



Community Planning & Permitting

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BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM #2

April 15th, 2025 at 1:00 p.m.

*All Commissioners' public hearings and meetings will be offered in a hybrid format where attendees can join **through Zoom** or **in person** at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder.*

PUBLIC HEARING with PUBLIC TESTIMONY

STAFF: Jack Sheehan, Long Range Planner I
Sabrina Torres, Sustainability Agricultural Community Outreach Planner II

Docket DC-25-0001: Text Amendments to the Land Use Code Related to Mobile Farm Stands.

Text Amendments to the Land Use Code Article 4 and Article 18, intended to add a Mobile Farm Stand option to support agricultural producers direct to consumer sales and any other changes to the Code necessary to integrate these changes.

Action Requested by the Board of County Commissioners: Approval

PACKET CONTENTS

Staff Report: Pages 1 to 7
Exhibit A: Proposed Text Amendments, Pages A1 to A4
Exhibit B: Farm Stand Pilot Survey Results, Pages B1 to B15
Exhibit C: Text Amendment Authorization Memo, Pages C1 to C2
Exhibit D: Public Comments, Page D1

BACKGROUND

On February 4, 2025, staff received authorization from the Board of County Commissioners (BOCC) to initiate amendments to the Boulder County Land Use Code (Code) to allow for mobile farm stands. The proposed text amendments build on the findings of the 2023 Farm Stand Pilot Project, which was authorized by the BOCC and led by Community Planning and Permitting (CPP) to assess the feasibility of pre-approved Agricultural Sales Structure building plans. The pilot project aimed to address financial and time constraints faced by local agricultural producers when building an Agricultural Sales Structure.

A noticeable number of farmers seeking to permit simple structures encountered challenges related to the costs of engineering plans, materials, and the time required for permitting. These factors made

Claire Levy County Commissioner **Marta Loachamin** County Commissioner **Ashley Stolzmann** County Commissioner

it difficult for farmers to establish farm sales operations efficiently, impacting their ability to sell products directly to consumers. Given that many farmers operate within tight financial and seasonal constraints, an expedited and cost-effective solution was needed.

In response to these concerns, the County's Building Official, Ron Flax, and Sustainable Agricultural Planner, Sabrina Torres, collaborated to explore the feasibility of creating free structure designs that could come with pre-approved building permits. The goal was to develop engineer-stamped farm stand structure designs in-house, providing a streamlined option for farmers while ensuring compliance with building regulations. Staff then hired a local architect to design these pre-approved farm stand options, which are free and available for farmers to use.

Community Engagement and Survey Findings

To ensure the proposed designs met farmers' needs, CPP initiated the project by distributing an online survey through local farm list servers such as CSU Extension, Parks and Open Space, Flatirons Farmers Coalition, and Boulder County Farmers Market. The survey collected input on ideal farm stand dimensions, display needs, pricing expectations, mobility preferences, and other key design elements (see survey results in Exhibit B). In winter of 2023, the survey received 13 responses from a diverse range of farm types, operation sizes, and business models.

Key findings from the survey revealed:

- **Farmer Demographics:** 7 of respondents were beginning farmers (0-10 years in operation), while 6 farmers had been operating longer. Among respondents, 2 reported annual farm sales under \$24,000, 3 had sales between \$25,000 and \$349,999, and 1 reported sales exceeding \$350,000.
- **Investment Willingness:** The maximum amount farmers were willing to invest in a farm stand varied, but the average was approximately \$8,500. The most common responses fell between \$5,000 and \$15,000.
- **Product Storage and Display Needs:** 11 of the respondents noted specific storage requirements, with many citing the need for shaded display areas and shelving configurations that allowed for easy customer access. Electricity for payment processing and lighting was also a frequent request.
- **Mobile Farm Stand Interest:** 12 of the respondents expressed interest in a farm stand on wheels, highlighting the appeal of flexibility.

While conducting community engagement, CPP simultaneously worked with multiple county partners, including Public Health, Access & Engineering, and Fire Districts, to assess how a pre-approved building permit option could fold into existing review processes. This collaboration was essential in identifying county-wide regulations related to farm stands and ensuring that the proposed designs followed an expedited permitting pathway.

Following the survey, staff conducted a roundtable discussion where 7 farmers reviewed the draft designs based on key findings from the survey and 5 farmers were followed up with individually as they could not attend the in-person discussion. This session provided an opportunity to showcase how and why the proposed structures met both functionality for farmers based on input from the survey and regulatory compliance. However, when the material cost estimates were presented as

closer to \$20,000, it became clear that the projected costs exceeded what many farmers were able to invest. Given the USDA's 2022 Census of Agriculture data, which shows that 86% of Boulder County's 826 farms generate less than \$25,000 in annual sales, affordability remained a critical factor in determining whether the pilot project intended goals were still feasible. Expecting farmers to invest more to construct a farm stand than their annual agricultural sales did not align with the pilot's core goal.

Recognizing these financial constraints, CPP continued exploring cost effective paths to support direct-to-consumer sales for farmers while still meeting the purpose and intent of building codes. Eventually, it became clear that a mobile farm stand model was a feasible path that aligned with farmers' needs. Mobile stands provide increased market access with customers, flexibility to take the unit with them should they move properties, and reduced construction costs. This shift led to broader discussions within CPP regarding necessary Code updates to allow mobile farm stands as an allowable option.

Providing another option for the form a farm stand can take (an alternative to a structure) removes the identified cost barriers associated with construction of a structure. Staff thus propose to amend the existing Agricultural Sales Structure definition in the Land Use Code and expand it to include not only a structure but also a mobile farm stand option. This amendment aligns with the county's ongoing efforts to support local agriculture by providing practical solutions that enhance market opportunities for small farms.

PUBLIC COMMENT

Staff issued a press release and publication in the Land Use Code GovDelivery channel regarding this Code update after the text amendment was authorized.

The public has been notified of this public hearing and will have the opportunity to provide comments at the Board of County Commissioners hearing. As of April 8, 2025, staff has received one public comment in support of this text amendment.

SUMMARY OF PROPOSED TEXT AMENDMENTS

The proposed text amendments to the Land Use Code are designed to provide the public with the option of using a mobile farm stand in the unincorporated county to support Accessory Agricultural Sales. In this section staff has included text from the proposed Code amendments, which can also be found in Exhibit A.

Staff propose changing the definition of Agricultural Sales *Structure* to Agricultural Sales *Unit*. Since the farm stands are mobile (on wheels) they are not an improvement to real property and therefore not structures as defined by the Building Code. Since the mobile farm stand is not a "Structure" as defined in Land Use Code or the Building Code that term has been changed to 'Unit' so the definition can be more inclusive and allow for mobile farm stands. Additional language specific to mobile farm stands was then added to the definition.

18-105.A Agricultural Sales Structure Unit

A unit designed for the retail or wholesale of agricultural or horticultural products and adhering to the provisions for the Accessory Agricultural Sales and/or Farm Store uses which may be a structure, a portion of a structure, or a mobile farm stand.

A mobile farm stand is a vehicle-based sales unit (being either self-propelled or towed by a vehicle). Units shall be granted and maintain all applicable local, state, and federal permits and licenses.

The proposed Agricultural Sales Unit definition describes what an Agricultural Sales Unit is and notes that these units are allowed as part of an Accessory Agricultural Sales use (article 4-516.B). For mobile farm stands, the county does not regulate vehicles on the road, but operators will need to understand what other regulations apply and abide by applicable standards for vehicles of various types, shapes, sizes.

Like other accessory uses in the Land Use Code, Accessory Agricultural Sales is one that is customarily incidental to and on the same parcel as the principal use. Accessory Agricultural Sales is permitted to occur within an Agricultural Sales Unit and would be associated with a principal use producing agricultural or horticultural products. Several changes to the Accessory Agricultural Sales use are also proposed to integrate the change to the Agricultural Sales Unit definition.

The first of these changes are to subsection (a) of the Additional Provisions (Article 4-516.B.5). Here, staff propose referencing “area” instead of “floor area” in order to clarify what dictates the percentage of products sold that must be sourced from Boulder County farms. Staff did not want to bind this calculation to Floor Area (which is a measurement of buildings and structures), since the mobile farm stand option is not a structure with Floor Area. For those units utilizing a structure, portions of the Floor Area may be used for stock storage or other purposes and not the areas used for sales (display of products for sale). By making this change, staff has simplified the necessary calculation to be based on the general area used for sales, and the operator would only need to ensure that 70 percent of the area used for sales is dedicated to Agricultural Products.

4-516.B Accessory Agricultural Sales

5. Additional Provisions:

- a. The majority of all products sold must be sourced from Boulder County farms. A minimum of 70 percent of products sold, based on the floor area used for sales, must be Agricultural Products (as defined in Article 18). The remainder (up to 30 percent of all products sold based on the floor area used for sales) may be craft, artisan, or prepared food products, and may include a nominal amount of other products (eg, promotional items). ~~Food items sold must meet Boulder County Public Health requirements.~~

Changes to the additional provisions b through e only propose changing Agricultural Sales Structure to Agricultural Sales Unit and reorganizing the additional provisions for greater clarity.

Staff has also worked with CPP's Building division to draft subsection (f) below that allows a mobile farm stand to have electrical service to support the use.

4-516.B.5

- f. A mobile farm stand shall be allowed a maximum of (1) 120-volt 20-amp GFCI protected receptacle fed from the existing electrical system. This receptacle shall be weatherproof and mounted in a weatherproof box with an approved cover allowing cord connection while closed. The box shall be mounted on a minimum 4x4 pressure treated post buried a minimum of 2' in the ground and standing a minimum of 2' above grade. This electrical installation shall be considered permanent and installed accordingly per all currently adopted NEC requirements.

This language lists the minimum requirements that would allow a mobile farm stand to safely have electrical service for things like lighting, oscillating circulation fans, point of sale equipment and similar items.

Lastly, subsection (e) has been added to the additional provisions to clarify how the regulations of the Floodplain Overlay District apply to mobile farm stands.

- e. A mobile farm stand located in the Floodplain Overlay District must meet the requirements in Article 4-405.F (for Recreational Vehicles) but does not need a Floodplain Development Permit. All other Agricultural Sales Units that have two sides and a roof and are located in the Floodplain Overlay District must receive a Floodplain Development Permit and meet the requirements of Article 4-405.C.3.a.

Other updates to the Code found in Exhibit A simply update the term Agricultural Sales Structure to Agricultural Sales Unit to reflect the proposed name change.

CRITERIA ANALYSIS

Article 16-100.B of the Boulder County Land Use Code contains criteria for amending the text of the Code. Staff reviewed the proposed text amendments against these criteria and find:

1. ***The existing text is in need of amendment.***
Findings from the pilot project led to the concept of incorporating a mobile farm stand option into the Code. Given that many farmers operate within tight financial and seasonal constraints, an expedited and cost-effective solution was needed. The Code allows amendment to include this option.
2. ***The amendment is not contrary to the intent and purpose of this Code.***
The Code is enacted to allow mobile farm stands that comply with basic safety and zoning requirements. The proposed text amendments align with the intent and purpose of the Code in that these additional means of selling/purchasing agricultural products promote the health, safety, and general welfare in unincorporated Boulder County.

3. ***The amendment is in accordance with the Boulder County Comprehensive Plan.***

As proposed, the text amendment does not make changes to the Code that would alter the current Code's consistency or conflict with the goals and policies of the Boulder County Comprehensive Plan (the Plan). By expanding options and reducing barriers, the proposed text amendment would enhance the Code's intention to support the goals & policies of the Plan, specifically those listed below:

AG Goal 2: Foster a Diverse Agricultural Economy: Agricultural enterprises and activities are an important sector of the Boulder County economy and the county shall foster and promote a diverse and sustainable agricultural economy as an integral part of its activities to conserve and preserve agricultural lands in the county.

AG 1.05 Regulatory Burden: It shall be the policy of Boulder County to keep the regulatory burden on various agricultural activities to the minimum necessary for identifying, addressing, and mitigating potential impacts in the areas of health, safety, and welfare.

EC 1.03 Agriculture: Boulder County acknowledges the importance of agriculture and its cultural, environmental, health, economic, and resilience related benefits to the community. Boulder County recognizes the integral role of agricultural history in the county and supports innovation and diversification in the agricultural economy.

EC 3.01: Local Partnerships and Linkages. Boulder County encourages local economic partnerships and linkages in which products are sustainably sourced or produced within unincorporated Boulder County in a manner compatible with the rural character and are sold in local rural and urban markets.

PLANNING COMMISSION

Staff presented Docket DC-25-0001 Text Amendments to the Land Use Code Related to Mobile Farm Stands to the Planning Commission on March 19, 2025. Staff received one written public comment prior to the hearing and no members of the public spoke at the hearing.

The Planning Commissioners unanimously voted to recommend approval of Docket DC-25-0001 to the Board of County Commissioners.

In addition to this recommended approval, Planning Commissioners suggested minor modifications to the proposed text staff presented which are as follows:

- Increase the maximum allowed electrical services as described in the proposed text found in 4-516.B.5.f.
 - Staff consulted Boulder County's Chief Building Official on this matter and have determined that the current proposal is sufficient for mobile farm stand operators while also maintaining safety standards.

- Staff intended to allow an avenue for farmers to have an electrical option in order for the farm stand operator to power things such as a point-of-sale machine, an oscillating fan, and other smaller electrical utilities. With this language, farm stand operators have the ability to electrify their stand with a modest electrical system similar to what is found in households. This does not preclude the use of power which is generated by the mobile unit independent of a fixed-on site power source.
- Expand the percentage of allowed non-Agricultural Products which is currently at 30 percent. This is in reference to section 4-516.B.5.a.
 - The current standard requires that 70 percent of products sold as part of the Accessory Agricultural Sales use must be from Agricultural Products and staff believe this percentage is aligned with the intent and purpose of an accessory use bringing local Agricultural Products to market
 - Staff's goal was to respond to concerns expressed by the farming community and to provide farmers with a mobile farm stand option. Examining all elements of the Accessory Agricultural Sales use was beyond the scope of this code change.
 - The 70/30 split required by the Accessory Agricultural Sales use is not an issue that staff have heard as a concern from farmers at this time although all sections of the Code can be revisited.

RECOMMENDATION

Staff recommends that the Board of County Commissioners **approve Docket DC-25-0001: Text Amendments to the Land Use Code Related to Mobile Farm Stands.**

Exhibit A

18-105.A Agricultural Sales Structure Unit

~~A structure, or portion of a structure, used for sales of agricultural products and adhering to the provisions for the Accessory Agricultural Sales and/or Farm Store uses.~~

A unit designed for the retail or wholesale of agricultural or horticultural products and adhering to the provisions for the Accessory Agricultural Sales and/or Farm Store uses which may be a structure, a portion of a structure, or a mobile farm stand.

A mobile farm stand is a vehicle-based sales unit (being either self-propelled or towed by a vehicle). Units shall be granted and maintain all applicable local, state, and federal permits and licenses.

Other Code sections where Agricultural Sales Structure is mentioned and needs updating to incorporate the change to the definition above.

4-516.B Accessory Agricultural Sales

1. Definition: A location for the retail sale or wholesale of agricultural or horticultural products.
2. Districts Permitted: By right in F, A, RR on unsubdivided land, ER, LI, GI, T, B, C, and MI; By Limited Impact Special Review in RR (subdivided) unless waived by the Director
3. Parking Requirements: Vehicles should be accommodated on-site. On street parking may be permissible with review and approval from the Public Works Department.
4. Loading Requirements: Sufficient to accommodate the use.
5. Additional Provisions:
 - a. ~~The majority of all products sold must be sourced from Boulder County farms. A minimum of 70 percent of products sold, based on the floor area used for sales, must be Agricultural Products (as defined in Article 18). The remainder (up to 30 percent of all products sold based on the floor area used for sales) may be craft, artisan, or prepared food products, and may include a nominal amount of other products (eg, promotional items). Food items sold must meet Boulder County Public Health requirements.~~
 - b. Food items sold must meet all applicable state and local requirements, for example sale of value-added products may require a license from Boulder County Public Health.
 - c. Structures Units used for the purposes of Accessory Agricultural Sales must meet the requirements for definition of an Agricultural Sales Structure Unit per 4-516 and Article 18 and are subject to the Accessory Agricultural Structures provisions in Article 4-516.C. Agricultural or horticultural products grown on the farm may be processed on the farm to create a value-added product provided the majority of the ingredients are grown on-site. For purposes of this use, the term "on-site" means agricultural and horticultural products that are grown on parcels under the same ownership, lease, or control as the parcel where the Accessory Agricultural Sales use is located
 - d. Agricultural or horticultural products grown on the farm may be processed on the farm to create a value-added product provided the majority of the ingredients are grown on-site. A commercial kitchen for the express purpose of processing agricultural products may be constructed.

Exhibit A

- e. For purposes of this use, the term “on-site” means agricultural and horticultural products that are grown on parcels under the same ownership, lease, or control as the parcel where the Accessory Agricultural Sales use is located. A commercial kitchen for the express purpose of processing agricultural products may be constructed.
- f. A mobile farm stand shall be allowed a maximum of (1) 120-volt 20-amp GFCI protected receptacle fed from the existing electrical system. This receptacle shall be weatherproof and mounted in a weatherproof box with an approved cover allowing cord connection while closed. The box shall be mounted on a minimum 4x4 pressure treated post buried a minimum of 2’ in the ground and standing a minimum of 2’ above grade. This electrical installation shall be considered permanent and installed accordingly per all currently adopted NEC requirements.
- ~~e. Sale of value-added products may require a license from Boulder County Public Health.~~
- g. The requirement for Limited Impact Special Review in RR subdivisions may be waived if the Director determines the Accessory Agricultural Sales will not have a negative impact on the neighborhood and that there is no potential for any significant conflict with the criteria listed in Article 4-601 of this Code. In considering this determination, the Director shall notify adjacent property owners. The Director shall not issue the determination for seven days and shall consider any comments received from the public.

4-516.C. Accessory Agricultural Structure

1. Definition:

- a. A structure that is accessory to a principal agricultural use, which may include barns that store animals or agricultural implements, detached greenhouses, Season-Extending Agricultural Structures (~~as defined in Article 18~~), indoor riding arenas, or other accessory structures depending on their demonstrated use; or
- b. Agricultural Sales Structures Unit (as defined in Article 18) accessory to a principal Agricultural, Commercial, or Business use.

2. Districts Permitted: By right in F, A, RR, ER, LI, GI, T, B, C, and MI

3. Parking Requirements: To be determined through review

4. Loading Requirements: None

5. Additional Provisions

- a. Accessory Agricultural Structures are subject to the minimum requirements of the zoning district in which they are located.
- b. Accessory Agricultural Structures must be of a size and scale that relates to the size and scale of the agricultural use on-site, except that Agricultural Sales Structures Units may be located on property not used for production of agricultural products (see 4-516). Property owners may be asked to demonstrate the agricultural use including the area where the agricultural use will take place, describe how the structure will be utilized, and discuss how the structure and its proposed size is necessary to support the agricultural use on-site. Property owners may be required to sign a zoning affidavit restricting the structure to agricultural uses.

Exhibit A

- c. For purposes of this use, the term “on-site” means parcels under the same ownership, lease or control as the parcel where the Accessory Agricultural Structure is located.
- d. Structures that support the agricultural use shall not be considered Residential Floor Area. Structures that do not support an agricultural use are considered Accessory Structures and will contribute to the total Residential Floor Area on the subject parcel.
- e. A mobile farm stand located in the Floodplain Overlay District must meet the requirements in Article 4-405.F (for Recreational Vehicles) but does not need a Floodplain Development Permit. All other Agricultural Sales Units that have two sides and a roof and are located in the Floodplain Overlay District must receive a Floodplain Development Permit and meet the requirements of Article 4-405.C.3.a.

4-101 Forestry (F) District

4-102 Agricultural (A) District

4-103 Rural Residential (RR) District

4-104 Estate Residential (ER) District

4-108 Transitional (T) District

4-109 Business (B) District

4-110 Commercial (C) District

4-111 Light Industrial (LI) District

4-112 General Industrial (GI) District

F.2. Special review is required for any use which:

- a. generates traffic volumes in excess of 150 average daily trips per lot, as defined by the Institute of Transportation Engineers;
 - (i) Property with a Verified Established Farm Use may have up to 200 average daily trips per lot, as determined through the applicable review process, when there is an Agricultural Sales Structure Unit in operation on the property.

4-802.A. Site Plan Review shall be required for (unless not required or waived pursuant to sections B and C below):

3. Any cumulative increase in floor area of more than 1,000 square feet on a parcel over that existing as of September 8, 1998.

- c. Applies to all principal and accessory structure(s), except for;
 - (i) Season-Extending Agricultural Structures, if the dimensions of the Season-Extending Agricultural Structures on a property fall below the thresholds identified in 4-802.A.16.
 - (ii) Agricultural Sales Structures Units less than 500 square feet.

Exhibit A

15. An Agricultural Sales ~~Structure~~ Unit larger than 500 square feet, or greater than 12 feet in height.

4-802.B. Site Plan Review shall not be required for:

2. Accessory structures less than 1,000 square feet.

d. Except Agricultural Sales ~~Structures~~ Units as specified in 4-802.A.15.

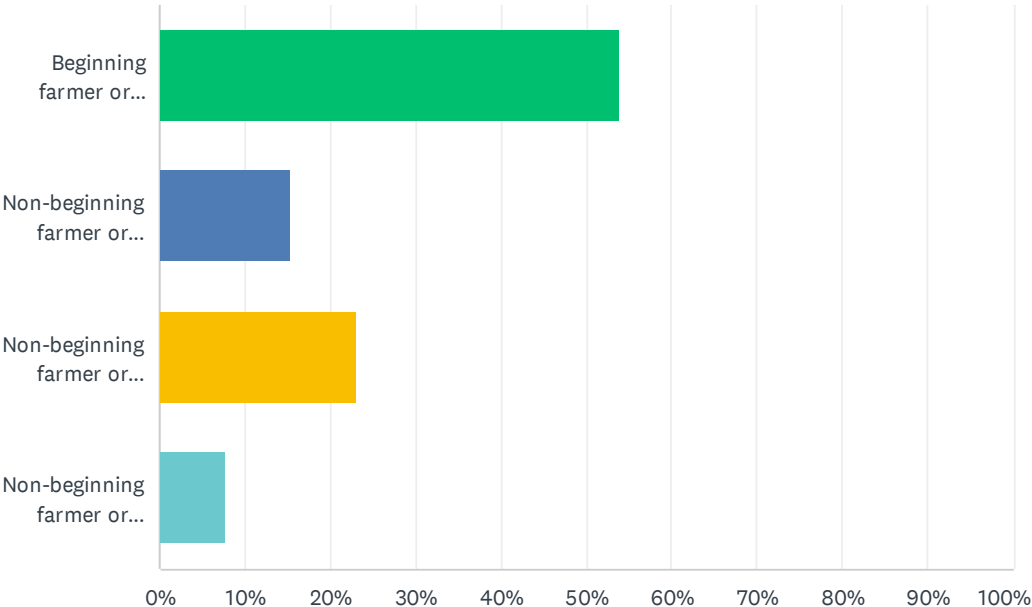
4-802.C. Site Plan Review may be waived for the following circumstances if the Community Planning & Permitting Director determines that there is no potential for any significant conflict with the criteria listed in Article 4-806 of this Code:

2. In the plains, any nonresidential accessory structure less than 5,000 square feet, with the exception of Agricultural Sales ~~Structures~~ Units.

3. In the mountainous areas, any nonresidential accessory structure less than 2,000 square feet, with the exception of Agricultural Sales ~~Structures~~ Units.

Q1 Which best describes you?

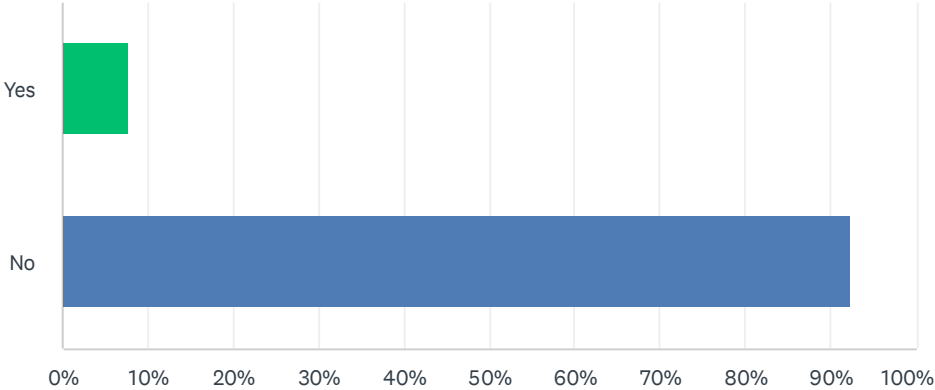
Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Beginning farmer or rancher (0-10 years operating a farm/ranch business)	53.85%	7
Non-beginning farmer or rancher with sales \$0-\$24,000	15.38%	2
Non-beginning farmer or rancher with sales \$25,000-\$349,999	23.08%	3
Non-beginning farmer or rancher with sales \$350,000+	7.69%	1
TOTAL		13

Q2 Have you previously applied for a farm stand permit in Boulder County?

Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	7.69%	1
No	92.31%	12
TOTAL		13

Q3 What is an ideal size farm stand for you? (Please specify dimensions in feet or square feet)

Answered: 13 Skipped: 0

#	RESPONSES	DATE
1	200sf	11/8/2023 1:08 PM
2	400 square feet of enclosed/indoor space including walkin cooler, with 3-400 square feet of shaded attached open-air space for display/shopping. customers prefer outdoor shopping experience	11/8/2023 11:49 AM
3	8x40	11/7/2023 1:35 PM
4	8' x 12'	11/4/2023 9:40 AM
5	8x10 or similar, no smaller than 6x8	11/1/2023 8:27 AM
6	200-400 sqft.	10/30/2023 11:25 AM
7	20'x10'	10/29/2023 11:21 AM
8	10'x20'	10/27/2023 8:06 AM
9	300 sq ft	10/27/2023 6:43 AM
10	~20x30	10/27/2023 6:39 AM
11	5 feet by 5 feet	10/26/2023 9:54 PM
12	10'x20'	10/26/2023 5:28 PM
13	350-400 sq ft	10/26/2023 4:12 PM

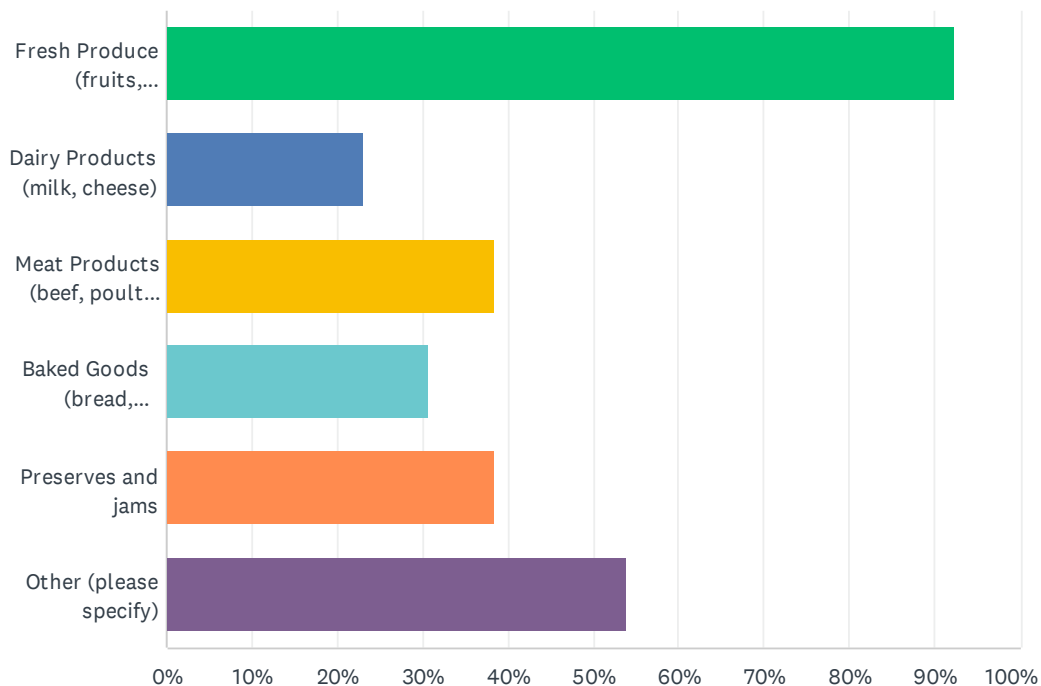
Q4 Are there any specific or creative design features that are important to you? (e.g., a 3ft wide door to make loading in easy)

Answered: 13 Skipped: 0

#	RESPONSES	DATE
1	Wide open doors to make the entrance enticing for customers. Insulated structure to sell all winter.	11/8/2023 1:08 PM
2	open-air shade structure with some closed in space like a mini barn. Also walkin cooler or refrigerated truck. Some wind barriers. Electricity and water. ample parking. 7ft x 5ft tall doorways (garage door style) would allow for standard greenhouse size rolling rack which is also suitable for displaying produce.	11/8/2023 11:49 AM
3	AC, maybe a garage sliding door, backstock section, perhaps a built-in fridge/freezer section, 2 doors for entry/exit.	11/7/2023 1:35 PM
4	Ramp instead of stairs	11/4/2023 9:40 AM
5	Shelves, entry points for electric cords to power refrigeration, door that locks or shuts securely (animal proof), easy to clean, Roof that funnels snow away from entrance.	11/1/2023 8:27 AM
6	Garage door for easy access. Able for customers to come inside. For shade purposes. Any sort of awning for shade purposes.	10/30/2023 11:25 AM
7	-open so customers are accessing shelves from outside (maybe under awning) versus having to go inside a space, but space is still easily securable when stand is not open -self pay	10/29/2023 11:21 AM
8	Needs electrical for fridge and freezer and security cameras	10/27/2023 8:06 AM
9	Wide door- protection from elements -	10/27/2023 6:43 AM
10	Ability to add utilities	10/27/2023 6:39 AM
11	Open access for customers	10/26/2023 9:54 PM
12	Wide door, ramp going into doorway for loading produce from rolling carts, side windows that can be opened, sink for washing hands and filling flower buckets, produce. Awning to shade produce and flowers	10/26/2023 5:28 PM
13	insulated and accessible in the wintertime, ability to fit a walk-in cooler, door wide enough to fit a pallet jack. Power, heat, running water. A lock on the door. Exterior lighting.	10/26/2023 4:12 PM

Q5 What types of products or produce do you plan to sell at your farm stand? (Check all that apply)

Answered: 13 Skipped: 0

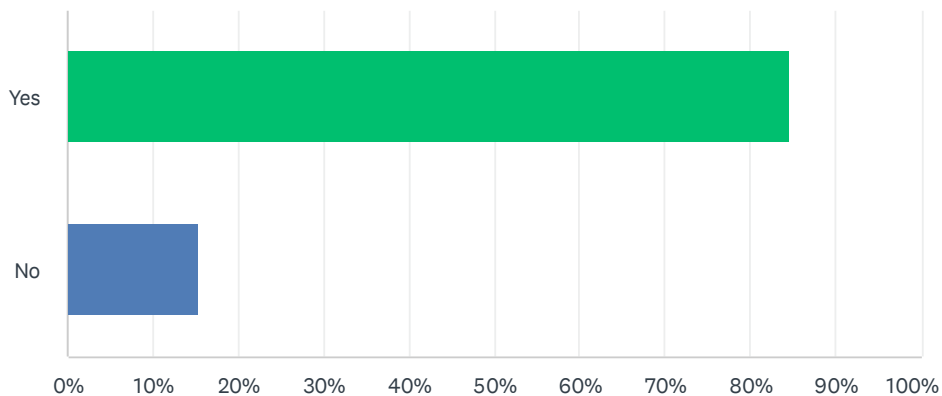


ANSWER CHOICES	RESPONSES
Fresh Produce (fruits, vegetables)	92.31% 12
Dairy Products (milk, cheese)	23.08% 3
Meat Products (beef, poultry, etc.)	38.46% 5
Baked Goods (bread, pastries)	30.77% 4
Preserves and jams	38.46% 5
Other (please specify)	53.85% 7
Total Respondents: 13	

#	OTHER (PLEASE SPECIFY)	DATE
1	starter plants (edible), flower bouquets	11/8/2023 11:49 AM
2	pre-made meals and snacks to go	11/7/2023 1:35 PM
3	herbs	11/4/2023 9:40 AM
4	herbs, body products made on site, honey, eggs, flowers	11/1/2023 8:27 AM
5	Art, soap, dog treats	10/27/2023 8:06 AM
6	Lavender and wool products and flowers	10/27/2023 6:43 AM
7	Flowers	10/26/2023 5:28 PM

Q6 Do the products you plan to sell at your farm stand have special storage or display needs?

Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	84.62%	11
No	15.38%	2
TOTAL		13

#	IF YES, (PLEASE SPECIFY)	DATE
1	many refrigerated items and items that need to be kept above freezing during the winter	11/8/2023 1:08 PM
2	plants need watering and sunlight and need to go inside at night. produce needs a walkin cooler.	11/8/2023 11:49 AM
3	Small fridge for grab n go, and hot plate for warm goods	11/7/2023 1:35 PM
4	Refrigeration	11/1/2023 8:27 AM
5	Cool temps. No direct sun.	10/30/2023 11:25 AM
6	climate control or design that keeps passively cool	10/29/2023 11:21 AM
7	Freezer/fridge	10/27/2023 8:06 AM
8	Coverage from Sun and element	10/27/2023 6:43 AM
9	small drop in freezer and	10/27/2023 6:39 AM
10	Refrigerated coolers for cut flowers, and meat	10/26/2023 5:28 PM
11	refrigerated storage.	10/26/2023 4:12 PM

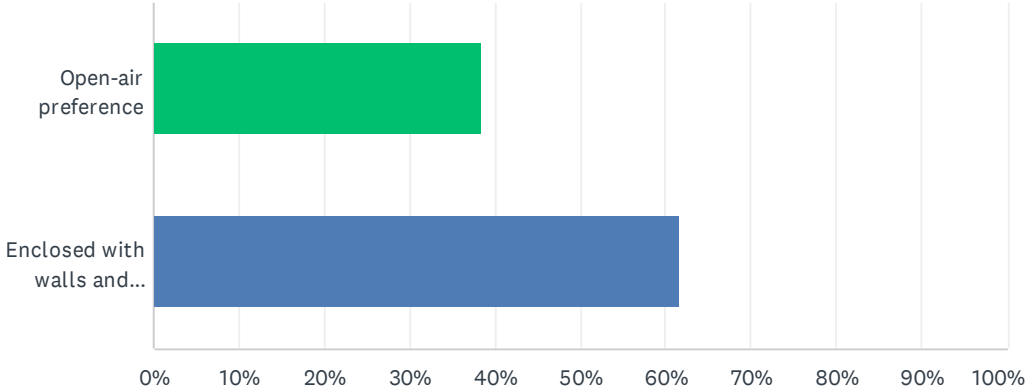
Q7 How many display shelves or tables do you think are necessary for your farm stand?

Answered: 12 Skipped: 1

#	RESPONSES	DATE
1	Several shelving units and refrigerators	11/8/2023 1:08 PM
2	8 tables and 4 rolling racks	11/8/2023 11:49 AM
3	about 20' worth of shelving, 3-4 fridge/freezers	11/7/2023 1:35 PM
4	4	11/4/2023 9:40 AM
5	As many as are comfortable within the footprint of the stand - having a shelf design that is modular and very adjustable seems important	11/1/2023 8:27 AM
6	As many as possible. 20plus	10/30/2023 11:25 AM
7	2-4	10/27/2023 8:06 AM
8	5 or more	10/27/2023 6:43 AM
9	5 tables 5 shelf sets	10/27/2023 6:39 AM
10	3-4	10/26/2023 9:54 PM
11	2 shelves, 3 table surfaces	10/26/2023 5:28 PM
12	all exterior walls to display crates at an angle, plus large bins for root crops that don't need to be refrigerated.	10/26/2023 4:12 PM

Q8 Would you prefer an open-air farm stand or one enclosed with walls and windows?

Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Open-air preference	38.46%	5
Enclosed with walls and windows preference	61.54%	8
TOTAL		13

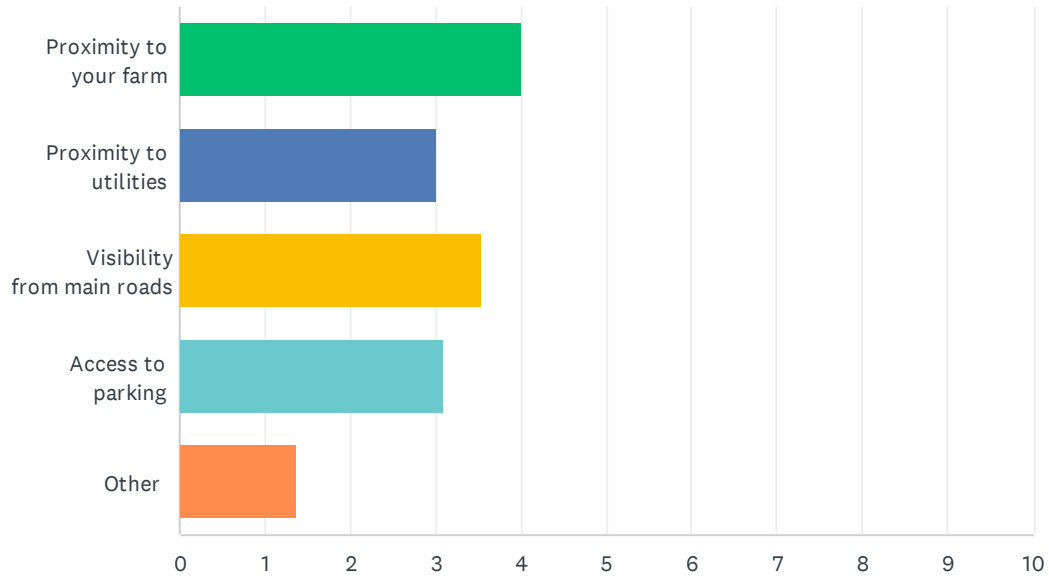
Q9 In terms of pricing, what is the maximum amount you would be willing to invest in building or setting up a farm stand?

Answered: 12 Skipped: 1

#	RESPONSES	DATE
1	15k	11/8/2023 1:08 PM
2	\$5,000	11/8/2023 11:49 AM
3	20-50k	11/7/2023 1:35 PM
4	\$500	11/4/2023 9:40 AM
5	Less than \$10,000. Depends very much on the design and benefits over current homemade structure	11/1/2023 8:27 AM
6	\$10,000	10/30/2023 11:25 AM
7	\$1000	10/29/2023 11:21 AM
8	\$10,000	10/27/2023 8:06 AM
9	2500	10/27/2023 6:43 AM
10	\$5000-\$9000	10/27/2023 6:39 AM
11	\$1500	10/26/2023 5:28 PM
12	\$5,000 (not including the refrigeration)	10/26/2023 4:12 PM

Q10 What factors are most important to you when choosing the location for your farm stand? (Rank in order of importance from top to bottom)

Answered: 11 Skipped: 2



	1	2	3	4	5	TOTAL	SCORE
Proximity to your farm	45.45% 5	18.18% 2	27.27% 3	9.09% 1	0.00% 0	11	4.00
Proximity to utilities	0.00% 0	36.36% 4	27.27% 3	36.36% 4	0.00% 0	11	3.00
Visibility from main roads	45.45% 5	9.09% 1	9.09% 1	27.27% 3	9.09% 1	11	3.55
Access to parking	0.00% 0	36.36% 4	36.36% 4	27.27% 3	0.00% 0	11	3.09
Other	9.09% 1	0.00% 0	0.00% 0	0.00% 0	90.91% 10	11	1.36

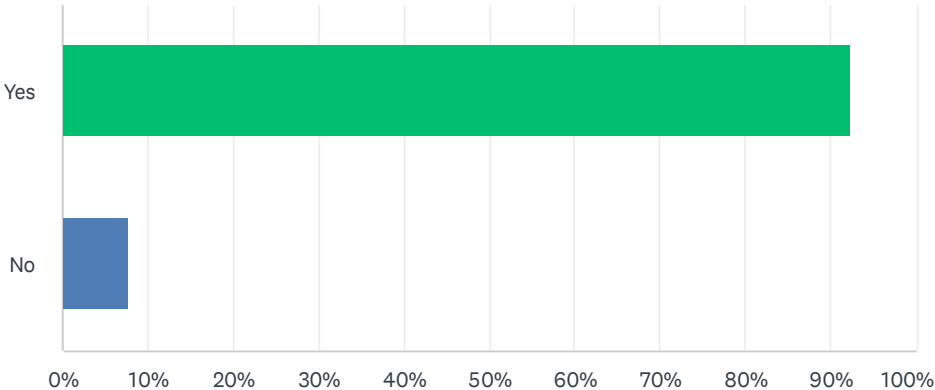
Q11 Are there any additional features you would like in a farm stand, such as shaded awnings, electricity/Wi-Fi for lights and payment systems, signage, etc.? (Please specify)

Answered: 10 Skipped: 3

#	RESPONSES	DATE
1	All of the above.	11/8/2023 1:08 PM
2	electricity/lighting for lights and payment systems, water, shade, wind break, ample parking	11/8/2023 11:49 AM
3	Wifi, shaded awnings, picnic tables, signage from road, outdoor and indoor lighting, bulletin boards and windows	11/7/2023 1:35 PM
4	Signage	11/4/2023 9:40 AM
5	Shaded awnings would be very useful. Wifi access not required.	11/1/2023 8:27 AM
6	-shaded awnings (though would have to withstand front range wind) -electricity & wifi for self pay -ability to have farm sign	10/29/2023 11:21 AM
7	Wi-Fi, lockable, security camera	10/27/2023 8:06 AM
8	Ability for utilities , signs, awnings , wifi	10/27/2023 6:43 AM
9	all the ones listed here! awnings, electricity, signage that can be large and visible to folks waiting in line	10/27/2023 6:39 AM
10	All of the above listed	10/26/2023 5:28 PM

Q12 Would you be interested in a farm stand design on wheels?

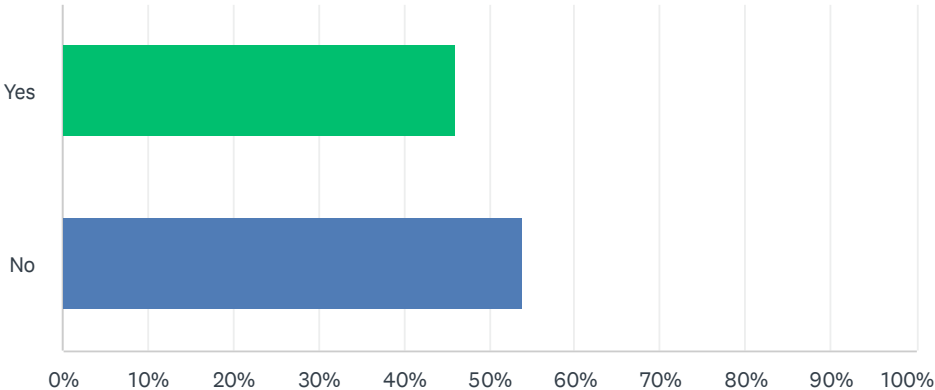
Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	92.31%	12
No	7.69%	1
TOTAL		13

Q13 Would you want the farm stand to be a conditioned space?

Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	46.15%	6
No	53.85%	7
TOTAL		13

Q14 Do you have any other comments, suggestions, or concerns related to setting up a farm stand or farm stand design ideas that you would like to share with us?

Answered: 6 Skipped: 7

#	RESPONSES	DATE
1	I am a farmer in Larimer county. The county has been incredibly difficult to work with to approve a farm stand structure at a price point that makes it viable for a farmer. If you had any suggestions or resources to make working with my county easier, I would appreciate it.	11/8/2023 1:08 PM
2	prefer to use recycled/ reused materials that are affordable. ie an old refrigerated truck that you take the wheels off- it might not be very energy efficient but is only used seasonally and only a few days a week. perhaps that is still environmentally friendly because it is using something old versus buying new walkin cooler that will then be sitting unused (deteriorating) part of the year	11/8/2023 11:49 AM
3	Should be easy to manufacture and replicable, movable, enclosed for being able to sell year-round, and secure (security cameras, locks on doors)	11/7/2023 1:35 PM
4	So many variations on this come to mind - are you creating stores or roadside stands?	11/1/2023 8:27 AM
5	Thank you - this is a huge step in supporting ag and local small farms in Boulder County as well as our local food supply coming from small farms	10/27/2023 6:43 AM
6	I've seen some great mobile farm stand options that is what we have been looking at. Something built off a trailer or as something that we could close up and move seasonally. For our purposes we would be in city limits of boulder and longmont and would love if this conversation could be initiated with the city planning departments as well. At least so they know it's possible and being done. Thank you for working on this!	10/27/2023 6:39 AM



Community Planning & Permitting

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Authorization Memo

**BOULDER COUNTY
BOARD OF COUNTY COMMISSIONERS
PUBLIC MEETING**

February 4, 2025 at 10:30AM

All Commissioners' public meetings will be offered in a hybrid format where attendees can join through **Zoom** or **in-person** at the Boulder County Courthouse 3rd Floor, 1325 Pearl Street, Boulder. The Commissioners retain the right to switch all hearings and meetings to in-person only instead of hybrid if technical difficulties arise.

Authorization under Article 16-100.A of the Boulder County Land Use Code for Text Amendments to the Land Use Code to add a mobile farm stand option.

Staff: Jack Sheehan, Community Planning & Permitting, Planner I

Public testimony will not be taken – action requested

SUMMARY

Staff requests authorization to initiate text amendments to the Land Use Code that would allow for the use of mobile farm stands. This proposal stems from the 2023 Farm Stand Pilot Project, which was authorized by Boulder County Commissioner Ashley Stolzmann for Community Planning and Permitting (CPP) to explore the feasibility of pre-approved farm stand building designs as a means of addressing the associated financial and time constraints that local agricultural producers face in navigating the building permit process.

Farm stands are a critical marketing tool for beginning and small-to-medium scale farms, providing direct-to-consumer sales opportunities and helping producers establish a customer base within the community. According to the most recent USDA Agricultural Census, the majority of agricultural producers in Boulder County operate at a small-to-medium scale, making access to affordable and efficient marketing infrastructure essential to their viability.

While the pilot project demonstrated strong interest and demand, the proposed free-standing farm stand structures project ultimately determined that even a structure pre-approved under the building code would still be of a cost that would make it unfeasible for widespread use by the farming community. As a result, an alternative solution has been identified: allowing mobile farm stands. This

Exhibit C

approach was strongly supported by 92% of participating agricultural producers during the 2024 pilot survey and roundtable discussions. Mobile farm stands offer key advantages, including the ability to store and transport products more efficiently, thereby increasing access to local food across the community.

Additionally, regulating mobile farm stands only through the Land Use Code (these units would not be subject to the Building Code as they are not structures) would significantly reduce permitting time and costs—factors that rendered the original pre-approved designs financially unfeasible for most producers. This amendment would align with the county’s ongoing efforts to support local agriculture by providing practical, accessible solutions that enhance market opportunities for small farms.

Standard public notice of this amendment, including a press release and publication through the Land Use Code change GovDelivery channel, will occur following authorization. Public hearings before the Planning Commission and the Board of County Commissioners will provide opportunities for the public to provide comments on the amendment.

Given the importance of this amendment in supporting local agricultural producers, staff intends to expedite this update with the goal of presenting it to the Planning Commission in March 2025. This timeline aims to ensure that, if adopted, the code update will be in place by spring of this year, allowing agricultural producers to utilize this provision in 2025.

ACTION REQUESTED

Staff requests authorization from the Board of County Commissioners to pursue these text amendment to the Land Use Code (“the Code”).

Exhibit D

From: [Lauren Kelso](#)
To: [Sheehan, Jack](#)
Subject: [EXTERNAL] Comments re. Docket DC-25-001: Text Amendments to the Land Use Code Related to Mobile Farm Stands
Date: Wednesday, March 5, 2025 7:53:35 PM

Hello Jack,
Just wanted to send my thoughts along about this amendment as the Policy Chair for the Flatirons Farmers Coalition.

The Farmers Coalition believes that this solution demonstrates an earnest, common sense, and thoughtful effort from our County Planning officials to make it just a little more possible to run farm businesses here in Boulder. They did so much due-diligence to get to this point and we are really grateful for the continuous work on this and other ag-related needs.

Farm stands are one of a few accessory structures that can make a big difference for the viability of farm businesses and if this step had been taken about 10 years ago it would have made the lives of many of our producers much easier. Better late than never for certain!

Thanks so much for your consideration and work on this topic. Please don't hesitate to reach out with any questions.

Lauren Kelso
Policy Chair, Flatirons Farmers Coalition
Farm Director, Growing Gardens of Boulder County