



# Land Use

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## **BOULDER COUNTY PLANNING COMMISSION AGENDA ITEM #5**

**March 16, 2011 – 1:30 PM**

**Hearing Room, Third Floor  
Boulder County Courthouse**

### **Docket BCCP-10-0002: BOULDER COUNTY COMPREHENSIVE PLAN UPDATE: Draft Guiding Principles**

Presentation on the BCCP Update Draft Proposed Guiding Principles

*Study Session/Discussion Item – No Action Requested.*

*Staff Planners:* Peter L. Fogg, Long Range Policy Team Manager; Denise Grimm, Senior Planner; Bill Davidson, Planner II

### **SUMMARY**

At the December 15, 2010 Planning Commission meeting, staff introduced a draft of Guiding Principles for the Boulder County Comprehensive Plan. The principles presented tonight in Attachment A are a refinement and expansion of those earlier concepts. Staff requests and welcomes any additional input and critique from the Planning Commission prior to staff's anticipation of the public outreach process to begin next month.

The public process will present the materials as recommendations in draft form, for informational purposes and input. A final recommendation of the principles will be the result of Planning Commission and public input, and can only be prepared after the end of the public process.

### **Expanding the ideas in the Guiding Principles**

The Guiding Principles are intended as an overarching set of values for the Comprehensive Plan. Examples of expanded explanations of the Principles such as those below could take the form of subpoints discussing specific ideas associated with the Guiding Principles. The examples below may be useful in providing clarification as to what is intended by each of the Principles.

As examples, the following types of statements might be useful in expanding upon specific Guiding Principles.

*Guiding Principle:* Maintain a distinction between urban and rural areas of the county.

*Expanded discussion:*

- a. Ensure that urban uses occur only in urban areas.
- b. Ensure that mechanisms are in place for careful regulatory consideration of uses which may not be traditionally rural in nature.

*Guiding Principle:* Acknowledge that all policy and regulatory decisions have interconnected social, environmental, and economic consequences that must be carefully considered and weighed before any action is taken.

*Expanded discussion:*

- a. Recognize the interrelationship of active land uses, preservation areas, and their geographic and transportation connections.
- b. Balance land use decisions in Boulder County in relationship to the context of local, regional, national, and global sustainability.

### **Public outreach**

Staff anticipates that public outreach will include 4 to 6 public meetings and one or two open houses over the next few months. Additional meetings will be scheduled if appropriate in the early summer.

As the Comprehensive Plan update proceeds, staff will continue to check in with the Planning Commission to keep them abreast of the update's progress.

Land Use staff has met with staff from Transportation and the County Commissioners' office to gather information and advice on their recent experiences with public outreach efforts. A summary of points made at that meeting appears as Attachment B to this memo.

### **NEXT STEPS**

Staff would like to get Planning Commission's endorsement of these draft principles as being appropriate to take forward to a series of public meetings and open houses. This public outreach process is expected to begin in April.

### **ATTACHMENTS**

- Attachment A Proposed Guiding Principles for the BCCP public outreach
- Attachment B Public outreach preparation

# ATTACHMENT A

## Draft Guiding Principles for the BCCP Update March 16, 2011 Planning Commission

In shaping and navigating our future, Boulder County supports the following **Guiding Principles**:

1. **Maintain a distinction between urban and rural areas of the county.**
2. **Maintain unincorporated Boulder County as rural**
3. Acknowledge that **all policy and regulatory decisions have interconnected social, environmental, and economic consequences** that must be carefully considered and weighed before any action is taken.
4. Actions on **environmental issues** must result in policies and decision making in a manner which preserves and respects our natural systems and environment, and reduces our environmental footprint.
5. Make decisions and create policies based on their **effect on social issues** of equity, fairness, and access to societal resources for all county residents.
6. **Encourage and support a dynamic local economy** which is located in appropriate areas, is stable and flexible, is able to accommodate change, and provides good jobs for all county residents.
7. **The County will take the lead** on the larger share of the environmental integrity, rural character, and transportation components of sustainability.
8. The County will work to reach and maintain **formal agreements with Boulder County municipalities** that allow appropriate land use densities and patterns to accommodate opportunities for job creation, housing, and the social resources of sustainability.
9. **Encourage responsible stewardship** by private and public entities and individuals of our land, our values, and our community in order to achieve a sustainable future.

# ATTACHMENT B

## Public Outreach Preparation

Long Range Policy Team staff has met with Garry Sanfacon and Julie McKay to discuss Transportation's public outreach campaign for the Transportation Element Update. This series of initial meetings for the BCCP Update would be Round One. Bullet points were:

- BCCP 101 (PowerPoint) plus staff intro – what the BCCP is, where we've been, where we are, where we suggest we should be headed (Guiding Principles)
- Make clear we're not "dismantling" the fundamentals of existing BCCP
- Meetings are to be interactive, not lectures
- State the Theme and Desired Outcome of the meetings up front in invitations so people know what to expect – we are thinking of focusing on legacy questions like "why do you live here", "what do you value most about being a resident of Boulder County", "what would you like Bo Co to look like for your kids/grandkids in 30 years", "how has the BCCP worked for you/what needs more work or attention in Boulder County", etc. – extent invitation to participants to help us and get involved in planning for the next 30 years
- 4 – 6 area meetings + 1 - 2 open houses
- Contact municipalities to notify their Planning Commissions of meeting locations and objectives (not formal PC presentations but invitation to attend area meetings)
- Directly contact groups/individuals on our ListServ about meeting locations/times in their areas
- Newspaper inserts with full meeting locations, times
- Set up interactive Web site for receiving comment, input, responses, information on the Update
- Describe proposed next steps for a Round Two series of meetings