



## Land Use

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### **BOULDER COUNTY PLANNING COMMISSION AGENDA ITEM #4**

**September 21, 2011 – 3:30 PM**

**Hearing Room, Third Floor  
Boulder County Courthouse**

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

Presentation on the BCCP Update – public outreach meetings  
*Informational Item - No Action Requested - Public Testimony will not be taken.*

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

#### **SUMMARY**

Staff is in the process of holding public meetings at various locations around the county to provide information to the public about the Comprehensive Plan, and to introduce the Guiding Principles draft for comment. This draft was given preliminary approval by you on March 16, 2011 and by the County Commissioners on May 24, 2011. Familiarity of the public with the existing Comprehensive Plan has varied widely at different meetings. At the meetings, staff has shown the background video on the Comprehensive Plan and the video showing county growth over the past 60 years. The meetings have been conducted as conversations, and have been successful in achieving the desired purpose of familiarizing the public with the Plan, answering questions discussing the information presented in the videos rather than staff giving lectures. In introducing the Guiding Principles, staff has emphasized that the Principles presented are a preliminary draft, and has encouraged attendees to contact staff with comments and suggestions through the website, email, and by phone.

At the time of preparation of this staff memorandum, meetings have been held in Allenspark and Nederland. The Boulder meeting is scheduled to take place on September 14, and staff will give a verbal summary of that meeting to you on the 21<sup>st</sup>.

Two notable themes have arisen in the meetings so far. The first was a general belief that a Guiding Principle addressing public participation in the planning process should be added. Staff believes that this would be a valuable addition, and is crafting language to add this to the current list of Guiding Principles. This would elevate the public participation concept to the highest level of the Plan, and place additional emphasis on the already existing BCCP Goal H.1 (Public Involvement), which states that “The County shall encourage public

participation in the making of decisions by public and quasi-public bodies which significantly affect citizens”

The second theme was a general consensus among the public that there should be a Mountain Element added to the Comprehensive Plan. Staff noted that such an element existed in the past, and that adding such a section during this update would be beneficial and could include a number of related issues which have gained a higher profile over recent years, such as forest and wildfire management. Staff will continue its work on designing a Mountain Element for further consideration later in the update process.

Attached to this memo is a summary of comments which staff has heard at the public meetings so far. The schedule of public outreach meetings currently being held around the county is also attached.

### **NEXT STEPS**

No action is requested of the Planning Commission at this time. Staff will continue to provide periodic updates to the Commission.

### **ATTACHMENTS**

Attachment A: Summary of meeting comments

Attachment B: Schedule of public outreach meetings

Attachment C: Guiding Principles handout for the public outreach meetings

# ATTACHMENT A

## Summary of Meeting Comments

### Allenspark (August 30) and Néderland (August 31)

The following is a consolidation of comments heard at both meetings by general topic: Guiding Principles, Boulder County Comprehensive Plan, and Other. Comments posed as questions will be responded to by staff as appropriate and as information is compiled.

#### Guiding Principles

- Need a GP about public participation and involvement.
- GP #1: use some word other than “our” in as presented in the first line since it implies that “land”, whether public or private, is “ours” (everybody’s). The same issue with “our” as used in the last line (“our community”).
- GPs #2 and #4: these are very important relative to housing for all people – the mountain area needs more assistance from the county in providing subsidized housing (focus has been mostly on the Plains).
- GP #5: this should lead to providing more flexibility for home occupations and live/work places.
- GP #5: the last phrase “...and provides meaningful employment for all county residents.” is unrealistic. Why include it?
- GP #8: qualify “...by having Boulder County government take a primary role...” with something like “only with citizen backing and encouragement”.
- GP #9: include the “state and federal government” in the list of entities to work with in developing IGAs.
- GPs heavily weighed to environmental vs. social elements. Why? Social issues and needs are equally important and significant.
- In general, provide a clearer description of how GPs interface with BCCP goals and policies.

#### Boulder County Comprehensive Plan

- BCCP needs a Mountain Element: should reflect needs, desires, culture, environment, etc; growth “up here” is not an issue but pressures from growth on the Plains and Front Range is.
- Are rural areas paying their own way in terms of services provided e.g. taxes?
- Is there an “end” or ultimate target for open space acquisitions?
- Sometimes the Land Use Code does not reflect the BCCP’s goals and policies: talk and language about desirability of meeting “sustainability” principles can be frustrated/complicated for landowners by regulations, approval processes, permit needs, rigidity in codes, etc.
- Use the Allenspark 747 Plan as a source of public feedback and guidance.
- Have there been any studies done re: the impacts on the mountains from growth on the Plains?
- Regarding Goals A.1 – A.4: is Néderland considered “urban” or “rural”?
- How do “subarea” plans like the Eldora Environmental Preservation Plan, Magnolia Environmental Preservation Plan, Gold Hill Community Plan get included in the BCCP?
- Consider adding some kind of Technology Element into the BCCP as a response to Guiding Principle #5 and since mountains have needs for access to new and improving communication/information technologies.
- Will the BCCP Update be coordinating with municipal comprehensive plans?
- Who “came up with” the BCCP goals? Are they on the table for this Update?
- Is the recently revised Transportation Element “done”? concerns over cuts in RTD service and interest in talking about other transportation issues/ideas.

- What is the plan for on-going public participation in the BCCP Update process?

### **Other**

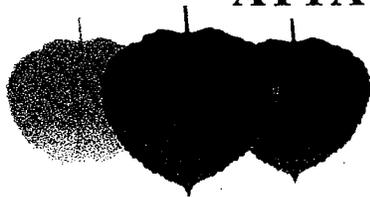
- Is there a difference in codes and land use regulations between seasonal v. year-round structures?
- There should be an allowance in the codes and regulations for more incremental energy efficiency improvements to homes and structures that's responsive to owner needs, plans, and financial capabilities.
- The sustainability of Allenspark is hindered by the Land Use Code
- How much county open space agricultural land is leased back for agricultural production? How much land in total within the county is agricultural?
- Government should take primary roles in initiatives, programs, decision-making only with citizen backing and encouragement.
- The County Commissioners are elected by the municipal voters, so how can the staff plan for the unincorporated county?

## ATTACHMENT B

### Public Meetings for the Boulder County Comprehensive Plan update

- **Aug. 30 Allenspark Fire Station 7-9 p.m.**  
14861 State Highway 7, Allenspark
- **Aug. 31 Nederland Community Center 7-9 p.m.**  
750 State Highway 72, Nederland
- **Sept. 14 Boulder County Recycling Center 7-9 p.m.**  
1901 63rd St., Boulder
- **Sept. 21 Lafayette Public Library 6:30-8:30 p.m.**  
775 W. Baseline Road, Lafayette
- **Sept. 26 Longmont - Boulder County Parks & Open Space Building 7-9 p.m.**  
5201 Saint Vrain Road, Longmont
- **Oct. 5 Niwot – Left Hand Grange 7-9 p.m.**  
195 Second Ave., Niwot
- **TBD Open House**  
Date and location to be determined

# ATTACHMENT C



## Boulder County Comprehensive Plan

### Draft Guiding Principles

For public comment

August – October, 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.

