



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOULDER COUNTY PLANNING COMMISSION AGENDA ITEM #3

April 4, 2013 – 4:00 PM

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

Docket BCCP-08-003: BOULDER COUNTY COMPREHENSIVE PLAN UPDATE: Environmental Resources Element Revision Update

Planning Commission discussion of the draft Environmental Resources Element update, including review of public comments and POSAC discussion. Staff will be requesting Planning Commission direction for preparing revisions to the draft.

Study session – no formal action requested

Public Testimony Will Be Taken

(Staff Planners: Pete Fogg and Bill Davidson)

Introduction

The Land Use Department has initiated a wide-ranging update to the Boulder County Comprehensive Plan (the Comprehensive Plan or BCCP). The current phase of the update is to reexamine the applicability, effectiveness and clarity of all the existing BCCP Elements' policies in providing guidance to decision makers, staff, other stakeholders, and county residents about the County's intentions as expressed through the Plan. The subsequent phase will be to consider topics where the current Plan is silent or deficient in its guidance and which may consequently merit addition to the BCCP as new Elements or new policies to existing Elements.

The attached draft of the updated Environmental Resources Element (ER Element, or ERE), including the goals and policies, is presented here for review, discussion, and modification as recommended by the Planning Commission. The draft has primarily been prepared by the Parks and Open Space Department (POS) with assistance from the Land Use Department, and has been reviewed by County staff, the public, and the Parks and Open Space Advisory Committee (POSAC).

There are various references throughout this memo to "goals and policies" as the content of this Element update. Please note, however, that the draft before you is a draft of an entire updated Environmental Resources Element, including both the narrative and the goals and policies. While the focus of this phase of the BCCP update is on the goals and policies, staff found it desirable and necessary to update the narrative portions of the Element at this time to more clearly explain the new structure, rearrangement, and wording of the goals and policies of the Element.

The Parks and Open Space Advisory Committee reviewed the draft at their February 28, 2013 meeting. Staff sought out POSAC discussion and comments regarding these updated goals and policies because of the leading role POS staff has had in preparing the draft and because of the guidance that these goals and policies will provide for the management of environmental resources in the county by POS. POSAC recommended to Planning Commission approval of the update draft with two minor wording changes, and an expression of their desire to further consider at a later time the question of whether or not buffer designations should be changed.

Input has also been sought from the public by way of written and electronic comment opportunities and an Open House on February 6, 2013.

There are several items attached to this memorandum. They are described in more detail in relevant sections of this memorandum. Attached are the proposed updates to the goals and policies, along with the “Review Guide” to aid in review of the draft Update. As a reference, the existing version of the Environmental Resources Element is also included along with the Introduction to the BCCP and the BCCP Goals chapter. Public comment which staff has received is attached. For the sake of comparison, the BCCP’s single future land use map, adopted in 1979, and the Boulder County Open Space Map from February 2013 are also attached, as well as two maps from the BCCP relating to the Environmental Resources Element.

The Role of the Comprehensive Plan

In considering these proposed changes to the ERE, it is important to remember that the plan is *advisory* in nature. As stated in the introduction of the Comprehensive Plan, “its goals and policies aim for an ‘ideal’ scenario, meaning that occasionally one goal may not be in perfect harmony with another goal;” and the Plan “provides guidance in the decision-making process, but not the ‘final word’” (Introduction, p. 1).

The foundational philosophy of the Comprehensive Plan, adopted in 1978, remains salient today: growth should be channeled to municipalities, agricultural lands should be protected, and preservation of our environmental and natural resources should be a high priority in making land use decisions. Land use management tools have been developed since then to implement the Plan’s goals and policies, including the Land Use Code, intergovernmental agreements, and open space acquisitions.

Overview of the BCCP Update Process

The update of the goals and policies of the Environmental Resources Element is part of the effort to do a cover-to-cover revision and update to the Comprehensive Plan, which is now 35 years old. Until now, the Plan has been subjected only to *ad hoc* or incremental changes limited both in context and focus without the benefit of looking at the document as an interconnected body of work. This draft is the result of the first task in this effort for the ER Element, which was last updated in 1995.

In this phase of the update, staff is proposing changes to the currently existing Elements. The focus of these changes is not a reconsideration of the direction or content of the goals and policies as they exist in the BCCP or contemporary County initiatives and plans. Rather, the

purpose of this phase is to review existing goals and policies in the Element and identify those that are:

- Out of date
- No longer applicable
- Redundant or conflicting with other policies
- Unclear as to their meaning
- Programmatic* rather than policy

*That is, having been incorporated into various departmental work plans and functions.

In accordance with achieving these purposes, the draft update retains and sustains the core goals of the Plan while making it more reader friendly, concise, contemporary, and consistent throughout its Elements.

Parks and Open Space staff has also begun an in-depth effort of updating the map component of the BCCP for the resources included in this Element. These maps are the *Natural Communities, Rare Plants, Riparian Corridors, and Critical Wildlife Habitats* map and the *Environmental Conservation Areas, Natural Landmarks & Natural Areas* map. Staff is also proposing to include a map of High Biodiversity Areas (HBAs). HBAs are described in the Overview section of the draft Update. Drafts of these maps and their related designation criteria will be completed later this year. At that time, they will go through a public review process, including review by POSAC. Once approved, it is anticipated that the entire updated ERE will then be adopted into the BCCP.

Context of the Environmental Resources Element in the BCCP

As part of the update to the Comprehensive Plan, the Planning Commission has already approved a set of seven Guiding Principles to provide a unifying, common reference to be taken into consideration in revising or adding to the Plan's various Elements (attached). Two of these Principles speak to the stewardship and preservation of environmental resources and the maintenance of the rural character and function of the county's unincorporated areas. They also encourage considering and weighing "the interconnections among social, environmental, and economic areas in all decisions," as well as being "responsive to issues of social equity, fairness, and access to community resources for all county residents."

The ERE is one of the original core Elements of the BCCP. Other Elements in the current Plan include Geology, Open Space, Agriculture, Natural Hazards, Cultural Resources, Transportation, Housing, Solid Waste, Sustainability, among others. The County factors relevant goals and policies of the Elements into its consideration when making land use and other decisions over which the county has authority or responsibility. The Goals section of the BCCP is attached for your review. Just in skimming the goals quickly, one can understand the scope of the BCCP and how the ERE fits within it (attached).

Overview of the Proposed ER Element Update

The ER Element is broken down into four parts: narrative, goals, policies, and maps. The goals in the attached draft represent an update to those that appear in the Goals Section of the existing BCCP under the section heading of "Environmental Management." In the draft, staff has proposed to retitle this section as "Environmental Resources." Staff has reworked

these goals in particular to ensure that they provide a foundation for each of the policy statements and to remove references to resources that are now covered in other Elements (Agricultural Lands and Cultural Resources).

The Environmental Resources Element addresses issues relevant to the unincorporated areas of the county where resource preservation and rural character are primary considerations. As the first revised proposed goal of the ER Element states, “Boulder County’s environmental resources, including its unique or distinctive natural features and ecosystems shall be conserved and preserved through protection and restoration in recognition of the irreplaceable character of such resources and their importance to the quality of life in Boulder County.” Subsequent goals and policies build from this initial statement, which frames the intent for goals and policies.

Resource-specific information such as designation criteria and lists of resources will be moved into the set of support materials that are currently being developed by staff. Parks and Open Space staff is also taking a comprehensive and detailed look at the criteria for designating critical Environmental Resources such as Species of Special Concern (both flora and fauna) and generating maps to support the policies of the Element. The new maps will update the information for Environmental Conservation Areas, Natural Landmarks and Natural Areas map and the Natural Communities, Rare Plants, Riparian Corridors, and Critical Wildlife Habitats map that were adopted in the Comp Plan in 1995, as well as making the addition of the High Biodiversity Areas. Much of this work will be placed in appendices to the BCCP.

To aid in the review of the proposed update, staff has prepared a Review Guide (attached). For the Goals section, the Review Guide identifies the specific changes to the goals including wording changes and goals that have been divided, expanded, added or eliminated. This portion of the Review Guide is organized based on the proposed goals.

The policies section of the Review Guide is organized in the same manner as the existing Element’s policies with specific resources or designations such as Natural Landmarks, Wetlands, and Environmental Conservation Areas. The Review Guide proceeds policy-by-policy to highlight how the existing policy is covered by the updated policies, the mapping effort, and/or other county plans, regulations, policies or programs. As you may notice, one of the ways the Update creates some efficiency is by articulating a set of General Policies that are intended to cover all Environmental Resources. In addition to the General Policies, some of the more resource-specific policies were also brought forward from the existing BCCP including Air, Water, and Noise; Environmental Conservation Areas; and Natural Landmarks and Natural Areas.

Public Outreach

Multiple methods of public outreach have been used to inform the public of the Environmental Resources Element update and the BCCP update in general. These include using listservs, the County website, email blasts, newspaper, and an Open House.

The Land Use and Parks & Open Space Departments held the Open House on February 6, 2013 to present and discuss the proposed draft update with interested members of the public. Review materials were available at the Open House and have been available on the County’s

web site. Staff also made a presentation which was followed by a Question and Response period. In addition to the concerns that were recorded at the meeting, comment cards were collected, and staff received some comment by mail and email. Themes from that public comment are articulated below. A response to each concern follows.

Summary of Concerns Expressed by the Public

- a. CONCERN: *Concerned about the potential impacts that fracking could have on Environmental Resources such as groundwater; called for a moratorium until the CSU/COOGCC study is complete in 2018 or 2020*

RESPONSE: For the past year, the County has been through an extensive process to address oil and gas issues through changes to the BCCP and the Land Use Code. Fracking is among the issues which have been addressed as part of this process.

- b. CONCERN: *Concerned about the impacts of development on Environmental Resources. Can't the county do more to limit these impacts? Specific locations of concern included the Erie area (Wise Property) and inholding/mining claims in the National Forest. Specific resources concerns included impacts to wetlands, riparian corridors, individual species, wildlife corridors, and Bald Eagle nests.*

RESPONSE: The BCCP, including the ERE, has an advisory role in land use decision making. Development proposals for lands in the unincorporated portions of the county are subject to Land Use Review processes that are implemented through the County's Land Use Code, which is significantly influenced by the BCCP. That said, property owners have a right to the use of their property within certain limitations or constraints established by the community through their elected officials.

Lands that have been annexed to any of the county's municipalities are subject to that municipality's land use regulations. The county has no authority to regulate land use within these incorporated areas. The County has worked closely with each of the municipalities to create a "Super IGA" that outlines the growth boundaries of each municipality. In addition, the County has pursued open space acquisitions throughout the county in partnership with municipalities to shape and buffer community areas and in consideration of the important natural and environmental resources that lie in the unincorporated areas of the county.

- c. CONCERN: *Ensure that invertebrates are considered as Environmental Resources*

RESPONSE: Invertebrates are among the fauna being considered for designation on the list of Species of Special Concern. There are invertebrates on this list in the existing Element.

- d. CONCERN: *Could the idea of education programs and lobbying of legislatures be incorporated as a means for advancing the goals of the ERE?*

RESPONSE: Yes, since these are things that already happen through county programs and activities. Language to further emphasize this as a priority for Environmental Resources has been added to Goal B.8.

- e. CONCERN: *Can the tone of the Element be made active? The tone is passive in some cases.*

RESPONSE: One objectives of the update has been to utilize a more active voice in the language of the document. In reviewing the draft presented as the update, additional

changes were made to make it more active. There are some statements that have intentionally been left more passive for contextual reasons.

- f. CONCERN: *Can the County institute wetland regulations like the City of Boulder or other Colorado counties?*

RESPONSE: One aspect of staff review of the ERE is to identify policy areas where changes to other policies, regulations, and programs can more effectively actuate the intent of the existing Element. Wetland regulations are an example of that. The ERE Update provides a policy framework from which such regulations could stem.

- g. CONCERN: *Concerned about how the element feels very weighted to negative impacts to Environmental Resources caused by humans; what about "thoughtful human co-existence"*

RESPONSE: The ERE is one aspect of the comprehensive approach to land use planning that is the Comp Plan. The intention of the ERE is to determine what the "unique or distinctive resources" are in the county and prescribe policies for how they will be "conserved and preserved". It is the purpose of the other elements, and more recently the Guiding Principles, to establish a context, basis, and guidance for decision making so that a balanced approach can be fully considered.

- h. CONCERN: *Concerned that the Element treats humans as the enemy and makes no mention of the ways in which the general population and recreation be involved in preserving and conserving nature; public involvement and recreation should be part of any plan*

RESPONSE: The Open Space Element specifically addresses recreational use of county owned lands. The goals and other elements speak to the breadth of human uses in the county from housing to transportation to agriculture and more urban uses. These are all considerations in the decision-making process. Public involvement is clearly an important aspect of the decision-making process in the county as articulated in the Guiding Principles and the Goals of the BCCP.

Next Steps

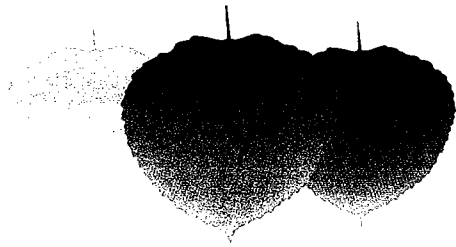
Following today's Planning Commission, staff will gather the recommendations and desired changes to the draft requested by Planning Commission. These will be incorporated into the draft for Planning Commission review at the May 15, 2013 meeting. At the same time, staff will collect and consider any additional input which has been received from the public. A full explanation of how comments have been analyzed and considered for inclusion in the draft will be provided, so that at the May 15, 2013 meeting you can see the status of and staff recommendation for suggested changes which might be included in the final draft of the updated Element. This will allow Planning Commission to fully consider suggested changes received throughout the process.

Recommendation

Staff recommends that Planning Commission discuss and give staff direction on any desired changes to the proposed Environmental Resources Element draft at the April 4, 2013 meeting. After incorporation of Planning Commission's desired changes, staff will bring an updated draft to the May 15, 2013 meeting for Planning Commission consideration and approval.

ATTACHMENTS

- A: Draft update of Environmental Resources Element**
- B: Review Guide to Goals and Policies**
- C: Guiding Principles**
- D: Existing Environmental Resources Element (Intro, Goals, and ER Elements)**
- E: Public comments received**
- F: Environmental Resources Element maps**



Boulder County Comprehensive Plan

ATTACHMENT A

Environmental Resources Element

DRAFT

March 21, 2013


Language added by POSAC is highlighted

Overview

As described in the goals and policies of the Environmental Resources Element that follow, Boulder County values and strives to preserve, conserve and restore the unique and distinctive natural features, ecosystems and landscapes of the county using sound resource management principles and practices at both a site-specific level and on a broader, landscape scale. To that end, Boulder County's important environmental resources include naturally occurring ecosystems and their native species populations. *[POSAC Feb 28 2013]* An integral component of this management approach is the list of Species of Special Concern. This list consists of the specific locally threatened or endangered flora and fauna that the county seeks to protect. Habitat for these Species of Special Concern is particularly vital, since it often presents our best chance to protect native species. *[POSAC Feb 28 2013]* Such habitat is encompassed by the designations described in this Element including Critical Wildlife Habitats, Rare Plant Areas, Wetlands and Riparian Areas, Significant Natural Communities (formerly referred to as Critical Plant Associations), State and County Natural Areas, High Biodiversity Areas, and Environmental Conservation Areas. Natural Areas and Natural Landmarks designations are intended to encompass and protect unique and distinctive natural features and landscapes in the county. In addition, the fundamental and essential sustaining resources of air, soil, and water are also considered and addressed in the goals and policies of this Element.

While this Element calls specific attention to the aforementioned designations, it also recognizes that these are not the only environmental resources of significance and importance that should be considered in land use decisions and cared for through management practices.





With this in mind, Boulder County's overarching intention is to maintain the overall health and integrity of our rich and diverse environment to the greatest extent possible as our knowledge and understanding of environmental functions and interconnections evolves.

To provide some context for the goals and policies, a brief explanation of the environmental resources designations and of their importance to the ecosystems of Boulder County follows. For the most part, these designations are those that are utilized by reference in the Boulder County Land Use Code. Designations added or amended in updates to this Element are also to be protected through administration of the Land Use Code.

Per policy ER 1.02, the criteria used to determine these designations are periodically reviewed and updated resulting in both an updated list of Species of Special Concern and updated maps of the Environmental Resources Element.


Environmental Conservation Areas

Environmental Conservation Areas (ECAs) encompass the largest remaining relatively natural or restorable forests, shrublands, grasslands, and agricultural landscapes in Boulder County. Even with the current amount of relatively undeveloped public land in the county, and the conservation and preservation efforts of public land managers on these lands, broad shifts in animal and plant communities are occurring as a result of development, habitat degradation, climate change, and the exclusion or disruption of natural processes. ECAs are a planning tool developed by the County for analyzing land use and land management decisions in the context of the cumulative effects of development, roads, trails and increased human presence at a landscape-scale on these large and complex ecologies. This type of tool is encouraged by the fields of landscape ecology and conservation biology as a strategy for maintaining the wide-ranging animal species, native plant communities, and natural ecological processes that operate at this scale.

ECAs are a framework for ecosystem management that identifies and designates the richest ecological sites and delineates corridors of connectivity between them regardless of ownership. With this designation, land use and land management decisions within and adjacent to ECAs and their connectors can be made within a framework that seeks to: protect species that may be wide-ranging, ecologically specialized or disturbed by human presence; encourage the return of species lost from the county; prevent additional habitat fragmentation; and limit increases in invasive non-native species in these ecologically-significant areas. Such planning and decision-making processes may include resource management plans, the location and extent of new development, future land and easement purchases for open space purposes, and the location of trails and other public facilities.

High Biodiversity Areas

High Biodiversity Areas are locales that have a concentration of rare environmental resources. If managed well, they represent the greatest opportunities for preserving specific aspects of Boulder County's natural heritage. HBA boundaries encompass those lands that provide the habitat and ecological processes upon which the resources depend for their continued



existence. These areas have been identified and ranked -- by the CSU Natural Heritage Program -- as having *outstanding significance* (B1), *very high significance* (B2), or *high significance* (B3). [Note: this is a new designation being created by this Update].

Natural Landmarks

Natural Landmarks are prominent landscape features that distinguish a specific locality in Boulder County. They are important for the views they afford, their value as scenic vistas and backdrops, and the intrinsic value they hold as wildlife or plant habitats, natural areas, park and open space preserves, and open land areas. However, the single criterion for designation shall be its visual and scenic prominence as a landscape feature. They provide a record of Boulder County's natural heritage.

State and County Natural Areas

State and County Natural Areas are physical or biological areas that are unique and important to the natural heritage of the state and/or the county. Each area either retains or has reestablished its natural character, although it need not be completely undisturbed. It typifies native vegetation and associated biological and geological features and provides habitat for rare or endangered animal or plant species or includes geologic or other natural features of scientific or educational value. State Natural Areas are designated as such by the Colorado Natural Areas Program.

Significant Natural Communities

Significant Natural Communities are areas that are recognized by the presence of a critical plant association that is limited in its distribution and occurrence. These areas have multiple important environmental resources that co-occur and interact. These areas have species and processes that are relatively undisturbed by human actions and currently exist in their natural state. These areas have also referred to as Critical Plant Associations in the Boulder County Land Use Regulations.


Critical Wildlife Habitats

Critical Wildlife Habitats are the unique habitats which have a crucial role in sustaining populations of native wildlife and in perpetuating and encouraging a diversity of native species in the county.

Wetlands and Riparian Areas

Wetlands and Riparian Areas have unique and critical functions in the ecosystem. Wetlands have high biodiversity, are relatively rare, provide unique wildlife habitat, filter water, and buffer floods. Riparian Areas are a unique combination of terrestrial plant communities and aquatic systems associated with flowing water that provide unique habitat and important movement corridors for wildlife.

Rare Plant Areas



Rare Plant Areas are sites that are known to have or have a high likelihood of having occurrences of Plant Species of Special Concern.

Species of Special Concern

Species of Special Concern include the flora and fauna in the county whose populations may be threatened or endangered, locally rare, experiencing long-term non-cyclical population declines, isolated or restricted to distinct local habitat types, or native species which have ceased to exist within Boulder County.

Goals of the Environmental Resources Element

*(Note: These goals represent an update to the Environmental Management Goals found on **Goals -Page 2** of the existing Comp Plan and not in the existing Environmental Resources Element.)*


B.1 Boulder County's environmental resources, including its unique or distinctive natural features and ecosystems, shall be conserved and preserved through protection and restoration in recognition of the irreplaceable character of such resources and their importance to the quality of life in Boulder County.

B.2 Boulder County seeks to promote the viability and integrity of all naturally occurring ecosystems and their native species populations, and [POSAC Feb 28 2013] to manage its environmental resources in a manner that is consistent with current ecological principles and sustainable conservation practices. To that end, in considering land-use decisions and in managing these unique resources, Boulder County shall encourage the following: minimizing human impacts, allowing natural processes to occur, reintroducing disturbances (e.g., fire and grazing), maintaining or reintroducing native species, restoring degraded resources, eliminating undesirable non-native species, and developing long-term ecological monitoring programs.

B.3 Boulder County recognizes that climate change is having significant impacts on our environmental resources. As the body of climate science knowledge grows and potential effects (e.g., increasingly severe weather and increased fire and flood frequency) are better understood, Boulder County shall modify plans, policies and regulations to adapt to environmental changes and to reduce potential adverse impacts on environmental resources from climate change.

B.4 Boulder County shall seek to conserve air, water and soil. Boulder County shall pursue restoration of such resources that are in a degraded condition to enhance the environmental health of the county. Pollution of air, water, and soil, and pollution caused by noise or light, shall be eliminated or minimized to the greatest extent possible in order to prevent potential harm to life, health and property, and to reduce incremental degradation of the overall environment.

B.5 Boulder County shall seek to protect prominent natural landmarks and other unique scenic, visual and aesthetic resources in the county.



B.6 Boulder County shall conserve and preserve Environmental Conservation Areas (ECAs) in order to perpetuate native species, biological communities, and ecological processes that function over large geographic areas and require a high degree of connectivity to thrive.

B.7 Boulder County shall seek to sustain natural ecosystems and to maintain and enhance the biodiversity of the region by designating and protecting environmental resources through preservation, conservation, and restoration. These designations include High Biodiversity Areas, Natural Areas, Natural Landmarks, Significant Natural Communities, Critical Wildlife Habitats, Species of Special Concern, Wetlands, Riparian Areas, Rare Plant Areas, as well as other resources and designations that may be identified in the future. These protections shall also provide a baseline of ecological processes and functions for monitoring long-term ecological change.

B.8 In addition to regulatory authority, Boulder County shall pursue protection of environmental resources through a variety of means such as partnerships with private landowners, non-governmental organizations, and other governmental agencies; education and outreach; advocacy at the state and federal level; and other programs consistent with the goals and policies of the Comprehensive Plan.

Environmental Resource Policies

Introduction

The general policies below (ER 1.01 to ER 1.06) pertain to all environmental resources. Additional policies follow the general policies that expand on and are unique and specific to Air, Water, Soil and Noise (ER 2.01 to ER 2.03), Environmental Conservation Areas (3.01 to 3.05), and Natural Areas and Natural Landmarks (ER 4.01 to ER 4.04).


General Policies for Environmental Resources

The following policies apply to all environmental resources in Boulder County

ER 1.01

Boulder County plans and attendant regulations shall be formulated to insure that land uses avoid where possible and otherwise minimize the destruction or adverse modification of environmental resources. Land use proposals shall be evaluated on a case-by-case basis for their potential impacts to environmental resources identified in the BCCP as well as those resources that may be identified on the site and in the vicinity of the proposal during a county development review process. The applicant may be required to complete an Environmental Impact Report or other study, inventory, or report that addresses the proposal's potential impacts on environmental resources and includes recommendations for mitigation of those impacts.

ER 1.02 Boulder County shall continue to identify and designate environmental resources that have significance to Boulder County. Such designations, and attendant maps, will be based on criteria that use science, collaboration with experts, and on-the-ground verification to the



extent practicable. Boulder County may periodically reevaluate such criteria and designations. [Note: designation criteria, species lists, and maps that are already adopted in the Comprehensive Plan are being updated currently by staff as a subsequent task for future review. It is anticipated that these will be integrated into the BCCP as appendices].

ER 1.03 Areas that are considered as valuable scenic vistas shall be preserved as much as possible in their natural state.

ER 1.04 Boulder County shall work with federal, state, municipalities and other public or quasi-public entities that have a jurisdictional or property interest in unincorporated lands within or surrounding any designated environmental resources to achieve the protection of these resources.

ER 1.05 Boulder County shall work in partnership with private land owners and non-governmental organizations to protect, conserve, and restore designated environmental resources. The tools used for these purposes may include, but are not limited to, density transfers, conservation easements, restrictions on properties as part of development review, or purchase by public entities. Wherever appropriate, these measures shall incorporate a regional or interconnected approach to protection of the designated environmental resources.

ER 1.06 Boulder County shall use its open space program as one means of achieving its goals for protecting the designated environmental resources.

ER 1.07 All private landowners are encouraged to seek assistance from appropriate governmental and non-governmental entities to protect Boulder County's designated environmental resources.

Air, Soil, Water, Noise and Light Policies

In addition to the general policies above, the following policies also apply specifically to air, soil, water, noise and light.

ER 2.01 Boulder County shall enact local air, soil, water, noise and light pollution laws or regulations pursuant to and in accordance with State law to attain and exceed environmental health standards and protection of the overall environmental health of the county.

ER 2.02 Boulder County shall evaluate land use proposals and other planned activities considering their cumulative impacts on environmental health. Sufficient mitigation and minimization of any impacts shall be required for the proposal or activity to be approved. These proposals and activities shall at a minimum comply with air, soil, and water quality standards, as well as noise level and lighting standards, established by county and state agencies or the Boulder County Land Use Code.



ER 2.03 Boulder County shall take a water basin approach to maintaining water quality. Boulder County encourages the formation of management subcommittees for every county water basin. As appropriate, county departments shall participate in these committees.

Environmental Conservation Areas Policies

In addition to the general policies above, the following policies apply specifically to Environmental Conservation Areas.

ER 3.01 Boulder County shall designate and map Environmental Conservation Areas as well as Overland and Stream Habitat (Riparian) Corridors at a landscape scale. [Note: the designation criteria and map that are already adopted in the Comprehensive Plan are being updated currently by staff as a subsequent task for future review. It is anticipated that these will be integrated into the BCCP as appendices].

ER 3.02 Boulder County shall encourage the removal of development rights from ECAs through transfer, donation, acquisition or trade.

ER 3.03 Development within ECAs shall be located and designed to minimize the cumulative impacts on the environmental resource values of ECAs.

ER 3.04 Development outside of ECAs shall be located and designed to minimize impacts on ECAs and connectivity between ECAs.


ER 3.05 Boulder County shall encourage and participate with the appropriate public entities and private land owners in the development of coordinated management plans to conserve, preserve and restore the environmental resource values of ECAs.

Natural Landmarks and Natural Areas Policies

In addition to the general policies above, the following policies apply specifically to Natural Landmarks and Natural Areas.

ER 4.01 Natural Landmarks and Natural Areas identified in the Environmental Resources Element and as may be identified from time to time by the state under the Colorado Natural Areas Act, shall be protected from destruction or harmful alteration. [Note: designation criteria and maps that are already adopted in the Comprehensive Plan are being updated currently by staff as a subsequent task for future review. It is anticipated that these will be integrated into the Comp Plan as appendices].

ER 4.02 Boulder County shall submit any County Natural Area that may be of state-wide importance to the Colorado Natural Areas Program for designation as a State Natural Area.



ER 4.03 Boulder County shall coordinate with local, state, and federal agencies and municipalities, as well as with willing private landowners, to protect natural resource values within Natural Landmarks and Natural Areas. This may include: identification of specific resources of concern including scenic values; recommendations for long-term management; mitigation of existing or foreseen impacts; or protection through acquisition of land interest.

SUMMARY OF PROPOSED CHANGES TO ENVIRONMENTAL MANAGEMENT (ENVIRONMENTAL RESOURCE) GOALS

Updated March 27, 2013

PROPOSED GOALS	CHANGE/REASON FOR CHANGE	EXISTING GOALS
B.1 Boulder County's environmental resources, including its unique or distinctive natural features and ecosystems, shall be conserved and preserved through protection and restoration in recognition of the irreplaceable character of such resources and their importance to the quality of life in Boulder County.	<ul style="list-style-type: none"> • <i>Added restoration as an aspiration</i> • <i>Cultural resources covered in own element (eliminated herein)</i> • <i>Management covered in own goal (B.2 and B.3)</i> 	B.1 Unique or distinctive natural features and ecosystems, and cultural features and sites should be conserved and preserved in recognition of the irreplaceable character of such resources and their importance to the quality of life in Boulder County. Natural resources should be managed in a manner which is consistent with sound conservation practices and ecological principles.
B.2 Boulder County seeks to promote the viability and integrity of all naturally occurring ecosystems and their native species populations, and to manage its environmental resources in a manner that is consistent with current ecological principles and sustainable conservation practices. To that end, in considering land-use decisions and in managing these unique resources, Boulder County shall encourage the following: minimizing human impacts, allowing natural processes to occur, reintroducing disturbances (e.g., fire and grazing), maintaining or reintroducing native species, restoring degraded resources, eliminating undesirable non-native species, and developing long-term ecological monitoring programs.	<ul style="list-style-type: none"> • <i>Expanded goal related to management from B.1</i> • <i>Elevated language related to resource management from policies (ER 6.05 and 9.05)</i> • <i>POSAC recommendation highlighted in grey</i> 	B.1 Unique or distinctive natural features and ecosystems, and cultural features and sites should be conserved and preserved in recognition of the irreplaceable character of such resources and their importance to the quality of life in Boulder County. Natural resources should be managed in a manner which is consistent with sound conservation practices and ecological principles.
B.3 Boulder County recognizes that climate change is having significant impacts on our environmental resources. As the body of climate science knowledge grows and potential effects (e.g., increasingly severe weather and increased fire and flood frequency) are better understood, Boulder County shall modify plans, policies and regulations to adapt to environmental changes and to reduce potential adverse impacts on environmental resources from climate change.	<ul style="list-style-type: none"> • <i>Added climate change/ adaptive management, goal</i> • <i>Supported by other recent County planning documents, i.e., Sustainability Element, Sustainability Plan, and Climate Change Preparedness Plan</i> 	N/A
B. Boulder County shall seek to conserve air, water and soil. Boulder County shall pursue restoration of such resources that are in a degraded condition to enhance the environmental health of the county. Pollution of air, water, and soil, and pollution caused by noise or light, shall be eliminated or minimized to the greatest extent possible in order to prevent potential harm to life,	<ul style="list-style-type: none"> • <i>Soil added as an additional resource</i> • <i>Reworked goal to emphasize restoration and overall environmental health</i> 	B.2 Air, water and noise pollution; inappropriate development in natural hazard areas; and overall environmental degradation should be reduced as much as possible or eliminated in order to prevent potential harm to life, health and property.

health and property, and to reduce incremental degradation of the overall environment.	<ul style="list-style-type: none"> • <i>Added “light” as a potential pollutant</i> • <i>Added “incremental” degradation concept</i> 	
B.5 Boulder County shall seek to protect prominent natural landmarks and other unique scenic, visual and aesthetic resources in the county.	<ul style="list-style-type: none"> • <i>“New” goal to directly support Natural Landmark concept (not explicit in existing goals) and support the protection of other scenic/visual resources</i> 	N/A
B.6 Boulder County shall conserve and preserve Environmental Conservation Areas (ECAs) in order to perpetuate native species, biological communities, and ecological processes that function over large geographic areas and require a high degree of connectivity to thrive.	<ul style="list-style-type: none"> • <i>Rewrote goal to be consist with other goals and update language</i> 	B.8 Environmental Conservation Areas (ECAs) should be conserved and preserved in order to perpetuate those species, biological communities, and ecological processes that function over large geographic areas and require a high degree of naturalness.
B.7 Boulder County shall seek to sustain natural ecosystems and to maintain and enhance the biodiversity of the region by designating and protecting environmental resources through preservation, conservation, and restoration. These designations include High Biodiversity Areas, Natural Areas, Natural Landmarks, Significant Natural Communities, Critical Wildlife Habitats, Species of Special Concern, Wetlands, Riparian Areas, Rare Plant Areas, as well as other resources and designations that may be identified in the future. These protections shall also provide a baseline of ecological processes and functions for monitoring long-term ecological change.	<ul style="list-style-type: none"> • <i>Combined several goals into a single goal about critical resources to protect</i> • <i>Added resources not previously named; specifically in the element: High Biodiversity Areas and Species of Special Concern</i> • <i>Importance of specific resources moved to Overview of ER Policies</i> 	<p>B.4 Significant natural communities, including significant riparian communities and rare plant sites, should be conserved and preserved to retain living examples of natural ecosystems, furnish a baseline of ecological processes and function, and enhance and maintain the biodiversity of the region.</p> <p>B.3 Critical wildlife habitats should be conserved and preserved in order to avoid the depletion of wildlife and to perpetuate and encourage a diversity of species in the county.</p> <p>B.5 Wetlands which are important to maintaining the overall balance of ecological systems should be conserved.</p> <p>B.9 Riparian ecosystems, which are important plant communities, wildlife habitat and movement corridors, shall be protected.</p>
B.8 In addition to regulatory authority, Boulder County shall pursue protection of environmental resources through a variety of means such as partnerships with private landowners, non-governmental organizations, and other governmental agencies; education and outreach; advocacy at the state and federal level; and other programs consistent with the goals and policies of the Comprehensive Plan.	<ul style="list-style-type: none"> • <i>Critical resources ID'd in B7</i> • <i>Goal emphasizes tools in addition to regulations that can be used effectively to forward protection goals (e.g. partnerships)</i> 	B.6 Unique or critical environmental resources identified pursuant to Goals B.1, B.3, B.4 and B.5 shall be conserved and preserved in a manner which assures their protection from adverse impacts, <i>with the private sector, non-county agencies and other governmental jurisdictions being encouraged to participate.</i>
N/A	<ul style="list-style-type: none"> • <i>Removed from goals associated with this element; focus on this goal in Agriculture Element</i> 	B.7 Productive agricultural land is a limited resource of both environmental and economic value and should be conserved and preserved.

REVIEW GUIDE: ENVIRONMENTAL RESOURCES ELEMENT POLICY UPDATES

Updated March 27, 2013

MOST RELEVANT SECTIONS IN THE UPDATE	EXISTING POLICY	COMPARATIVE UPDATED POLICY(s)	COMMENTS AND NEXT STEPS IN THE UPDATE
Natural Landmarks			
<u>Goals</u> B.1, B.5, B.7 and B.8 <u>Description in Overview of Policies</u> Paragraph 7	ER 1.01	ER 4.01,ER 1.02	<ul style="list-style-type: none">• Designation criteria, inventory, and mapping are being updated• Public review and approval process will occur later this year• This information will be included in an appendix of the Comp Plan
	ER 1.02	ER 1.01	
	ER 1.03	ER 4.02, ER 1.04	
	ER 1.04	ER 1.02	
	ER 1.05	ER 1.01, ER 1.02,	
	ER 1.06	ER 1.02, ER 3.01, Ag Element	
	ER 1.07	ER 1.03	
	ER 1.08	ER 1.06, Cult. Res. Element	
	ER 1.09	ER 1.02, criteria/maps and programs	
	ER 1.10	ER 4.01, ER 1.02, criteria/maps, programs	
Natural Areas			
<u>Goals</u> B.1, B.7 and B.8 <u>Description in Overview of Policies</u> Paragraph 8	ER 2.01	ER 4.01 and ER 1.02	<ul style="list-style-type: none">• Designation criteria, inventory, and mapping are being updated• Public review and approval process will occur later this year• This information will be included in an appendix of the Comp Plan
	ER 2.02	ER 1.01	
	ER 2.03	ER 4.02 and 4.03	
	ER 2.04	ER 1.04 and ER 4.02	
	ER 2.05	1.02, criteria/maps, programs	
	ER 2.06	ER 1.01	
	ER 2.07	ER 1.02	
	ER 2.08	ER 1.03	
	ER 2.09	ER 1.06	
	ER 2.10	1.02, criteria/mapping, programs	
	ER 2.11	ER 4.01, ER 4.03, programs	
Air, Water, Soil and Noise			
<u>Goals</u> B.1, B.2 and B.4 <u>Description in Overview of Policies</u> n/a	ER 3.01	ER 2.02	<ul style="list-style-type: none">• Soil added as a resource to this Element• No additional update directly related to these resources is planned for this Element
	ER 3.02	ER 2.02	
	ER 3.03	ER 2.01	
	ER 3.04	ER 2.03	
	ER 3.05	ER 2.01 ER 2.02, ER 1.01	

REVIEW GUIDE: ENVIRONMENTAL RESOURCES ELEMENT POLICY UPDATES

Updated March 27, 2013

Updated March 27, 2025

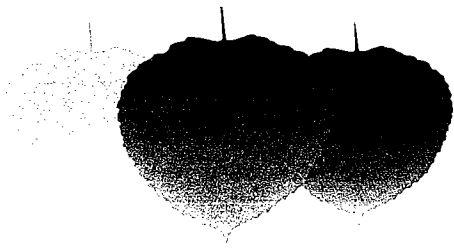
MOST RELEVANT SECTIONS IN THE UPDATE	EXISTING POLICY	COMPARATIVE UPDATED POLICY(S)	COMMENTS AND NEXT STEPS IN THE UPDATE
(Critical) Wildlife Habitat			
<u>Goals</u> B.1, B.2, B.6, B.7 and B.8 <u>Descriptions in Overview</u> Paragraphs 4 thru 11 and 13	ER 4.01	ER 1.02	<ul style="list-style-type: none">Designation criteria, inventory, and mapping are being updated in consultation with partner agencies and other outside expertsPublic review and approval process will occur later this yearThis information will be included in an appendix of the Comp Plan
	ER 4.01.01	ER 1.02, ER 1.05, ER 1.06, criteria/maps	
	ER 4.02	ER 1.02, ER 1.04, criteria/maps, regs, programs	
	ER 4.03 (all)	ER 1.01, regs/programs	
	ER 4.04 (all)	ER 1.01, ER 1.02, ER 1.05, ER 1.07, criteria/maps, regs/programs	
	ER 4.05	ER 3.05, ER 1.04 and ER 1.05	
	ER 4.06	ER 1.04 and programs	
	ER 4.07	ER 1.01, ER 1.02, ER 3.01, criteria/maps	
	ER 4.08	ER 1.02, criteria/maps, programs	
	ER 4.09	ER 1.01, ER 1.02, ER 3.01, ER 3.05, programs	
Critical Plant Associations, Rare Plant Sites, and Natural Communities			
<u>Goals</u> B.1, B.2, B.6, B.7 and B.8 <u>Description in Overview</u> Paragraph 4 thru 9, 11, and 12	ER 5.01	ER 1.02, criteria/maps	See Next Steps under <i>Wildlife Habitat (above)</i> .
	ER 5.02	ER 1.05, ER 1.06	
	ER 5.03	ER 1.04, ER 1.05, ER 3.01 and ER 3.05, programs	
	ER 5.04	ER 1.01, Land Use Regs.	
Riparian Areas			
<u>Goals</u> B.1, B.2, B.6, B.7 and B.8 <u>Description in Overview</u> Paragraph 11	ER 6.01	ER 1.04, ER 1.05, ER 1.07, programs	See Next Steps under <i>Wildlife Habitat (above)</i> .
	ER 6.02	Goal B.2, ER 1.01, ER 3.01, programs	
	ER 6.03	ER 1.04, ER 1.05, ER 3.05, programs	
	ER 6.04	ER 1.01	
	ER 6.05	Goal B.2, programs	

REVIEW GUIDE: ENVIRONMENTAL RESOURCES ELEMENT POLICY UPDATES

Updated March 27, 2013

Updated March 27, 2015

MOST RELEVANT SECTIONS IN THE UPDATE	EXISTING POLICY	COMPARATIVE UPDATED POLICY(S)	COMMENTS AND NEXT STEPS IN THE UPDATE
Wetlands			
<u>Goals</u> B.1, B.2, B.6, B.7 and B.8 <u>Description in Overview</u> Paragraph 11	ER 7.01	ER 1.05, ER 1.07, programs	See Next Steps under <i>Wildlife Habitat</i> (above).
	ER 7.02	ER 1.01, Goal B2	
	ER 7.03	ER 1.04, programs	
	ER 7.04	ER 1.04, ER 1.05, programs	
	ER 7.05	ER 1.02, criteria / maps	
	ER 7.06	ER 1.01	
	ER 7.07	ER 1.02, criteria/maps, programs	
	ER 7.08	ER 1.05, ER 1.06	
	ER 7.09	ER 1.01	
Cooperative Preservation			
<u>Goals</u> B.1, B.5, and B.7 <u>Description in Overview of Policies</u> n/a	ER 8.01 (all)	ER 1.05, ER 1.06, and ER 1.07	A separate policy on Cooperative Preservation seems redundant in this update since such policies are found throughout the Element.
	ER 8.02	ER 1.07	
Environmental Conservation Areas			
<u>Goals</u> B.1, B.2, B.5, and B.7 <u>Description in Overview</u> Paragraphs 4 and 5	ER 9.01	ER 3.02	See Next Steps under <i>Wildlife Habitat</i> (above).
	ER 9.02	ER 3.03	
	ER 9.03	ER 3.04	
	ER 9.04	ER 3.05	
	ER 9.05	Goal B.2	



Boulder County Comprehensive Plan

ATTACHMENT C

Boulder County Comprehensive Plan Update **Guiding Principles** **(Approved by Planning Commission 8 – 0 on January 18, 2012)**

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

1. Consider and weigh the interconnections among social, environmental, and economic areas in all decisions.
2. Encourage and promote the respectful stewardship and preservation of our natural systems and environment by pursuing goals and policies that achieve significant reductions in our environmental footprint.
3. Create policies and make decisions that are responsive to issues of social equity, fairness, and access to community resources for all county residents.
4. Encourage and support a dynamic, stable, and flexible local economy that distinguishes between urban and rural economies, and directs uses to appropriate locations.
5. Maintain the rural character and function of the unincorporated area of Boulder County by protecting environmental resources, agricultural uses, open spaces, vistas, and the distinction between urban and rural areas of the county.
6. Encourage and promote regional cooperation and coordination in working with other entities and jurisdictions.
7. Actively engage the public in the planning process.





Boulder County Comprehensive Plan

INTRODUCTION

Goals, Policies, & Maps Element

The Boulder County Comprehensive Plan (BCCP) was developed "to respond to the widely accepted principle that the myriad of future land use decisions affecting the county's lands should be made in a coordinated and responsible manner."¹ Since its initial adoption in 1978, the overall philosophy of the Plan has changed very little . . . growth should be channeled to municipalities, agricultural lands should be protected, and preservation of our environmental and natural resources should be a high priority in making land use decisions. The tools used to accomplish the goals and policies of the Plan, however, have transformed in response to the environmental, social, and economic factors impacting Boulder County.

Each chapter, or element, of the *Plan* addresses a specific topic. Several of these elements have remained unaltered from the text which was originally adopted in 1978. Other elements have been either modified or created to address changing times and new topics. Many forces and unforeseeable events beyond the control of the county can influence the Elements of the *Plan*. Review and revision should, therefore, be the consequence of carefully monitoring the *Plan*'s relevance and effectiveness over time.

In the 1990s, Boulder County recognized the need to achieve the goals of the *Plan* through increased regional cooperation. At this time, careful design and planning on all lands in unincorporated Boulder County was emphasized. These two areas of focus resulted in a range of programs from Intergovernmental Agreements between governmental entities to the development of Site Plan Review for all new dwellings.

The Role of the *Plan* in the Context of Planning in Boulder County

The *Plan* is **ADVISORY** in nature. Its goals and policies aim for an "ideal" scenario, meaning that occasionally one goal may be in conflict with another goal. Circumstances may arise that are not directly addressed by the *Plan*. For example, the issues related to the geography of a particular site or the circumstances of a specific proposal are rarely straightforward. As such, the *Plan* provides guidance in the decision-making process, but not the "final word".

Land use management tools have been developed to implement the goals and policies of the *Plan* on a case-by-case basis. These tools include, but are not limited to:

- The Boulder County Land Use Code
- Specific Intergovernmental

The Boulder County Comprehensive Plan was first adopted in 1978.



- Agreements and Development Plans
- Open Space Acquisitions

The Boulder County Land Use Code

The *Boulder County Land Use Code* was adopted in 1994 as a comprehensive regulatory document. It is a compilation of regulations that control land use in the unincorporated areas of the county. The Code defines zoning districts where uses and their intensities are defined. In addition, it establishes the process for subdivisions, site plan review, development standards, and other land use procedures. These types of development regulations in the county have a long history. In fact, the first *Boulder County Zoning Resolution* was adopted fifty years earlier, in 1944.

State Statutory Background

The *Boulder County Comprehensive Plan* is adopted pursuant to C.R.S. 30-28-106. This Colorado statute states that it is the duty of county planning commissions to make and adopt a master plan for the physical development of the unincorporated area within the county. Besides this important statutory provision, there are several other state laws that are the basis for the plan's ideas.

Part 2 of Article 1 of Title 29 of the Colorado Revised Statutes authorizes local governments to enter into contractual agreements, or intergovernmental agreements, for the purpose of planning or regulating the development of land, including but not limited to the joint exercise of planning, zoning, subdivision, building and related regulations. This statute provides the basis for the Boulder County Intergovernmental Agreements addressed in this document.

Throughout the *Boulder County Comprehensive Plan*, references also are made to two legislative actions that have

significantly impacted land use planning at the county level. Senate Bill 35, adopted in 1972, required property owners dividing their parcels into land areas of 35 acres or smaller to undergo a county subdivision review process. House Bill 1041 authorized county review of proposals that were deemed to be of "state interest". In Boulder County, these are typically utility proposals or other public/quasi-public expansions of facilities.

Intergovernmental Agreements

Colorado government has a long history of local control over planning issues versus a more regional approach as seen in states where the state government or county governments have authority to control the land use decisions of municipalities. In Boulder County, each municipality has the authority to make their own plans, annex land, and develop without approval of the county. IGAs balance the concept of local control with the need to plan for regional impacts because the IGA plans are jointly created and voluntarily adopted by the involved governments.

Intergovernmental Agreements (IGAs) between Boulder County and one or more cities are being used more frequently to address land use planning issues in a specific geographic area. Intergovernmental Agreements are similar to localized comprehensive or master plans, but instead of being advisory like the *Boulder County Comprehensive Plan*, IGAs are legally binding contracts between the governmental entities.

Boulder County has entered into IGAs with municipalities for comprehensive planning, open space acquisition planning, Transferable Development Rights, and historic preservation, just to name a few. In addition, the county has joined in an IGA with four other Front Range counties to plan for the Mountain Backdrop.

Growth in the Denver-Metro region has encouraged planners to examine the impacts of varying growth management scenarios at a regional level.

Regionalism & Jurisdiction

Before Colorado was even a state, political boundaries were established showing territories, counties, mining districts, and towns. Today's mobile society still recognizes political boundaries conceptually but the boundaries no longer play a dominant role in determining where a person will shop, work, and live. The number of jobs in one city are not always balanced with the number of affordable dwellings. A new mall in a neighboring county might pull shoppers away from the older shopping areas. The end result is that planning decisions must be made with an understanding of how the neighboring region is impacted.

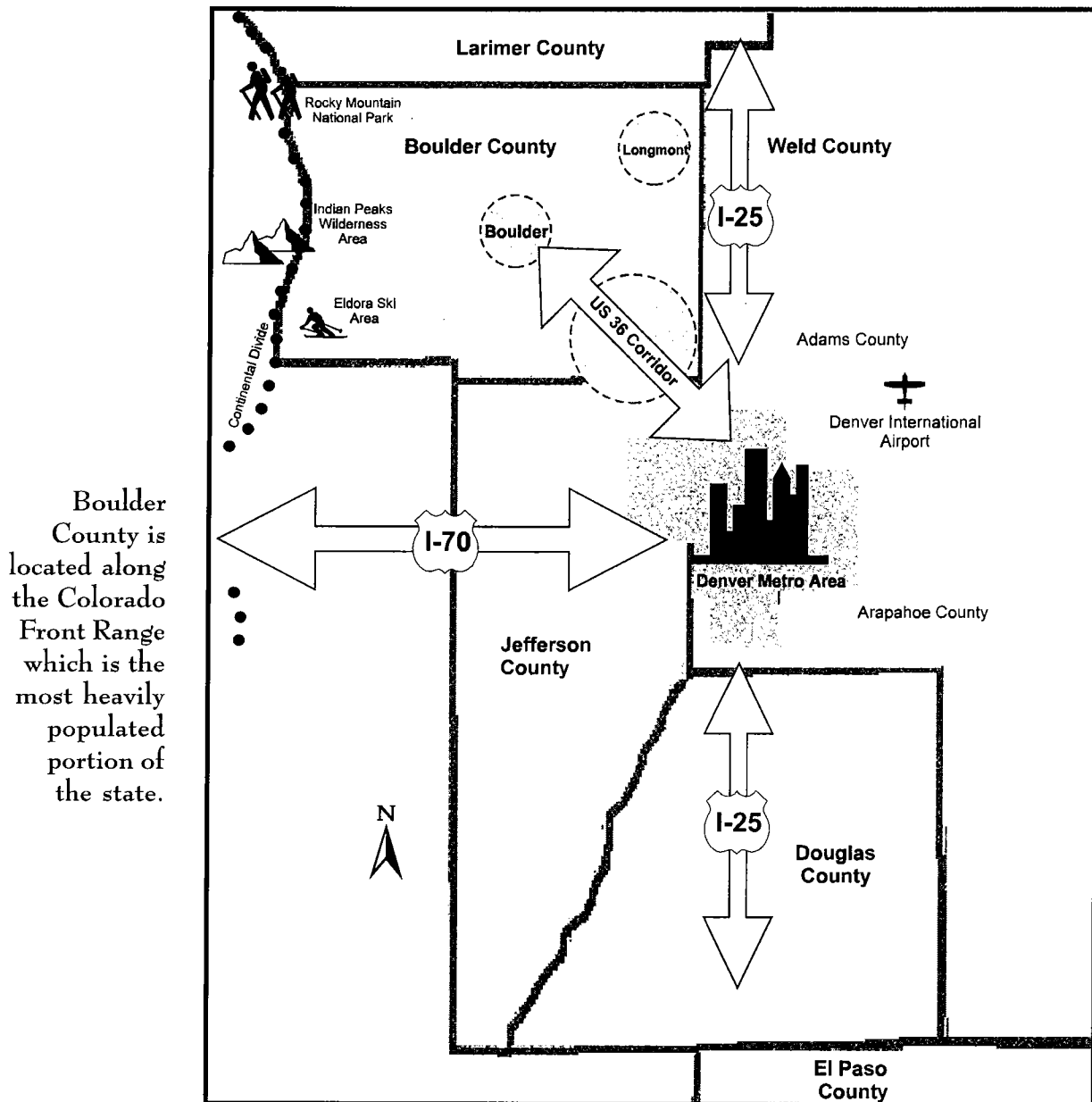
Boulder County is part of the Denver-Metro area. To better understand the forces that push and pull people throughout the region, we have included a Regional Context Graphic on page 4 of this *Plan*. The map shows major transportation routes, employment centers, major recreational areas, and other activity centers.

In addition to the Regional Context Map, we have included a map that shows public and private lands throughout Boulder County. The purpose of this map is to demonstrate the complexity of ownership patterns, particularly in the mountains. Federally held National Forest land is interspersed with mining claims. Often, people do not realize that pockets of private land exist within the Forest. Furthermore, open space lands, acquired by the county or a municipality, are an important component of this map.

¹ *Boulder County Comprehensive Plan*, 1978. P.1

Background research to support the goals and policies of the *Plan* can be extensive and is not included in the Goals, Policies, & Maps document. This background research is public information, however, and can be reviewed by contacting the Land Use Department.

BOULDER COUNTY REGIONAL CONTEXT



Boulder County is located along the Colorado Front Range which is the most heavily populated portion of the state.

Regional Employment & Commercial Centers

Denver and Boulder traditionally have been the regional employment and commercial centers for Boulder County. However, during the 1990s, increased development along the US 36 Corridor and in Longmont have changed the pattern of where people live, work, and shop.

Outdoor Recreation & Open Space

Boulder County open space areas and parks draw people from the Denver-Metro area. Rocky Mountain National Park attracts visitors from across the Nation and the world.



Boulder County Comprehensive Plan

GOALS

Introduction, Definition, Goals & Policies

The statements contained herein represent goals for future land uses within Boulder County. The challenge is to develop a Comprehensive Plan which encompasses 750 square miles of land with a diversity of geologic characteristics: alpine tundra, wooded mountain terrain and sweeping plains. A variety of uses further characterize the county with wildlife habitat, modern-day mountain settlements, urban developments, industry, farming, and natural and man-made historical features including remnants of mining camps. The county must strive toward maintaining a region of beauty and functional fitness that enhances the quality of life for all residents and visitors.

One primary concern must be fair resolution of conflicting individual interests while providing the maximum opportunities for individual self-development. All institutions - political, social, economic, and educational - must work together to further enhance the dignity of the citizen and permit the maximum opportunities for individual choice. The people within the county vary in their interests, values, desires, and accordingly, in their perception of what is "needed". Public involvement is, therefore, essential in the development, interpretation and implementation of these goals.

These broad stated goals are the foundation on which land use policies and proposals have been constructed to help provide a means for satisfying some of these specific and widely-differing individual interests and for integrating them on a County-wide basis through the vehicle of the Comprehensive Plan.

These broad stated goals are the foundation on which land use policies have been constructed.

- **Design of the Region**

- A.1** Future urban development should be located within or adjacent to existing urban areas in order to eliminate sprawl and strip development, to assure the provision of adequate urban services, to preserve agriculture, forestry and open space land uses, and to maximize the utility of funds invested in public facilities and services.
- A.2** Existing communities should grow at whatever rate they consider desirable, within the limits of what is acceptable to the citizens of areas potentially affected by that growth, and to the citizens of the county, while preserving and improving the quality of life and the aesthetic and functional fitness of land uses within the county.



Environmental preservation is a dominant theme of the Plan.

A.3 Diverse, compatible, and functional land use patterns should be established and, when necessary, revised to prevent urban and rural decay.

A.4 Within Community Service Areas a suitable balance between employment opportunities and available housing, in light of the labor force and other demographic characteristics of the community, should be established and maintained.

● **Environmental Management**

B.1 Unique or distinctive natural features and ecosystems, and cultural features and sites should be conserved and preserved in recognition of the irreplaceable character of such resources and their importance to the quality of life in Boulder County. Natural resources should be managed in a manner which is consistent with sound conservation practices and ecological principles.

B.2 Air, water and noise pollution; inappropriate development in natural hazard areas; and overall environmental degradation should be reduced as much as possible or eliminated in order to prevent potential harm to life, health and property.

B.3 Critical wildlife habitats should be conserved and preserved in order to avoid the depletion of wildlife and to perpetuate and encourage a diversity of species in the county.

B.4 Significant natural communities, including significant riparian communities and rare plant sites, should be conserved and preserved to retain living examples of natural ecosystems, furnish a baseline of ecological processes and function, and enhance and maintain the biodiversity of the region.

B.5 Wetlands which are important to maintaining the overall balance of ecological systems should be conserved.

B.6 Unique or critical environmental resources identified pursuant to Goals B.1, B.3, B.4 and B.5 shall be conserved and preserved in a manner which assures their protection from adverse impacts, with the private sector, non-county agencies and other governmental jurisdictions being encouraged to participate.

B.7 Productive agricultural land is a limited resource of both environmental and economic value and should be conserved and preserved.

B.8 Environmental Conservation Areas (ECAs) should be conserved and preserved in order to perpetuate those species, biological communities, and ecological processes that function over large geographic areas and require a high degree of naturalness.

B.9 Riparian ecosystems, which are important plant communities, wildlife habitat and movement corridors, shall be protected.

- **Parks and Open Space**

- C.1 Provision should be made for open space to protect and enhance the quality of life and enjoyment of the environment.
- C.2 Parks, open space, and recreation facilities should be encouraged throughout the county and should be integrated whenever suitable with public facilities. The county will assume only those financial responsibilities for public development as provided under Open Space Policy OS 4.02.
- C.3 Open space shall be used as a means of preserving the rural character of the unincorporated county and as a means of protecting from development those areas which have significant environmental, scenic or cultural value.
- C.4 A county-wide trail system shall be promoted to serve transportation and recreation purposes.
- C.5 The private sector, non-county agencies, and other governmental jurisdictions should be encouraged to participate in open space preservation and trails development in Boulder County.

- **Residential Goals**

- D.1 A diversity of housing types and densities should be encouraged in order to assure decent housing for all persons.
- D.2 Quality residential areas, which function as integral neighborhood units with schools, parks and other similar facilities as centers, should be encouraged.

- D.3 Rehabilitation of existing residential facilities should be promoted where feasible.

- **Community Facilities**

- E.1 Preservation and utilization of water for agricultural purposes within the county shall be encouraged.
- E.2 A functional balance between community facilities and potential land capacities (population) should be maintained.
- E.3 Development should not place undue burdens on any existing community.
- E.4 Cooperation or consolidation of urban services among municipalities, special districts and companies should be encouraged, when appropriate, to avoid duplication and overlapping costs and to establish a satisfactory level of quality, quantity and dependability of those services. The proliferation of special purpose districts should be discouraged.
- E.5 Adequate facilities and services which provide diverse educational, cultural, and social opportunities should be encouraged.
- E.6 Adequate facilities and services to assure the health, safety and welfare of all citizens should be promoted.

- **Economic Conditions**

- F.1 A balanced, diversified economy should be encouraged in order to maintain and enhance the quality of life of Boulder County citizens by assuring desirable local employment opportunities and strengthening and stabilizing the tax base.

Boulder County's unincorporated areas should remain rural in character.

Goal I.1
supports the
concept of
regional
cooperation
between
governmental
agencies.

- F.2 Adequate regional, community and neighborhood commercial facilities should be encouraged while avoiding conflicting land uses and unnecessary duplication of new commercial areas.
- F.3 New major commercial and industrial facilities should be located within incorporated areas.
- F.4 Commercial and industrial development should provide an attractive safe and healthy environment which does not have an adverse impact upon the surrounding areas.
- F.5 Rehabilitation of existing commercial and industrial facilities should be promoted where feasible.
- F.6 A climate for industry which is consistent with community growth desires and the ability of the community to absorb growth should be encouraged.

- **Transportation**

- G.1 Ensure Effective and Efficient Management of the Existing Transportation System. Manage and maintain existing transportation infrastructure and services in a cost-effective manner.
- G.2 Minimize Environmental Impacts. Minimize the negative environmental impacts of the transportation system such as air pollution, green house gas (GHG) emissions, noise pollution, water pollution, land and wildlife habitat fragmentation, land disturbance, and resource consumption.

- G.3 Ensure Safety for All Modes. Provide for transportation system development and operations that result in safe and secure travel by all modes and that enable prompt and effective emergency response.
- G.4 Support a Healthy and Sustainable Economy. Develop a transportation system that supports a robust economy and increases resiliency to economic fluctuations.
- G.5 Ensure Equitable Access to the Transportation System. Ensure that adequate transportation exists for all users regardless of age, income, or ability.
- G.6 Enhance County Identity and Community Character. Promote a transportation system that preserves, highlights, and enhances the County's diverse rural character and the history and culture of its unique communities.

- **Public Involvement**

- H.1 The county shall encourage public participation in the making of decisions by public and quasi-public bodies which significantly affect citizens.

- **Government Relations**

- I.1 The county should encourage and promote coordination and cooperation between Federal, State, and Local Government entities charged with making decisions which significantly affect land use in Boulder County.

- **Solid Waste Management**

- J.1** The county shall develop and maintain a county-wide solid waste management plan that is an integral part of the County Comprehensive Plan, subject to the other goals and policies of the Comprehensive Plan.
- J.2** The county shall promote conversion of the county's solid waste from an environmental and social liability to a public asset by considering solid waste as a viable resource.

- **Cultural Resources**

- K.1** Every effort shall be made to identify and protect historic sites which meet national, state, or local criteria for historic designation from destruction or harmful alteration.
- K.2** Whenever possible, the county shall further the goals of cultural resource preservation using education and incentives in lieu of stringent regulatory controls.

- **Natural Hazards**

- L.1** Inappropriate development in natural hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health, and property.
- L.2** Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.

- **Agricultural Resources**

- M.1** Agricultural enterprises and activities are an important sector of the Boulder County economy and the county shall foster and promote a diverse and sustainable agricultural economy as an integral part of its activities to conserve and preserve agricultural lands in the county.



Boulder County Comprehensive Plan

ENVIRONMENTAL RESOURCES

Goals, Policies, & Maps Element

Extending from the Great Plains on the east to the crest of the Continental Divide on the west, Boulder County contains a unique combination of prairie, forest, and tundra environments. Rolling plains of 5,000-5,500 foot (1,524-1,676 meters) elevation which cover the eastern third of the county abruptly give way to tree-covered slopes which reach up to 11,000 feet (3,353 meters) in elevation. The western border of the county is formed by the Continental Divide where the mountain range towers over 12,000 feet (3,658 meters). Within Boulder County, the Divide reaches its most eastern point of anywhere on the continent. Long's Peak, which is located in Rocky Mountain National Park, is the highest point in the county (14,255 feet - 4,345 meters).

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 3/22/95	Amended 3/22/95	Amended 3/22/95

The environmental uniqueness of Boulder County is due in large measure to the abrupt altitudinal variation within a 20-mile east-west gradient. The dramatic landform changes sharply define the native ecosystems and their associations of plant and animal species. The same topographic features also had a great influence on the settlement of the county, from the prehistoric peoples to modern man.

The county's environmental heritage includes non-renewable resources such as natural areas, historic/archaeological sites and natural landmarks. As irreplaceable resources, they warrant preservation from destruction or harmful alteration. To move toward the accomplishment of Environmental Management Goal B.1, policies ER 1.01 through ER 1.10 and ER 2.01 through ER 2.11 have been set forth.

It is the intent of policies ER 3.01 through ER 3.03 to minimize or prevent emissions or discharges potentially harmful to life or health to achieve a maximum practical degree of air and water purity. These policies have been set forth to achieve the goal of reducing or eliminating air and water pollution and to insure that Boulder County meets and maintains EPA and State air and water quality standards. Policy ER 3.04 concerns water quality and is also related to Goal B.2 and the quality maintenance of the county water supplies. The intent of policy ER 3.05 is to reduce or eliminate the adverse impact of noise to prevent potential harm to the health and welfare of the citizens of Boulder County, consistent with the stated Environmental Management Goal B.2.

The loss of wildlife and plant habitats leads to the inevitable disappearance of wildlife and plant species themselves. This resultant loss of environmental diversity weakens the system as a whole, since diversity is an indication of the health of our environment. Thus, the intent of policies ER 4.01 through ER 4.08 is to achieve the stated Environmental Manage-

The Environmental Resources Map & the Environmental Conservation Areas Map both relate to the goals & policies of the Environmental Resources Element.



The single criterion for consideration of an area for Natural Landmark status will be its visual & scenic prominence as a landscape feature.

ment Goals B.3 and B.4 of avoiding depletion through the preservation and conservation of critical habitats and to recognize the importance of an ecosystem approach in protecting all species and habitat types currently found in Boulder County in order to balance natural systems and human use.

Wetlands are a critical environmental resource that function as wildlife habitat, aquifer recharge areas, linkages in the overall county wildlife system, and aid in smog control. The intent of policies ER 6.01 through ER 6.05 is to achieve the Environmental Management Goal B.5 of significant wetland conservation while recognizing the constantly changing nature of wetland communities.

Goal B.6 and Policy ER 7.01 pertain to implementation of several of the Environmental Resources Goals.

Natural Landmarks

Boulder County contains a unique combination of prairie, forest and tundra environments. This environmental heritage includes non-renewable, irreplaceable resources such as natural areas and natural landmarks which warrant preservation from destruction or harmful alteration.

Natural Landmarks are defined as prominent landscape features that distinguish a specific locality in Boulder County and are important because of the views they afford, their value as scenic vistas and backdrops, and the intrinsic value they hold as wildlife or plant habitats, natural areas, park and open space preserves, and open land areas.

Natural Landmarks are designated for scenic, visual and aesthetic values, providing a record of the natural heritage of Boulder County. Natural Landmarks may have additional cultural, ecological, or geological attributes, becoming higher

priorities for designation and protection with an assemblage of values. However, the single criterion for consideration of an area for Natural Landmark status will be its visual and scenic prominence as a landscape feature:

● Landmarks Objectives

The chief objective of the goals and policies is to protect and conserve unique or critical environmental resources through the encouragement of compatibility between proposed development and designated Natural Landmarks. Additional objectives include:

- To mitigate negative impacts to Landmarks and insure proposed development does not harm, degrade, or impair the purposes or values for which the Natural Landmark was designated;
 - To provide assistance, incentives and regulations for land owners to maintain Natural Landmarks.
- ### ● Natural Landmarks of Boulder County
- Big Elk Park, Sec.4, NW4 of 9, 3N72W
 - Bighorn Mountain, W2 of Sec.7, 1N71W
 - Boulder Falls, NW4 of Sec.36, 1N72W
 - Buckingham Park Hogback, SE4 of Sec. 23, NE4 of Sec.26, 2N71W
 - Coffintop Mountain, NW4 of Sec. 28, NE4 of Sec.29, 3N71W
 - Continental Divide, W of Peak-to-Peak Highway
 - Deer Ridge, Sec. 17 & 18, 3Sec. 12 & Sec. 13, 373W
 - Eagle Rock, NW4 of Sec. 6, 1S71W
 - Flatirons, SE4 of Sec. 1, Sec. 12, 1S71W
 - Grassy Top, SE4 of Sec. 12, 1N73W
 - Haystack Mountain, NW4 of Sec. 27 E2 of Sec.28, 2N70W
 - Hygiene Hogback, SE4 of Sec.4, NE4 of Sec. 9, 2N70W

<ul style="list-style-type: none"> • Hygiene Plains Cottonwood, SW4 of Sec. 36, 3N70W • Indian Lookout Mountain, S2 of Sec. 13, N2 of Sec. 24, 3N71W • Indian Mountain, Sec. 4, 5, 8, 9, 17, 3N70W • Ironclads, E2 of Sec. 6, 2N7 2W • Miller Rock, SE4 of Sec. 9, 2N72W • Porphyry Mountain, NW4 of Sec. 19, 2N71W • Profile Rock, NE4 of Sec. 34, 1N71W • Red Rocks, SW4 of Sec. 25, 1N71W • Steamboat Mountain, W2 of Sec. 7, 3N70W, E2 of Sec. 12, N71W • Sugarloaf Mountain, N2 of Sec. 26, 1N72W • Table Mountain, Sec. 9, 16, 17, 20, 21, 2N70W • Twin Sisters Peak, SW4 of Sec. 7, N2 of Sec. 18, 1S71W • Valmont Dike, SE4 of Sec. 22, S2 of Sec. 23, 1N70W • Winiger Ridge, W2 of Sec. 19S71W, S2 of Sec. 13 & 14 and N2 of Sec. 22, 23, & 24, 1S72W 	ER 1.03	Boulder County shall work with municipalities which, by virtue of ownership or lease, control unincorporated land where areas/sites detailed in ER1.01 are located for achieving the provisions of policy ER1.01.
	ER 1.04	Boulder County, utilizing county staff, volunteers, and professionals, shall continue researching potential county Natural Landmarks. The research will be to update the Environmental Resources Element, adding qualified areas and Landmarks to those currently designated in the <i>Boulder County Comprehensive Plan</i> .
	ER 1.05	Designated Natural Landmarks which also have other environmental designations (e.g. critical wildlife habitats, wetlands, rare plant sites, environmental conservation areas, etc.) will be dealt with according to all appropriate policies and regulations.
<ul style="list-style-type: none"> • Natural Landmarks Policies 	ER 1.01	Natural Landmarks and natural areas as identified in the Environmental Resources Element, and as may be identified from time to time or pursuant to 36-10-101, CRS, as amended, shall be protected from destruction or harmful alteration.
	ER 1.06	The county shall identify and work to assure the preservation of critical wildlife habitats, Natural Landmarks, environmental conservation areas, and significant agricultural land.
ER 1.02		Land use proposals which could have a potential adverse impact to Natural Landmarks shall be dealt with on a case-by-case basis. Depending on the scale of the proposal and the scope of the adverse impacts, the county may determine that a site specific evaluation of the impacts is warranted and will be required of the applicant.
	ER 1.07	Areas that are considered as valuable scenic vistas, such as the foothills portion of Boulder County, shall be preserved as much as possible in their natural state.
	ER 1.08	The county shall use its open space program as one means of achieving its environmental resources and cultural preser-

The county shall use its open space program as one means of achieving its environmental resources & cultural preservation goals.

The process of identifying unique landscape areas led to the development of an open space plan for the county.

vation goals.

ER 1.09 The Parks and Open Space Department shall conduct analyses of existing and potential Natural Landmarks for the purpose of identifying land ownership and a feasible program for protection of the feature(s) and/or vistas of the Landmark. Buffer zones will be designated to appropriately insulate Natural Landmarks from detrimental land use encroachments.

ER 1.10 From time to time Natural Landmark designations may be revised or deleted to reflect changing conditions or new categories of designation.

Natural Areas

The concept of formally identifying and protecting unique landscape areas in Boulder County began to take root in the 1960s. Six sites were widely recognized "natural areas" because they possessed one or more unique characteristics of natural beauty, geology, soils, vegetation, or historical significance. The six areas included Marshall Mesa, Valmont Dike, White Rocks, the Dodd Property (Haystack Mountain), Sixmile Fold, and Hygiene Hogback. Shortly after the University of Colorado Geography Department completed studies on these sites in 1970, the Board of County Commissioners directed the county Land Use Department to develop an open space plan for Boulder County and to implement measures for protection of the six natural areas. Two more areas have been designated since then; the Heron Rookery in Section 16, 1N 69W and the South Boulder Creek Tallgrass Prairie in 1S 70W.

In 1977, the Colorado Natural Areas Program was created by the Colorado Natural Areas Act (CRS 1973, 36-10-101,

et seq.). The Act directed the Department of Natural Resources to identify, evaluate and protect examples of Colorado's natural heritage, to maintain a registry of qualified natural areas and to establish a system of designated natural areas. Since the goal of the State Natural Areas Program is to protect good quality representatives of all biotic communities and significant natural features typical of Colorado's natural heritage, the criteria and considerations could vary from the Boulder County Natural Areas Program. The county program perspective considers uniqueness and importance to Boulder County's natural heritage.

A natural area is a physical or biological area which either retains or has reestablished its natural character, although it need not be completely undisturbed, and which typifies native vegetation and associated biological and geological features or provides habitat for rare or endangered animal or plant species or includes geologic or other natural features of scientific or educational value (House Bill #1184, 1988).

Natural Areas differ from Natural Landmarks in several distinctive ways:

- Natural Areas may combine an assemblage of ecological, biological, geological, historical, and archaeological values in one place;
- Use requirements for Natural Areas may be more restrictive than those requirements determined to be appropriate for natural landmarks, depending upon sensitivity to disturbance;
- Permitted uses of Natural Areas will reflect the need to maintain the specific values of each of the Natural Areas. Scientific and educational uses should be encouraged where appropriate on Natural Areas; and,
- Natural Areas need not be scenic or

visually prominent on the landscape. Management criteria for Natural Areas must account for the rare or unique attributes of these areas with specific steps implemented to maintain or enhance the natural values.

Boulder County Natural Area designations are intended to preserve the inherent environmental resources while providing select opportunities for scientific research and education. Land ownership may consist of a mosaic of public and private properties. county Natural Areas may include any number of state and federal designations which also recognize the natural values of these areas. The minimum threshold for designation as a Boulder County Natural Area is for the area to meet more than one of the criteria. In most instances several of the designation criteria are met within the Natural Area.

- **Criteria:**

- Natural formations or features (including geologic structures and strata) which significantly illustrate geologic processes;
- Significant fossil evidence of the development of life on earth;
- An undisturbed ecological community maintaining itself under prevailing natural conditions typical of Colorado (pre-settlement ecological condition and function composed mostly or entirely of native species);
- An ecological community significantly illustrating the process of succession and restoration to a natural condition following disruptive change;
- A habitat supporting an endangered, threatened, rare, endemic or restricted species;
- A relict flora or fauna (established under different climatic conditions);
- A seasonal haven for concentrations of native animals, or a vantage point for observing concentrated populations

(e.g., a constricted migration route);

- An area containing significant evidence illustrating important scientific discoveries (e.g., a type locality where a species was first discovered and described);
- A habitat for species with unique anatomical, physiological, or behavioral characteristics and adaptations for survival;
- A study site for the biology of a particular species or taxonomic group;
- An area demonstrating well-developed, diverse or unusual ecological community structure;
- Designation by a state or federal agency of an area meeting the criteria within the county.

- **Natural Areas Objectives**

The primary objective of the goals and policies is to protect and preserve the inherent environmental resources within Natural Areas while providing select opportunities for scientific research and education. Additional objectives include:

- To the greatest extent possible, avoidance of adverse impacts to and within Natural Areas which could harm or degrade the values for which the Natural Area was designated;
- To provide assistance, incentives and regulations for land owners to maintain Natural Areas.

- **Boulder County Natural Areas**

- Copeland Willow Carr, SE4 of Sec. 14, NE of Sec. 22, NW4 of Sec.23, 3N73W
- Eldorado Canyon, Sec. 25, 1S71W
- Heron Rookery, Sec. 16, 1N 69W (State Registered)
- Marshall Mesa, S2 of Sec. 21, NW4 of Sec. 22, 1S70W
- Rabbit Mountain, Sec. 2, 3,4, 10, 11, 14, 15, 23, 3N70W
- Six-Mile Fold, SW4 of Sec. 30, 2N70W, SE4 of Sec. 25, 2N71W

The primary objective of the Natural Areas Policies is to protect & preserve the inherent environmental resources within Natural Areas.

	<ul style="list-style-type: none"> • South Boulder Creek, Sec. 10, 11, 14, 5, 16, (incl. Tallgrass Prairie) 17, 20, 21, 1S70W (State Registered) • White Rocks, E2 of Sec. 3, 1N70W, W2 of Sec. 17, 18, 1N 69W (State Registered) 			Natural Areas shall be encouraged.
	<ul style="list-style-type: none"> ● Natural Areas Policies 		ER 2.04	Boulder County shall work with municipalities which, by virtue of ownership or lease, control unincorporated land where areas/sites detailed in ER 2.01 are located for the purpose of achieving the provisions of policy ER 2.01.
	ER 2.01	Natural Areas as identified in the Environmental Resources Element, and as may be identified from time to time or pursuant to 36-10-101, CRS, as amended, shall be protected from destruction or harmful alteration.	ER 2.05	Boulder County, utilizing county staff, volunteers, and professionals, shall continue researching potential county Natural Areas and Natural Landmarks. The purpose of such research will be to update the Environmental Resources Element, adding qualified areas and landmarks to those currently designated in the <i>Boulder County Comprehensive Plan</i> .
From time to time, Natural Area designations may be revised to reflect changing conditions.	ER 2.02	Natural Areas shall be preserved through the planning of compatible surrounding land uses. Land use proposals which may have potential adverse impacts to Natural Areas shall be dealt with on a case-by-case basis. Depending on the scale and location of the proposal and the scope of the adverse impacts, the county may determine that a site specific evaluation of the impacts is warranted and will be required of the applicant.	ER 2.06	Designated Natural Areas which also have other environmental designations (e.g. critical wildlife habitats, wetlands, rare plant sites, environmental conservation areas) will be dealt with according to all appropriate policies and regulations.
	ER 2.03	The Parks and Open Space Department shall conduct analyses of designated Natural Areas for the purpose of determining land ownership and a feasible program for maintenance and enhancement of these areas. The purpose of such analyses shall be the formulation of management programs, in direct cooperation with land owners. In instances of potential detrimental land use encroachments, the use of buffer zones to further insulate designated	ER 2.07	The county shall identify and work to assure the preservation of critical wildlife habitats, Natural Areas, environmental conservation areas and significant agricultural land.
			ER 2.08	The county shall use its open space program as one means of achieving its environmental resources and cultural preservation goals.
			ER 2.09	The Parks and Open Space Department shall conduct

	analyses of existing Natural Areas for the purpose of identifying land ownership and a feasible program for protection of the environmental values of the Area. Buffer zones will be designated to appropriately insulate Natural Areas from detrimental land use encroachments.		air pollution laws, in coordination with the Boulder county Health Department, pursuant to State law, for the purpose of attaining and maintaining air quality standards.	
ER 2.10	From time to time Natural Area designations may be revised or deleted to reflect changing conditions or new categories of designation.	ER 3.04	The county shall encourage the formal organization of basin subcommittees for all basins in Boulder County identified in the Regional 208 Water Quality Plan and shall encourage the basin subcommittees to communicate with each other regarding their responsibilities in maintaining county-wide water quality through the vehicle of a county-wide water quality association.	
ER 2.11	If, during the county review process, an area meets the criteria for Natural Areas and is designated a county Natural Area, a State designation will be considered pursuant to policy ER1.01 and an Area Identification Form may be filed with the Colorado Department of Natural Resources.	ER 3.05	Land use proposals, including transportation, shall be evaluated as to their potential noise impacts utilizing criteria, established by the county Health Department, set forth in the Boulder County Land Use Code. Criteria shall include the mitigation of the adverse impacts of noise on existing and proposed land uses.	Land use proposals shall be evaluated as to their potential air & water quality impacts.
Air, Water, and Noise Pollution				
ER 3.01	It shall be county policy to evaluate planned activities within Boulder County relative to their cumulative impacts and compliance with air and water quality standards.	Wildlife Habitat		
ER 3.02	Land use proposals shall be evaluated as to their potential air and water quality degradation utilizing criteria, as established by the county Health Department, set forth in the Boulder County Land Use Regulations.	ER 4.01	Critical wildlife habitats, as identified in the Environmental Resources Element, shall be exhibited on the <i>Boulder County Comprehensive Plan</i> "Natural Communities, Rare Plants, Riparian Corridors and Critical Wildlife Habitats" Map.	
ER 3.03	The county shall investigate the possibility of enacting local	ER 4.01.01	The Parks and Open Space Department shall conduct analyses of identified critical wildlife	

		habitats for the purpose of determining the status of the habitat, land ownership, and a feasible program for preservation and/or acquisition. If acquisition is deemed necessary, it shall conform to those methods stated in the Open Space policies and in Goal B.6 and the accompanying policies.		potential adverse impacts, the applicant may be required to complete a report addressing the proposal's impacts on the wildlife habitat. The Boulder County Land Use Code shall require such a report which shall include recommendations for mitigation of said adverse impacts.
Continual research on wildlife habitats is necessary to accurately track the locations of wildlife populations.	ER 4.02	The county shall investigate the designation of those significant (critical) wildlife habitats which were identified from the Colorado Division of Wildlife mapping program (24-65.1-101, CRS, as amended), as well as others which the county may choose to designate. Designation may include the adoption of the significant habitat maps and 1041 Model Wildlife Habitat Regulations by the Board of County Commissioners.	ER 4.04	Boulder County, under the auspices of the Parks and Open Space Department shall establish a critical wildlife habitat management program, in direct cooperation with land owners. The program shall deal with, but not be limited to, the following situations:
			ER 4.04.01	The use of buffer zones to further insulate critical wildlife habitats from detrimental human uses in instances of potential land use encroachments;
	ER 4.03	The <i>Boulder County Comprehensive Plan</i> and attendant regulations shall be formulated to insure that proposed land uses, including structures, shall be compatible with the ecosystem of critical wildlife habitats and not pose immediate and potential detrimental impacts to such habitats.	ER 4.04.02	The retention of existing non-detrimental land uses and vegetative cover occurring within or adjacent to critical wildlife habitats; and
			ER 4.04.03	Mitigation where detrimental land uses currently exist adjacent to critical wildlife habitats.
	ER 4.03.01	Land use proposals shall be evaluated taking into account their proximity to critical wildlife habitats and critical elk range/migration routes. Dependent on the scale of the project and the scope of the project's	ER 4.05	In the Environmental Conservation Areas designated on the Environmental Conservation Areas Map, the county will encourage, and to the

	extent appropriate, participate with the various public and private owners in the development of coordinated management plans to conserve and protect the value of these areas for wildlife.		
ER 4.06	The county shall encourage and participate with the Division of Wildlife and other appropriate entities in the monitoring and management of deer populations and the cumulative effects of development within the Mule Deer winter range.		
ER 4.07	To the extent practical, the county shall encourage land use decisions that maintain the function and quality of the water courses and areas designated on the <i>Boulder County Comprehensive Plan</i> environmental resources maps as high quality aquatic habitats.	ER 5.01	Boulder County, utilizing county staff, volunteers, and professionals, shall continue researching county critical plant associations, rare plant sites, and natural communities for the purpose of maintaining a current inventory and keeping the <i>Boulder County Comprehensive Plan</i> environmental resources maps up-to-date.
ER 4.08	The county shall continue research on the county's wildlife habitats utilizing the Parks and Open Space Department staff, volunteers and professionals. Continual re-evaluation and updating of the Environmental Resources Element list of critical wildlife habitats will form the basis for such research.	ER 5.02	Conservation Easements pursuant to CRS 38-30.5-101 through 110, as amended, or other legally accepted methods between the county, municipalities, and landowners, should continue to be the acceptable development control, for the purpose of protecting significant natural communities and rare plant sites on private property.
ER 4.09	The county will work towards protecting critical elk range and migration routes through reducing development potential and by working with landowners and management agencies to minimize human disturbance and provide seasonal habitat needs.	ER 5.03	The county shall cooperate and participate with other governmental agencies and other public and private organizations to develop regional approaches to natural community and rare plant protection. Where significant natural communities or rare plant sites have been identified on public land, the county will pursue intergovernmental agreements to ensure the specific protection of these resources. Where significant communities or rare plant sites exist within Community Service Areas, Boulder County shall provide assistance to municipalities for the
			Both the Soil Conservation Service & the Parks & Open Space Department can offer advice to private landowners as to how to best protect wetlands.

Wetlands
research
needs to be
continually
updated due
to the transi-
tory nature
of the re-
source.

- ER 5.04 establishment of management plans to avoid the degradation or loss of such resources.
- The county will encourage applicants of land use proposals to avoid damaging, disturbing, or disrupting any natural communities. The county will review proposals which could potentially disturb or alter significant natural communities or rare plant sites. If adverse impacts to the vegetation are unavoidable, the county shall request a report addressing the proposal's impacts on the identified community or site and any appropriate mitigation measures (including site restoration). The report shall detail the implementation of a site specific management and monitoring plan designed to minimize impacts to the community or site.
- Riparian Areas
- ER 6.01 The county will work with appropriate management agencies and property owners to protect or restore riparian areas.
- ER 6.02 The county shall work toward minimizing human impacts to riparian ecosystems from development, roads and trails.
- ER 6.03 The county will work with appropriate entities to ensure suitable minimum and maximum stream flows that maintain channel morphology, support hydrologically connected wetlands and perpetuate species, both plant and animal, dependent on riparian ecosystems.

- ER 6.04 Land use proposals which could have adverse impacts to riparian ecosystems must submit a report and site plan detailing such impacts. Although examined on a case-by-case basis, the county will encourage avoidance of riparian ecosystems. Where impacts are unavoidable, the county shall require appropriate mitigation.
- ER 6.05 Management of riparian areas shall encourage use or mimicry of natural processes, maintenance or reintroduction of native species, restoration of degraded plant communities, elimination of undesirable exotic species, minimizing human impacts, and development of long-term ecological monitoring programs.

Wetlands

- ER 7.01 Land owners of existing significant wetlands will be encouraged to seek assistance from the Soil Conservation Service or Parks and Open Space Department for the purpose of formulating management plans.
- ER 7.02 The county will encourage applicants of land use proposals to avoid damaging, disturbing, or disrupting any significant wetlands. Where impacts to significant wetlands are unavoidable, the county shall request appropriate mitigation including restoration, enhancement, and/or creation of wetlands along with the implementation of a management and monitoring plan. Although requested protection

	measures for locally significant wetlands may exceed the requirements of other governmental agencies, the practices are intended to complement, and not negate, any other wetland requirements.	particularly those with high functional ratings, a large size, hydrologic connections, wildlife habitat value, or human interest, should also be evaluated for potential impacts and mitigation measures.	
ER 7.03	Boulder county shall cooperate with the Soil Conservation Service's policy of providing no financial or technical assistance for the conversion of significant wetlands to other uses.	<ul style="list-style-type: none"> Wetlands Authorization Actions <p>The following actions should be taken by the county to facilitate the implementation of the wetland policies of this element</p>	
ER 7.04	The county shall cooperate and participate with other governmental agencies and other public and private organizations to develop regional approaches to wetlands protection. Where significant wetlands have been identified on public land, the county will pursue intergovernmental agreements to ensure the specific protection of these resources. Where significant wetlands exist within Community Service Areas, Boulder County shall provide assistance to municipalities for the establishment of wetland management plans to avoid the degradation of such wetlands.	<p>ER 7.07 The Boulder County Parks and Open Space Department staff, volunteers and professionals shall research the county's wetlands to determine which are considered significant. Research shall be continually updated due to the transitory nature of wetlands.</p> <p>ER 7.08 Conservation Easements pursuant to CRS 38-30.5-101 through 110, as amended, or other legally accepted methods between the county and landowners, should continue to be the acceptable development control, for the purpose of protecting significant wetlands on private property.</p> <p>ER 7.09 The Land Use Code should be amended to require land use proposals which are determined by the county to have a potential for adverse impacts to significant wetlands include a report and map detailing such impacts. The report, to be prepared by the applicant, should include a delineation of the wetlands, an explanation of their value and functions, and an explanation of the proposed impacts to the wetland and adjacent upland areas integral to the wetland</p>	The concept of Environmental Conservation Areas extends to the landscape scale of evaluation instead of looking at specific, small sites.
ER 7.05	Significant wetlands, which in addition have been identified as critical wildlife habitats or critical plant associations or rare plant sites, should conform with the applicable goals and policies of the <i>Boulder County Comprehensive Plan</i> .		
ER 7.06	Development proposals affecting wetlands other than those identified as significant,		

system. If impacts cannot be avoided, the report shall explain how the impacts will be mitigated, including a management and monitoring plan to assess the effectiveness of the mitigation measures.

such instances, and in recognition of the definitions and functions of open space, the county shall use its open space program to achieve its environmental resources goals, as provided for in the Open Space Element of this Plan.

Cooperative Preservation

ER 8.01 In addition to the policy provisions related to specific environmental resources, the county shall utilize the following criteria in protecting identified resources.

ER 8.01.01 The county shall work with landowners and other entities to promote sound conservation practices and, where appropriate, to establish cooperative management plans.

ER 8.01.02 Lands identified on the Archaeological Resources map and the environmental resources maps may be preserved and protected from development with the density transfer process as provided for elsewhere in this Plan.

ER 8.01.03 It may be determined, especially in the case of Critical Wildlife Habitats, that it is within the public interest for the county to acquire an interest in environmental resources areas described on the Archaeological Resources map and the environmental resources maps. In

ER 8.02 The county shall encourage private owners to investigate and utilize the preservation programs offered by other governmental entities and private foundations and shall make information on designated environmental resources available to such entities where appropriate.

Environmental Conservation Areas

● Objectives

The Environmental Resources map, found in the 1st edition of the *Boulder County Comprehensive Plan*, depicts individual sites - critical wildlife habitats, rare plant sites, plant communities of special concern, and wetlands - that need protection. Ecologists consider this a "fine filter" level of protection. It works well to protect small sites of ecological importance.

The fields of landscape ecology and conservation biology have provided a new perspective for formulating land conservation plans. They point towards moving beyond protecting small individual sites and focusing on halting habitat fragmentation - the cumulative affects of development, roads, trails and an overall increased human presence - at the landscape scale. Protection at this scale is considered the "course filter". The Environmental

The county shall work toward minimizing human impacts to riparian ecosystems from development, roads, & trails.

Conservation Areas map identifies these landscape-scale areas.

Even with the current level of public land in the county along with strong open space programs, there are animal and plant community shifts occurring that are the result of trying to blend together human and natural landscapes. Extirpated and declining animal species tend to be wide-ranging, ecologically specialized or human sensitive. New or increasing species are habitat generalists and compatible with human landscapes.

What currently needs recognition are the largest remaining relatively natural, restorable or agricultural landscapes that function as good wildlife habitat and plant communities. This appears to be the best course of action for maintaining wide-ranging animal species, native plant communities and natural ecological processes while limiting adverse impacts from developing landscapes such as loss of human-sensitive species and increases in exotics and habitat generalists. A strategy that identifies the richest sites, protects them with adequate buffers, and establishes corridors of connectivity should be the framework for an ecosystem management plan. Decisions concerning new housing development, land and easement purchases, trails and forest management can be made within this framework.

- Environmental Conservation Areas Policies

ER 9.01 The county shall encourage the removal of development rights from ECA's through transfer, donation, acquisition or trade.

ER 9.02 Development within ECA's shall be located and designed to minimize impacts on the flora and fauna of the area.

ER 9.03 Development outside of ECA's shall be located and designed to minimize impacts on ECA's and connectivity between ECA's.

ER 9.04 The county will encourage and participate with the various public and private owners in the development of coordinated management plans to conserve, protect, or restore the values of ECA's.

ER 9.05 Management of ECA's shall encourage use or mimicry of natural processes, maintenance or reintroduction of native species, restoration of degraded plant communities, elimination of undesirable exotic species, minimizing human impacts, and development of long-term ecological monitoring programs.

Policies pertaining to agricultural resources, originally identified as part of the Environmental Resources Element, are now located in the Agricultural Element.

ATTACHMENT E

Public Email Comments

From: Tim M Hogan [<mailto:Tim.Hogan@colorado.edu>]
Sent: Wednesday, March 27, 2013 2:52 PM
To: Atherton-Wood, Justin
Cc: Kesler, Jennifer; West, Ron
Subject: Boulder County Comp Plan Update

Justin,

I recently submitted detailed comments to Jenifer Kessler regarding the county's sensitive species list for plants, my area of professional expertise. Herein, as a 35 year resident of the county, I would like to offer some unprofessional comments on the Boulder County Comprehensive Plan (BCCP).

I have read various proposals and planning documents in recent months, including documents from Eldora Mountain Resort and the 747 Community Project in Allenspark. I have also watched with some dismay the explosion in human population and development across the county over the decades. No doubt, each group and each individual have their legitimate concerns and desires. But our collective actions are cumulatively leading to the "death of a thousand cuts," and the loss of what so many of us value most deeply about Boulder.

I have rarely met an individual involved in building or developing on their property who has not expressed resentment at being constrained in doing exactly what they want. Few of us are not prey to rationalizations or the "I am an exception in this case" syndrome. And, of course, this is where the comprehensive plan comes into play. .

In reviewing the proposal mentioned above, and untold others over the years, I have been repeatedly impressed with how the BCCP provides a reference point in the ensuing discussions. The comp plan sets a higher standard when Eldora Mountain Resort proposes a development that would despoil a richly forested and riparian zone. It calls into question the claims of current landowners and residents that they should have the principal say in determining policies and regulations that impact the evolution of a particular planning area. Each user-group speaks of sustainability, and all the benefits to come from their proposals, but our views on what is being sustained and who is benefiting are rarely extended beyond our all-too-short tenure upon these lands. For many of us, the long-term ecological integrity of our lands and waters holds a precedence that trumps most uses most of the time.

The current comprehensive plan was established right around the time I settled in Boulder, and for 35 years I have lived with the measure of restraint it places upon unbridled development. The pressures to grow and expand are accelerating dramatically. I hope the commissioners, staff, and my fellow citizens will maintain a view of what the county might be like in 100 years or more, and will draft a plan ensuring the preservation of all which is most precious about our home.

Thank you for the opportunity to offer these comments.

Tim Hogan

2540 6th Street

Boulder 80304

Davidson, William

From: betina mattesen <bmattesen@hotmail.com>
Sent: Monday, February 11, 2013 7:15 AM
To: Davidson, William
Subject: RE: comp plan

My concerns about public land inholdings include the resource damage and fragmentation impacts of roads (driveways) that the Forest Service believes it must permit that degrade Forest values and public use and enjoyment. Often these areas, as well as other Forest roads, are illegally signed as private; this needs correction countywide. The development of inholdings creates disturbances of noise (barking dogs are out of control), light, degraded scenery, historic resources and habitat. I hope that the county plan will focus on treasured mountain and forest lands to provide better protect them. Thanks. Betina Mattesen

Davidson, William

From: Karl Volz <karlvolz@cowtipping.net>
Sent: Thursday, February 07, 2013 9:46 PM
To: Case, Dale
Cc: Kit Wagner-CETC; Mary Volz; #LandUsePlanner
Subject: Follow-up to Boulder County - Comprehensive Plan Update discussion
Attachments: Wise Farms2.jpeg

Dale,

I am sending you this email because you expressed interest in learning more about the proposed subdivision of 345 homes on 178 acres located on the land west of 119th Street between Jasper Road and Brownsville (Wise Farms Sketch Plan) after the Boulder County - Comprehensive Plan Update discussion last night. I am including a copy of the current Wise Farms Sketch Plan.

This development will adversely affect the following (this is the short list):

1) It will further devastate the Boulder County Open space wetlands which have already been run nearly dry on the North side of Jasper Road and have nearly destroyed the wetlands on the South side (see attached map).

2) There are plans to widen Jasper Road which will further affect the Boulder County open space on the North side of Jasper Road and ensure the complete destruction of all of the >80 year old cotton woods along Jasper Road.

This will destroy the owl/birds of prey habitat along with making Jasper Road follow in the footsteps of what Erie

has done to Isabelle (Leon Wurl Parkway). The current plan calls for an additional 3200 cars on this road per day.

3) This development will drive out/destroy more than a dozen barn owls and great horned owls which live in the mills and

the cottonwoods in this area, their habitat will completely disappear.

4) This development proposes to place a park and gardens/road on top of old mines which are clearly not understood by the

developer (as per their own admission). After having to dump > \$1.2M into the Baseline mine (Bonanza drive) this

seems very irresponsible and reckless.

5) The wildlife corridor here which is used by geese, foxes, coyotes, deer, racoons, numerous birds of prey, numerous bird species, will be destroyed.

6) This a "rural/residential" area which is being treated (soon to be rezoned) like a high density development.

This greatly affects Boulder County land values and quality of life issues.

While we all love the Boulder County Open Space, we seem to let the east side of Boulder County get ravaged with reckless urban sprawl.

For reference, as per the "Environmental Resources Element (Draft Update - January 25 2013) discussed last night,

this development violates sections B.1, B.4, B.5, B.6, B.7, B.8. Which is baffling to so many of us, that we all agree

this should not be happening (as per last nights discussion), yet we don't seem to stop it. Aren't we just kidding ourselves here in that this won't stop with these current developments?

We as land owners in Boulder County are greatly discourage by the lack of help we seem to be getting from

our county government.

What we are seeing here is that this type of development is adversely affecting Boulder County open space and the residents of Boulder County (we are not part of Lafayette/Erie).

So as per our discussion, we (as Boulder County residents) are hoping that the county will do more than just "encourage"

Erie to be responsible with their current/future developments. Also note, the residents last night were referring to **numerous** Erie developments which are in the works, doing the same type of irresponsible development.

Please feel free to call/email me on any of these points, for your reference, there is a more detailed plan (it is quite large) here:

<https://dl.dropbox.com/u/3391552/Sketch%20Plan%20Narrative.pdf>

Thanks in advance for your consideration in this matter, any help/advice/etc. you can lend us is greatly appreciated.

Sincerely,

Karl Volz
11587 Jasper Road
Lafayette 80026
303.828.3794

Davidson, William

From: kettlingj@netscape.net
Sent: Wednesday, February 06, 2013 12:41 PM
To: Davidson, William
Subject: comment on comprehensive plan

I am a 47-year resident of Boulder. The comprehensive plan includes suggestive language that human interaction with land is by default - bad, ex "minimize human impacts," then "reducing our environmental footprint," then "eliminate noise or light pollution," where noise and light are obviously a human caused phenomenon. First, human interaction with land is not always bad. The example I always give is the Dawson School campus, (I don't teach there, I'm actually at another school) where a significant portion of their land is set aside for the benefit of "recharging" and "re-energizing" the larger environment around it. By contrast, without the human engineered brake of the Dawson campus from westward moving sprawl, commercial development on 287 would likely jump the road much like occurred on 95th street (95th and Arapahoe vicinity). We are a nation of private property. Further, we're good at managing property. I don't think you're going to find continuous support for the idea of private owners ceding their rights to some unfounded greater good.

May I suggest that you significantly tone down the negativity toward human input/human impact and replace it with "thoughtful human co-existence."

kettlingj@aim.com
J Tadeusz Kieszczynski-Kettling
Dept of Applied Physics
Catalyst School

Davidson, William

From: David Steinmann <caverdave@mindspring.com>
Sent: Tuesday, January 29, 2013 9:59 AM
To: Davidson, William; Atherton-Wood, Justin
Subject: Re: Boulder County Comprehensive Plan - Environmental Resources Element update

Hello David and Jason,

I think it is great that Boulder County is doing this. As a wetlands biologist, I have been saying for years that the County should have some sort of wetlands regulations like the City of Boulder and many other Colorado counties do. I suggest modeling any new wetlands regulations after the City of Boulder's wetlands ordinance. A couple years ago I spoke with the County Commissioners a couple times about wetlands regulations and they seemed supportive, yet now only Cindy remains and Ben is the County Attorney.

Boulder was able to get grant funding to help with the implementation of their wetlands ordinance, particularly for their wetlands resource mapping and some studies on wetlands mitigation.

I'll call to say hello and to provide a little input about the proposed changes to the comp plan.

Sincerely,
David Steinmann

Check out my website:
<http://professionalwetlandsconsulting.com>

Compact cans of Oxygen for sale @
<http://www.oxygen4energy.com/colorado>

Davidson, William

From: Webmaster
Sent: Friday, January 25, 2013 10:06 PM
To: #LandUsePlanner
Subject: Ask a Planner - Web Inquiry

Name: Tony Gannaway
Email_Address: tony_gannaway@yahoo.com
Docket_Number: Boulder County Comprehensive Plan Update
Remote User:
HTTP User Agent: Mozilla/5.0 (Windows NT 6.0) AppleWebKit/537.17 (KHTML, like Gecko) Chrome/24.0.1312.56 Safari/537.17

Comments_to_Planner:

Comment

I notice that the above document treats humans as "the enemy" and makes no mention of ways in which the general population and recreation can be involved in preserving and conserving nature.

I feel this is creating an us and them attitude between the professionals and connected few who have the time to commit to nature, and the mass of people who pay taxes but have to work. I feel public involvement and recreation should be a part of any plan, or at least mentioned.

Davidson, William

From: Timothy Brass <timothy.brass@gmail.com>
Sent: Monday, January 28, 2013 5:35 PM
To: Davidson, William; Atherton-Wood, Justin
Subject: Re: Boulder County Comprehensive Plan - Environmental Resources Element update

Hi William,

Thanks so much for passing this information along and for the opportunity to provide comments. I am curious which, if any, portions of the plan would relate to hunting on Boulder County lands? From previous discussions I've had with staff on this topic, it was my understanding that there were provisions within existing comp plan that eliminated the opportunity for hunting on Boulder County Lands. I also understand that the more descriptive regulations governing this activity are dealt with in the soon-to-be-updated Visitor Use Policy and that some changes in both the comp plan and visitor use policy would be necessary to allow for limited hunting opportunities on Boulder County lands.

I would be interested in talking more with you about this, at your convenience. Feel free to contact me anytime at 651-206-4669. Thanks again for keeping me in the loop.

--

Tim Brass
Backcountry Hunters & Anglers'
Southern Rockies & Social Media Coordinator
3335 Chisholm Tr, 203
Boulder, CO 80301
651-206-4669

www.backcountryhunters.org

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Davidson, William

From: Deirdre Butler <deirdre@cogico.com>
Sent: Monday, January 28, 2013 2:12 PM
To: Davidson, William
Subject: RE: Boulder County Comprehensive Plan - Environmental Resources Element update

Bill,

Many thanks for your detailed and thorough response - very much appreciated.

Also thanks for your offer of making yourself available to answer future questions or concerns - we will keep in touch.

Best wishes,
Deirdre

-----Original Message-----

From: Davidson, William [mailto:wdavidson@bouldercounty.org]
Sent: Monday, January 28, 2013 11:23 AM
To: Deirdre Butler
Subject: RE: Boulder County Comprehensive Plan - Environmental Resources Element update

Deirdre,

Staff has purposely anticipated the need for flexibility in the update process. Consequently, there is no firmly assigned date for completion of the Comp Plan update. Regarding the Environmental Resources Element, staff anticipates an appearance before Planning Commission in March to begin the process of consideration of the proposed update draft. This date may change in order depending upon the amount of interest and response during continuing public input, since we can only roughly estimate the number of people who might choose to participate in the public process. It is most important that completeness and quality of the final product be of the highest quality, even if it means extending target dates.

That said, we expect to wrap up the Environmental Resources Element revision in late spring. Staff's target is to complete this "clean-up" revision of the entire Comprehensive Plan by the end of 2013. With 17 Elements remaining to update in addition to the Environmental Resources Element, this will be an exhaustive effort; please note that other Elements of the Plan are currently in the process of staff review and initial drafting at this time. The current phase of the update effort focuses on identifying policies that are out of date, no longer applicable, redundant or conflicting with other policies, unclear as to their meaning, and which have led to the development of programs that have become a regular part of County operations and functions. The goal is to retain and sustain the core goals of the Plan while making it more reader friendly, concise, contemporary, and consistent throughout its Elements. Subsequent phases of the update effort will include consideration of possible changes to Comprehensive Plan goals, and the potential inclusion of new Elements.

Thank you for your interest in this important project. Please feel free to contact me at any time at 720-564-2630 with any additional comments or questions.

Bill Davidson

Long Range Policy Team

Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302

From: Deirdre Butler [mailto:deirdre@cogico.com]

Sent: Monday, January 28, 2013 10:44 AM

To: Davidson, William

Subject: RE: Boulder County Comprehensive Plan - Environmental Resources Element update

Dear Bill,

Many thanks for sending out this alert and opportunity to sign up for updates. At this time, is there a proposed date for finalization and completion of the Comp Plan?

Best wishes,

Deirdre

Deirdre Butler

Vice-Chair & Treasurer - Sierra Club Indian Peaks Group

PO Box 1337

Lyons, CO 80540

303-823-8649

deirdre.butler@rmc.sierraclub.org

<http://www.rmc.sierraclub.org/ipg>

R74W

R74W R73W

R73W R72W

R72W R71W

R71W R70W

R70W R69W

R69W

T3N

T3N
T2N

T2N
T1N

T1N
T1S

T1S

LAND USE LEGEND

- Residential**
- High
 - Medium
 - Low
 - Very Low
 - Non-Urban

- Commercial/Business**
- Regional
 - Community
 - Neighborhood

- Industrial**
- General
 - Light
 - Performance

- Open Space**
- Municipal/Community
 - Environmental Preservation
 - County
 - Public/Quasi-Public

- Transportation**
- | Existing | Proposed | Classification |
|----------|----------|-----------------------|
| | | Freeway |
| | | Expressway (Parkway) |
| | | Principal Arterial |
| | | Minor Arterial |
| | | Major Collector |
| | | Residential Collector |
| | | Other Roads |

- Other**
- Municipal/Community Service Area Boundary
 - National Forest Boundary

Note: Boundary shown for map clarity only, and does not indicate public and private ownership.

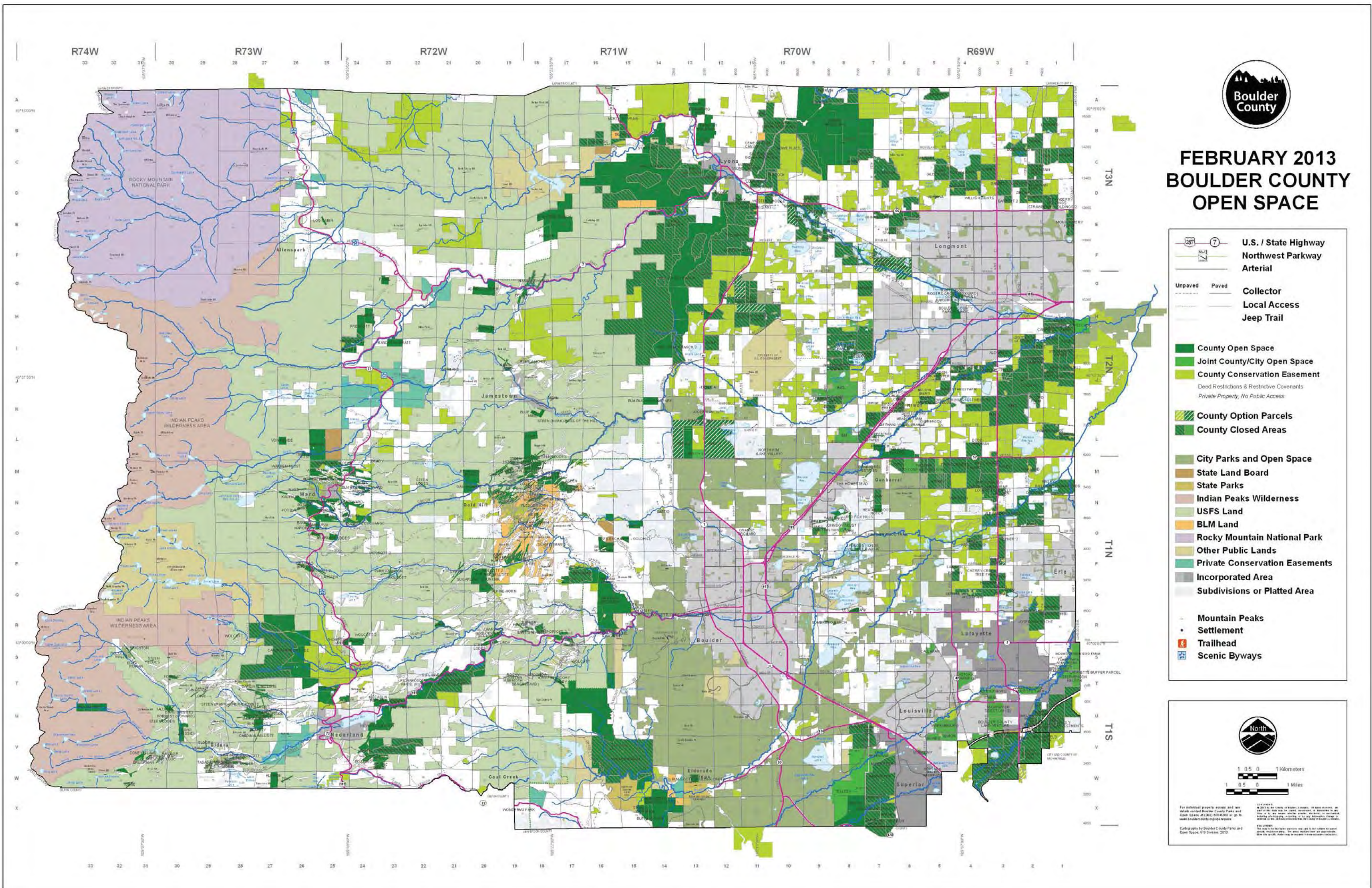
Town limits of Jamestown, Nederland, and Ward. Municipal/Community Service Area Boundaries not adopted.

Notes

Boulder Valley as amended 1979
Amended—Planning Commission—March 12, 1980
Amended—County Commissioners—June 16, 1980
Approved—Planning Commission—March 22, 1978
Approved—County Commissioners—April 6, 1978

0 miles 1 2 3





FEBRUARY 2013 BOULDER COUNTY OPEN SPACE

- U.S. / State Highway
- Northwest Parkway Arterial
- Collector
- Local Access
- Jeep Trail
- County Open Space
- Joint County/City Open Space
- County Conservation Easement
- Deed Restrictions & Restrictive Covenants
- Private Property, No Public Access
- County Option Parcels
- County Closed Areas
- City Parks and Open Space
- State Land Board
- State Parks
- Indian Peaks Wilderness
- USFS Land
- BLM Land
- Rocky Mountain National Park
- Other Public Lands
- Private Conservation Easements
- Incorporated Area
- Subdivisions or Platted Area
- Mountain Peaks
- Settlement
- Trailhead
- Scenic Byways

1 0.5 0 1 Kilometers

1 0.5 0 1 Miles

For individual property access and use details contact Boulder County Parks and Open Space at (303) 440-4200 or go to www.bouldercounty.org/parks.

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Natural Communities, Rare Plants,
Riparian Corridors, and
Critical Wildlife Habitats
Environmental Resources

Legend

 Significant Natural Communities

0 (See Back for Descriptions)

 Rare Plant Areas

 (See Back for Descriptions)

 Critical Wildlife Habitats

0 (See Back for Descriptions)

 *Significant Riparian Corridors

*The significant riparian corridors were identified as part of a limited study conducted in 1986-87, and do not necessarily represent the full extent of significant riparian corridors Countywide.

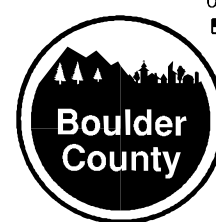
 Incorporated Areas
(As of April 20, 1999)

Notes

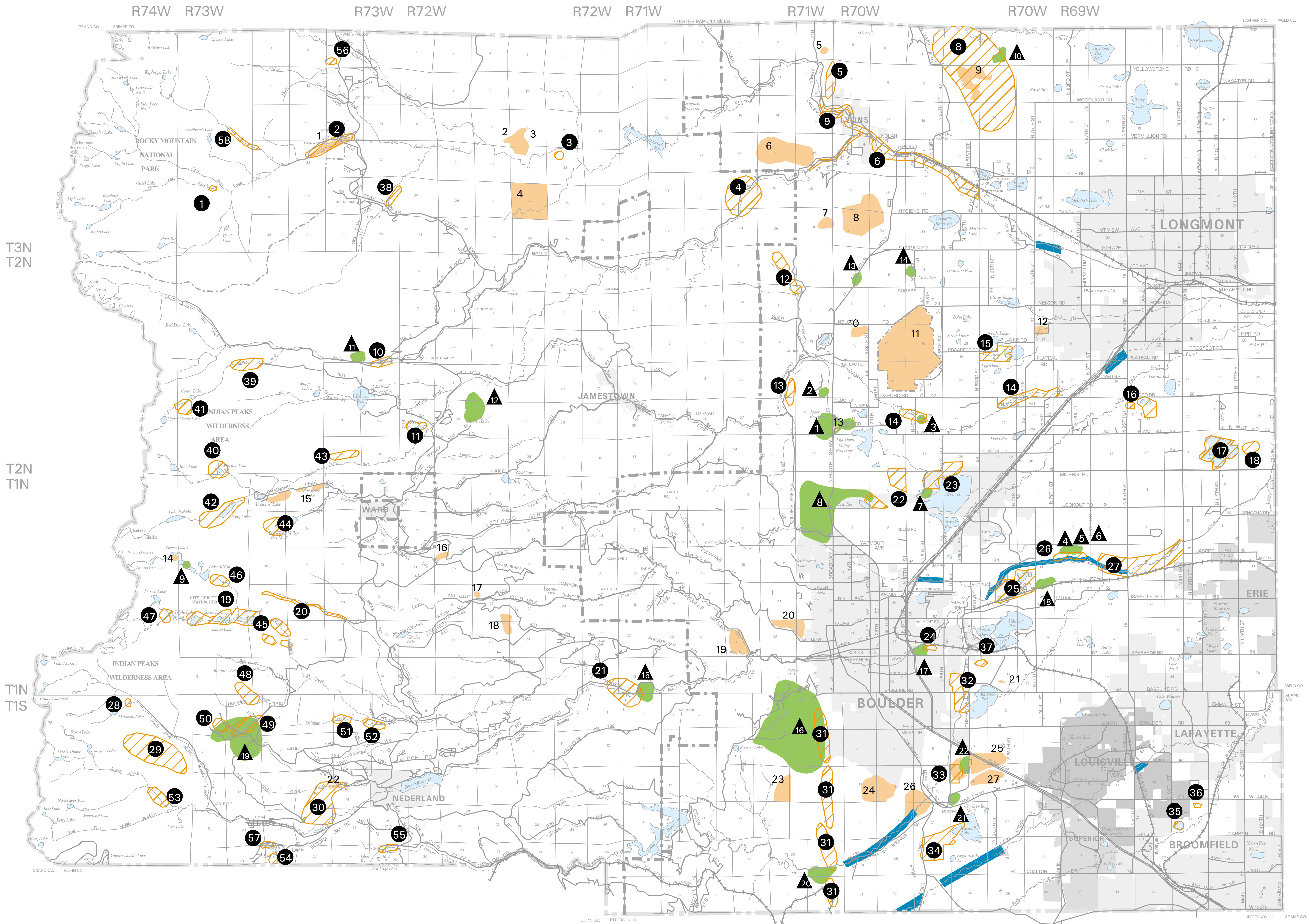
Map scale and reproduction method limit precision in physical features and boundary locations.
PRINTED - APRIL 22, 1999

Revisions

Adopted - Planning Commission - March 22, 1995



COMPREHENSIVE
PLAN MAP



LEGEND FOR MAP OF SIGNIFICANT NATURAL COMMUNITIES, RARE PLANT AREAS, AND CRITICAL WILDLIFE HABITATS

Significant Natural Communities

- 1 Montane Willow Carr
- 2 Foothills Ponderosa Pine Scrub Woodland (Purshia)
- 3 Mixed Foothills Shrubland (Purshia)
- 4 Foothills Ponderosa Pine Savanna
- 5 Mixed Foothills Shrubland (Cercocarpus)
- 6 Xeric Tallgrass Prairie
- 7 Foothills Ponderosa Pine Scrub Woodland (Cercocarpus)
- 8 Foothills Ponderosa Pine Scrub Woodland (Cercocarpus)
- 9 Foothills Ponderosa Pine Scrub Woodland (Cercocarpus)
- 10 Great Plains Mixed Grass Prairie (Stipa comata)
- 11 Great Plains Mixed Grass Prairie (Stipa neomexicana)
- 12 Great Plains Salt Meadow
- 13 Great Plains Mixed Grass Prairie (Stipa comata)
- 14 Alpine Wetlands
- 15 Montane Wet Willow Carr
- 16 Montane Grasslands
- 17 Foothills Ponderosa Pine Savanna
- 18 Montane Grasslands
- 19 Foothills Ponderosa Pine Savanna
- 20 Xeric Tallgrass Prairie
- 21 Great Plains Mixed Grass Prairie
- 22 Montane Willow Carr
- 23 Montane Grasslands
- 24 Wet Prairie
- 25 Wet Prairie
- 26 Wet Prairie
- 27 Xeric Tallgrass Prairie

Rare Plant Areas

- 1 *Physaria bellii*
- 2 *Physaria bellii*
- 3 *Physaria bellii*
- 4 *Aristida basiramea*
- 5 *Apios americana*
- 6 *Asplenium adiantum-rigrum*
- 7 *Physaria bellii*
- 8 *Physaria bellii*
- 9 *Phippsia algida*
- 10 *Physaria bellii*
- 11 *Listera convallarioides*
- 12 *Eustoma grandiflorum*
- 13 *Physaria bellii*
- 14 *Physaria bellii*
- 15 *Selaginella weatherbiana*
- 16 *Amorpha nana*,
Betula papyrifera,
Carex saximontana,
Listera convallarioides,
Malaxis brachypoda,
Pyrola picta,
Selaginella weatherbiana
- 17 Sensitive species
- 18 *Eustoma grandiflorum*
- 19 *Botrychium echo*,
Botrychium hesperium,
Botrychium lanceolatum,
Botrychium pallidum,
Listera convallarioides,
Botrychium minganense
- 20 *Selaginella weatherbiana*
- 21 *Amorpha nana*
- 22 *Amorpha nana*








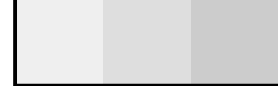
Critical Wildlife Habitats

- 1 Ouzel Falls
- 2 Copeland Willow Carr (+ wetlands)
- 3 South Sheep Mountain
- 4 Deadman Gulch and South St. Vrain
- 5 Steamboat Mountain
- 6 St. Vrain Creek (+ wetlands)
- 7 St. Vrain Corridor (+ wetlands)
- 8 Rabbit Mountain
- 9 Old Apple Valley
- 10 Middle St. Vrain Willow Carr (+ wetlands)
- 11 Tumbleson Lake (+ wetlands)
- 12 Marietta Canyon
- 13 Lefthand Palisades
- 14 Lefthand Creek Cottonwood Groves (+ wetlands)
- 15 Lagerman Reservoir (+ wetlands)
- 16 Gaynor Lakes (+ wetlands)
- 17 Panama Reservoir (+ wetlands)
- 18 B-J Acres Ranch
- 19 City of Boulder Watershed (Special Consideration)
- 20 Como Creek (Special Consideration)
- 21 Boulder Falls Area
- 22 Boulder Valley Ranch (+ wetlands)
- 23 Boulder Reservoir (+ wetlands)
- 24 Cottonwood Grove on Boulder Creek (+ wetlands)
- 25 Walden and Sawhill Ponds (+ wetlands)
- 26 White Rocks (+ wetlands)
- 27 Cottonwood Grove & Heron Rookery (+ wetlands)
- 28 Diamond Lake Outlet
- 29 Chittenden Meadows (+ wetlands)
- 30 Arapaho Ranch - Tucker Homestead (+ wetlands)
- 31 Boulder Mountain Parks - Eldorado Mountain
- 32 South Boulder Creek (+ wetlands)
- 33 Tallgrass Prairie
- 34 Marshall Mesa
- 35 Stearns Lake (+wetlands)
- 36 Carolyn Holmberg Preserve at Rock Creek Farm
- 37 Sombrero Marsh (+ wetlands)
- 38 Lazy H. Ranch Willow Carr (+ wetlands)
- 39 Coney Flats Willow Carr (+ wetlands)
- 40 Mitchell Lake Willow Carr (+ wetlands)
- 41 Coney Lake Willow Carr (+ wetlands)
- 42 Long Lake Willow Carr (+ wetlands)
- 43 South St. Vrain Willow Carr (+ wetlands)
- 44 Lefthand Reservoir Willow Carr (+ wetlands)
- 45 Boulder Watershed Willow Carr (+ wetlands)
- 46 Lake Albion Willow Carr (+ wetlands)
- 47 Triple Lakes Willow Carr (+ wetlands)
- 48 Horseshoe Creek Willow Carr (+ wetlands)
- 49 Caribou Park Willow Carr (+ wetlands)
- 50 Upper Caribou Park Willow Carr (+ wetlands)
- 51 Delonde Creek Willow Carr (+ wetlands)
- 52 Caribou Ranch Willow Carr (+ wetlands)
- 53 Woodland Flats Willow Carr (+ wetlands)
- 54 Buckeye Basin Willow Carr (+ wetlands)
- 55 Los Lagos Willow Carr (+ wetlands)
- 56 Roaring Fork Willow Carr (+ wetlands)
- 57 Peterson Lake (+ wetlands)
- 58 Hunterís Creek

Environmental Conservation Areas
Environmental Resources

Areas where conservation/preservation is encouraged

Legend

-  Environmental Conservation Areas
-  0 (See Back for Descriptions)
-  Overland Habitat Connectors
-  Stream Habitat Connectors
-  Natural Landmarks & Natural Areas
- Natural Landmarks
 -  0 (See Back for Descriptions)
- Natural Areas
 -  0 (See Back for Descriptions)
-  Incorporated Areas
(As of April 20, 1999)

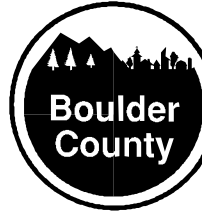
Notes

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PRINTED - APRIL 22, 1999

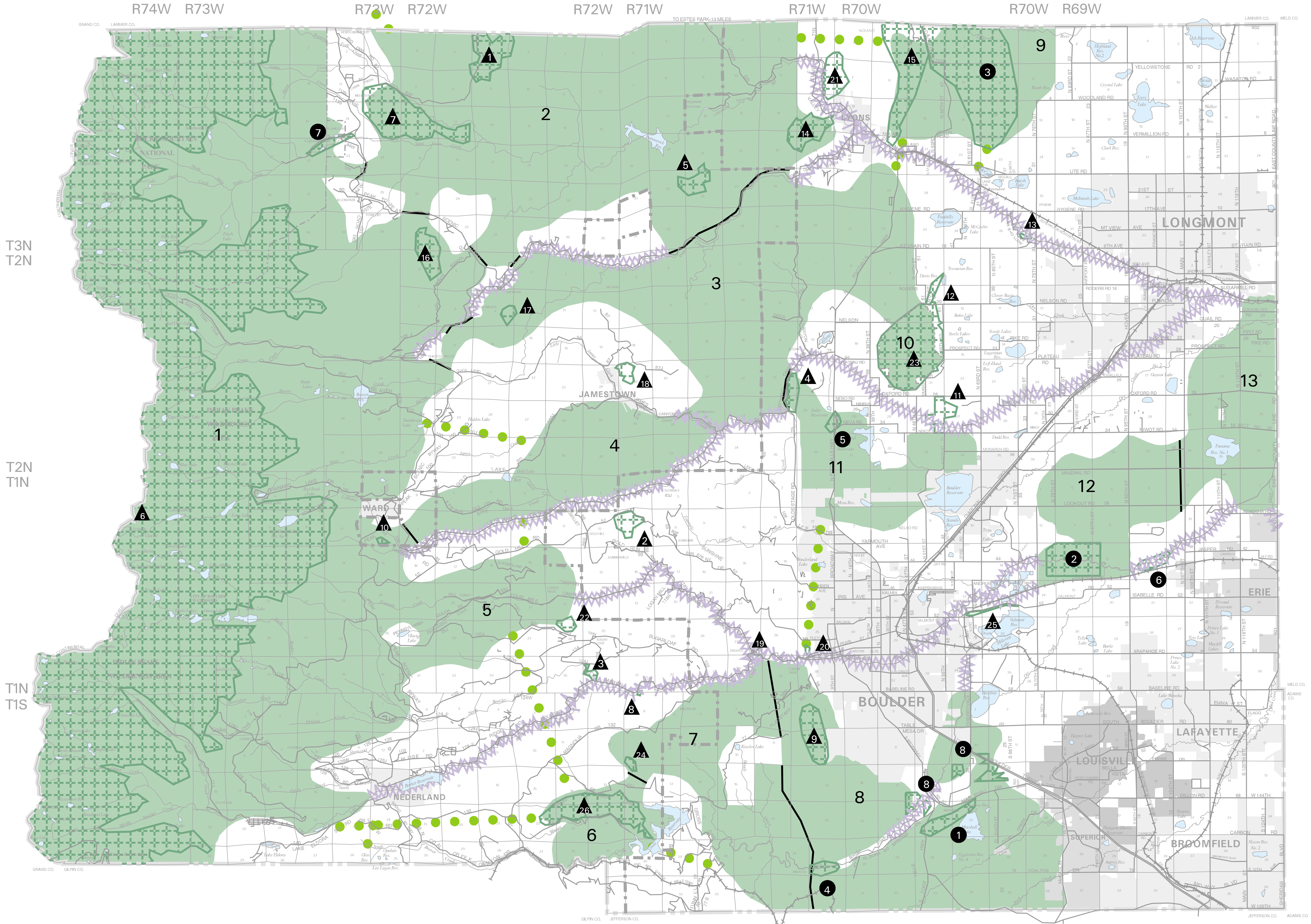
Revisions

Adopted - Planning Commission - March 22, 1995

0 1 2 3 4 5 MILES



COMPREHENSIVE
PLAN MAP



LEGEND FOR MAP OF ENVIRONMENTAL CONSERVATION AREAS, NATURAL LANDMARKS, AND NATURAL AREAS

Environmental Conservation Areas

- 1 Indian Peaks
Size - 1,000,000 Acres
Lifezones - Montane/Subalpine/Alpine
- 2 North St. Vrain
Size - 34,500 Acres
Lifezones - Montane/Foothills
- 3 South St. Vrain/Foothills
Size - 21,800 Acres
Lifezones - Montane/Foothills
- 4 Walker Mountain
Size - 7,500 Acres
Lifezones - Montane
- 5 Fourmile Creek/Bald Mountain
Size - 6,700 Acres
Lifezones - Montane
- 6 Winiger Ridge
Size - 3,000 Acres
Lifezones - Montane
- 7 Hawkin Gulch/Walker Ranch/
Upper Eldorado Canyon
Size - 9,500 Acres
Lifezones - Foothills/Plains
- 8 Boulder Mountain Park/South Boulder
Size - 17,500 Acres
Lifezones - Foothills/Plains
- 9 Rabbit Mountain
Size - 7,500 Acres
Lifezones - Foothills/Plains
- 10 Table Mountain
Size - 7,500 Acres
Lifezones - Plains
- 11 Boulder Valley Ranch/Beech Open Space
Size - 5,500 Acres
Lifezones - Plains
- 12 White Rocks/Gunbarrel Hill
Size - 6,200 Acres
Lifezones - Plains
- 13 East County
Size - 7,300 Acres
Lifezones - Plains

Natural Landmarks

- 1 Big Elk Park
- 2 Bighorn Mountain
- 3 Boulder Falls
- 4 Buckingham Park Hogback
- 5 Coffintop Mountain
- 6 Continental Divide
- 7 Deer Ridge
- 8 Eagle Rock
- 9 Flatirons
- 10 Grassy Top Mountain
- 11 Haystack Mountain
- 12 Hygiene Hogback
- 13 Hygiene Plains Cottonwood
- 14 Indian Lookout Mountain
- 15 Indian Mountain
- 16 Ironclads
- 17 Miller Rock
- 18 Porphyry Mountain
- 19 Profile Rock
- 20 Red Rocks
- 21 Steamboat Mountain
- 22 Sugarloaf Mountain
- 23 Table Mountain
- 24 Twin Sisters Peak
- 25 Valmont Dike
- 26 Winiger Ridge

Natural Areas

- 1 Marshall Mesa
- 2 White Rocks
- 3 Rabbit Mountain
- 4 Eldorado Springs Canyon
- 5 Sixmile Fold
- 6 Heron Rookery
- 7 Copeland Willow Carr
- 8 Tallgrass Prairie