



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

TO: Beth Chamberlin, City of Boulder Planning, Housing, and Sustainability
FROM: Steven Giang and Nicole, Boulder County Land Use
RE: Request for Minor Service Area Adjustment for Knollwood Subdivision,
Boulder Valley Comprehensive Plan 2015 Major Update
DATE: October 19, 2017

Thank you for the referral and the opportunity to comment. The Board of County Commissioners (BOCC) met on Thursday October 19, 2017 to discuss Docket BVCP-15-0001: Request for Minor Service Area Adjustment for Knollwood. The discussion included a staff presentation, public comment period, and questions from the BOCC regarding the proposed map change. BOCC approved the comments drafted by staff, noting points regarding the safety and health of the residents, as well as the appropriateness of allowing for annexation in the future if the residents wish to do so. Following are the county's comments on this matter.

The county supports the city's proposed map change, as the proposed change meets the criteria in the BVCP amendment procedures for a minor service area adjustment. Specifically, the proposed map change forms a logical service area boundary; is compatible with the surrounding area and comprehensive plan; and would result in no known negative impacts. Additionally, there is a minimal effect on land use growth projections, service provisions or capital improvements program, and the timing is appropriate.

The county concurs with the points made in the city staff report. In addition, county staff wishes to highlight the following points:

1. Following the blue line changes, moving the Knollwood subdivision from Area III to Area II is consistent with the core values and policies of the BVCP. The Knollwood neighborhood is an existing development on the western edge of the city adjacent to urban development in Area I, and already receives urban service (sewer) from the city. Furthermore, the neighborhood is a county enclave surrounded by city jurisdiction. Therefore, the change aligns with BVCP core values and policies that emphasize the importance of maintaining a compact urban form and logical service area boundary (see BVCP Core Values and Policy Section 1- Intergovernmental Cooperation and Growth Management, and Section 2- Built Environment). It is speculated that Knollwood was not originally given an Area II designation because it was west of the blue line at that time, making the land previously ineligible for water service. Now that the blue line location has changed, a change from Area III to Area II is consistent with the neighborhood's current eligibility for city water service.
2. The residents of Knollwood would benefit from having access to full urban services in order to provide for adequate health and safety. Knollwood's location at the wildland urban interface puts it at risk of wildfires. Having access to city water service will help bolster the neighborhood's ability to remain safe in case of a wildfire. The county also recommends that properties within the Knollwood neighborhood take steps to mitigate wildfire risks.
3. Knollwood is already a fully developed subdivision with existing access to urban services. The proposed change in planning area will not affect the existing character of the Knollwood subdivision or adjacent subdivisions, and it will not increase the development intensity of the neighborhood. Therefore, the change is consistent with the Built Environment-related policies of the BVCP (see BVCP Policy Section 2).