrase "such as 'lot-size-averaging'" from Action EN3-2.
- Factual & Legal Justification: "Lot-size averaging" is a technical planning mechanism designed to lay the framework for high-density, suburban-style cluster subdivisions. Compressing lots and packing houses closely together directly threatens the traditional, wide-open, large-acre frontier layout of Boulder. Boulder's multi-generational survival is anchored in independent, spacious agricultural and residential plots.

Goal EN4, Action EN4-2: Intrusive Wildfire Codes (Page 3)

- Target Text: *"ACTION EN4-2: CONTINUE TO USE THE WILDLANDS URBAN INTERFACE (WUI) CODE TO HELP MITIGATE FIRE RISK."*
- Requested Revision: Completely strike Action EN4-2 from the document.
- Factual & Legal Justification: As correctly established in Section 1 of this very draft, individual property owners bear the explicit and sole responsibility for maintaining their own private land. Codifying intrusive WUI mandates into town land-use decisions strips residents of personal responsibility and gives the municipality the power to dictate private landscape clearing, vegetation

removal, and building materials at the owner's expense. Fire mitigation should be driven by voluntary community education and public infrastructure updates (such as emergency egress), not restrictive zoning.

Goal EN5, Action EN5-2: Water Discretionary Vetoes (Page 3)

- Target Text: *"ACTION EN5-2: EXPLORE WAYS TO MINIMIZE THE IMPACT OF DEVELOPMENT SUCH THAT IT DOES NOT CAUSE... REDUCTIONS IN SUPPLY AFFECTING OTHER RESIDENTS"*
- Requested Revision: Completely strike Action EN5-2 from the document.
- Factual & Legal Justification: Under Utah law, the tracking, allocation, adjudication, and impairment of groundwater supplies rest solely under the statutory jurisdiction of the Utah Division of Water Rights (State Engineer). Local municipal planning commissions completely lack the legal authority, technical equipment, and scientific staffing to use water supply as a discretionary tool to deny or restrict private land development. Leaving this language in the plan invites arbitrary permit denials and opens the town up to severe litigation.

Goal EN5, Action EN5-3: Domestic Well Ban (Page 4)

- Target Text: *"ACTION EN5-3: CONSIDER, AS PART OF THE PROJECT PERMITTING PROCESS, A RECOMMENDATION THAT NEW DEVELOPMENT WITHIN 300 FEET OF A BOULDER FARMSTEAD WATER MAIN CONNECT TO THAT WATER SYSTEM... TO MINIMIZE THE DRILLING OF ADDITIONAL WELLS.."*
- Requested Revision: Completely strike Action EN5-3 from the document.
- Factual & Legal Justification: The freedom to drill an independent domestic well is a foundational element of rural self-reliance and agricultural survival. Furthermore, Section 7.1 factually documents that Boulder Farmstead is an independent, private water company—not a town-owned utility. Boulder Town cannot legally use its municipal permit process to force private property owners to buy a commercial service from a separate, private shareholder corporation, nor can it infringe on well rights controlled by the state.

Goal EN5, Action EN5-5: Well Metering (Page 4)

- Target Text: *"ACTION EN5-5: SUPPORT STATE REQUIREMENTS FOR THE METERING OF WELLS DRILLED IN BOULDER."*
- Requested Revision: Completely strike Action EN5-5 from the document.
- Factual & Legal Justification: Inviting state agencies to impose strict metering mandates on private domestic and agricultural wells sets a dangerous baseline for future consumption taxes

and restrictive water caps. Boulder's landowners have managed their resources sustainably for generations without government monitoring. The town should defend local autonomy, not signal a desire for outside regulation over its residents' water.

Goal EN7, Action EN7-2: Wildlife Overlay Zones (Page 4)

- Target Text: *"ACTION EN7-2: CONSIDER USE OF OVERLAY ZONES WHERE WILDLIFE USE IS INTENSIVE... CONSIDER DEVELOPMENT RESTRICTIONS IN SUCH ZONES."*
- Requested Revision: Completely strike Action EN7-2 from the document.
- Factual & Legal Justification: As documented in Chapter 9, over 61% of the land within Boulder's boundaries is already permanently locked up as federal USFS and BLM wilderness, providing millions of acres of contiguous wildlife habitat. Imposing restrictive "overlay zones" and development caps on the remaining fraction of private land heavily penalizes local families. These overlays frequently restrict a farmer's right to build protective fencing, construct barns, or freely access their own acreage.

Part 3: Economy & Cottage Industry

Section 5.1: Context (Page 5)

- Target Concern: The text notes that residents overwhelmingly desire to avoid corporate franchises, chain stores, and luxury resorts, but frames the solution as a passive challenge to *"manage the development of tourism-based industries."*
- Requested Revision: Change the passive stance of "managing" tourism expansion to an active, defensive zoning stance by adding an explicit policy statement: "To honor the community mandate to prevent corporate franchise infiltration, the town's primary economic policy shall focus on limiting commercial scale and blocking the operating characteristics of corporate chains, while preserving the freedom of local residents to operate independent home occupations and cottage industries."

Goal EC1, Action EC1-1: Home Business Micromanagement (Page 6)

- Target Text: *"ACTION EC1-1 DEVELOP CLEAR CRITERIA (E.G., NOISE, TRAFFIC, SIGNAGE) WITHIN THE ZONING CODE TO ENSURE THAT HOME BUSINESSES WILL HAVE MINIMAL IMPACT..."*
- Requested Revision: Completely strike Action EC1-1 from the document.
- Factual & Legal Justification: Section 5.1 explicitly recognizes that due to Boulder's physical isolation,

nearly every resident must hold multiple jobs or rely on home occupations and cottage industries to earn a living and sustain their agricultural land. Introducing strict, new zoning criteria regarding traffic, noise, and signage creates an overbearing environment where disgruntled neighbors or code enforcement can easily shut down local mechanics, blacksmiths, woodworkers, or cottage bakers. Self-reliance requires regulatory flexibility, not more red tape.

Goal EC2, Action EC2-1: Agricultural Mapping (Page 6)

- Target Text: *"ACTION EC2-1: IDENTIFY AND MAP CURRENT AND HISTORICAL AGRICULTURAL PRODUCTION AREAS IN BOULDER..."*
- Requested Revision: Completely strike Action EC2-1 from the document.
- Factual & Legal Justification: Landowners are already fully aware of where their active fields and pastures sit. In municipal planning, drawing lines around private properties to label them "Critical Agricultural Areas" is a backdoor mechanism used later to pass restrictive zoning that strips away land use options. It penalizes multi-generational families by blocking their ability to subdivide a plot for their children or use their land for supplemental, non-agricultural income during hard economic times.

Goal EC3, Action EC3-2: The Defensive Loophole (Page 7)

- Target Text: *“EXPLORE OPTIONS FOR TOWN ZONING ORDINANCES TO MINIMIZE THE IMPACT OF TOURISM-RELATED INDUSTRIES ON BOULDER’S NEIGHBORHOODS, AGRICULTURAL AREAS, AND OPEN SPACE.”*
 - Requested Revision: Direct the commission to insert concrete, legally binding defensive zoning tools directly into this action item. Rewrite it to read: *“ACTION EC3-2: Protect Boulder’s agrarian economy and neighborhoods from corporate tourism by drafting and adopting a Formula Business Ordinance, implementing a strict 3,000-to-5,000 square foot maximum size cap on all new commercial buildings, and passing a total prohibition on commercial drive-through windows.”*
 - Factual & Legal Justification: While a town cannot legally pass a code that says “No Corporations Allowed” due to constitutional commerce clauses, a town can completely block franchises and box stores legally based on their operating characteristics. National chain stores and luxury resorts require massive commercial footprints and standardized branding to be profitable. Passing a Formula Business Ordinance (banning standardized uniforms, architecture, and logos), a square-footage size cap, and a drive-through ban legally keeps corporate franchises out of Boulder permanently without infringing on the property rights of local citizens.
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Part 4: Housing & Community Character

Section 6.1 Note & Action H1-4: Cluster Housing Push (Page 8)

- Target Text: Handwritten note: *“Add text about promoting the building of ADUs – to cluster housing...”* and *“ACTION H1-4: ...INCLUDING LOT-SIZE AVERAGING...”*
- Requested Revision: Completely strike the phrase “to cluster housing” from the section note, and strike “including lot-size averaging” from Action H1-4.
- Factual & Legal Justification: Compressing homes into tight “clusters” introduces a dense, suburban tract-subdivision design that is entirely incompatible with Boulder’s wide-open, rural agricultural footprint. Accessory Dwelling Units (ADUs) are a vital tool for family self-reliance and should be supported as a matter of right on *standard, independent plots*, completely free from mandatory cluster development schemes or HOA-style setups.

Goal H1, Action H1-5: Outside Housing Bureaucracies (Page 8)

- Target Text: *“ACTION H1-5: WORK WITH UTAH HOUSING ORGANIZATIONS SUCH AS THE HOUSING AUTHORITY OF SOUTHERN UTAH (HASU) TO IDENTIFY PROGRAMS...”*
- Requested Revision: Completely strike Action H1-5 from the document.

- Factual & Legal Justification: Inviting outside regional housing authorities into a small, isolated town frequently introduces top-down, state-subsidized funding strings. These programs often mandate high-density quotas, deed restrictions, and low-income mandates that strip the town of its local planning autonomy. Attainable housing is best achieved locally by removing municipal red tape so local families can easily build tiny homes or ADUs on their own land.

Goal H2, Action H2-1: Property Maintenance Codes (Page 9)

- Target Text: *“UTILIZE AVAILABLE PROGRAMS AND INCENTIVES TO PROMOTE AWARENESS AND ENCOURAGE THE UPKEEP, MAINTENANCE, AND REHABILITATION OF EXISTING HOUSING IN TOWN.”*
- Requested Revision: Completely strike Action H2-1 from the document.
- Factual & Legal Justification: Placing municipal focus on the "upkeep and maintenance" of existing housing sets a policy baseline for a future local property-maintenance or nuisance code. In an active farming community, these codes are routinely weaponized by code enforcement or new residents to fine locals for having traditional agricultural storage, unpainted barns, or farm equipment out in the open on their own private land.

Goal H3, Action H3-1: Subjective Design Reviews (Page 9)

- Target Text: *“EXPLORE AND ADOPT DEVELOPMENT STANDARDS THAT WILL MAINTAIN THE CHARACTER AND IDENTITY OF THE TOWN AND PROTECT THE ENVIRONMENT.”*
 - Requested Revision: Completely strike Action H3-1 from the document.
 - Factual & Legal Justification: "Development standards" used to enforce "character" and "identity" mean a mandatory architectural design-review code. This gives a bureaucratic board the subjective power to dictate building colors, materials, roof pitches, or window types on private property, stripping owners of financial and creative freedom. Boulder's identity is defined by the independent, un-standardized grit of its individual homesteads, not an artificial municipal design manual. Building safety belongs strictly in the universal building code.
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Part 5: Services & Capital Improvements

Section 7.1 Notes: Expansions and Resurrecting Old Master Plans (Page 10)

- Target Text: Notes regarding a “*desire for possible expansion*” of the Community Center and resurrecting the “*Town Park Plan that was commissioned, approved, and adopted in 2013?*”
- Requested Revision: Strike the word “expansion” from the section notes and completely strike the reference to the 2013 Town Park Plan.
- Factual & Legal Justification: Given Boulder's small tax base and tight budget, municipal policy must emphasize strict fiscal conservative restraint. The town should prioritize basic maintenance and mandatory ADA accessibility updates for its existing public buildings, rather than paving the way for costly capital expansions or resurrecting a 13-year-old park master plan that has not undergone a standalone public audit.

Goal SCI2, Action SCI2-1: Expensive Planning Consultants (Page 11)

- Target Text: “*ACTION SCI2-1: APPLY CAPITAL IMPROVEMENT FUNDS TO SUPPORT PERIODIC CONSULTANT ANALYSES OF TRENDS AND CHANGES IN THE AQUIFER UNDERLYING BOULDER TOWN.*”
- Requested Revision: Completely strike Action SCI2-1 from the document.
- Factual & Legal Justification: This action represents a blatant waste of local public tax dollars. The underlying aquifer is already heavily monitored and scientifically analyzed by the Utah Division of Water Rights and the Utah Geological Survey (UGS) at zero

cost to Boulder Town taxpayers. Throwing capital improvement funds at outside corporate consulting firms only serves to generate worst-case-scenario models that the town can later use to justify development moratoria and well restrictions. If the town needs data, it can request it from the state for free.

Goal SCI2, Action SCI2-2: Private Shareholder Intervention (Page 11)

- Target Text: *"WORK COOPERATIVELY WITH BOULDER FARMSTEAD WATER COMPANY AND THE BOULDER IRRIGATION DISTRICT TO UNDERSTAND AND OPTIMALLY MANAGE WATER IN THE TOWN..."*
- Requested Revision: Rewrite Action SCI2-2 to read: "The Town will respect and support the total autonomy and independent decisions of the private Boulder Farmstead Water Company and Boulder Irrigation Company without attempting to regulate or manage their resources."
- Factual & Legal Justification: The phrase "optimally manage water" is a direct attempt to inject the town government into the internal distribution operations of completely private, shareholder-owned water utilities. Boulder Town does not own a single foot of this infrastructure. The town must explicitly protect the independence of these shareholder cooperatives from municipal intervention.

Goal SCI5: Private Utility Policing (Page 12)

- Target Text: *“Ensure that public/private services, utility systems, and facilities are designed and maintained...”*
- Requested Revision: Completely strike the word “/private” from Goal SCI5 so it applies strictly to public, town-owned facilities.
- Factual & Legal Justification: A town's General Plan deals with public, municipal infrastructure. Squeezing the word “private” into this safety goal creates a policy baseline for the town to pass ordinances requiring municipal safety inspections, engineering audits, or design approvals for an individual's private well, private solar array, or independent internet setup. Private systems are already subject to universal state safety codes; they do not require local municipal policing.

Goal SCI6, Action SCI6-2: Costly Utility Burial Mandates (Page 12)

- Target Text: *“ACTION SCI6-2: ENCOURAGE BURIAL OF UTILITY LINES FOR NEW CONSTRUCTION”*
- Requested Revision: Amend Action SCI6-2 to explicitly state: “This encouragement applies strictly to large-scale commercial developments and shall never be used to impose financial trenching burdens or underground mandates on individual single-family residential or agricultural property improvements.”

- Factual & Legal Justification: While underground power lines look nice, forcing or heavily pressuring a local family to bury utilities across a large agricultural plot adds astronomical trenching costs through rocky southern Utah soil. This can easily add tens of thousands of dollars to a simple home or barn addition, making a project financially impossible for a local family.
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Part 6: Transportation

Section 8.1: The State Trail Corridor Intrusion (Page 13)

- Target Text: *“Highway 12 has been identified in the Utah Trail Network as a Proposed Vision Corridor Trail Project. [utah.gov]”*
- Requested Revision: Add a strict defensive boundary clause directly beneath this text: “Any cooperation with outside state agencies regarding Highway 12 shall be strictly advisory. Boulder Town explicitly opposes any state-led trail or corridor projects that require the acquisition of private property easements, disrupt historic agricultural operations, or compromise the town's designated cattle rights-of-way.”
- Factual & Legal Justification: Blindly copying and pasting state-level trail master plans into a local general plan invites outside agencies (like UDOT) to

exert regulatory influence over your valley. These continuous paved recreation pathways require massive right-of-way access, pressuring landowners for easements and flooding narrow agricultural corridors with transient bicycle and pedestrian traffic.

Goal T1, Action T1-4: Right-of-Way Land Acquisitions (Page 14)

- Target Text: *"ACTION T1-4: PURSUE RIGHTS-OF-WAY WHERE THEY MAY BE IN THE TOWN'S INTEREST ALONG PUBLIC ROADS."*
- Requested Revision: Completely strike Action T1-4 from the document.
- Factual & Legal Justification: "Pursuing rights-of-way" is standard planning code for acquiring private property to widen roads or insert public trail systems. Giving the town open-ended authority to pursue rights-of-way wherever it deems "in the town's interest" is an explicit threat to private land boundaries. The town should strictly focus on maintaining its existing public road footprints, not taking slivers of private agricultural land.

Goal T2, Actions T2-2 and T2-3: The Bicycle Lane Hazard (Page 14)

- Target Text: Pushing for non-motorized trails and bicycle lanes along Highway 12.

- Requested Revision: Amend these actions to include a mandatory safety clause: "...ensuring that any proposed bicycle or pedestrian infrastructure remains strictly secondary to, and shall never interfere with, local agricultural equipment transport and designated livestock movement lanes."
- Factual & Legal Justification: As the draft plan itself correctly notes, the town has a mandatory duty to protect the historic cattle right-of-way along Highway 12 and the Burr Trail. Flooding these narrow, shared driving corridors with high-volume tourist bicycle lanes directly endangers the cyclists and severely disrupts a rancher's ability to herd cattle or safely move heavy farm machinery.

Goal T3, Action T3-1: Urban Residential Parking Mandates (Page 14)

- Target Text: *"ACTION T3-1: ESTABLISH CODES TO MAKE AVAILABLE A MINIMUM/ADEQUATE NUMBER OF PARKING SPACES FOR RESIDENCES AND BUSINESSES..."*
- Requested Revision: Completely strike the words "residences and" from Action T3-1.
- Factual & Legal Justification: Bringing rigid, minimum parking-space quotas down on private homes is an urban planning overreach that has no business in a frontier community. Boulder's residential lots are large and spacious; landowners do not need a restrictive local code dictating how many designated parking bays must be carved into their private residential layouts. This code will only

add unneeded cost and red tape to families trying to build simple homes or independent ADUs.

Goal T5 & Action T5-1: The UDOT Trail Surrender (Page 15)

- Target Text: *"Goal T5: Ensure that efforts of the Utah Department of Transportation to develop the Utah Trail Network Proposed Vision Corridor Trail Project... align with Town interests and needs. ACTION T5-1: WORK WITH UDOT TO DEVELOP THE TRAIL THROUGH TOWN..."*
- Requested Revision: Completely strike Goal T5 and Action T5-1 from the General Plan.
- Factual & Legal Justification: Goal T5 stands in absolute, direct conflict with Goal T4 (which mandates the preservation of historic cattle drive access ways). You cannot safely run an active cattle drive down a narrow road corridor that has been retrofitted into a massive, paved, multi-town regional tourist bike path from Cannonville to Torrey. Committing the town to "work with UDOT to develop the trail through town" surrenders local autonomy and permanently invites high-density recreational tourism directly across active agricultural land lines.

Part 7: Land Use & Property Rights

Section 9.1: The 4,500-Acre Reality Check (Page 16)

- Target Fact: The text states that Boulder encompasses roughly 13,395 acres, leaving only approximately 4,500 acres of private land subject to town zoning.
- Target Text: The text states a desire to *"avoid permanently altering productive or historically productive agricultural land."*
- Requested Revision: Strike the words "or historically productive" from Section 9.1.
- Factual & Legal Justification: The phrase "historically productive" is a severe regulatory trap. It grants the town planning board open-ended authority to restrict development on private land that is not even actively farmed today. If an old field hasn't seen a tractor in 40 years, the town can use this text to block a family from building a home or workshop on it because it was "historically" agricultural. Furthermore, because the town's own data proves that nearly two-thirds (over 66%) of Boulder's entire geography is already locked up forever as permanent public federal open space and wildlife habitat, the town has zero justification for imposing restrictive viewshed controls or wildlife overlays on the tiny remaining 4,500 acres of private land.

Goal LU1, Action LU1-3: The Predatory 20-Acre Minimum (Page 17)

- Target Text: *"...CONSIDER A FUTURE CODE SUCH AS '20 ACRE MINIMUM PARCEL SIZE' WITH LIMITED DEVELOPMENT POTENTIAL."*
- Requested Revision: Completely strike Action LU1-3 from the General Plan.
- Factual & Legal Justification: This action represents a catastrophic assault on private land equity and family survival. Forcing a "20-acre minimum parcel size" means a landowner cannot split or build a single new home unless they own a massive 20-acre block. If a multi-generational rancher or local homeowner wants to split off a 1-, 2-, or 5-acre lot to build a home for their children, grandchildren, or an essential farm hand, this code makes it entirely illegal. It destroys property values, attacks local equity, and strips families of their right to pass land down to the next generation. The current GMU zone's 5-acre minimum already provides a highly protective rural baseline.

Goal LU2, Action LU2-5: The Deed Restriction Trap (Page 18)

- Target Text: *"ACTION LU2-5: EXPLORE OPTIONS FOR OPEN SPACE PRESERVATION THROUGH DEED RESTRICTIONS OR CONSERVATION EASEMENTS WITH A LOCAL OR TOWN APPROVED LAND TRUST."*
- Requested Revision: Completely strike Action LU2-5 from the document.
- Factual & Legal Justification: Conservation easements and deed modifications are strictly private, voluntary legal agreements executed

between independent property owners and private non-profit entities. A local municipal government has absolutely no legal authority or business inserting itself into private land deeds or creating "town-approved" land trusts. This represents an overbearing backdoor mechanism designed to place municipal pressure on aging ranchers to permanently lock up their private land use.

Goal LU3, Actions LU3-2 and LU3-3: Business Design Reviews (Page 18)

- Target Text: Calling for the adoption of zoning that includes *"performance and design standards"* for local retail and light industrial businesses.
- Requested Revision: Completely strike Actions LU3-2 and LU3-3 from the document.
- Factual & Legal Justification: "Performance and design standards" are architectural style guides that strip entrepreneurs of their freedom. Forcing local home occupations, workshops, or small-scale cottage retailers to undergo expensive, subjective design reviews regarding building aesthetics, colors, or materials makes it financially impossible for a local resident to start a small business.

Goal LU4, Actions LU4-1 and LU4-2: The "Vulnerable View Property" Overlays (Page 19)

- Target Text: *“REEXAMINE THE DELINEATED SENSITIVE AND CRITICAL LANDS AND GENERATE OVERLAYS... THESE LANDS INCLUDE THOSE OCCURRING ON SLOPES GREATER THAN 30%, WETLANDS, FLOODPLAINS, MESA TOPS, OTHER VULNERABLE VIEW PROPERTIES, AND PRODUCTIVE AGRICULTURAL LANDS... CONSIDER DEVELOPMENT RESTRICTIONS ON SENSITIVE AND CRITICAL LANDS...”*
- Requested Revision: Completely strike the words “generate overlays,” “mesa tops,” and “other vulnerable view properties” from Action LU4-1, and completely strike Action LU4-2.
- Factual & Legal Justification: This is the most explicit attempt to weaponize subjective aesthetic criteria against private property owners in the entire General Plan. Labeling a private ridge or hill as a “vulnerable view property” grants the planning board arbitrary power to dictate building heights or completely deny a permit simply because a neighbor doesn't want to see a roofline. This turns private land into a public park without compensation, choking out the remaining 4,500 private acres left in the valley.

Goal LU5, Action LU5-1: High-Density Subdivision Clustering (Page 19)

- Target Text: *“ANALYZE OPTIONS/AREAS FOR DENSER HOUSING, INCLUDING CLUSTERING...”*
- Requested Revision: Completely strike the word “CLUSTERING” from Action LU5-1.

- Factual & Legal Justification: High-density "clustering" is an urban zoning tool that compresses standard lots to pack homes tightly together, creating the exact suburban-style "box subdivisions" that the community survey explicitly rejected. Boulder's frontier character relies entirely on traditional, large-acre plots that allow for independent agriculture and individual space. Housing availability should be achieved cleanly through supporting independent ADUs on existing lots (as correctly outlined in Action LU5-3), completely free from high-density clustering requirements.

Are We a Resort Town or a Rural Town?

There is a major disconnect in Boulder between how our town collects money and how our town writes laws. Right now, our words and our actions do not match.

The town currently collects a 1% Resort Communities Tax on local purchases. To collect this money, Boulder files paperwork with the State of Utah legally certifying that we are a "resort town" heavily impacted by tourism. Every year, state auditor records show this tax brings in a large chunk of money—amounting to roughly \$174,000 last year alone. [1]

Instead of spending this \$174,000 on tourist impacts—or funding critical public safety—the town puts this money into the general budget under a vague line item called "Administration Fees." This goes against what state law says the tax should be used for, and it hides how your tax dollars are actually spent.

The Legal Non-Compliance: The Numbers Don't Lie

According to the 2025 town survey, Boulder has a permanent resident population of around 230 residents. Under strict Utah State Tax Commission guidelines, a municipality only qualifies to collect the Resort Communities Tax if its total number of commercial transient rooms (nightly rental beds) equals 66% or more of its permanent population.

The reality of our town shows a massive compliance gap:

- State Requirement: We need at least 152 nightly rental beds (66% of our 230 residents) to legally qualify as a resort town.
- Boulder's Reality: We currently only sit at around 26% (roughly 60 beds).

We are actively filing paperwork claiming to meet a state threshold that we miss by a mile, just to keep a \$174,000 revenue stream flowing into our administrative pocket.

Why This Matters to the General Plan and the Budget

The new proposed updates to our General Plan emphasize protecting our quiet, rural, agricultural lifestyle. The plan tries to heavily restrict tourism, stop commercial growth along Highway 12, and limit short-term rentals. [1]

This creates a massive contradiction in our local government. The budget relies on tourist dollars to keep the town running and cover administration costs, while the General Plan treats the exact businesses generating those dollars as a threat to our town's identity.

We are officially advertising ourselves as a tourist town on our financial balance sheets while trying to pass laws to pretend tourism doesn't exist. A town cannot legally

or ethically use business tax revenue to pay its administrative bills while simultaneously passing zoning laws designed to run those exact businesses out of town.

Fixing Our Starved Emergency Services (Fire and EMS)

Right now, our General Plan revisions are completely blank when it comes to funding our emergency services. We currently have no viable way to pay our EMTs and fire services because the town claims we don't have the money. Yet, we are sitting on \$174,000 a year that is being swallowed up by vague "Admin Fees."

Utah State Law explicitly allows Resort Tax money to be used for public safety. Instead of using this money to build bike paths, trail systems, or other tourism-promoting infrastructure—which our community does not support and which only invites *more* tourists—we must legally bind this revenue to our first responders. Tourism creates the traffic and the emergencies; tourist tax revenue should be the exact tool that pays our local EMTs and firefighters to handle it. [1, 2]

The Only Honest Path Forward

To fix this hypocrisy and protect our community, Boulder must execute a clear, common-sense strategy:

- Keep the 1% Resort Tax, but Fix the Budget: Stop hiding the \$174,000 under "Admin Fees." Move 100% of these funds into a transparent, locked public safety account used exclusively to fund and pay our local EMTs and Fire Services.
- Stop Attacking Property Owners: If we are using commercial tax revenue to fund our town's emergency safety net, our General Plan must stop attacking local businesses and short-term rentals. We must work *with* property owners to manage growth fairly, providing them with predictable zoning laws instead of policy whiplash.