



Land Use

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**BOULDER COUNTY BOARD OF COUNTY
COMMISSIONERS**

May 24, 2011 – 9:30 AM

Hearing Room, Third Floor, Boulder County Courthouse

PUBLIC HEARING

Docket BCCP-10-0002: BOULDER COUNTY COMPREHENSIVE PLAN UPDATE: Draft Guiding Principles

Presentation on the BCCP Update Draft Proposed Guiding Principles

Informational/Discussion Item – No Action Requested.

Staff Planners: Peter L. Fogg, Long Range Policy Team Manager; Denise Grimm, Senior Planner; Bill Davidson, Planner II

SUMMARY

The Guiding Principles presented herein are a part of the Land Use Department's update of the Boulder County Comprehensive Plan. The principles in Attachment A are a refinement and expansion of earlier concepts. Staff requests and welcomes additional input and critique from the Board of County Commissioners prior to staff's anticipated beginning of a public outreach process this summer.

The Guiding Principles are intended as an overarching set of values for the Comprehensive Plan. They are purposely concise. Later discussion within the Plan will further expand upon the Principles. These general principles serve as a foundation leading into the goals of the Plan, reflecting the format of the Plan since the 1978 BCCP.

REVIEW OF BCCP PLAN UPDATE

The Plan update process which Land Use staff has been following has a four phase approach. The four parts were the addressing of immediate revision needs in the Land Use Regulations and associated BCCP revisions, the update of the graphic layout of the Plan to improve both the Plan's electronic and written forms, a set of Guiding Principles, and a content analysis of each Plan Element. These Principles are the main focus of the third phase.

SLIDE SHOWS

Staff has produced two slide shows as introductory materials for the Comprehensive Plan. These will be previewed at today's meeting. The purpose of the first slide show is to

familiarize the public with the County's Comprehensive Plan. This will give a basic common knowledge and vocabulary to those unfamiliar with the BCCP, and serve as a jumping-off point for productive public update discussions.

The second slide show which staff has produced is a visual overview of where and how much growth has taken place in Boulder County since 1950. This slide show clearly depicts the results of County policies in impacting that growth.

DISCUSSION

These principles form a framework for the Plan goals. Since the principles are based in the goals and policies which are already a part of the BCCP, nothing new is being created from a goal or policy standpoint. These principles represent existing concepts from the Plan which are concisely stated, and elevated to a more prominent place in the Plan.

The Guiding Principles are a combination of goals which have been part of the Plan since the original 1978 Plan and the goals and defining concepts from the 2007 addition of the Sustainability Element. In addition, they place a greater emphasis on regional issues than has previously appeared under the goal section of the existing BCCP, but was stressed in the introduction to the Plan.

PUBLIC OUTREACH

The public process for discussion of the Guiding Principles will present the materials as recommendations in draft form, for informational purposes and input. A final recommendation of the principles will be the result of BOCC, Planning Commission, and public input, and can only be prepared after the end of the public process.

Staff anticipates that public outreach will include 4 to 6 public meetings and one or two open houses over the next few months. Additional meetings will be scheduled if appropriate.

The two slide shows are also intended to be used as part of the education process in these public meetings.

PLANNING COMMISSION REVIEW

The Guiding Principles were presented to Planning Commission on March 16, 2011. At that time, they informally gave staff the go-ahead to take them out for public discussion. What is being presented today has some differences due to ongoing review and slight modifications from internal staff, but no conceptual changes from what Planning Commission reviewed.

ACTION REQUESTED

Staff requests that the Board of County Commissioners discuss the principles and ask any questions of staff, suggest changes, and if acceptable, endorse the ideas found in the draft principles. Staff recommends that they then be taken forward to a series of public meetings and open houses this summer with or without any modifications.

Attachment A Proposed Guiding Principles for the BCCP public outreach

ATTACHMENT A

Guiding Principles

For the Boulder County Comprehensive Plan Land Use Update

Context of Boulder County’s Comprehensive Plan

Boulder County’s long established vision is one of freestanding vibrant communities surrounded and separated by open spaces, but connected and supported by a high quality multi-modal transportation system. As the County we support the vitality of our communities by directing economic development to them, rather than functioning as a competing entity. The County policies of preserving and protecting open space and agricultural lands contribute to the high quality of life in Boulder County by creating an attractive place for people to live and do business, but also by creating a landscape that supports our spirits through the provision of recreational and wilderness experiences, retains important cultural and historic features that provide us with a link to our past, and sustains us through the production of locally based foods. Our community is connected by a diversified transportation system that supports our economy but which also provides access to all that Boulder County has to offer for all citizens.

Guiding Principles

Below are a set of Guiding Principles for the update to the Boulder County Comprehensive Plan. These Principles frame the existing goals and policies of the Plan. The Comprehensive Plan has long been and continues to be the guiding document for planning decisions that support good land use practices and the preservation of environmental resources. In the Boulder County Comprehensive Plan, the use of the term ‘sustainability’ is fairly new; the principles and vision of sustainability date back to the original 1978 Plan. Inherent in all of the County’s Comprehensive Plans since that date has been a commitment to a future which includes environmental preservation, an economy capable of continuing success, and a society with balance and fairness, all hallmarks of sustainability.

A “principle” is defined in several ways, such as “an underlying belief,” or “a basic truth.” For purposes of the Comprehensive Plan, which currently contains a mixture of goals, objectives, and policies, the guiding principles should be considered the fundamental doctrine or statements of intent that the goals, objectives and policies are designed to bring to fruition.

Draft Guiding Principles

May 24, 2011

In shaping and navigating our future, Boulder County supports the following **Guiding Principles**:

1. Encourage and promote the respectful stewardship of our land, human, and community resources by all of our institutions and individuals in achieving a sustainable future which carries on the values of our community.
2. Acknowledge that all policy and regulatory decisions have interconnected social, environmental, and economic consequences that must be carefully considered and weighed to achieve a sustainable future.
3. Take actions with respect to environmental issues which result in policies and decision-making that preserves and respects our natural systems and environment, and reduces our environmental footprint.
4. Make decisions and create policies that are responsive to issues of social equity, fairness, and access to societal resources for all county residents.
5. Encourage and support a dynamic local economy, in partnership with Boulder County municipalities, which directs uses to appropriate locations, distinguishes between urban and rural economies, is stable, flexible, and able to accommodate change, and provides meaningful employment for all county residents.
6. Locate urban uses within or adjacent to existing urban areas in order to maintain a distinction between urban and rural areas of the county.
7. Maintain the rural character and function of the unincorporated area of Boulder County by protecting environmental resources, agricultural uses, open spaces, and vistas.
8. Address countywide sustainability by having Boulder County government take a primary role in the areas of environmental integrity, rural character, and preservation of our natural resources.
9. Continue to craft and maintain formal agreements between Boulder County, the county's municipalities, and other regional governments and entities that share responsibilities in building a sustainable social, environmental, and economic community for present and future generations.