



Land Use

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PLANNING COMMISSION

July 19 – 1:30 PM

Commissioners Hearing Room, Third Floor
Boulder County Courthouse

Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Major Update; Docket IGA-17-0001: City of Boulder and Boulder County Comprehensive Development Plan Intergovernmental Agreement Renewal

STAFF PLANNERS:

Dale Case, Nicole Wobus, Amy Oeth, Steven Giang, Boulder County Land Use Department; Lesli Ellis, Chris Meschuk, Phil Kleisler, Caitlin Zacharias, City of Boulder Planning - Housing and Sustainability

AGENDA

- 1) Staff updates since the June 28 Hearing
- 2) Clarifying questions from Planning Commission
- 3) CU South Land Use designation change (discussion and vote)
- 4) BVCP Update (Text, Policies, and Maps) (discussion and vote)
- 5) Any additional feedback for BOCC related to the BVCP or IGA

SUMMARY

Meeting objectives and action requested

Planning Commission's (PC) July 19 discussion of the Boulder Valley Comprehensive Plan (BVCP) major update and Comprehensive Development Plan Intergovernmental Agreement (IGA) with the City of Boulder is a continuation of the June 28 joint Planning Commission (PC) and Board of County Commissioners (BOCC) public hearing. Staff requests that PC deliberate and decide on two items at the July 19 meeting: 1) BVCP policy, text and map updates, and 2) CU South land use designation changes. The PC also may provide additional feedback on the proposed IGA renewal.

Additional Information

For additional information please refer to:

1. The **staff report for the City Council and Planning Board meetings scheduled for July 11 and 13**, respectively, available here: https://www-static.bouldercolorado.gov/docs/Item_5A_BVCP_Deliberation-1-201707100943.pdf

NOTE: The document available at this link includes the June 15 BVCP Adoption Draft (Attachment A), a list of policy edits from the BOCC and PC June 28 Hearing (Attachment B), and updated (July 5) CU South Guiding Principles (Attachment C). The updated CU

South Guiding Principles incorporate comments from PC and BOCC from the June 28 public hearing.

2. The **staff report for the June 28 hearing**, available here: <https://assets.bouldercounty.org/wp-content/uploads/2017/06/bvcp-15-0001-staff-report-20170628.pdf>
3. The **docket website**, available here: <https://www.bouldercounty.org/property-and-land/land-use/planning/bvcp-2015-boulder-valley-comprehensive-plan-update/>
The docket website includes an updated compilation of public comments received for the BVCP docket.

A list of URLs for additional relevant documents is provided at the end of this report.

Summary of Outcomes from City Council (July 11) and Planning Board (July 13) Meetings (To be provided July 17)

Given the timing of the due date for the July 19 staff report (the staff report for the July 19 PC is meeting is due on July 12 and the city decision meetings are scheduled for July 11 and 13), staff will send PC a summary of outcomes from the City Council and Planning Board meetings on July 17. That summary will serve as a supplement to this staff report.

Summary of Outcomes from June 28 County Public Hearing

At the June 28 public hearing PC and BOCC heard presentations from staff and received public comment from 48 members of the public. PC and BOCC asked numerous clarifying questions, and provided feedback on the proposed policy updates.

BOCC and PC provided the following input on policies:

- 5.20, Support for Living Wage: add “county”;
- 6.15, Complete Missing (Transportation) Links: add county, minor language revision for clarity; and
- 2.11, Accessory Units: remove “county”, minor text edits

Topics addressed in the questions included:

CU South

- The role of guiding principles at later stages of development
- The number of existing dwelling units/structures that would be removed from the floodplain if mitigation work is completed, and staging of those outcomes
- Effects of removal of the existing levee (ecological, other), and CU’s position on levee removal
- Status and timing of flood mitigation-related engineering studies, and other next steps in development process following land use designation changes
- Concerns about potential dam failure, and whether the dam should be designed to something greater than a 100 year flood
- Relationship between health of riparian corridor and ability retain water
- The role of alternative maps prepared in response to a council member’s questions
- Rationale for the Public designation for the area intended for flood mitigation
- What amount of housing could occur in land designated as Public, and flood mitigation activity could occur in land designated as Open Space-Other
- CU’s desired timing to start the annexation process
- Potential to place more housing on the property than envisioned in CU’s draft concept plan
- Locations identified as having potential for housing vs. locations affected by flooding

- Whether the process currently envisioned (i.e., flood mitigation engineering to be completed after land use designation changes are approved) provides enough flexibility for ultimate flood mitigation design
- Exploration of non-structural approaches to flood mitigation during study process leading to 2015 decision
- The role of land use designation change in the broader development process
- A request for more robust language in the guiding principles about use of the property for housing
- A request for more robust language related to restoration and protection of wetlands

IGA

- Request for a schematic of the process for Area III Planning Reserve changes
- Options considered for streamlining process other than altering four-body review
- Implications of letting IGA expire
- Planning Board's vote on the plan update without the amendment procedures included, and whether they will vote on the amendment procedures as well
- Status of potential for identifying additional land for Area III
- Rationale for moving amendment procedures to the IGA
- Rationale for staff putting forward option that does not include four body review for all types of decisions
- County's role in annexation process in other communities, and limits on potential areas for annexation if no IGA in place
- Remaining areas of potential change (areas with significant amount of Area II land remaining, and with significant development potential)
- Role of PC in the process if no longer have decision making role for Area II and Area III Planning Reserve

A recording of the meeting is available here:

<http://bouldercountyco.suiteonemedia.com/web/Player.aspx?id=683&key=-1&mod=-1&mk=-1&nov=0>

Recommended Motions¹

Staff recommends the following motions for the BVCP Update for the July 19 Planning Commission BVCP Decision Meeting:

Move to approve the 2015 Update to the Boulder Valley Comprehensive Plan as set forth in the 2015 BVCP Adoption Draft (June 15, 2017 version) (Attachment B of the June 28 Public Hearing Staff Report for BOCC and PC with amendments).

Move to approve (a) the land use designation for CU South, changing from Low and Medium Density Residential (LR and MR) and portions of Open Space-Other (OS-O) to Public (PUB) and retaining portions of OS-O and (b) to approve the Guiding Principles, as set forth in Attachment C of the City of Boulder July 11, 2017 Staff Report to City Council and amendments.

¹ Following the City Council and Planning Board decision meetings scheduled for July 11 and 13, staff will send PC a summary of outcomes from the meetings on July 17. That summary will serve as a supplement to this staff report and include updated motion language.

KEY LINKS

[The following list was provided in the June 28 staff report. It is provided here for ease of reference.]

CU South Documents

1. 2015 South Boulder Creek Flood Mitigation Study: https://www-static.bouldercolorado.gov/docs/Final_Report_11-22-16FINAL-1-201701121704.pdf
2. Alternative Maps Discussed by Planning Board on June 15: <https://www.bouldercounty.org/wp-content/uploads/2017/06/bvcp-15-0001-cu-south-alternative-maps-20170614.pdf>
3. Site Suitability Analysis Report (includes reports for Biohabitats conservation suitability and Fox Tuttle Hernandez transportation access studies as attachments): https://www-static.bouldercolorado.gov/docs/BVCP_CU_South_Site_Suitability_Draft_Report_9-13-16-1-201609141612.pdf
4. Open Space and Mountain Parks Staff Report for April 12 Open Space Board of Trustees meeting: <https://www-static.bouldercolorado.gov/docs/17-0412-osbt-packet-1-201704061114-1-201704141315.pdf>
5. CU Draft Concept Plan website: <http://www.colorado.edu/cubouldersouth/assumptions-concept>

Other Documents

6. April 5 BOCC Study Session on IGA, Meeting Summary: <https://assets.bouldercounty.org/wp-content/uploads/2017/02/iga-17-0001-bocc-meeting-notes-20170405.pdf>
7. April 19 PC and BOCC Joint Study Session on BVCP Update, Meeting Minutes: <https://assets.bouldercounty.org/wp-content/uploads/2017/05/planning-commission-agenda-minutes-20170419.pdf>
8. May 17 PC CU South Study Session, Meeting Minutes: <https://www.bouldercounty.org/wp-content/uploads/2017/06/pc-minutes-20170517.pdf>
9. Summaries of Plan changes Planning Board and City Council meetings (May - June): <https://www.bouldercounty.org/wp-content/uploads/2017/06/bvcp-15-0001-summaries-of-plan-changes-planning-board-and-city-council-20170621.pdf>
10. 2015 BVCP Adoption Draft – June 15, 2017 version – Clean Version: <https://www.bouldercounty.org/wp-content/uploads/2017/06/bvcp-15-0001-2015-adoption-draft-20170615.pdf>
11. Information packet for Knollwood and Spring Valley Estates: <https://documents.bouldercolorado.gov/weblink8/0/doc/142752/Electronic.aspx>
12. Public comments summary and comments package (Feb. 1, - June 19, 2017): <https://www.bouldercounty.org/wp-content/uploads/2017/06/bvcp-15-0001-supplement-to-attachment-j-20170621.pdf>