



Community Planning & Permitting

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BOULDER COUNTY PLANNING COMMISSION

Wednesday, May 20, 2020, at 1:30 p.m.

Via Microsoft Teams

PUBLIC HEARING

Docket BCCP-20-0002: BCCP Document Template Conversion-Related Amendments

Staff: Molly Marcucilli, Long Range Planner I, Community Planning & Permitting

Please note that this public hearing will be held remotely due to COVID-19

AGENDA

1. Staff presentation
2. Questions for staff
3. Public Comment
4. Opportunity for response
5. Planning Commission discussion
6. Planning Commission decision

BACKGROUND

The layout of the Boulder County Comprehensive Plan (BCCP) has not been updated since the mid-1990's. However, all the Elements of the Plan were integrated into one document in 2017. Despite having one cohesive document, the Plan's layout remains outdated. A work plan from a 2017 meeting with the Planning Commission (PC) included redesigning and modernizing the look and feel of the BCCP and improving the BCCP website and accessibility to the public. Efforts to improve the BCCP website and public accessibility are planned to occur after approval of the redesigned document by the Planning Commission. The purpose of this redesign is to bring the entire document into a consistent format, improve navigability, and enable functionality as both a printable document and as a digital publication. To view the draft version, go to <https://boco.org/draft-bccp-20200128>.

The Executive Summary (now titled "Introduction"), found on page IN-1 of the revised version, was also last updated in the mid-1990's. Revisions to the introduction were necessary to help frame the document and provide context, to orient readers to the new document design, and to provide an overview of the document's scope and purpose. The revised version also introduces cross-cutting themes addressed throughout the Plan, including resiliency, sustainability, and intersectional equity.

Additional revisions made to the document include reorganizing and refining the Countywide Goals and the goals laid out in each Element of the BCCP (CG-1 – CG-9), updating the Amendment Process and History (APH-1), updating the Information Sources (IS-1 – IS-2), and updating several graphics throughout the Plan. New features worth noting are the Planning History Timeline on pages IN-8 - IN-9 (extended version can be found in the BCCP Appendix on page PH-1), updating the Regional Context Map (IN-6), and the graph representing open space acquisition in Boulder County by decade, found on page OS-4. As requested by PC and the Board of County Commissioners (BOCC), staff has also included a graphic representing ownership of open space in Boulder County which includes municipalities.

The county hired a local consultant, inReach Graphics (inReach), to convert the BCCP into its current draft form. The new document will be easily accessible by the public as either a printable book, online as a PDF, and via [e-publication](#). Exploration of other platforms by which to publish the redesigned BCCP is planned to occur after approval and final document assembly.

There are several minor edits that were not completed by inReach and staff due to budget and time constraints, which can be viewed in Appendix A of this report. These edits will likely be addressed by staff in the future. However, since PC reviewed this document in February, we have completed some of the minor edits identified in Appendix A, namely, identifying a location for photos without named locations. Additionally, a redesigned map style is planned as current maps are updated.

REFERRAL FEEDBACK AND RESPONSES

Staff conducted an internal and external referral period from January 29 to February 12, 2020, to all groups on the Department of Community Planning & Permitting's [Referral Agencies list](#). The referral packet was also posted on the project webpage at <https://boco.org/bccp-20-0002>. In addition to this formal referral period, the document has been available on the project webpage since the end of time and members of the public are invited to sign up for project updates or contact the project manager for additional information.

All respondents claimed they had no conflict or comments, with the exception of one comment from Boulder County Parks & Open Space requesting a minor addition to the Sales & Use Tax Resolutions timeline in the Open Space Element (OS-6), which has since been added.

PC/BOCC FEEDBACK AND STAFF SOLUTIONS

Staff presented these proposed amendments to Planning Commission on February 19, 2020. Planning Commission had the following comments:

- PC would like to see the incorporation of municipalities into the new Boulder County Open Space Acquisition chart.
- PC recommended renaming the subheadings for Section B and Section C in the Countywide Goals section. Currently the subheadings are “Standalone Goals” and “Goals Compiled from Countywide Elements”, respectively.
- PC recommended adjusting the page numbering format to something easier to navigate.

Staff also presented these proposed amendments to the BOCC for comment on March 31, 2020. The BOCC had the following comments:

- BOCC would also like to see the incorporation of municipalities into the new Boulder County Open Space Acquisition chart.
- BOCC also recommended renaming the subheadings for Section B and Section C in the Countywide Goals section.
- BOCC also recommended adjusting the page numbering format to something easier to navigate.
- Commissioner Jones suggested removing some photos from the document.

In response to comments received from PC and the BOCC, staff has proposed the following solutions:

| Comment | Proposed Solution |
|--|---|
| Open Space graphic with municipalities | Staff worked with Boulder County Parks and Open Space to create a separate graphic representing the breakdown of ownership of protected land in Boulder County, which includes protected land by municipalities. |
| Renaming Countywide Goals subheadings | <p>The options to resolve this are as follows:</p> <ul style="list-style-type: none"> • Option 1: Change “Standalone Goals” to “Countywide Goals”, and change “Goals Compiled from Countywide Elements” to “Element-Specific Goals”, and move the language in the endnotes to the beginning of each subsection to provide clarification of each goals section • Option 2: Change “Standalone Goals” to “Countywide Goals” and completely remove “Goals Compiled from Countywide Elements”. Move the language in the endnotes that pertains to the Standalone Goals to the beginning of the subsection to provide clarification <ul style="list-style-type: none"> ○ Staff feels that the “Countywide Goals” section doesn’t provide a significant purpose to the Plan and would only create more work for staff when updates are made to each element, as the goals in this section would also need to be updated <p>Staff would also like to point out that the Countywide Goals section needs an update. The update will aim to re-assess the countywide goals to ensure they more accurately reflect the goals and visions of Boulder County. Updating the Countywide Goals is not in the scope of this project – it would be a new, future project.</p> |
| Change pagination | <p>Staff has decided to keep the numbering format as is for the following reasons:</p> <ul style="list-style-type: none"> • Navigation will primarily be done online, so page numbering won’t affect ease of navigating • When individual elements are adopted, it will prevent us from having to renumber and reprint the entire document. We can just update the table of contents if we need to and print out that element • When referencing the document with the public, we include direct links to the page or section to avoid making the customer scan through the whole document in search of a specific page or section. • We have the option to change how page numbers are displayed in PDF form, so we theoretically could reference a specific page number like 50 rather than AG-5, for example. • This is the format of the current BCCP, as well as the Land Use Code. • If we do find that this format creates problems, it can be a simple fix |
| Removal of some photos | <p>Staff has decided to keep current the number of photos throughout the Plan as is for the following reasons:</p> <ul style="list-style-type: none"> • Staff worked with inReach to remove several photos in an effort to balance the ratio of photos to text. The Plan in its current form already reflects staff’s removal of several photos • Removing more photos would create issues with the overall formatting of the document |

AMENDMENT PROCESS

The amendments proposed here have been presented to Planning Commission (February 19, 2020) and presented to the Board of County Commissioners (March 31, 2020). During both meetings, members of the public were invited to participate at a public hearing. We are now at the at the step where staff is presenting a final draft to Planning Commission for adoption.

After a comprehensive plan amendment is adopted, Planning Commission will adopt and sign a resolution certifying the changes to the Board of County Commissioners. The Board of County Commissioners will then note receipt of the resolution at a business meeting.

ACTION REQUESTED

Staff requests that the Planning Commission provide direction to staff for improving the Countywide Goals section and approve the proposed amendments to the Boulder County Comprehensive Plan and adopt docket BCCP-20-0002.

Appendix A – Final round of minor edits to BCCP developed by inReach

- **Amendment Status**
 - Update the amendment status for the following chapters (these chapters currently have ‘TBD’ on them):
 - *Introduction*
 - *Water Element*
 - *Amendment Process & History*
 - *Information Sources*
 - *Boulder County Planning History Timeline*
 - *Comprehensive Plan Maps*
 - Update Amendment Statuses of sections that get approved by PC in Feb 2020 (and/or later)
- **Photos/Graphics**
 - Replace the following placeholder photos:
 - *Niwot (1)*
 - *Telecommunications (1)*
 - *Eldorado Springs (2)*
 - *Jamestown and Eldora (3-4 pics)*
 - Notes on pics/graphics with resolution under 220 PPI:
 - IN-8 & 9 (Background Image): 187 PPI
 - *2017 00 POS What on Autrey Property taken by Vanessa McCracken Cover - 3.17 MB*
 - *We searched extensively through Mediavalet and felt this image is the best fit, however even using the higher res version available on Mediavalet, the effective PPI still wasn't 220.*
 - The following original graphics from the county are below 220 effective PPI. All of these graphics were also discussed as options to redo in the future:
 - *IN-6 (Boulder County Regional Context Graphic): 148 PPI*
 - *PH-2 (Health Equity Model): 139 PPI*
 - *SMM-2 (Waste Management Hierarchy): 196 PPI*
 - *CEB-2: (Venn Diagram): 124 PPI*
 - In addition, the following graphic was also discussed as something to redo in the future:
 - *PH-3 (Health Impact Pyramid)*