



Community Planning & Permitting

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BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS AND PLANNING COMMISSION WORKSHOP

**June 17, 2024
1:00 p.m.**

All Commissioners' public hearings and meetings will be offered in a hybrid format where attendees can join through **Zoom** or **in-person** at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder.

WORKSHOP – DISCUSSION ITEM NO PUBLIC TESTIMONY

STAFF: Hannah Hippely, Long Range Planning Division Manager

Boulder Valley Comprehensive Plan 2025 Major Update

Staff will provide an overview of the Boulder Valley Comprehensive Plan (BVCP) and present the work that has been done to date in preparation for the 2025 Major Update.

PACKET CONTENTS

Item	Pages
Staff Memo	1-4
1979 and Current Service Area Maps (Exhibit A)	A1 -A2
Future Land Use Map (Exhibit B)	B1
Project Schedule Visual (Exhibit C)	C1

WORKSHOP GOALS

Staff hopes to develop a baseline understanding of the Boulder Valley Comprehensive Plan, the major update process, and the role of Planning Commission and the Board of County Commissioners in the update process, as well as to introduce the project plan and timeline as developed to date. While we do not intend to have a discussion of the substantive issues or potential policy changes that may come up during the major update, this is a time where the Planning Commission and Board of County Commissioners can share what perspective and/or direction they may have.

BOULDER VALLEY COMPREHENSIVE PLAN (BVCP)

The BVCP is the Comprehensive Plan for the Boulder Valley jointly adopted by the City of Boulder (the City) and Boulder County. This plan, and its associated intergovernmental

agreement (IGA), has shaped the development of the Boulder Valley. The Plan's core Service Area framework has not changed since its adoption in 1977 (see Exhibit A Planning Areas Map). This framework concentrates and directs urban development to those areas where a full range of urban services can be provided to create a compact urban form.

Within the Planning Areas Map, areas designated as Area I are those areas already within City limits where services are provided and where additional development and redevelopment is expected.

Areas designated as Area II are areas which could be annexed into the City and where urban services could be provided. In some cases, the City of Boulder already provides some urban services within these areas as they were developed prior to the adoption of the BVCP and the service Area framework.

Area III lands are areas which are to remain rural and under county jurisdiction and these are appropriately delineated as Rural Preservation. A subset of these areas which are City of Boulder Open Space and Mountain Parks properties have been annexed and are shown as Area III - Annex. Another subset of Area III is the Planning Reserve which is located north and east of North Foothills Highway roughly between Jay Road and the North Broadway intersection. The Plan has designated this area as a location for future Service Area expansion and development.

This simple and clear framework has been instrumental in shaping in the current municipal boundaries of the City of Boulder which have grown intentionally, incrementally outward, and in a manner where the growth can be fully supported while preserving the rural character of the lands outside of the City Service Area. This framework has been a bulwark against sprawl and has relieved the county of the role as an alternative and competing development option for property owners seeking to develop in the unincorporated areas. This has allowed the areas surrounding the City to remain rural. Rural preservation efforts have been further supported by the City of Boulder's investment in open space preservation within the planning area.

The urban service framework establishes the Plan's big picture vision, however the BVCP also guides development within the City and includes a number of additional layers and lenses. It includes a set of Core Values and 7 Focus Areas which were identified during the last major update, including Housing Affordability & Diversity, Growth – Balance of Future Job & Housing, Design Quality & Placemaking, Resilience & Climate Commitment, Subcommunities & Area Planning, Arts & Culture, and Small Local Business described in Chapter 2. In Chapter 3, there are 10 policy sections that cover intergovernmental cooperation and growth management, the quality of the built environment and neighborhood character, the natural environment, energy climate action and waste minimization, economic vitality, transportation, housing, community well-being and safety including culture and the arts, agriculture and food, governance, and community engagement. Chapter 4 includes a description of 25 land use designations which are shown in detail on the Future Land Use Map (see Exhibit B). Chapter 5 provides guidance on subcommunity and area planning and identifies ten subcommunities. Chapter 6 includes a summary of adopted

master plans and a trails map. Chapter 7 details urban services and “adequacy standards are included for those urban services that are required for urban expansion in Area II”. These include public water, public sewer, stormwater and flood management, urban fire protection and emergency medical care, urban police protection, multimodal transportation and developed urban parks”. Appendix B is the text of the Intergovernmental Agreement and includes the amendment procedures for the Plan.

Major Update Process

The BVCP, requires that a major update occurs at least every 10 years to ensure the document continues to reflect both the City and county communities’ needs and vision for the future. The Plan provides a few specific guidelines regarding the details of how a major update is to be completed. According to the Plan, the process is initiated by City and County staff who establish a proposed update process and schedule, which can be revised as necessary throughout the process. The Plan requires that policy changes be considered before map changes and that the process include an opportunity for change requests to the plan from landowners, the public, as well as staff and City and County approval bodies to be considered. The Plan is then required to be considered at public hearings and is adopted by all four decision making bodies; City Planning Board, City Council, County Planning Commission, Board of County Commissioners.

The 2025 Major Update

Beginning in 2024, City and County staff have been developing the 2025 Major Update process. The official public launch of the BVCP major update project is planned to occur in the fall of 2024. Concurrent with the public launch, staff will be working on an existing conditions analysis which will provide a clear picture of where the Boulder Valley is today. Community engagement will largely be conducted throughout 2025. During this time, the community will guide the creation of the BVCP vision, values, and priorities as well as review how different future land use options could support the vision (scenario testing).

As shown in the project schedule, a large component of the BVCP update is focused on community engagement. The engagement plan includes many commonly used engagement techniques such as open houses, workshops, focus groups, etc. Additionally, in an effort to try new approaches to community engagement, hear from a diversity of voices, and have an opportunity for meaningful and in-depth engagement, a strategy called a Community Assembly is proposed. A Community Assembly is a group of people selected randomly who are broadly representative of a community. They spend significant time learning and collaborating through facilitated deliberation to find common ground and form collective recommendations for policy makers, decision makers, and the community. Community Assemblies are used by many cities and government bodies throughout the world for more democratic decision-making, particularly on contentious or complex issues. They are based on the principle that many diverse people will come to better decisions than a more homogenous group. This assembly of 30- 50 people would consider in depth a predetermined topic area over a set timeline with the support of staff and subject matter experts, deliberate on the topic and offer a recommendation(s), rationale, and dissenting opinions to decision makers. A Community Assembly differs from other types of public engagement strategies in the selection process (randomly selected based on meeting

specific parameters to ensure a diverse group) and size of the group, the task they are given which is to dive into depth on a specific subject and arrive at a consensus judgement (if possible), and the way the group's recommendations are utilized in the larger process.

Beginning in late 2025, staff will begin drafting policies based on the feedback from the community, city and county departments, and decision-makers. The first half of 2026 will be focused on preparing the draft plan and public request process, followed by plan adoption in late summer. The goal is to adopt the BVCP in August 2026. After the content is adopted and the project is complete, staff will then work towards creating a published, likely web-based, version of the BVCP. (See Exhibit C)

Discussion

The purpose of this joint workshop is twofold, first for staff to provide an overview of the BVCP and the update process to ensure a common level of understanding, and to provide an update on the work that has been done to date in preparation for kick off of the 2025 major update later this year.

In addition to county staff, staff from the City of Boulder will be in attendance to help answer any questions.

EXHIBIT A

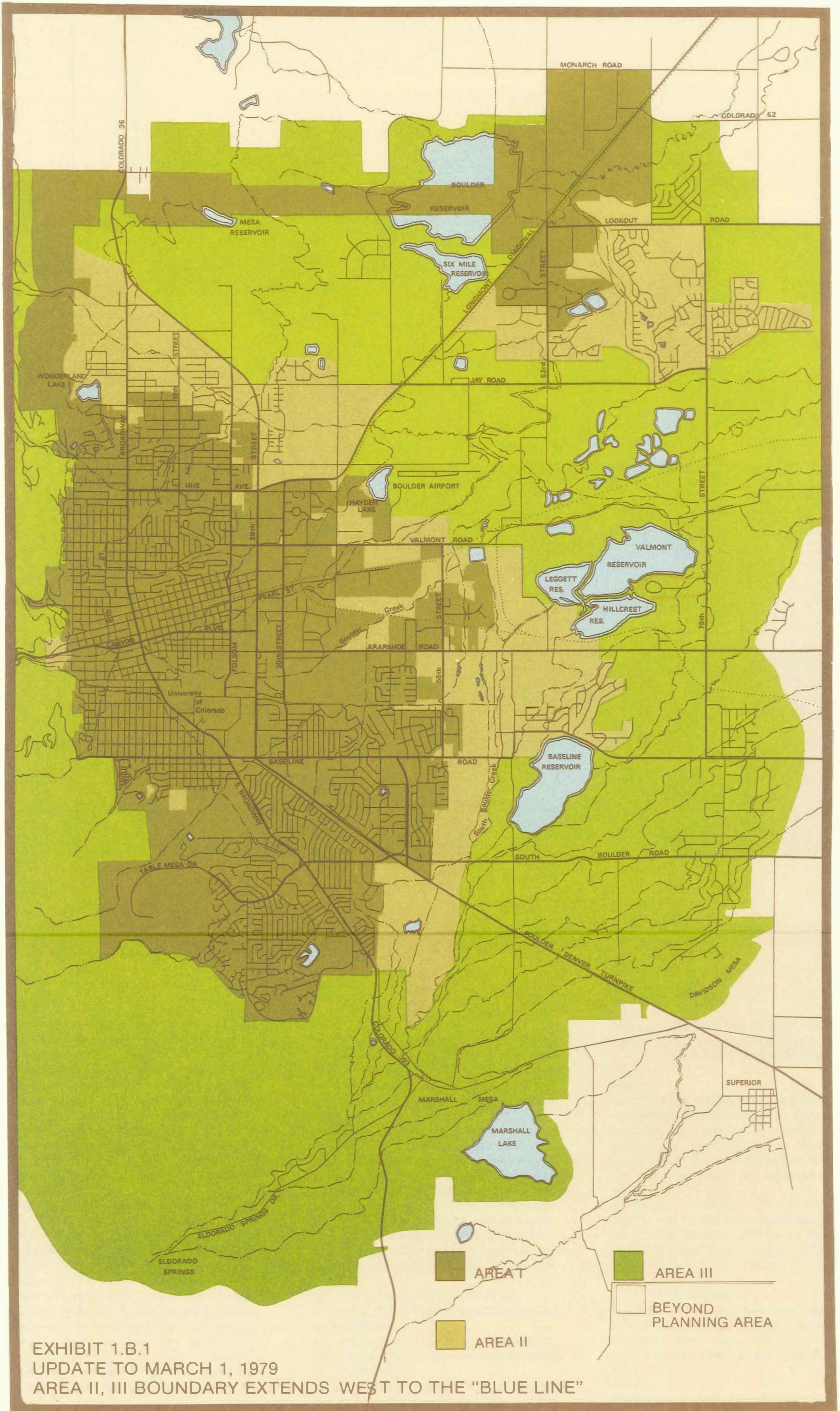
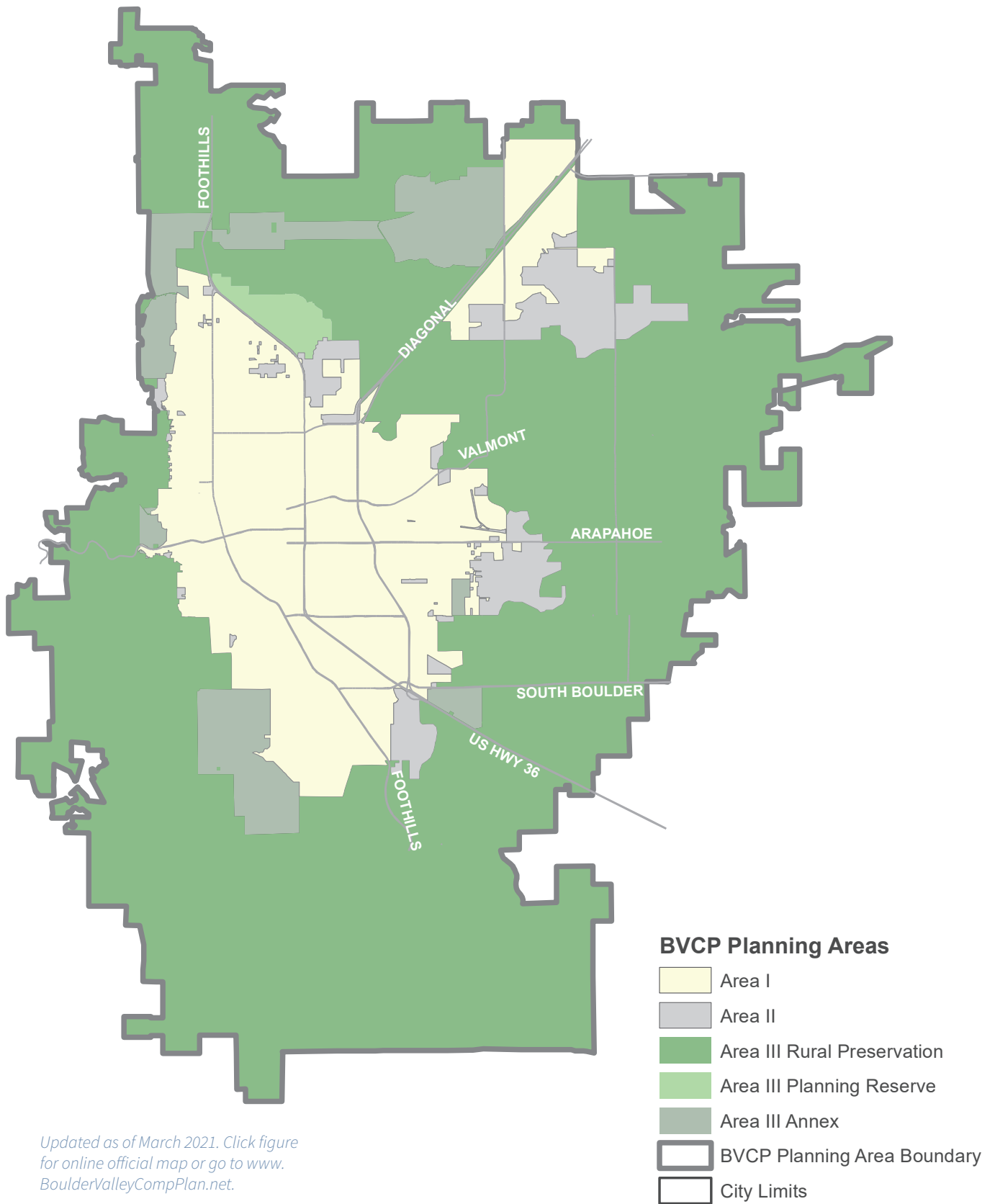
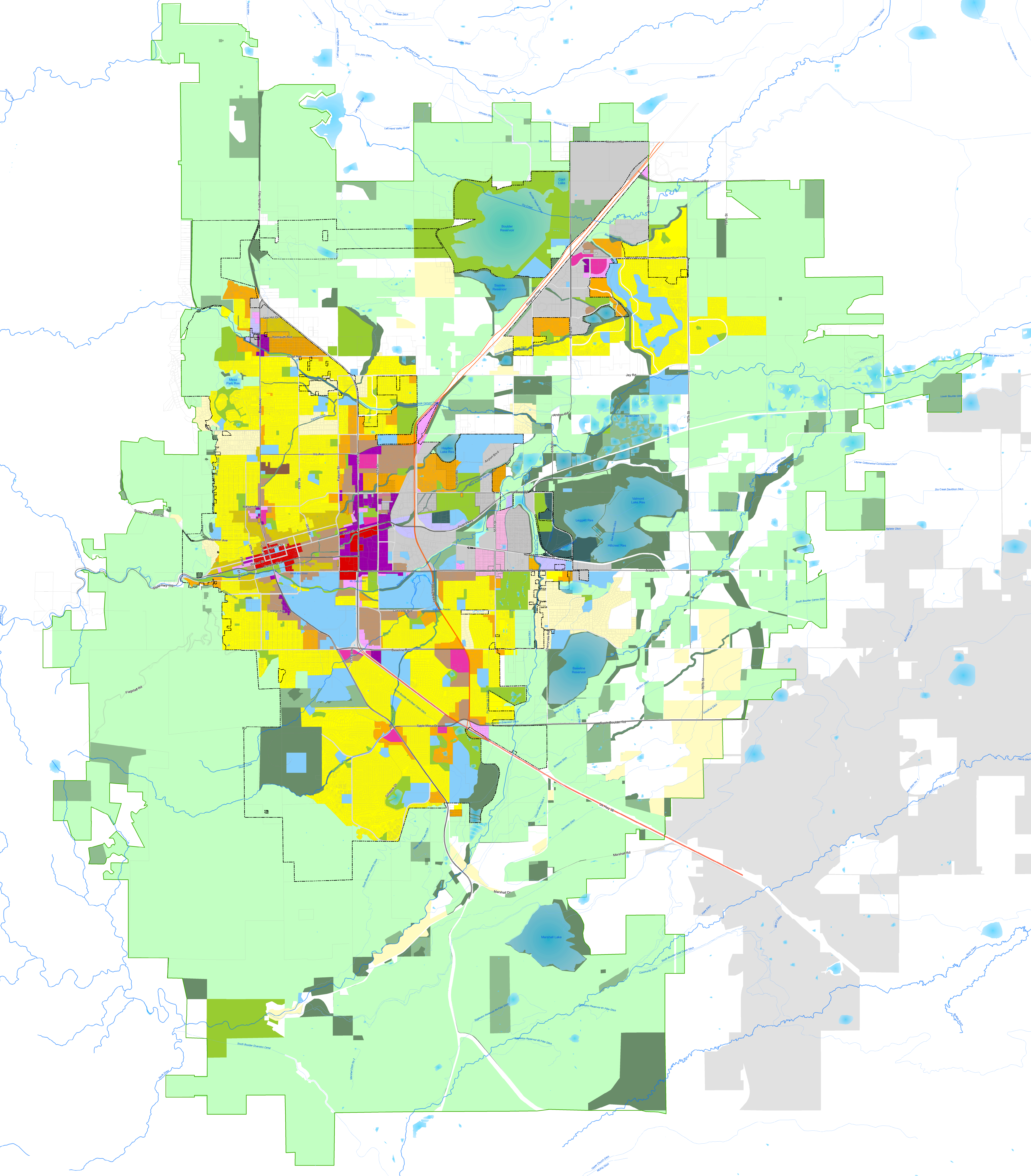


EXHIBIT A

Figure 1-1: Planning Areas I, II, III

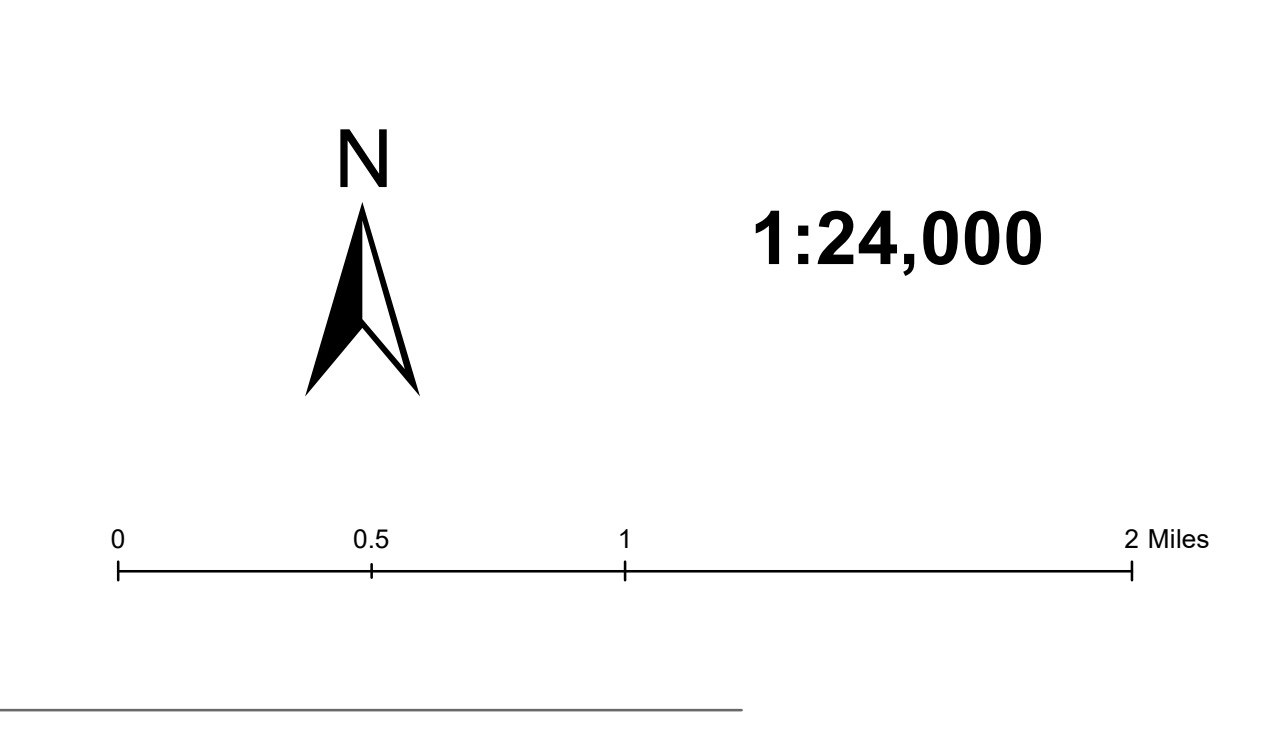


Boulder Valley Comprehensive Plan Land Use Designation Map



Legend

Land Use		Business		Industrial		Open Space and Mountain Parks		Other City Limits	
	Very Low Density Residential		Community Business		Light Industrial		Open Space, Development Rights		Other City Limits
	Low Density Residential		General Business		Performance Industrial		Open Space, Other		Expressway
	Manufactured Housing		Service Commercial		Mixed Use Business		Agricultural		Freeway
	Medium Density Residential		Transitional Business		Mixed Use Industrial		Park, Urban and Other		Principal Arterial
	Mixed Density Residential		Regional Business		Mixed Use Residential		Public		Minor Arterial
	High Density Residential		Community Industrial		Mixed Use Transit Oriented Development		Environmental Preservation		Parcels
			General Industrial		Open Space, Acquired		BVCP Planning Area Boundary		Reservoirs and Ponds
					City Limits		Ditches		



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SUBJECT TO REVISION

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Map produced by the City of Boulder Planning and Development Services Information Resources Group. For information visit us on the web at <https://bouldercolorado.gov/planning>.

