

PLANNING COMMISSION RESOLUTION PC-2022-02

A resolution approving Boulder County Planning Commission Docket BCCP-22-0001, Environmental Resources Element Maps Update and Reprint of Comprehensive Plan Maps

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. The Planning Commission approved the Environmental Resources Element (“ERE”) maps, an official component of the Boulder County Comprehensive Plan (“BCCP”) on December 18, 2013. On December 20, 2017, the Planning Commission approved the Document Redesign and Content Update Work Plan (the “Work Plan”), which allowed staff to assess the need for map updates on an annual basis and provide a package of proposed map updates to the Planning Commission for approval.

C. Staff requested approval to make clerical updates to all Comprehensive Plan maps to reflect current municipal boundaries and to ensure consistent formatting. Staff also recommended general changes to the maps and associated information in order to aid in the use of ERE maps and incorporate new data, lists, and rankings. In particular, Staff proposed the following ERE map modifications:

1. Display environmental resource information in municipalities and county subdivisions on official maps to provide a more comprehensive understanding of resources within the geographic boundaries of the county.
2. Correct issues identified in the Wetlands & Riparian Areas Maps and the Rare Plant Areas & Significant Natural Communities Maps.
3. Update information in the Species of Special Concern and Significant Natural Communities List and associated narrative.
4. Remove Critical Wildlife Habitat (“CWH”) #36 from the CWH Map, based on the approved update to the Carolyn Holmberg Preserve at Rock Creek Farm (“CHP-RCF”) Management Plan in 2020.

D. Staff also requested approval to reprint all Comprehensive Plan Maps to incorporate clerical updates, which include changes to the map formatting and background reference data,

i.e., municipal boundaries. None of the previously adopted map elements shown on these maps will change.

E. On November 17, 2022, Boulder County Parks & Open Space (“BCPOS”) staff presented the proposed ERE map updates to the BCPOS Advisory Committee (“POSAC”). Public comment was collected for a period of one week prior to the POSAC meeting. POSAC unanimously approved the proposed map updates.

F. The Planning Commission held a public hearing on the proposed amendment to the Comprehensive Plan as Docket BCCP-22-0001 (the “Docket”) on December 14, 2022.

G. The Docket is further described in the memorandum and written recommendation to the Planning Commission by the Boulder County Community Planning & Permitting staff dated December 14, 2022, together with its attachments (the “Staff Recommendation”).

H. Based on its review of the Staff Recommendation, testimony by County Community Planning & Permitting and BCPOS staff at the public hearing, and any written comments of public officials, agencies, citizens of the county, and other interested parties, the Planning Commission finds that:

- a. Adequate publication of public notice was provided for the hearing before the Planning Commission.
- b. 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.
- c. The proposed updates should be incorporated into the Comprehensive Plan.
- d. Incorporation of the proposed updates into the existing 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. Staff shall make clerical updates to all BCCP maps to reflect current municipal boundaries and to ensure consistent formatting.
2. Staff shall make the following general changes to the maps and associated information of the ERE maps:
 - a. The BCCP ERE maps and accompanying mapping procedures related to municipal and county subdivision data shall be updated.

- b. The BCCP ERE maps shall be updated due to new information identified in the Wetland and Riparian Areas and the Rare Plant Areas.
 - c. The Species of Special Concern and Significant Natural Communities list shall be updated.
 - d. The CWH map shall be updated to remove CWH #36.
3. The following maps shall be updated and reprinted to reflect the new map format:
 - a. View Protection Corridors (2017, uses current ERE format).
 - b. ERE Maps (2013, uses a format created by Parks & Open Space).
 - c. All other Comprehensive Plan Maps (1998-1999, first GIS-based version).
4. The incorporation of the updates into the existing Comprehensive Plan is approved and adopted pursuant to Section 30-28-108, C.R.S.
5. The approved Comprehensive Plan shall be certified and transmitted to the Board of County Commissioners pursuant to Section 30-28-109, C.R.S.
6. 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 December 14, 2022.
7. Boulder County Community Planning & Permitting 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.
8. If any provision of the Comprehensive Plan, as amended, or of this Resolution, 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 are hereby declared to be severable.

A motion to approve the Docket was made by Commissioner Gargano, seconded by Commissioner Hsu, and passed by the following vote:

Commissioner Bloomfield	Excused	Commissioner Libby	Aye
Commissioner Fitch	Aye	Commissioner McMillan	Aye
Commissioner Gargano	Aye	Commissioner Hsu	Aye
Commissioner Goldfarb	Excused	Commissioner Whitney	Aye
Commissioner Canaday	Excused		

ADOPTED as a final decision of the Planning Commission on this ____ day of _____, 2023.

**BOULDER COUNTY
PLANNING COMMISSION:**

Dale Case, Secretary