

PLANNING COMMISSION RESOLUTION PC-2019-02

A resolution updating the Housing and Economics elements to the Boulder County Comprehensive Plan

Recitals

A. The Boulder County Planning Commission (“Planning Commission”) has authority over any amendment or addition to the Boulder County Comprehensive Plan (the “Comprehensive Plan”).

B. Boulder County Land Use staff, the Board of County Commissioners (BOCC), and the Planning Commission (PC) identified the need for an update to the Housing element within the last few years. Housing was the focus of a PC sub-committee in 2017 following completion of the most recent major update to the Boulder Valley Comprehensive Plan. Since that time, staff researched and gathered information to support the BCCP Housing element update. Given the interdependent nature of housing and economic trends in the region, the Housing and Economics elements updates are proceeding in tandem.

C. The Comprehensive Plan’s Housing element was created in 1975 and was last updated in 1983. The Economic element was created in 1987 and has not been updated since its creation. Both elements require review and updates to bring them in line with current conditions, the county’s policy visions, demographic forecasts, and the policies and goals of the Comprehensive Plan. Additionally, these elements overlap with other elements within the Comprehensive Plan that were recently updated or added. Proposed content also reflects feedback from the Planning Commission and Board of County Commissioners joint study session in May 2019, and an internal and public referral circulated in July and August 2019, respectively.

D. The Housing element highlights the diversity of housing needs within the county. The element goals and policies reflect the county’s values and character, guide housing related decisions made by the county, and will seek to address the wide-ranging and evolving needs of Boulder County’s residents and businesses.

E. The Economics element highlights the role of unincorporated Boulder County within the context of the regional economy, the environment and the county’s relationship with local municipalities. The element presents economic-related goals and policies that reflect the county’s values and character and will guide the county’s decision making about economic development.

F. PC held a public hearing on the proposed updates to the Housing and Economics elements to the Comprehensive Plan as Dockets BCCP-18-0004 and BCCP-18-0004 (the “Dockets”) on October 16, 2019.

G. The Dockets are further described in the memorandum and written recommendation to the Planning Commission by the Boulder County Land Use staff dated October 16, 2019, together with its attachments (the “Staff Recommendation”).

H. Based on its review of the Staff Recommendation, testimony by Boulder County Land Use Department staff at the public hearing, and the written comments of public officials, agencies, citizens of the county, and other interested parties, the Planning Commission finds that:

1. Adequate publication of public notice was provided for the hearing before the Planning Commission.
2. The hearing before the Planning Commission was extensive and complete and that all pertinent facts, matters, and issues were submitted and considered, and all interested parties heard.
3. The proposed Housing and Economic element updates, with the addition of “and the lesbian, gay, bisexual, transgender, queer (LGBTQ+) community” after “mountain communities,” in policy Housing Element 4.02, should be incorporated into the Comprehensive Plan.
4. Incorporation of the proposed updates to the Housing and Economics elements into the Comprehensive Plan is in the best interest of the health, safety, and welfare of the citizens of Boulder County.

Therefore, the Planning Commission resolves:

1. The updates to the Housing and Economic elements, as set forth in Exhibits A and B, into the existing Comprehensive Plan, including text and maps, is approved and adopted pursuant to Section 30-28-108, C.R.S.
2. The approved Comprehensive Plan shall be certified and transmitted to the Board of County Commissioners pursuant to Section 30-28-109, C.R.S.
3. The Comprehensive Plan will be used when reviewing land use cases and shall be effective as of and apply to all applications filed on or after October 16, 2019.

4. Boulder County Land Use Department staff are given the authority to revise the Comprehensive Plan for the limited purposes of formatting and correcting any typographical errors and any other non-substantive changes deemed necessary prior to final publication.

5. If any provision of the Comprehensive Plan, as amended, or of this Resolution and Exhibit A or Exhibit B attached hereto, shall be held invalid, its invalidity shall not affect any other provisions of the foregoing documents that can be given effect without the invalid provision, and for this purpose, the provisions of the Comprehensive Plan, as amended, and of this Resolution and Exhibit A and Exhibit B attached hereto, are hereby declared to be severable.

A motion to approve the Docket was made by Commissioner Sam Fitch, with the addition noted in Recital H.3 above, seconded by Commissioner Mark Bloomfield, and passed by the following vote:

Commissioner Bloomfield	Aye	Commissioner Libby	Excused
Commissioner Fitch	Aye	Commissioner McMillan	Aye
Commissioner Gargano	Excused	Commissioner Nieske	Aye
Commissioner Goldfarb	Aye	Commissioner Quigley	Aye
Commissioner Hilton	Aye		

ADOPTED as a final decision of the Planning Commission on this 20th day of November 2019.

**BOULDER COUNTY
PLANNING COMMISSION:**



Dale Case, Secretary

Exhibit A

Approved BCCP Housing Element

I. Introduction and Purpose

This Housing element provides an overview of the diversity of housing needs in the county. It sets forth goals and policies that reflect the county's values and character and will guide housing-related decision making for the county.

Section II provides an overview of the housing types in the county, as well as the evolving housing needs of the Boulder County community. Section III presents the county's goals and policies related to housing.

Other Comprehensive Plan elements also include content related to housing. For example, the Public Health element highlights that safe, affordable housing is one of the social determinants of health.

II. Background

In unincorporated Boulder County, homes are found in historic townsites, semi-rural communities, forested mountain properties, neighborhood subdivisions, and expansive agricultural properties on the plains. This range of residential property types and development patterns are an imprint of the county's rich history. However, the county's residential areas face challenges as the region's population grows and new development pressures arise.

The diversity of housing in Boulder County leads to varied opportunities in addition to varied challenges. Each townsite (e.g., Allenspark, Eldora, Eldorado Springs, Gold Hill) and semi-rural community (e.g., Hygiene and Niwot) has a unique story and a community that wishes to see its history preserved, while allowing for adaptation to accommodate current and future needs. For example, historically, homes on agricultural properties were built to house farm and ranch families who worked the land. Today, many agriculturally zoned properties are no longer used for agricultural purposes, but rather for larger single-family homes. Given high property values and shifts in the agricultural industry, those properties that continue to serve agricultural purposes may have a need to house more workers on-site.

In addition to the diversity of geography and property types, the county's population is also diverse. Residents span a wide spectrum of socio-economic, cultural, and racial backgrounds, as well as a range of physical abilities and lifestyles. In particular, there are significant income disparities among Boulder County residents. This diversity is coupled with an aging population that is expected to increase through 2050 (and is the fastest growing segment of Boulder County's population). As a result, there is a need for a wide range of housing types in the county. As a welcoming and inclusive community, Boulder County values and seeks to deepen the diversity of housing choice to serve its population while maintaining the rural and semi-rural land use pattern that gives unincorporated Boulder County a unique character distinct from the local municipalities.

Regional issues related to population growth and housing affordability affect those who call unincorporated Boulder County home. The county is committed to working collaboratively with the local municipalities to meet adopted regional housing goals through comprehensive planning that aligns with the Guiding Principles of the Boulder County Comprehensive Plan. The Comprehensive Plan encourages growth to occur in compact development patterns within or adjacent to municipalities. This land use planning philosophy creates buffer zones between more densely developed communities, helps preserve open space, and maintains the county's rural character. In order to meet the housing needs of county residents while maintaining its historic function as a rural county, Boulder County must preserve existing housing stock to the extent practicable. Any new development in unincorporated Boulder County should serve the needs of the community while preserving distinct boundaries between urban and rural environments.

Definitions

Affordable Housing¹: In general, housing for which the occupant(s) is/are paying no more than 30 percent of their income for gross housing costs, including utilities. Affordable housing includes both subsidized and non-subsidized housing.

Area Median Income (AMI)²: A midpoint in the income distribution by household size in a defined geographic area. The AMI is used to determine eligibility of applicants for housing programs. The U.S. Department of Housing and Urban Development (HUD) adopts and publishes AMI limits annually

Text box highlighting the Regional Affordable Housing Plan:

Created in collaboration with nine jurisdictions in Boulder County, the 2017 Regional Housing Plan, called *Expanding Access to Diverse Housing for Our Community*, recognizes that many interconnected issues and opportunities are important elements of the discussion around solutions to the regional housing affordability crisis we face. The Regional Housing Plan recommends five key goals and strategies: 1) establish a regional goal, 2) bolster financial resources, 3) secure land and development/redevelopment opportunities, 4) preserve affordability, and 5) consider regulatory processes.

On October 26, 2017, the BOCC signed Resolution 2017-119, adopting the Boulder County Housing Strategy and signing on to the Regional Housing Plan. Resolution 2017-119 states, "Boulder County hereby adopts the Boulder County Regional Housing Partnership's Priorities and Strategies for Expanding Access to Diverse Housing/or the Community, including the recommended goals for percent of affordable housing stock by 2035, and pledges to support regional actions to create and preserve housing affordability while implementing local housing strategies that address the housing affordability needs of Boulder County, thus benefiting the Boulder County region as a whole."

Text box highlighting the role of the Boulder County Housing Authority:

The Boulder County Housing Authority was established in 1975 to promote and provide quality, affordable housing for lower- and moderate-income families, older adults, and individuals with

¹ Definition partially taken from the HUD User Glossary.

² Definition taken from the Boulder County Regional Partnership's Regional Housing Plan.

disabilities. Prior to 2003, BCHA was a governmental entity independent of the county, governed by a seven-member board. In 2003, the Board of County Commissioners constituted itself as the governing body of BCHA and it became a component unit of the county. BCHA is now governed by a board comprised of the county's elected Board of County Commissioners and is an enterprise fund under the umbrella of the Department of Housing and Human Services.

Boulder County Housing Authority's mission is to foster the availability of quality, affordable housing to meet residents' comprehensive needs and to promote stability and self-sufficiency. BCHA accomplishes this mission by providing a foundation of housing with supports of health and human services, access to community services, and sustainable living. BCHA's work is accomplished through the administration of federal, state, and local funding sources and public/private partnerships which, among other benefits and programs, provide rental assistance and deed-restricted below-market rate properties serving a broad range of Boulder County residents, including families, individuals and seniors, from the most vulnerable to those in the workforce.

III. Goals and Policies

Goal 1. Value. Boulder County is an inclusive, culturally responsive community that values, respects, and seeks to support the housing needs of all individuals while adhering to the Guiding Principles of the Comprehensive Plan.

Policies

- 1.01 *Diversity of Housing Types.* The county encourages a range of housing types and densities that serve the diverse needs of county residents.
- 1.02 *Preservation of Existing Housing.* The county values preservation of existing housing stock while recognizing the challenges that can come with the need to rehabilitate and maintain structures. The county discourages demolition and redevelopment of existing homes into larger single-family homes that are generally more expensive and consume more resources.
- 1.03 *Definition of Family in County Regulations.* The county takes an expansive view of what constitutes a 'family' and supports varied living arrangements that reflect the county's inclusive and welcoming values while maintaining its commitment to public safety and welfare.
- 1.04 *Limited Increases in Density.* In circumscribed situations, the county may enable increased residential density that meets affordability needs, is integrated within or adjacent to existing developed areas, is capable of being served by adequate public facilities, is considerate of long-term cost impacts on public facilities, and has strong multimodal transportation connections or potential for such connections.
- 1.05 *Fair Housing and Equal Opportunity Laws.* The county encourages and supports housing for all resident populations and adheres to all applicable local, state, and federal fair housing and equal opportunity laws and ordinances.
- 1.06 *Innovation and Evolution of Housing Solutions.* The county allows for innovation and creativity in policies and regulations as demographic conditions, building typologies, and new housing strategies evolve over time.

- 1.07 *Quality Neighborhoods.* Quality residential neighborhoods, which function as integral neighborhood units with schools, parks, and other similar facilities as centers, should be encouraged.

Goal 2. Advocate and Support. Boulder County supports strategic and collaborative interventions at the local, regional, state, and federal levels to address the availability, accessibility, and preservation of affordable housing.

Policies

- 2.01 *County Regulations.* The county adopts and maintains housing-related regulations (e.g., Land Use Code and Building Code) that align with its values stated in this Comprehensive Plan.
- 2.02 *Tools and Programs.* Where possible, the county should provide regulatory mechanisms, tools, or programs that ensure affordability and accessibility, including measuring housing needs and setting affordability targets for unincorporated Boulder County that are regularly monitored.
- 2.03 *Housing Advocacy.* The county furthers its values by participating in regional and statewide housing-related legislative activities and planning efforts.
- 2.04 *Affordable Housing Development.* The county supports the role of the Boulder County Housing Authority, other non-profit organizations, and the private sector in building and maintaining affordable and accessible housing units throughout the county.
- 2.05 *Regional Collaboration.* The county collaborates with other jurisdictions to set regional housing goals and coordinate informational, programmatic, and regulatory strategies to meet those goals.
- 2.06 *Tax Assessment.* Boulder County supports the development of programs to provide tax relief to low-income families and low income older adults.
- 2.07 *Intergovernmental Agreements.* Boulder County encourages strengthening affordable housing provisions when adopting or updating development-related Intergovernmental Agreements (IGAs).

Goal 3. Act on Values. Boulder County's housing-related regulations and decisions reflect the county's values and the Guiding Principles of the Comprehensive Plan.

Policies

- 3.01 *Structure Rehabilitation.* In order to maintain existing housing stock, the county encourages feasible rehabilitation of existing residential structures to meet current health, safety, welfare, and energy standards and regulations. The county encourages actions that bring residential structures into compliance if the structures contribute to the viable housing stock of the county and may consider standards to be met in an incremental manner or through alternative means.
- 3.02 *Building Safety.* The county works to ensure the structural integrity and safety of existing and new residential structures.
- 3.03 *Location of Affordable Housing.* Any location appropriate for housing is appropriate for affordable housing. When considering appropriate locations for multi-family housing development at greater densities, the county weighs multiple factors, including the

- relationship between housing, jobs, and transportation; proximity to services, trails, and open space; project development costs; long term impacts on public facilities; environmental justice impacts; and the need for affordable housing in the county, with an emphasis on permanently affordable housing. The county deems Community Service Areas, and other areas identified for future development through Intergovernmental Agreements, as appropriate locations for new multi-unit affordable housing.
- 3.04 *Housing to Support the Agricultural Community.* Recognizing the historic and ongoing importance of agriculture to the county’s economy, the county encourages both permanent and temporary safe and habitable housing that supports and is accessory to agricultural operations contributing to the county’s economy and local food system.
- 3.05 *Accessory Dwelling Units.* The county will consider accommodating more housing in defined areas and circumstances by providing opportunities for well-designed attached and detached accessory dwelling units with limited impacts on the county’s natural resources and transportation infrastructure.
- 3.06 *Prioritize Housing for Residents.* The county prioritizes preserving housing units for Boulder County residents and workers and their families and limits visitor- and tourism-serving uses such as short-term rentals. The county evaluates applications for tourism-serving uses based on safety for visitors and county residents in addition to compatibility with neighborhood character.
- 3.07 *Mobile Homes and Manufactured Housing.* The county recognizes the importance of existing mobile home parks and manufactured housing communities in providing affordable housing options.
- 3.07.01 Boulder County seeks to preserve these communities and support resident-ownership.
- 3.07.02 Boulder County ensures that all proposed and existing mobile home parks and manufactured housing communities are zoned to facilitate preservation of that housing opportunity in the locations where they currently exist.
- 3.07.03 Boulder County explores opportunities for allowing a range of small-scale, low-impact manufactured, modular, or other housing that may be more energy efficient and resilient to natural hazards than traditional mobile homes.
- 3.07.04 If an existing mobile home park and manufactured housing community is found to have health or safety issues, every reasonable effort will be made to reduce or eliminate the issues, when feasible, or to help mitigate for the loss of housing through re-housing of affected households.
- 3.08 *Reasonable Accommodation for Disabilities.* The county shall have a clear process for requesting reasonable accommodation.
- 3.09 *Utilization of Existing Housing.* The county supports efficient utilization of existing housing stock that may accommodate as many people as the structure was intended to house, in accordance with health and safety considerations and water and wastewater capacities.
- 3.10 *Energy and Resource Efficiency.* The county encourages the use of energy efficient, low resource impact, and innovative home building and home renovation techniques. When appropriate, the county will revise or adopt building codes to meet this objective.

- 3.11 *Remote Areas.* The county recognizes developing housing in geographically isolated areas presents environmental, growth, and public safety challenges. Recognizing these challenges, the county will review programs and consider regulations to promote low impact development.
- 3.12 *Older Adult Housing.* The county supports varied housing options for older adults to age in their community.

Goal 4. Engage. Boulder County actively engages and collaborates with stakeholders and partners to promote the values of affordable living and address the community's housing needs.

Policies

- 4.01 *On the Ground Engagement.* The county engages in transparent outreach activities that span a broad range of methods. In addition to digital and remote public outreach methods, Boulder County conducts in-person public outreach activities in varied geographic locations to promote public participation from a diverse range of communities in the unincorporated county.
- 4.02 *Targeted Outreach.* The county supports efforts to engage and collaborate with traditionally underserved and marginalized populations, such as residents living in mobile home parks and manufactured housing communities, residents who speak languages other than English, the agricultural community, residents in mountain communities, and the lesbian, gay, bisexual, transgender, queer (LGBTQ+) community.
- 4.03 *Representation of All Residents.* The county seeks public input from all socioeconomic and special needs segments of the community when amending housing-related programs or regulations.

Exhibit B

Approved BCCP Economics Element

I. Introduction and Purpose

This Economics element provides an overview of the role of unincorporated Boulder County within the context of the regional economy, the environment, and the county's relationship with local municipalities. The element presents economic-related goals and policies that reflect the county's values and character and will guide the county's decision-making.

Section II provides background information and context. Section III presents the county's goals and policies related to economics.

Other Comprehensive Plan elements also include content related to economics. For example, the Agriculture element highlights the important role of agriculture to the county economy and the Sustainable Materials Management element includes a policy supporting efforts to enhance the local economy for purposes of environmental sustainability.

II. Background

Boulder County channels urban development to the municipalities and existing communities that are equipped to provide public services in a cost-efficient manner. This approach minimizes sprawl and the negative environmental impacts of development and it is consistent with the Guiding Principles of the Comprehensive Plan and the county's intergovernmental agreements (IGAs) with municipalities.

Municipalities are the population centers and host the bulk of the economic activity within the county. Development and economic activity in the unincorporated area of Boulder County is predominantly made up of agricultural-based businesses and small businesses compatible with the county's rural character. Some existing rural communities, such as Niwot, Hygiene, and the historic townsites, have a semi-rural character and serve as smaller-scale hubs for services and other economic activity within unincorporated Boulder County. Other limited exceptions to the county's rural, small business environment include the office parks developed in the unincorporated area in the 1980s and 1990s, along with isolated areas of commercial, light industrial and general industrial activity. There are limited numbers of properties zoned to accommodate new development of these types; however, existing office, commercial, and industrial uses may undergo rehabilitation and redevelopment that aligns with the county's climate action and sustainability goals.

The Boulder County Comprehensive Plan recognizes that each municipality has developed its own goals concerning such issues as rate of growth, desirable land use types and patterns of development, service financing mechanisms, and economic development activities. The county will continue to engage in regional collaboration to recognize the value of housing and job opportunities, the importance of environmental conservation, and the provision of natural and cultural amenities to the quality of life of residents and the health of the regional economy.

While the Boulder County Comprehensive Plan primarily focuses on the unincorporated areas of Boulder County, the county's longstanding history of cooperative planning with other local governments is central to the compact development pattern, open space preservation, and health of the regional economy that make Boulder County unique.

Through this element, the county supports a vital regional economy and economic activities that align with the Guiding Principles of the Comprehensive Plan. Given the natural attributes, quality of life, and desirability of the county (including its municipalities) for both businesses and residences, the county does not engage in substantial economic development efforts. Rather, the county focuses on striking a balance between supporting a healthy economy and limiting growth in a manner that promotes social equity and preserves and protects the natural resources and amenities that make Boulder County such a special place.

III. Goals and Policies

Goal 1. Value. Boulder County values a balanced approach to achieve a vital regional economy that aligns with the Guiding Principles of the Comprehensive Plan.

Policies

- 1.01 *Social Protection.* Boulder County strives to ensure that all persons have access to meaningful employment with fair compensation, adequate benefits, and security in the workplace.
- 1.02 *Equity, Diversity, and Inclusion.* Boulder County recognizes the intersectionality of identities and shall continue to welcome and promote greater equity, diversity, and inclusiveness.
- 1.03 *Agriculture.* Boulder County acknowledges the importance of agriculture and its cultural, environmental, health, economic, and resilience-related benefits to the community. Boulder County recognizes the integral role of agricultural history in the county and supports innovation and diversification in the agricultural economy.
- 1.04 *Tourism and Recreation.* Boulder County acknowledges and values the tourism and recreation industries for the diversity and vitality they bring to the local economy. The county seeks to provide opportunities for these industries to thrive without placing an undue burden on the county's resources or compromising its rural character.
- 1.05 *Arts and Culture and Historic Preservation.* Boulder County recognizes that arts, culture, and historic amenities are important contributors to the local economy and quality of life.
- 1.06 *Climate Change.* Boulder County values businesses and activities that promote or develop technologies to prevent, mitigate, and adapt to climate change, and supports business resiliency through sustainable and energy-efficient business practices.
- 1.07 *Needs of Remote Residents.* Boulder County recognizes the unique service and economic-related needs of existing communities in the more remote areas of the county.

- 1.08 *Vital Regional Economy.* Municipalities serve as the economic hubs for the county. Businesses within unincorporated Boulder County operate at a scale that does not place an undue burden on rural infrastructure and resources.

Goal 2. Steward. Boulder County stewards its economy through sound regulations and collaboration.

Policies

- 2.01 *County Regulations and Decision Making.* Boulder County will develop and implement economic-related regulations and decision making that aligns with the county's values.
- 2.02 *Intergovernmental Collaboration.* Boulder County collaborates with and supports the economic vision of municipalities by fostering well-planned development efforts that contribute to economic vitality for the region, without placing an undue burden on resources and infrastructure available within the municipalities and the county, and without exacerbating challenges related to balancing economic growth with housing supply in the region.
- 2.03 *Equitable Economic Development.* Boulder County works with municipalities, public, non-profit, and private sector organizations towards ensuring that all individuals, including economically disadvantaged residents, have equitable employment and income opportunities within the county.
- 2.04 *Federal Institutions and Higher Education.* Boulder County understands the important role that federally funded labs, the University of Colorado, and other institutes of higher education play in the regional economy and will continue to foster their important economic contribution.
- 2.05 *Public/Private Cooperation.* Boulder County encourages public/private cooperation in addressing the county's economic goals and objectives.
- 2.06 *Support for Local Assets.* Boulder County encourages and supports programs, economic activity, and appropriately-scaled development that preserves and enhances the county's local assets, including its rural and natural landscapes and resources, agricultural economy, open space, arts, cultural and historic resources, and its tourism and recreation industries. The county supports this activity in a manner consistent with the Guiding Principles of the Comprehensive Plan.
- 2.07 *Data-Informed Decision Making.* Boulder County considers available data in its economic-related decision making.

Goal 3. Preserve and Enhance Local Assets. Boulder County purposefully preserves and enhances its major assets in promoting a vital regional economy.

Policies

- 3.01 *Local Partnerships and Linkages.* Boulder County encourages local economic partnerships and linkages in which products are sustainably sourced or produced within unincorporated Boulder County in a manner compatible with the rural character and are sold in local rural and urban markets.

- 3.01.01. Boulder County recognizes the importance of buying local and encourages local purchasing to reduce environmental impacts and support the county's economic vitality.
- 3.02 *Agricultural Infrastructure.* Boulder County supports strategic investments in local agriculture infrastructure.
- 3.03 *Small Businesses.* Boulder County seeks to help small businesses thrive within the context of existing community character and infrastructure, as these businesses are important contributors to regional economic vitality.
- 3.04 *Transit Oriented Development.* Boulder County works with local cities and towns to encourage patterns of commercial and residential development that support use of public transit and walkable mixed use neighborhoods, including modifying development regulations to facilitate commercial or mixed-use projects at sites near transit stops.
- 3.05 *Services for Existing Rural and Remote Communities.* Boulder County supports the location of adequate commercial and utility services in appropriate locations for the purpose of protecting the health and safety of the community at its current level of density. Appropriate locations include rural and remote locations with existing neighborhoods where a gap in services currently exists. The service facilities will be compatible with the local character and avoid, minimize, and mitigate impacts.
- 3.06 *Balancing Regional Economic Growth and Housing Supply.* Boulder County recognizes that regional economic growth places a strain on housing supply throughout the county. The county seeks to collaborate with regional partners to better understand and address those impacts. Strategies may include identifying and communicating (e.g., through referral comments) best practices for minimizing and mitigating the impacts of a new employer locating in a municipality within the county, as well as conducting studies to identify job growth indicators that warrant more rigorous efforts to limit regional impacts.
- 3.07 *Existing Commercial and Industrial Uses.* The county promotes rehabilitation of existing commercial and industrial properties where feasible and where they support the county's climate action and sustainability goals and policies.

Text box on oil and gas development:

Boulder County's economy is based on quality of life, including the health, environmental, and scenic benefits provided by our public open space and agriculture. Although the eastern part of Boulder County lies on top of fossil fuel resources and has some existing oil and gas wells, Boulder County's local economy is not reliant on revenue from developing oil and gas. The potential economic benefits of developing minerals, for example through current hydraulic fracking practices, are outweighed by the associated potentially detrimental environmental impacts of such development. In addition, Boulder County residents place high value on sustainability and protection of the environment and the economy reflects and relies on those values. The introduction of significant industrial activity with the potential to cause environmental harm would be detrimental to Boulder County's economic model.

Text box on Balancing Economic Growth with Housing Supply:

The term “jobs – housing balance” is often used to reference this topic addressed in policy 3.06. The county does not define the topic in those terms for purposes of the BCCP because it is important to focus on the geographic area, transportation connections, nature of the jobs being added to the community as well as the mix of available and planned housing rather than focusing solely on achieving a numerical balance between the number of jobs and housing units. Other BCCP policies relate to this topic (e.g., Housing element policy 2.05). Furthermore, the county is a party to the Boulder Valley Comprehensive Plan (BVCP) which includes policies that address this topic for that specific geographic area (see policies 1.01, 1.10, 5.02 and 7.10 of the BVCP as adopted in 2017).

Goal 4. Engage. Boulder County proactively engages the public and stakeholders in fostering a vital regional economy.

Policies

- 4.01 *Diverse Stakeholder Engagement.* Boulder County ensures robust community participation in economic activities through a variety of channels.
- 4.02 *Public Participation.* Boulder County considers the various barriers that may hinder public participation, including language and communication, time and location, and socio-economic factors.
- 4.03 *Transparency and Collaboration.* Boulder County encourages transparency and collaboration between community and government.
- 4.04 *Equitable Engagement Best Practices.* Boulder County implements equitable engagement best practices in seeking input on economic activities.