



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION

### AGENDA ITEM #6

**September 15, 2010 –1:30 PM**

**Hearing Room, Third Floor  
County Courthouse**

### **PUBLIC HEARING**

STAFF PLANNERS: Pete Fogg and Bill Davidson

### **Docket BCCP-10-0002: BOULDER COUNTY COMPREHENSIVE PLAN UPDATE**

Presentation on the BCCP Update including:

- a) Public process options for different phases of the Update
- b) Proposed timelines for each phase
- c) Draft Guiding Principles for the Update

*Discussion Item – No Action Requested*

Public Testimony will be taken.

### **SUMMARY**

The Planning Commission authorized the Land Use Department to proceed with an update to the Boulder County Comprehensive Plan (BCCP) at its September 16, 2009 meeting. Since presenting the preliminary schedules, components, and concepts for the update and receiving the Planning Commission's endorsement of the plan to move forward, staff has further defined the focus, scope, and approach for the BCCP update project. Today's presentation and discussion focuses on an update of the public outreach approach for the Guiding Principles, timeline and examples of Guiding Principles.

### **BACKGROUND**

As a reminder, there are four phases of the BCCP update process that were previously presented to the Planning Commission, including:

- (1) Initial Needs – Special Use Revision
- (2) Style and Format of Plan
- (3) Guiding Principles (formerly referred to as Super Goals and Organizing Principles)
- (4) Content Analysis for each Element

For this update, staff is focusing on the public outreach plan for Phase Three, the Guiding Principles. Staff will continue to work on the other Phases of the BCCP update during the public outreach process for the Guiding Principles.

## **PUBLIC OUTREACH**

Public outreach will include a number of different audiences. These include the general public, specific stakeholders and interest groups, and other jurisdictions. The content for each meeting will include an introduction to the BCCP as well as a presentation of draft Guiding Principles for comment from attendees.

### **I. General Approach to Public Outreach Meetings**

For every outreach session, staff will incorporate the following general strategies.

**Clarity and Context** – all sessions need to describe (a) why we're meeting with public; (b) where we are proposing to go with the BCCP update and why; (c) outcomes we're looking for from the meeting; (d) next steps.

**Pacing** - all sessions need to be careful about not getting ahead of ourselves or prematurely setting expectations e.g., giving specific answers to specific questions that are yet to be addressed in the work plan phases (capture those question as something to look into and when in the process – avoid making commitments prematurely or promoting assumptions).

**Defining/Assigning** - all sessions need to take care to distinguish between (a) the Land Use Code vs. the BCCP; and (b) Elements that are the primary domain of other departments/divisions vs. Land Use Department.

### **II. Individual Public Outreach Meetings**

Each meeting will need a public process strategy and work plan tailored to the particular audience. Staff is proposing that general public meetings be held throughout the County such as Longmont, Boulder, Lafayette/Louisville, Nederland and Allenspark. Some of the common planning/preparation components are suggested below.

**Purpose/Process** – staff presentation, Q and A, solicit suggestions, record comments on flip charts and laptop, and start building communication/interaction network

**Takeaways** – understanding of reason for and function of BCCP, understanding and buy-in to update process (NOT necessarily content), personal contact and connections with county staff, generate interest in continued participation

**Information/Update Resources** – where and how participants can stay informed about the process after and between scheduled meetings and hearings

**Advance Notice** – Land Use website, newspapers, listserves, coordination with cities

**Background/Context** – 1978 Design of Region and background as to why these four goals formed the cornerstone of the BCCP; current Elements; success to date; general concept for 2010 Update is a synthesis of the 1978 Design of Region with principles of sustainability. The Guiding Principles will be crafted to form this connection.

### **III. Informational Slide Show**

As a part of the outreach of the update effort and also as a useful resource for public information generally, staff is moving forward with production of a slide show of no more than 10 minutes to explain to the public about the history and purpose of the Boulder County

Comprehensive Plan. Staff's intent is that the slide show be designed to provide a stand alone, versatile primer for those unfamiliar with the Plan, which can be used by other County departments and groups or jurisdictions.

An initial version will be produced by the end of October, with the intention of having a final version available in early December. The slide show will be accessible through the County's YouTube channel located on the County website. It will be used at the beginning of public meetings and run on a continuous loop at open houses. In addition, the slide show can be burned to a CD and made available for public distribution.

### **PUBLIC OUTREACH TIMELINE FOR THE GUIDING PRINCIPLES**

Attachment A shows the proposed timeline for the public outreach for the Guiding Principles. Initial work already begun includes putting together the slide show, follow-up meetings with other departments and agencies, scheduling of tasks and workshop/open house dates, and drafting of the Guiding Principles.

### **DRAFT GUIDING PRINCIPLES**

Staff has continued to refine the concept of Guiding Principles for the BCCP. The Guiding Principles are envisioned as differing from both the Vision and the Goals in their orientation as all-encompassing precepts which link and provide connectivity between the Elements of the BCCP. In general, staff sees these Guiding Principles as incorporating concepts already in the BCCP but expanding their scope to incorporate concepts of sustainability. The accomplishments and consequences of the 1978 BCCP have been well established and provide guidance for moving toward an overarching sustainability focus. The creation of the Guiding Principles would bring to prominence the major themes by placing them at the front of the document, enhancing the user experience. It is expected that the Guiding Principles ultimately chosen would be worded in a general way, which would have applicability to all goals and policies of the BCCP and that each would stand on its own.

Staff sees six general areas into which such Guiding Principles could be grouped. These are:

1. Environmental sustainability
2. Economic sustainability
3. Social sustainability
4. Urban/rural uses and their appropriate locations
5. Preservation of rural character, environmental resources and associated features
6. Connectivity and symbiosis between communities and the region

The first three constitute the focus areas of sustainability as widely defined and in general use. The second three encompass the major themes of the existing BCCP and all previous versions dating back to the original 1978 Plan.

As examples, we have provided potential Guiding Principles as shown below. These are presented for representative purposes only, and not intended to comprise a draft or final product. The development of Guiding Principles that harness the goals and policies of an updated BCCP may take into consideration the following statements as well as others that may emerge over the next few months. Experiences of other communities and counties staff has done research into that have incorporated this component into their comprehensive or

master plans suggests that Guiding Principles should be carefully written to embrace the Plan's intentions and framework but also be limited in number.

### **Examples of Guiding Principles**

- Providing a clear distinction (definition or description) between urban and rural areas.
- Acknowledging social, cultural, environmental and economic interrelationships and making decisions which weigh the impacts on each of these systems, with the goal of a sustainable future which accommodates all three and is inclusive of all residents.
- Working within ecological limits.
- Preserving, maintaining, and protecting the county's rural character and environmental resources.
- Making decisions and setting policy in a way that recognizes Boulder County's place in a regional, state, national, and planetary context.
- Strengthening the connections between cities, communities, and the county generally.
- Encouraging and developing a local economy which will be stable and flexible, is able to accommodate change, and provides good jobs for all county residents.
- Reaching and maintaining formal agreements with Boulder County municipalities to ensure appropriate land use patterns and a shared effort to promote sustainability.

Staff plans to develop draft Guiding Principles this fall and present them to the Planning Commission for review. These will then be presented during the public outreach process from January to March 2011. During these meetings with the public, interest groups and other jurisdictions staff will solicit input and use this information to refine and develop final Guiding Principles that will be presented to the Planning Commission in May 2011.

### **REQUESTED ACTION**

No action is requested of the Planning Commission at this time. However, an open discussion and input and direction on the proposed public outreach approach, timeline and Guiding Principles concept for the update of the BCCP are welcomed and encouraged. Staff will continue to work on all four concurrent Phases and will continue to bring periodic updates to the Planning Commission.

## ATTACHMENT A

### Proposed Public Outreach Timeline for Guiding Principles

#### 2010

##### September-December

- Develop draft Guiding Principles
- Produce slide show
- Obtain venues for public open houses and public meetings
- Plan and initiate public outreach
- Produce materials for workshops, open houses, and meetings

##### December

- Present draft Guiding Principles to Planning Commission

#### 2011

##### January-March

- Hold open houses, workshops, and meetings

##### April

- Refine Guiding Principles based on public input

##### May

- Present final Guiding Principles and public input to Planning Commission