



**Survey Findings + Recommendations**

# **Exploring Solutions to Boulder County Agricultural Sector Constraints**



**COLORADO STATE UNIVERSITY**  
EXTENSION



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# EXECUTIVE SUMMARY

At the onset of a global pandemic, challenges to local food production impacted not only customers throughout the region, but our agricultural producers as well. Fortunately, through the creativity and resilience displayed by Boulder County farmers and ranchers, our community witnessed the strength of our local food system, as well as where significant challenges in the sector still remain.

Through a collaboration with City of Boulder Open Space and Mountain Parks, Boulder County Parks & Open Space, Boulder County Community Planning and Permitting and CSU Extension in Boulder County, there is a focused effort towards addressing the expressed interests and needs of our local agricultural producers.

In the absence of significant in-person contact with our local agricultural community due to COVID-19, our team determined that an online survey with direct stakeholder input into the planning of a virtual two-phased survey was the most available and safe way to collect feedback from Boulder County farmers and ranchers to explore solutions to farm and ranch business constraints in Boulder County.

Although there was a decline in responses from phase one (Ranking Constraints, N=57) to phase two (Respondent Solutions, N = 27), in part due to response barriers caused by limited access to the internet, our team ground truthed phase two findings through small group discussions with key Boulder County agricultural producer groups. All confirmed the ranked solutions as valid, affirming the information presented here.

- 1. Agricultural business constraints proposed for ranking**
- 2. Ranked constraints among respondent groups**
- 3. Ranked proposed solutions and recommendations among respondent groups**
- 4. Summary of analyzed major themes and subcategories from submitted comments**
- 5. Recommendations based on these data**
- 6. Appendices of survey findings**

# EXECUTIVE SUMMARY +

From the ranked order results, all respondent groups selected “business growth constrained by local policies and/or state policies and/or lack of agricultural knowledge among policy makers” as their highest constraint.

Ranked solutions include:

- State a clear policy priority for the production of food on agricultural lands
- Encourage local ag organizations to visit with legislators to explore solutions
- Use public funds for tours of local farms and ranches for elected officials and staff
- Convene a stakeholder group to explore solutions

The subsequent top ranked constraint for three of four respondent groups was “infrastructure for holding, processing, and value added for markets (livestock slaughter, canning, processing, cold storage, etc.)”.

Ranked solutions include:

- Adjust zoning laws to allow more agriculturally related commercial and industrial activities on ag zoned land
- Increase local grant or cost share opportunities for producer owned infrastructure
- Develop a stakeholder group to explore publicly and/or privately owned infrastructure
- Leverage new federal dollars to fund infrastructure investments

The authors will convene a meeting in fall of 2022 to share current progress and explore collaborations with producers and producer groups.

# BACKGROUND & PURPOSE

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In summer of 2021 and spring of 2022, staff from City of Boulder Open Space and Mountain Parks, Boulder County Parks & Open Space, Boulder County Community Planning and Permitting and CSU Extension in Boulder County held ongoing meetings to address long term business sustainability issues for Boulder County farmers and ranchers.

This team determined that direct stakeholder input into the planning of a two-phased survey was the most effective way to get online survey feedback from Boulder County farmers and ranchers.



The stated project outcome is that the public sector in Boulder County utilizes this information to explore solutions to farm and ranch business constraints.

# PHASE ONE

In phase one, the public sector team drafted a list of potential business constraints and a cross section of farmers & ranchers to participate in the survey.

These were selected to create a diverse cohort by type of agricultural product, years farming, and gender. Members of the team asked this cohort if the draft list of business constraints was representative of what they know to be constraints they and their peers encounter in Boulder County.

Once edited and vetted by this cohort, a phase one ranking survey was created with a response period of early November through mid-December 2021.

## Phase 1 Ranking Survey Respondents categorized themselves by:



Agricultural Products



Business Goals



Economic Class



Beginner Farmer Status

### Beginning farmers (0-10 years experience)

Sales (\$)	# Responses
N/A	29

### Non-beginning farmers (10+ years experience)

Sales (\$)	# Responses
0 - 24,999	26
25,000 - 349,999	22
350,000 - 999,999	8

## The full list of constraints for ranking included:

- 
- Agricultural housing suitable for local and H-2A workers
  - Lack of off farm worker incentives (convenient transportation, rent/utility subsidies, etc.)
  - Irrigation water supply
  - Ditch delivery performance
  - Business growth constrained by local policies and/or state public policies and/or lack of agricultural knowledge with policy makers
  - Conflicts with non-farm neighbors
  - Crop competitors (microbes, plants, insects, wildlife)
  - Weather related business losses (hail, flood, heat extremes, etc.)
  - Infrastructure for holding, processing, and value added for markets (livestock slaughter, canning, processing, cold chain, etc.)
  - Staff recruitment and retention (ability to recruit qualified workforce, lack of employee opportunity for advancement, ability to pay competitive wages, etc.)
  - Lack of business development resources (grants, loans, technical assistance, etc.)
  - Lack of funding for faster response to agricultural needs

# PHASE TWO

After reflecting on project scope and capacity, the team decided irrigation water supply, ditch delivery performance, and staff recruitment and retention are not included because staff have limited influence on these constraints.

Additional input was sought from farm and ranch organizations to refine draft solutions proposed by the team. These organizations included: Boulder and Longmont Conservation Districts, the Flatirons Chapter of the National Young Farmers Coalition, and the Boulder County Farmers Markets.



Further, the team decided that more text data for exploring solutions would provide deeper insights regarding why a constraint was significant to a farmer or rancher, how it had impacted them, and what additional constraints and solutions they considered worth noting.





# PHASE TWO

Survey response data showed that 107 individuals started Phase Two (Respondent Solutions) but didn't proceed past question one, likely due to the time intensive nature of text response fields versus multiple choice and ranking fields. Twenty-seven individuals completed the survey. Phase two was open for responses mid-January through mid-February 2022.

Economic class and beginning farmer status groupings were maintained throughout the survey.

To Increase our confidence in the Phase Two ranked solution findings, in May and June of 2022, we solicited feedback from all groups referenced on pg. 8 but due to farm and ranch production season, we were unable to get feedback from Boulder County Farmers Markets.

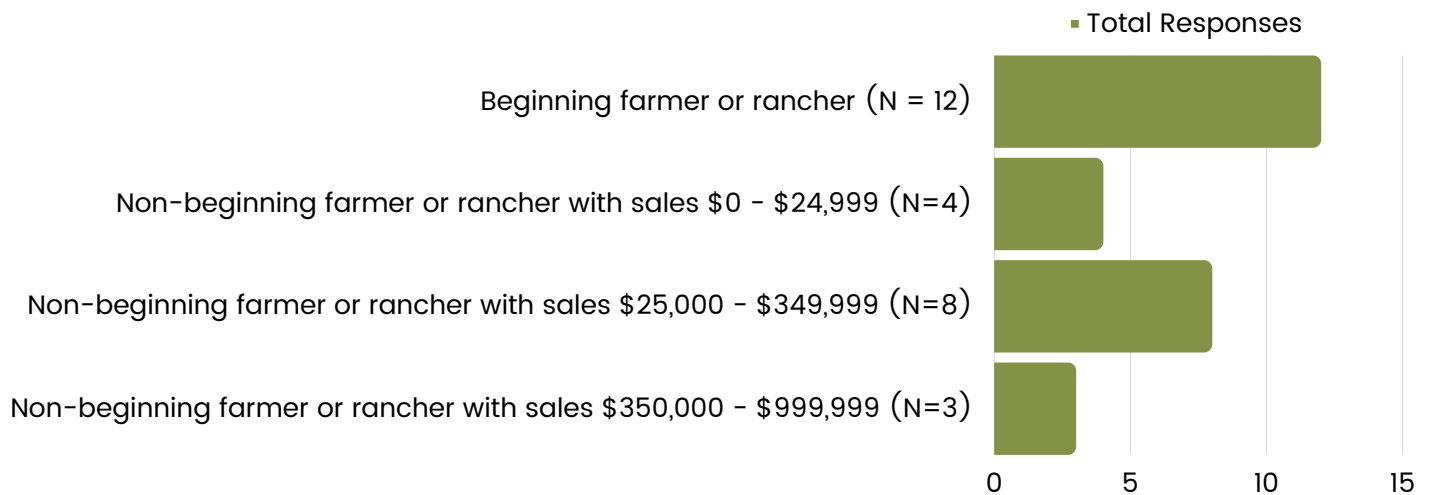
Both groups supported the ranked solutions.



# NUMBER OF RESPONSES BY GROUP

Respondents were asked in phase two to rank proposed solutions, offer their own solutions, and offer text explanations regarding why an item was a constraint for their business.

Phase two took the ranked lists and explored potential solutions to business constraints from the four response groups shown below:



# TOP 7 CONSTRAINTS & SOLUTIONS

The following seven constraints are ranked in order with the greatest frequency of responses across all respondent groups.

The team decided to call specific attention to constraint number one as it was ranked first across all four respondent groups. Additional constraints categorized highest among each group can be found in Appendix 1.

## **Constraint #1**

Policies and knowledge of agriculture among policy makers are the top constraints for business success.

## **Solutions**

- Increase influence with Boulder County's state representatives through engagement with local agricultural organizations.
- Create Boulder County policy that states a clear priority for the production of food on agricultural lands in Boulder County.
- Increase knowledge among political office holders elected by Boulder County residents through regular organized tours of local farms and ranches.
- Convene a local stakeholder group to explore solutions to local policies that constrain agricultural business growth.



# RESPONDENT RANKINGS



## Constraints

**#2**

### Infrastructure for agricultural markets



## Solutions

- Adjust zoning laws to allow more agriculturally related commercial and industrial activities on agriculturally zoned land.
- Increase local grant or cost share opportunities for producer owned infrastructure.

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**#3**

### Crop losses from crop competitors

- Increase action from public landlords to control vertebrate and plant crop competitors
- Increase funding for regenerative agricultural practices to control crop competitors
- Allow open space tenants to use any locally approved legal controls

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**#4**

### Conflicts with non-farm neighbors

- Develop a stakeholder group to draft a “right to farm” policy proposal for the Boulder County commissioners

# RESPONDENT RANKINGS



## Constraints

**#5**

**Weather-related  
business losses**



## Solutions

- Develop a local crop loss insurance program, drawing from funders in the Boulder County community
- Increase funding for NRCS cost share on season extension structures

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**#6**

**Lack of off  
farm worker incentives**

- Develop a public sector initiative to acquire farm and ranch worker housing and a program to lease to them
- On an application basis, allow more than one single family dwelling on agriculturally zoned land.

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**#7**

**Agricultural housing  
suitable for local  
and/or H-2A workers**

- Explore land use code for solutions to allow for more on-farm housing, both permanent and temporary
- Explore conservation easement solutions for working farms
- Explore community level affordable housing solutions for farm workers

# CONCLUSION

Survey results demonstrate that agricultural business growth in Boulder County is perceived to be constrained by these five factors:



Local and/or State Public Policies



Lack of Infrastructure



Crop Competitor Losses



Weather-Related Losses



Lack of Off Farm Worker Incentives



Agricultural housing did not rise as a top issue among these 57 respondents in phase one.

However, because it is a key workforce constraint for many economic sectors in Boulder County, local agricultural policy makers must collaborate to address affordable housing inequities.



Conflicts with non-farm neighbors did not consistently rank in the top five constraints by all survey respondents.

However, this constraint was a top concern for the highest sales group.

"Right to Farm" policies were recommended to resolve this constraint, which directly relates to the top business constraint priority among all respondents.

# PROPOSED SOLUTIONS

Increased funding for infrastructure projects, adjusting zoning to allow value added agricultural uses on agriculturally zoned land and developing a practicable exemption process

Allows local agricultural producers to better achieve local food production priorities

Greater engagement between local agriculture stakeholders with local and state policymakers

Enhances their knowledge of local agriculture and informs policy changes that advance sustainable food production

Increased action from public landlords to control vertebrate and plant crop competitors + increased funding for regenerative agriculture

Addresses crop competitor impacts on agricultural operations



The most targeted and local solution is to develop a community based crop loss insurance program.

The idea is to draw from funders in the Boulder County community to better serve the needs of Boulder County farmers and ranchers.

# RECOMMENDATIONS

Based on the information provided by the agricultural community, we recommend that local entities support agriculture in Boulder County by considering the following actions:

Engage local, state, and federal policy makers to inform them of agricultural policy and funding needs for Boulder County producers.

Develop educational materials or targeted outreach programs for those with agriculturally zoned land to clarify misconceptions and explore necessary Land Use Code updates.

Review Colorado's right-to-farm statute and similar policies in Colorado counties and consider developing a right-to-farm policy in Boulder County.

Promote and increase local grant or cost share opportunities for producer owned infrastructure for holding, processing, and bringing value added products to market.

Review policies for controlling crop competitors and facilitate the adoption of regenerative agricultural practices on publicly owned agricultural land.

Participate in County-wide efforts to increase affordable housing for Boulder County agricultural workers.



# NEXT STEPS

The authors will convene a meeting in fall of 2022 to share current progress and explore collaborations with producers and producer groups.

Thank you to those involved in the development, engagement and reporting phases of this project:

- Boulder County agricultural producers who participated in the surveys
- Boulder Valley and Longmont Conservation Districts
- Flatirons Chapter of the National Young Farmers Coalition
- Boulder County Farmers Markets
- CSU Extension in Boulder County
- City of Boulder Open Space and Mountain Parks Departments, Agriculture and Water Stewardship Program
- Boulder County Community Planning and Permitting, Public Information and Outreach Department
- Boulder County Parks & Open Space Department, Agricultural Resources Division



# CONTACT US

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# APPENDIX

We thank you for your continued support in Boulder County's collective efforts that contribute towards the long term well-being of Boulder County farmers and ranchers.



## 01. Land Use Code Myth Busters

Recent Agriculture-Related amendments in Boulder County's Land Use Code related to express agricultural producer constraints. (pg. 18)



## 02. Thematic Coding Overview

Thematic coding methodology and overview from phase two survey respondents' groups organized by major themes. (pg. 21)



## 03. Ranked Constraints & Solutions Tables

Phase one ranked constraints and phase two ranked proposed solutions responses organized by agricultural producer economic class and beginner farmer status. (pg. 27)



## 04. Survey Template

Original survey instrument. (pg. 38)

# **01. Land Use Code Myth Busters**

Recent Agriculture-Related amendments in Boulder County's Land Use Code related to express agricultural producer constraints.



# LAND USE CODE MYTH BUSTERS

More than twenty responses throughout the survey commented on restrictive local and state regulations. This section is intended to clarify Boulder County Land Use Code policies related to expressed agricultural producer constraints:

**In relation to having multiple operations on the farm, how has the Land Use Code recently lifted allowance constraints for local producers?**

- To reduce costs and regulatory requirements for farms significantly contributing to Boulder County's agricultural production, the Verified Established Farm Use (VEFU) certification was created. It provides a streamlined review process and greater on farm allowances. More details can be found [here](#).
- The Educational Tours Use allows school field trips and other infrequent educational events up to 24 times per year by right in all zoning districts. Visits may include up to 20 additional vehicle trips per day (allows 10 additional vehicles to travel to and from on the day of the educational tour). Article 4-517.A.
- There are no restrictions on the number of days per year agricultural products can be sold. Additionally, Accessory Agricultural Sales are allowed by right in the following districts: Forestry, Agricultural Rural Residential (un-subdivided), Estate Residential, Light Industrial, General Industrial, Mountain Institutional, Business, Commercial, and Transitional zoning districts. This allows for various forms of accessory agricultural sales to be operated throughout the County. Article 4-516.A.

**In the Land Use Code how can something be allowed by right, yet I still have to acquire a permit from other agencies such as the Building Department and Public Health Department?**

- The Land Use Code applies to all land within the unincorporated areas of Boulder County, not incorporated cities or towns. The Community Planning and Permitting Department consists of various divisions, including Planning/Zoning and Building/Permits. Although certain structures and activities may be of low impact and allowed by right from a Planning/Zoning perspective, typically the same structures and activities still must adhere to other regulatory standards such as local Building Codes and Public Health and Safety provisions.
  - For general inquiries about property use allowances and potential permits, you can submit them [here](#).
  - For more complex inquiries related to farm/ranch operations and Planning/Zoning, you can reach out to the Community Planning and Permitting Sustainable Agricultural Community Outreach Planner [here](#).



# LAND USE CODE MYTH BUSTERS +

## Infrastructure is essential for agricultural production. What do recent Land Use Code amendments related to infrastructure allow?

- For farm events, agricultural producers are allowed to use the floor area (such as existing barns) for events. These are subject to applicable Building Code requirements. The floor space must be used for agriculture-related uses (e.g. office, equipment storage, general purposes, etc.) when not used for events. Article 4-516.N.
- Season-Extending Agricultural Structures (also referred to as SEAS) have been included into the Land Use Code. They're defined as a structure designed to extend the growing season (e.g. hoop houses, high tunnels, and cold frame greenhouses). The structure is covered by plastic or shade cloth, has an earth/dirt floor that may be covered by fabric and/or gravel, and may include utilities. Utilities are subject to applicable Building Code requirements.
  - There is no Planning Department review process required for SEAS up to 5,000 cumulative square feet on parcels 5 acres or larger, or up to 3,000 square feet on parcels smaller than 5 acres, except for Conservation Easement (CE) properties, or if the structure is over 12 feet in height. A Building Permit is required if the size and scale requires a Building Permit (e.g. the structure is greater than 120 square feet and has water and electrical service) Article 4-802.A.16.
- For farm sales, Agricultural Sales Structures, which are structures or a portion of a structure used for sales of agricultural products that adhere to the provisions for the Accessory Agricultural Sales and/or Farm Store uses differ from other agricultural structures.
  - Accessory Agricultural Sales are allowed by right in all districts where Accessory Agricultural Sales use is allowed, and are not required to go through the Planning Departments Site Plan Review process so long as it does not exceed these parameters: The structure is 12 feet or less in height; up to 500 square feet; not on a Conservation easement (CE) property. Article 4-802.A.15.



## **02. Thematic Coding Overview**

Thematic coding methodology and overview from phase two survey respondents' groups organized by major themes.

# Thematic Coding Methodology

Survey responses were organized by economic class and beginning farmer status. This thematic coding process utilized inductive and deductive coding methods. Inductive allows codes to arise directly from survey responses. Deductive coding begins with a predefined set of codes.

The survey framed questions that relied on general themes like policy, agricultural worker housing, weather-related loss, etc. However, general themes based on the survey respondents' answers were considerably relied on for creating the initial categories.

After analyzing into the data, common themes arose which began the initial coding process. Phase two included reviewing each line of comments (i.e. initial chunks of data) and matching common categories. E.g. "loosen restrictions on tiny homes" and "ability to house multiple family structure units" would each be aligned to the category ***housing policies /zoning*** because this specific constraint is related to local zoning policies. To add on to this similar example, the responses "there is no affordable housing for ag workers" and "unaffordable to own or lease home in boulder, need more low-cost opportunities" would be linked to the category

***affordable housing options*** due to its focused reference to accessing affordable homes. This matching categorizing process was repeated through each 1<sup>st</sup> level coding dataset for each financial standing respondent group.

For the final coding phase, the categories column was reviewed and condensed into major themes; which were placed under the report header column. The four main themes collected from survey respondents were the following:

Housing/Open Space, Limiting Regulations, Market Risk, and Production Risk



## Beginning Farmer Focused Comment Summary

Issue Ranked	# Comments Received	Comment Themes
Limiting Regulations	24	Regulations hinder building of structures needed on farms/ranches
Housing	20	Restrictive zoning, allow multiple dwelling units on farm/ranch property
Production Risk	18	Climate/weather, lack of labor pool, soil quality
Market Risk	14	Need more access to capital/government funding, lack of access to equipment for harvesting
Open space	3	Need improved leasing policies and land acquisition
<b>TOTAL</b>	<b>79</b>	

### 0-\$24K Focused Comment Summary

Issue Ranked	# Comments Received	Comment Themes
Market risk	12	Labor shortages, Lack of infrastructure and access to capital/government funding
Production risk	5	Climate/weather, water rights, ditch company concerns and soil quality
Housing	4	More affordable housing needed
Open space	4	Need few management constraints and improved leasing policies
Limiting Regulations	3	Need more accommodating infrastructure policies, improved agritourism
<b>TOTAL</b>	<b>28</b>	

### \$25K - \$349 Focused Comment Summary

Issue Ranked	# Comments Received	Comment Themes
Limiting Regulations	15	Agriculture waivers / increased allowances related to zoning constraints and difficult permitting processes
Production Risk	12	Crop loss, climate/weather events, labor shortages
Market Risk	9	Capital / government funding category with a desire for a local crop loss insurance program and other financial incentives for farmers to plant more diversified crops
Housing	10	Greater allowances for Accessory Dwelling Units (ADUs)
Open Space	5	Leasing restrictions
<b>TOTAL</b>	<b>51</b>	

### \$350 - \$999K Focused Comment Summary

Issue Ranked	# Comments Received	Comment Themes
Production Risk	9	Labor shortage / labor exchange, financial constraints are preventing new farmers from being able to purchase retiring farmers assets
Limiting Regulations	8	Lack of clarity on what infrastructure is considered permissible on agricultural properties.
Housing	4	Affordable housing, housing availability, housing policies / zoning to allow temp employees
Market Risk	4	Access to capital / government funding, provide greater financial incentives to work on farms
Open Space	0	No Comments
<b>TOTAL</b>	<b>25</b>	

## **03. Ranked Constraints & Solutions Tables**

Phase one ranked constraints and phase two ranked proposed solutions responses organized by agricultural producer economic class and beginner farmer status.

Phase one ranking (#1 constraint ranked highest among each group)

Table 1: Ranked constraints among respondent groups

<b>Group (response count)</b>	<b>#1 Constraint</b>	<b>#2 Constraint</b>	<b>#3 Constraint</b>	<b>#4 Constraint</b>	<b>#5 Constraint</b>
Beginning Farmer/Rancher (BFR, 29)	Business growth constrained by local policies and/or state policies and/or lack of ag knowledge among policy makers	Infrastructure for holding, processing, and value added for markets (livestock slaughter, canning, processing, cold storage, etc.)	Crop competitors (microbes, plants, insects, wildlife)	Weather related business losses (hail, flood, heat extremes, etc.)	Ag housing suitable for local and/or H-2A workers
Non BFR sales \$0 - \$24,999 (26)	Business growth constrained by local policies and/or state policies and/or lack of ag knowledge among policy makers.	Crop competitors (microbes, plants, insects, wildlife)	Infrastructure for holding, processing, and value added for markets (livestock slaughter, canning, processing, cold storage, etc.)	Lack of off farm worker incentives (convenient transportation, rent/utility subsidies, etc.)	Ag housing suitable for local and/or H-2A workers
Non-BFR sales \$25,000 - \$349,999 (22)	Business growth constrained by local policies and/or state policies and/or lack of ag knowledge among policy makers.	Infrastructure for holding, processing, and value added for markets (livestock slaughter, canning, processing, cold storage, etc.)	Crop competitors (microbes, plants, insects, wildlife)	Weather related business losses (hail, flood, heat extremes, etc.)	Lack of off farm worker incentives (convenient transportation, rent/utility subsidies, etc.)
Non-BFR sales \$350,000 -	Business growth	Infrastructure for holding,	Conflicts with non-farm	Ag housing suitable for	Crop competitors

\$999,999 (8)	constrained by local policies and/or state policies and/or lack of ag knowledge among policy makers.	processing, and value added for markets (livestock slaughter, canning, processing, cold storage, etc.)	neighbors	local and/or H-2A workers	(microbes, plants, insects, wildlife)
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## Phase two initial findings of ranked proposed solutions

**Business growth constrained by local policies and/or state public policies and/or lack of ag knowledge with policy makers** This constraint was ranked first across all four respondent groups in phase one. Each group's top two solutions are shown below.

Table 2: Top two solutions for constraints due to policies and lack of ag knowledge among policy makers for per applicable respondent groups

<b>Group</b>	<b>#1 solution</b>	<b>#2 solution</b>
Beginning farmer or rancher (BFR)	Regarding local policies, state a clear policy priority for the production of food on agricultural lands (over viewsheds and a sense of bucolic rural lifestyle for non-ag operations)	Regarding lack of knowledge about agriculture among policy makers, use public funds for organized tours of local farms and ranches for elected officials and their relevant staff (BC Departmental staff, legislative staff, etc.)
Non BFR with sales \$0 - \$24,999	Regarding state policies, encourage local ag organizations to visit with legislators elected by Boulder County residents to explore solutions.	Regarding local policies, convene a stakeholder group to explore solutions.
Non BFR with sales \$25,000 - \$349,999	Regarding state policies, encourage local ag organizations to visit with legislators elected by Boulder County residents to explore solutions.	Regarding local policies, convene a stakeholder group to explore solutions.



<p>Non BFR with sales \$350,000 - \$999,999</p>	<p>Regarding lack of knowledge about agriculture among policy makers, use public funds for organized tours of local farms and ranches for elected officials and their relevant staff (BC Departmental staff, legislative staff, etc.)</p>	<p>Regarding local policies, state a clear policy priority for the production of food on agricultural lands (over viewsheds and a sense of bucolic rural lifestyle for non-ag operations)</p>
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**Infrastructure for holding, processing, and value added for markets (livestock slaughter, canning, processing, cold storage, etc.)** This constraint was ranked second for three respondent groups in phase one (ranked third for Non-BFR \$0 - \$24,999) . Each group’s top two solutions are shown below.

Table 3: Top two solutions for constraints due to lack of infrastructure per applicable respondent groups

<b>Group</b>	<b>#1 solution</b>	<b>#2 solution</b>
Beginning farmer or rancher (BFR)	Adjust zoning laws to allow more agriculturally related commercial and industrial activities on agriculturally zoned land.	Increase local grant or cost share opportunities for producer owned infrastructure.
Non BFR with sales \$0 - \$24,999	Develop a stakeholder group to explore publicly and/or privately owned infrastructure	Adjust zoning laws to allow more agriculturally related commercial and industrial activities on agriculturally zoned land.
Non BFR with sales \$25,000 - \$349,999	Adjust zoning laws to allow more agriculturally related commercial and industrial activities on agriculturally zoned land.	Increase local grant or cost share opportunities for producer owned infrastructure.
Non BFR with sales \$350,000 - \$999,999	Leverage new federal dollars to fund infrastructure investments	Implement practical process for awarding permit exceptions and allowances needed for county to meet vision and mission goals related to agriculture

**Crop competitors (microbes, plants, insects, wildlife)** This constraint was ranked second for Non-BFR \$0 - \$24,999, third for BFR and Non-BFR sales \$25,000 - \$349,999, and fifth for Non-BFR sales \$350,000 - \$999,999 . Each group’s top two solutions are shown below.

Table 4: Top two solutions for constraints due to crop competitors per applicable respondent groups

<b>Group</b>	<b>#1 solution</b>	<b>#2 solution</b>
Beginning farmer or rancher (BFR)	Increase funding for regenerative agricultural practices	Increased action from public landlords to control vertebrate and plant crop competitors
Non BFR with sales \$0 - \$24,999	Increase funding for regenerative agricultural practices	Allow open space tenants to use any locally approved legal controls
Non BFR with sales \$25,000 - \$349,999	Increased action from public landlords to control vertebrate and plant crop competitors	Allow open space tenants to use any locally approved legal controls
Non BFR with sales \$350,000 - \$999,999	Increased action from public landlords to control vertebrate and plant crop competitors	Allow open space tenants to use any locally approved legal controls

**Conflicts with non-farm neighbors.** This constraint was ranked third and only ranked in the top five constraints by Non-BFR sales \$350,000 - \$999,999 . That group’s top two solutions are shown below.

Table 5: Top two solutions for constraints due to conflicts with neighbors per applicable respondent group.

<b>Group</b>	<b>#1 solution</b>	<b>#2 solution</b>
Non BFR with sales \$350,000 - \$999,999	Develop a stakeholder group to draft a “right to farm” policy proposal for the Boulder County commissioners	Include food production on agricultural lands into city/county sustainability and resiliency plans, including annual production targets

**Weather related business losses (hail, flood, heat extremes, etc.)** This constraint was ranked fourth for BFR and Non-BFR sales \$25,000 - \$349,999. It was not ranked in the top five constraints for Non-BFR \$0 - \$24,999 and Non-BRF \$350,000 - \$999,999 . Each group's top two solutions are shown below.

Table 6: Top two solutions for constraints due to weather related business losses per applicable respondent groups.

<b>Group</b>	<b>#1 solution</b>	<b>#2 solution</b>
Beginning farmer or rancher (BFR)	Increase funding for NRCS cost share on season extension structures	Develop a local crop loss insurance program, drawing from funders in the Boulder County community
Non BFR with sales \$25,000 - \$349,999	Develop a local crop loss insurance program, drawing from funders in the Boulder County community	Increase funding for NRCS cost share on season extension structures

**Lack of off farm worker incentives (convenient transportation, rent/utility subsidies, etc.)**

This constraint was ranked fourth for Non-BFR \$0 - \$24,999 and fifth for Non-BFR sales \$25,000 - \$349,999. It did not rank in the top five for BFR and Non-BFR sales \$350,000 - \$999,999 . Each group's top two solutions are shown below.

Table 7: Top two solutions for constraints due to lack of off farm worker incentives per applicable respondent groups.

<b>Group</b>	<b>#1 solution</b>	<b>#2 solution</b>
Non BFR with sales \$0 - \$24,999	Develop a public sector initiative to acquire farm and ranch worker housing and a program to lease to them	On an application basis, allow more than one single family dwelling on agriculturally zoned land.
Non BFR with sales \$25,000 - \$349,999	On an application basis, allow more than one single family dwelling on agriculturally zoned land.	Develop a public sector initiative to acquire farm and ranch worker housing and a program to lease to them

**Agricultural housing suitable for local and/or H-2A workers** This constraint was ranked fourth for Non-BFR sales \$350,000 - \$999,999 and fifth for BFR and Non-BFR \$0 - \$24,999. It was not in the top five constraints for Non-BFR sales \$25,000 - \$349,999. Each group's top two solutions are shown below.

Table 8: Top two solutions for constraints due to lack of ag housing suitable for local and/or H-2A workers per applicable respondent groups.

<b>Group</b>	<b>#1 solution</b>	<b>#2 solution</b>
Beginning farmer or rancher (BFR)	Change local zoning to allow for on-farm housing solutions	Create on farm temporary housing solutions for seasonal workers.
Non BFR with sales \$0 - \$24,999	Change local zoning to allow for on-farm housing solutions	Create on farm temporary housing solutions for seasonal workers.
Non BFR with sales \$350,000 - \$999,	Design more Working Farm Conservation Easements that are suited towards working farms and their housing needs	Explore how more affordable housing may be provided at an affordable rate to local permanent residents and temporary seasonal farm workers.

# 04. Survey Instrument

Original survey template.

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