



Boulder County Comprehensive Plan

Goals, Policies, & Maps
Element





BOULDER COUNTY COMPREHENSIVE PLAN

Goals, Policies, and Maps Element Second Edition

Boulder County Land Use Department

This second edition of the *Boulder County Comprehensive Plan* “Goals, Policies, and Maps Element” contains new and updated information reflecting the current and continuing comprehensive land management ethic within the county.

Land Use Department Publication

Cover Photo of Lohr-McIntosh Open Space by Richard Koopmann

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Boulder County Comprehensive Plan

EXECUTIVE SUMMARY

Goals, Policies, & Maps Element

Since 1978, the Boulder County Comprehensive Plan has been amended many times to better reflect changing circumstances and policies. Many sections have been adopted individually and the Goals, Policies, and Maps Element was beginning to lose its look as a cohesive document. This problem was exacerbated by an inflexible policy numbering system. This second edition of the plan renumbers existing policies and pulls the individual sections of the plan together into a document that is easier to read.

Adoption Process

The Boulder County Planning Commission has authority over the amendment of the *Comprehensive Plan*. All goals and policies documented in this Second Edition have been officially adopted between 1978, the original adoption of the Plan, and 1999, its last amendment.

The first page of each chapter identifies the date in which that chapter was last changed. In addition, these pages indicate whether or not a map is directly associated with the chapter and whether there is detailed background information available about the chapter topic.

Second Edition Features

Each chapter of the Second Edition stands on its own in terms of page numbering and policy numbering. This allows for amendments to be made without renumbering the pages and policies of subsequent chapters. Conserving resources is important to the county. Therefore, a three-ring notebook will be used to allow for the reprinting of chapters without reprinting the entire plan.

● Goal and Policy Numbering

No changes have been made to the method of numbering goals. Each goal still begins with a letter and then a number. For example, A.1 is the first goal of the *Plan*.

However, policy numbers now begin with letters that help identify the chapter or element of the *Plan* with which the policy belongs. For example, PPA1.01 is the first policy of the “Plains Planning Area” section.

The following is a complete list of the separate sections of the plan:

The Boulder County Comprehensive Plan generally addresses land use issues outside of each municipality. For more information about planning within each town & city, contact the respective planning office.



Planning Areas

PPA Plains Planning Area
MPA Mountain Planning Area*

County-Wide Topics

GE Geology
ER Environmental Resources
OS Open Space
TR Transportation
CR Cultural Resources
NH Natural Hazards
AG Agricultural
HO Housing
SW Solid Waste
AIR Land Use Surrounding Airports
FP Fire Protection
TE Telecommunications
EC Economics
CW Additional County-Wide Policies

Subregional**

SO Southeast
NIW Niwot, Lefthand, Boulder Creek
LO Longmont, Lyons, St. Vrain
MS Mountain Subregion
Jamestown
Eldora

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Information Resources
Amendment History

● **Maps**

The Second Edition of the Goals, Policies, and Maps Element includes the following maps:

- Regional Context***
- Public/Private Ownership***
- Intergovernmental Agreements***
- Mineral Resources
- Geologic Hazards & Constraints
- Archaeologically Sensitive Areas
- Natural Communities, Rare Plants, Riparian Corridors, & Critical Wildlife Habitats
- Environmental Conservation Areas
- Significant Agricultural Lands
- Open Space Plan
- Trails
- Niwot Community Service Area

Comprehensive Plan text and maps are available online at the Land Use Department Web Site.

* **Under separate cover.** The Mountain Planning Area policies have not been changed since their original adoption in 1978. As a result, many of the policies are either out-of-date, meaning, the county has already accomplished the policy, or it has become contradictory to recently adopted Elements (i.e. the Environmental Resources Element) or the *Boulder County Land Use Code*. In evaluating land use proposals, staff utilizes the policies and regulations that have superceded the Mountain Planning Area policies. Until a process for amendment of the Mountain Planning Area policies has been undertaken, this out-of-date section of the plan will not be included in the Second Edition.

** **Intergovernmental Agreements** have been adopted for many subregions. These agreements contain more detailed information about future land use proposals than the *Comprehensive Plan*. In cases where an Intergovernmental Agreement and the *Comprehensive Plan* are contradictory, the Intergovernmental Agreement shall prevail because it is a legal contract whereas the *Plan* is advisory in nature.

*** **Informational Purposes Only.** These maps are new to the Second Edition and are for informational purposes only. These maps provide the reader with a better understanding of the ownership patterns within the county, as well as the external forces that impact planning within our jurisdiction.



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.

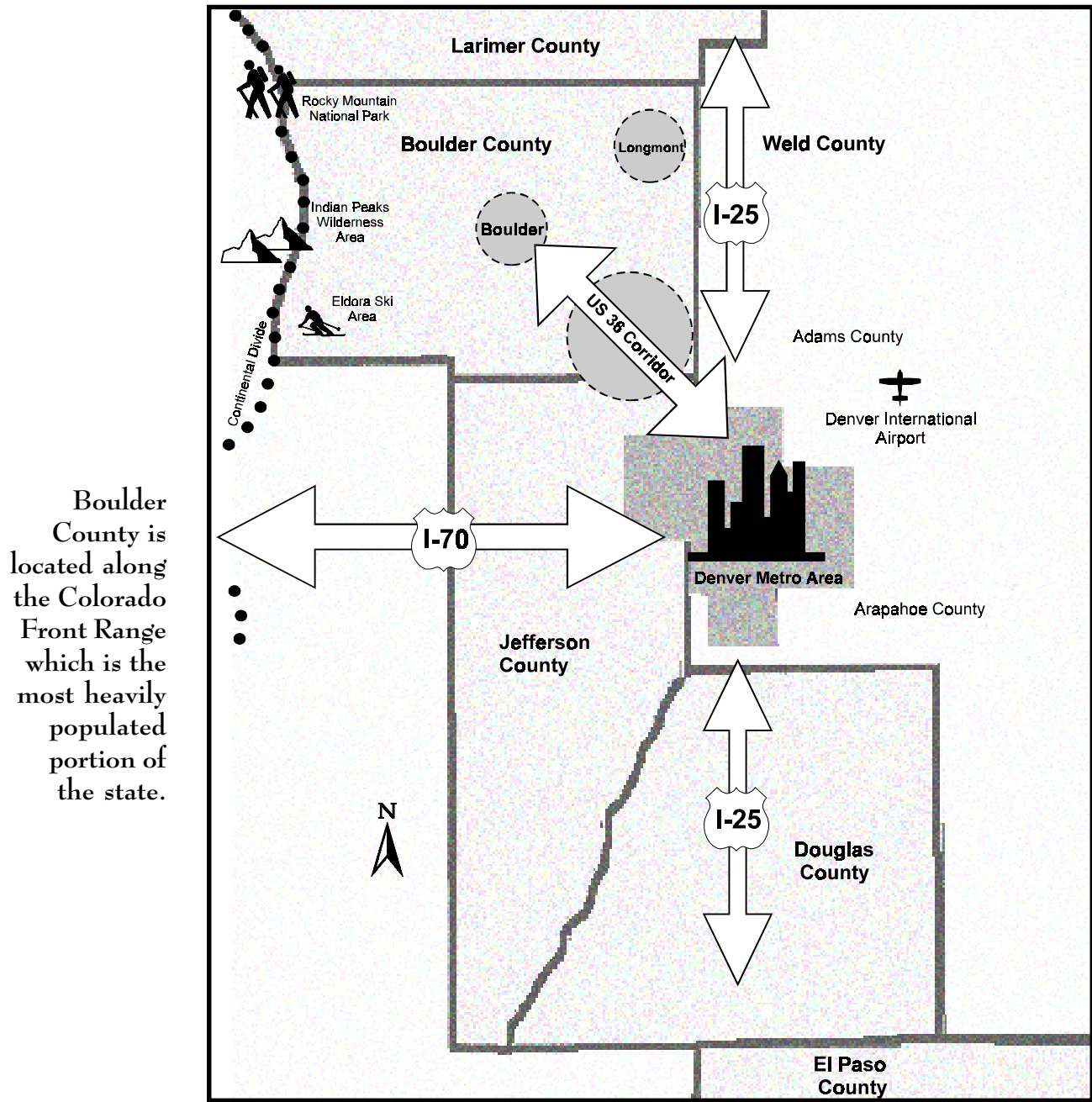
Boulder County is part of the Denver-Metro area. To better understand the forces that push and pull people throughout the region, we have included a Regional Context Graphic on page 4 of this *Plan*. The map shows major transportation routes, employment centers, major recreational areas, and other activity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



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**

(See Environmental Resources Element, updated October 15, 2014)

Environmental preservation is a dominant theme of the Plan.

● **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
**PLAINS PLANNING
 AREA**

Goals, Policies, & Maps Element

T*his element of the Plan provides physical representation of the county's goals and policies. It draws upon existing land use patterns, environmental features and future growth expectations to recommend a rational organization of land uses which will protect and preserve some of the county's remaining rural land, and allow the orderly, economic provision of infrastructure and public services.*

This element is also the foundation of the county's land use regulations. It recommends zoning district regulations, location and design guidelines and specific areas requiring regulatory attention.

AMENDMENT STATUS

Goals & Policies	Associated Map	Background Element
Amended 8/15/95	N/A	Created 8/17/94

Existing Land Form

The physical development of the plains is predicated on the designation of municipal Community Service Areas (CSAs) within the Plains Planning Area. The CSA is a boundary line drawn around a municipality within which a city expects to accommodate future urban growth. CSA plans provide, when jointly adopted by both municipal and county governments, a mutually binding comprehensive plan for county lands adjacent to each municipality.

It is expected that land within municipal Community Service Areas will be developed in an urban pattern, urban services will be provided by the municipalities, and the area will eventually be annexed. Conversely, land outside CSAs and their transition areas will remain rural; urban services will not be extended there, and zoning will prohibit urban development and densities. Most of the land outside the CSAs will continue to be used for agricultural activities, environmental resource protection, low-density residential development and other activities consistent with the rural character of the county

There are eight municipal Community Service Areas in the Plains Planning Area of the county: Boulder Valley, Louisville, Lafayette, Longmont, Superior, Erie, Broomfield and Lyons. A limited Community Service Area has also been defined around Niwot. If warranted, CSAs may be designated in other areas of the county in the future.

Land outside of Community Service Areas should be used for agricultural activities, environmental resource protection, low-density residential development, & other activities that are rural in nature.

Rural Density & Development

Following the adoption of Colorado's subdivision law in 1972, (commonly referred to Senate Bill 35), Boulder County began discussing the merits of undertaking a major rezoning on the Plains to help retain what remained of its rural, agrarian character as distinct and apart from more urban-scale development associated with



The Plains Planning Area Element provides guidance for the county's Transferable Development Rights program.

the municipalities. In April of 1978, the Boulder County Comprehensive Plan (BCCP) was adopted. A primary component of the Plan included policies calling for the establishment of a minimum 35 acre lot size in most unincorporated areas outside CSAs, consistent with Senate Bill 35. Recognizing that this was authorizing a dramatic shift in land use regulations that would have its greatest direct impact on the farming community, the Plan's policies also called for the creation of the Non-Urban Planned Unit Development, or NUPUD. This land use option, requiring discretionary review and action by the county Commissioners, permitted density bonuses on parcels of 35 acres and larger so that the farmer would have an economic incentive, through a limited subdivision process to keep a major part of his or her land in agricultural production while conveying small land parcels to other interests. Accordingly, land use regulations and a comprehensive rezoning were adopted to implement the Plan's policy direction.

The Three Year Review of the Plan's Agricultural, Niwot Community Service Area, and Mountain Residential Policies confirmed that the 35 acre minimum lot size, land uses and the NUPUD process were appropriate, and should be continued, at least for the present time. Information gathered in 1983 as background for the Five Year Review and Update supported continuation with some caveats.

In 1989, the county implemented the Noncontiguous Non-Urban Planned Unit Development (NCNUPUD) process in response to the recommendations from the Food and Agriculture Resource Advisory Committee. The intention of the NCNUPUD is to permit density to be sent to approved receiving sites under certain conditions.

Issues

As noted, the NUPUD process and

the comprehensive rezoning of rural areas outside Community Service Areas during 1985-1986 were implemented primarily to permit lower density development and to protect agricultural lands while providing the farmer with some economic incentive to continue farming. Since then, the growth management policies for the plains have been expanded to protection of important environmental features and open space, and preservation of the rural character of the county. While the county has gained significant benefits from the present regulations, several issues have been identified by the public, appointed commissions, and elected officials indicating that the current regulations, alone and in their present form, have not been as effective in implementing the goals and policies of the Comprehensive Plan as was originally anticipated. Some of these concerns include:

- **Inefficient Growth Patterns & Service Provisions**

New development is comprised primarily of low density residential tracts, spread somewhat randomly across the plains. This type of development pattern, if left to continue into the future, is inconsistent with the *Plan's* goals for adequate and efficient provision of public facilities, interferes with compact municipal growth patterns, fragments habitat and land ownership, loads county roads with erratic traffic and commuter patterns, and burdens the county as a whole.

- **Loss of Agricultural Lands & Open Space**

Land valuable for agriculture, wildlife habitat, flood control and other natural resources may be jeopardized. In addition, the county has consistently lost agricultural operations and farm land to both development pressures and annexations.

- **Rural Character & Visual Impact**

There has been a perceived loss of rural character and visual intrusion to the

scenic qualities of the county due to an inconsistency in scale between new and existing development and the siting of development on ridges, mesas and other prominent landscape features.

● **Lack of Predictability in the Development Process**

There has been a perceived lack of predictability with respect to when and where development should occur in the Plains Planning Area, caused in part by a discretionary review process and regulatory criteria.

Objectives

- To balance residential growth with the protection of significant environmental features.
- To create land use regulations that provide for flexibility, predictability, promotion of environmentally sensitive land use patterns and insurance of the efficient provision of public services.
- To encourage quality site design and landscaping in existing and new developments.
- To protect the rural character of Boulder County.

Plains Planning Area Policies

PPA 1.01 Land located outside CSAs and east of the Forestry zoning district, should be designated as the Plains Planning Area, and should remain rural. Urban services should not be extended into the Plains Planning Area, and zoning should continue to prohibit urban development and densities. Land uses within the Plains Planning Area should continue to be

related to agricultural activities, environmental resource protection, low-density residential development and other activities consistent with the rural character of the county.

PPA 1.02 The gross density within the Plains Planning Area should not exceed one unit per 35 acres, except as provided in the policies and regulations governing Non-Urban Planned Unit developments, Non-contiguous Non-Urban Planned Unit Developments and Transferable Development Rights.

PPA 1.03 Where pertinent, land use proposals within the Plains Planning Area should adhere to the following land use guidelines:

- (a) Conformance with the applicable goals, policies, and land use regulations of the *Boulder County Comprehensive Plan*;
- (b) Preservation and utilization of agricultural lands, or when applicable, the preservation of other environmental resources;
- (c) Provision of adequate access, water availability and sewage disposal by the applicant, and the existence of adequate educational facilities and police and fire protection; and
- (d) Minimizing potential negative impacts on surrounding lands, including agricultural land, attendant agricultural uses, and established neighborhoods and other adjoining or nearby development

The Plains Planning Area generally covers the portion of the county that is east of Foothills Highway, north of the City of Boulder; and east of Highway 93, south of the City of Boulder.

and land uses.

PPA 1.04 The density transfer option shall be encouraged in the Plains Planning Area as a means of preserving areas identified in the *Comprehensive Plan* as possessing significant environmental features and attributes, including but not limited to significant agricultural lands, sensitive or important ecosystems and designated open space, as well as areas identified as appropriate for creating community buffers.

PPA 1.05 The county shall encourage coordinated planning efforts with each municipality with respect to a Transferable Development Rights process that transfers dwelling units onto sites where urban development is planned to occur and where each municipality can determine the character, timing and density of development.

PPA 1.06 Existing development rights, banked from previously approved Non-Urban Planned Unit Development and Noncontiguous Non-Urban Planned Unit Development projects shall be recognized by the county as available for transfer to approved receiving sites.

PPA 1.07 All efforts shall be made to preserve and enhance the county's landscape and unique topography through the retention of mature vegetation, ridgelines, drainageways and other natural features

PPA 1.08 To the greatest extent possible, the county shall ensure that the *Land Use Code* is in conformance with the Plains Planning Area Land Use Element.

Authorization Actions

The following actions should be taken by the county to facilitate the implementation of the land use policies of this element.

● Non-Urban Planned Unit Developments

PPA 2.01 The NUPUD regulations should be amended to achieve consistency with the goals, objectives and policies of the Plains Planning Area Element.

PPA 2.02 The NUPUD regulations should include the following criteria:

- (a) The gross density should not exceed two dwelling units per 35 acres;
- (b) The area committed to residential development should not exceed 25% of the total land area of the proposal.
- (c) The submittal of a PUD Impact Report that documents whether a land use proposal can achieve a compatible mixture of agricultural and residential uses by protecting scenic and environmentally sensitive areas while providing for residential uses on a portion of the property.
- (d) The homestead provision, allowing one unit of bonus density for each homestead, should be amended to effect only those structures or sites deter-

Non-Urban Planned Unit Developments are low-density subdivisions where a few additional building lots are created in exchange for placing a conservation easement over the majority of the property.

mined to be historically significant or contributing to the rural character of the county.

ment features, including but not limited to significant agricultural land and sensitive or important ecosystems.

PPA 2.03 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 preventing additional parcel division or development of lands committed for agricultural activities, environmental and historic resource protection, and other activities consistent with the rural character of the county.
 (a) A minimum of 75% of the total land area of a proposed NUPUD should be intended for the continuation of agricultural pursuits or for the continued preservation of other natural, historical or cultural features, systems or sites identified in the *Boulder County Comprehensive Plan* and shall thus become ineligible for further parcel divisions or development unless amended per the terms of the conservation easement.

PPA 2.04 NUPUD & NCNUPUD proposals should only be supported in the Plains Planning area as a means of preserving and conserving large tracts of land identified in the *Boulder County Comprehensive Plan* as possessing significant environ-

● **Transferable Development Rights**

PPA 3.01 The county’s land use regulations should be amended to permit a transferable development rights process.

PPA 3.02 Sending areas will be designated on the Boulder County TDR Sending Areas Map. Land designated as sending areas should possess significant environmental features and attributes, including but not limited to significant agricultural lands, important natural features and sensitive or important ecosystems.

PPA 3.03 At a minimum, land use regulations governing TDR criteria for receiving sites should address the following guidelines for site specific reviews:
 (a) An adequacy of existing or potential facilities and services to support the development;
 (b) The portion of the total number of development rights needed to complete the project that has been acquired from designated sending areas within a specified distance from a proposed development;
 (c) Compatibility with existing adjoining development and land uses as proposed in adopted master or comprehensive plans;
 (d) Proximity and access from the proposed development to major transpor-

Sending areas for the Transferable Development Rights program are often identified in intergovernmental agreements.

The Plains Planning Area provides criteria for appropriate receiving sites, but does not identify specific receiving sites .

tation routes and transit systems identified in the *Comprehensive Plan*.

- (e) Proximity and access from the proposed development to existing or planned neighborhood commercial centers, and other public services;
- (f) Methods for the proposed development's contributing its fair-share cost for the provision of capital facilities, including schools.
- (g) Extent of limitations to the suitability of the site and surrounding areas for the construction of structures or facilities given the geologic, hydrologic, pedologic and other natural or human-caused conditions associated with the development site.

existing service problems, e.g. water or sanitation.

PPA 3.06 A homestead provision allowing one unit of bonus density for each homestead should be included in the TDR regulations to effect only those structures or sites determined to be historically significant or contributing to the rural character of the county.

PPA 3.04 Except as provided for in PPA 3.05, land use proposals requesting additional density as receiving sites through the density transfer process should not be located on Nationally significant agricultural land, sensitive areas, critical wildlife habitats or corridors, designated open space, or other lands and locations as from time to time identified.

PPA 3.05 Land use regulations should allow for some exceptions to adopted receiving site criteria and guidelines on a site specific basis, if the following conditions apply:

- (a) Projects are located within an approved Community Service Area.
- (b) Projects can help solve



Boulder County Comprehensive Plan

GEOLOGY

Goals, Policies, & Maps Element

In view of the geologic diversity of Boulder County as described in the Geology Element and the multiplicity of existing and foreseeable land uses, it is intended that the land use policies presented here shall provide clear direction in the formulation and implementation of the county Land Use decisions so far as geological factors are concerned. To these ends, it is necessary that reference be made to certain geographic areas. Accordingly, reference will be made, as appropriate, within the text of the definitions and policies to areas on the Mineral Resource Areas Map and the Geologic Hazards and Constraint Areas Map. Furthermore, it is the intent of the policies to 1) move toward the attainment of the adopted goals for the Boulder County Comprehensive Plan as directed in Goal Statements B.1 and B.2, and 2) fulfill the county's obligation to implement a Master Plan for Extraction of Commercial Mineral Deposits pursuant to 30-28-106(c), CRS.

AMENDMENT STATUS

Goals & Policies	Associated Map	Background Element
Amended 12/3/80	Amended 9/6/84	Amended 9/6/84

Definitions

In the interest of clarity in interpreting the land use policies, it is necessary to define certain terms. For these purposes, the terms, titles, and phrases, shall be defined as follows:

● **Land Uses**

Intensive uses shall mean those land uses which include: any structures used for supporting or sheltering any human use or occupancy; and/or, facilities or improvements which tend to attract congregations of people.

● **Geologic Hazards and Constraints**

Geologic hazard shall mean a geologic condition or geologic process which poses a significant threat to health, life, limb, or property.

Geologic constraint shall mean a geologic condition which does not pose a significant threat to life or limb, but which can cause intolerable damage to structures.

Major Hazard Area shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that extensive geotechnical problems exist and there is high risk related to intensive land uses.

Moderate Hazard Area shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that significant geotechnical problems exist and there is provisional risk related to intensive land uses.

Moderate Constraint Area shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map, where geologic conditions are such that moderate geotechnical problems exist and there is provisional risk related to intensive land uses.

The Mineral Resources Areas Map & the Geologic Hazards & Constraint Areas Map are both associated with the Geology Element.



Minor Constraint Area shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that few geotechnical problems exist and there is no risk or nominal risk related to intensive land uses.

● **Aggregate Resource Area**

That area, or those areas, as shown on the Mineral Resource Areas Map, which are considered to be underlain by “commercial mineral deposits” as defined by 34-1-102(1) CRS and which are intended under the provisions of Colorado House Bill 1529 of 1973, to serve as resource preservation areas as part of *Boulder County’s Master Plan for Extraction*. Aggregate Resource Areas are further defined by way of statements which are part of Policies GE 1.06 -GE 1.08 below.

● **Lode Mineral Area**

That area, or those areas, as shown on the Mineral Resource Areas Map where mineral ores occur in veins or zones of enrichment in the basement complex rocks.

Policies

Geologic Hazards and Constraints

- GE 1.01 The county shall strongly discourage intensive uses in Major Hazard Areas.
- GE 1.02 The county shall discourage intensive uses in Moderate Hazard Areas.
- GE 1.03 Where in the public interest it may be desirable to permit intensive uses, the county shall direct such uses toward Geologic Constraint Areas rather than toward Geologic Hazard Areas.
- GE 1.04 The county shall cooperate fully with the municipalities of the

county with respect to the evaluation and mitigation of geologic hazards and constraints located within the unincorporated areas of the mutually-adopted city and county comprehensive plans.

- GE 1.05 The county shall require the evaluation of all geologic hazards and constraints where such hazards or constraints may exist in unincorporated areas of the county as related to new intensive uses. Such evaluations shall be conducted by a professional practitioner having expertise in the subject matter. Such evaluations should incorporate analytical methods representing current, generally accepted, professional principles and practice.

Mineral Resources

- GE 2.01 The county shall consider the following deposits, as mapped by Schwochow et. al., (Special Publication 5B, *Colorado Geological Survey*, 1974) to be “commercial mineral deposits” as defined by 34-1-102(1) CRS.
 - (a) “...fine-grained igneous rock...” in
 - (1) Township 2 North, Range 71 West; and,
 - (2) Township 3 North, Range 71 West.
 - a. “Site-specific information which became available subsequent to the adoption of the *Boulder County Comprehensive Plan* and the *Master Plan for Mineral Extraction* indicates that the Geer Canyon

Swelling soils, flood ways, & steep slopes are examples of geologic hazards and constraints.

- area (Sections 12, 13, 14, Township 2 North, Range 71 West) is extremely sensitive in terms of potential blasting effects and impacts upon surrounding residential areas and environmental quality.” (Approved by Planning Commission 12/3/80, not approved by Board of County Commissioners)
- (b) “F1” deposits in Ranges 69 and 70 West.
- GE 2.02 Aggregate Resource Areas shall be delineated utilizing certain portions of areas which are underlain by “commercial mineral deposits” as those deposits are defined in Policy GE 2.01.
- GE 2.03 Pursuant to Policy GE 2.02 and the provisions of 34-1-304(1)(a-g) CRS, the county shall not include in its Aggregate Resource Areas, the following lands:
- (a) those areas defined and mapped in the Environmental Resources and Agricultural Elements as:
- (1) “Critical Wildlife Habitat”
 - (2) “Agricultural Lands of National and State-wide Importance”.
 - (3) “Designated Natural Landmarks and Natural Areas”.
- (b) those areas defined and mapped in the Geology Element where:
- (1) existing development effectively precludes extraction; or,
 - (2) extraction has been completed.
 - (c) those unincorporated areas in the county lying within adopted community service areas where existing or previous capital improvement commitments effectively preclude mineral resource designation.
 - (d) those areas remaining after the exclusions contained in Items a-c, above, where the contiguous surface area underlain by a commercial mineral deposit is 20 acres or less.
 - (e) those parcels remaining after the exclusions contained in Items a-d, above, where the surface area underlain by a commercial mineral deposit is 20 acres or less.
 - (f) any specific site the mineral extraction from which would not be appropriate in light of the countervailing factors listed in 34-1-304(1), CRS.
- GE 2.04 The county shall strongly discourage intensive uses in Aggregate Resource Areas.
- GE 2.05 Whether within or without a designated aggregate or other resource area, the county shall prohibit or regulate, including by Special Use Review and the like, the open mining of any mineral or earthen material including, but not limited to, limestone, coal, peat, quarry aggregate, sand and gravel, sandstone, building stone, topsoil, common borrow, clay, shale, gold, lead, silver, zinc, copper, uranium, tungsten, and fluorspar as well as all accessory activi-
- In Boulder County, open mining requires Special Use Review.**

The requirement for reclamation of mined land is usually a cooperative effort between the county & the Mined Land Reclamation Board.

ties related thereto.

It is emphasized that the extraction plan is fundamentally and primarily a preservation plan and that these portions of the county's commercial aggregate deposits shall be protected from the encroachment of land uses which tend to inhibit or preclude extraction so that the options of future decision-makers will remain open in considering the demand for aggregate. Conversely, it is not intended that an applicant for the extractive land use in an Aggregate Resource Area shall automatically be assured of success in lieu of addressing all environmental concerns. Nor is it intended that extractive land uses shall be denied outside the Aggregate Resource Areas. Rather, it is reemphasized that the extraction master plan shall insure the availability of and adequate supply of quality aggregate over the next 30 years so far as can be reasonably estimated. (Approved by Planning Commission 12/3/80, not approved by Board of County Commissioners)

GE 2.06 The county shall regulate the exploration for, development of, and production of petroleum, natural gas, and geothermal resources as well as all accessory activities related thereto, to the extent permitted by state statutes.

GE 2.07 The county shall regulate the subsurface mining, gasification, liquification, and methane desorption of coal as well as all accessory activities related thereto.

GE 2.08 The county shall regulate the mining of any mineral by means of in situ leaching as well as all accessory activities related thereto.

GE 2.09 Whereas subsurface mining in the Lode Mineral Areas in the recent past has been, and in the foreseeable future will probably remain, of limited scope and impact, it shall presently be county policy to consider subsurface mining in the Montane and Alpine Subprovinces (as defined in the Geology Element background information) and its accessory activities, to be a permitted land use subject to the procurement of an appropriate administrative permit in compliance with attendant criteria.

However, whereas the lode mineral deposits of Boulder County are of such magnitude and diversity that it is conceivable that subsurface mining of major scope and impact may be initiated, the county shall continuously monitor and evaluate the scope of subsurface mining in said Subprovinces and, on recommendation from the county Planning Staff or by petition from the citizens of the county, the county Planning Commission may recommend to the Board of County Commissioners that such subsurface mining be regulated and that the county land use regulations be so amended.

GE 2.10 In cooperation with the Colorado Mined Land Reclamation Board and its staff, the county shall require that all "affected land" as defined by Colorado Statute, be reclaimed whether the subject mining activity shall

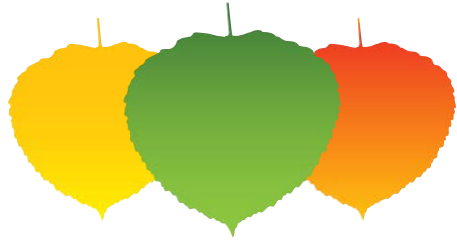
have been open mining or subsurface mining.

Groundwater

GE 3.01 The county shall render land use decisions consistent with the preservation or improvement of groundwater quality as well as the conservation of groundwater supplies.

GE 3.02 Whereas (1) geological conditions in some areas of the county, as described in the Geology Element, are such that dependable or potable groundwater supplies may not be available for intensive land uses; and (2) applicants for intensive land uses may specify that groundwater shall be partially or solely utilized as a water source, the county's land use regulations shall require that said applicants furnish hydrogeological or other acceptable evidence to establish that definite provision has been made for a water supply that is sufficient in terms of quantity, dependability, and quality for the intensive use proposed.

Geologic conditions in some areas of the county are such that dependable or potable groundwater supplies may not be available for intensive land uses.



Boulder County Comprehensive Plan

Environmental Resources Element

Goals, Policies, & Maps Element

Overview

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. Boulder County's important environmental resources include naturally occurring ecosystems and their native species populations. Species of Special Concern are an integral component of this management approach. The list of Species of Special Concern includes 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.

In addition to identifying Species of Special Concern, this Element designates areas of important habitat at two scales: the "site-specific scale" and the broader, "landscape-scale." At the site-specific scale, important environmental resources typically consist of an easily definable area such as an individual parcel of land or a distinct geographical location where specific resources exist. Designations at the site-specific scale include Critical Wildlife Habitats, Rare Plant Areas, Wetlands, Riparian Areas, and Significant Natural Communities (formerly referred to as Critical Plant Associations). Environmental resources designated at the landscape-scale are much larger and holistic in approach. At this scale, the designations of High Biodiversity Areas and Environmental Conservation Areas seek to preserve broader ecological processes and functions. These areas often encompass multiple resources also designated at the site-specific scale. Natural Area and Natural Landmark designations are intended to encompass and protect unique and distinctive natural features and landscapes in the county. The fundamental and essential sustaining resources of air, soil, and water are also considered and addressed.

While this Element calls specific attention to the aforementioned designated environmental resources (Environmental Resources), 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. The term "environmental resources" as used in this Element consists of both the designated "Environmental Resources" and undesignated environmental resources.

To provide some context for the goals and policies, a brief explanation of the environmental resource designations and their importance to the ecosystems of Boulder County follows. For the most part, these designations are those that already are utilized by reference in the Boulder County Land Use Code. Designations added or amended in updates to this Element will also be protected through administration of the Code and in conformance with applicable Federal and State law. The criteria used to determine these designations are periodically reviewed and updated resulting in updated lists of Species of Special Concern and updated maps of the Environmental Resources Element. Descriptions of these designations follow.

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 and its agency partners 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 ecosystems. This land use decision-making tool is used as a strategy for maintaining the wide-ranging animal species, native plant communities, and natural ecological processes that operate at this landscape scale.

ECAs are a framework for ecosystem management that identifies and designates valuable ecological areas 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 (HBAs) 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. The boundaries of HBAs 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 Colorado Natural Heritage Program -- as having *outstanding significance* (B1), *very high significance* (B2), or *high significance* (B3).

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 are 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 are generally described as lands transitional between terrestrial and aquatic systems where the land is covered by shallow water or soils are saturated during the growing season. 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 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.

To summarize, restoring, protecting and preserving our natural environment and all of its interdependent components upon which all things depend have been core values and objectives of Boulder County since the adoption of the first county-wide comprehensive plan in 1978. Numerous initiatives, plans and programs have been diligently pursued and implemented in this quest, and have benefited from the involvement of many stakeholders and interested parties in both the public and private sectors. The Environmental Resources Element is both a compass and a tool for use in sustaining and advancing these efforts.

Goals of the Environmental Resources Element

B.1 Boulder County shall conserve and preserve environmental resources including its unique or distinctive natural features, biodiversity, and ecosystems 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 sustains and protects native species, natural ecosystems and the biodiversity of the region by designating High Biodiversity Areas, Natural Areas, Natural Landmarks, Significant Natural Communities, Critical Wildlife Habitats, Species of Special Concern, Wetlands, Riparian Areas, and Rare Plant Areas. Other resources and designations may be identified in the future. These designated areas and species lists also provide a point of reference for continued monitoring of long-term ecological change.

B.3 Boulder County shall promote the viability and integrity of all naturally occurring ecosystems and their native species populations by applying a variety of environmental resources management strategies in a manner that is consistent with current ecological principles and sustainable conservation practices.

B.4 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 are better understood, Boulder County shall incorporate the best scientific information into planning and decision-making to adapt to and offset those impacts.

B.5 Boulder County shall continue to protect air, water and soil resources and quality, as well as restore resources in a degraded condition to enhance overall environmental health. 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 environment.

B.6 Boulder County shall continue to protect prominent natural landmarks and other unique scenic, visual and aesthetic resources in the county.

B.7 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.8 Boulder County shall protect environmental resources both at the site-specific scale and landscape scale 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 1.08) 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 4.03).

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 other studies, inventories, or reports that address the proposal's potential impacts on environmental resources and include 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.

ER 1.03 *Acknowledging our responsibility to ensure that naturally occurring ecosystems and their native species populations continue to exist and flourish in Boulder County, Boulder County will develop conservation and recovery plans for priority Species of Special Concern.*

ER 1.04 Scenic vistas shall be preserved as much as possible in their natural state.

ER 1.05 Boulder County shall work with federal, state, municipal 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 their protection.

ER 1.06 Boulder County shall work in partnership with private land owners and non-governmental organizations to protect, conserve, and restore designated environmental resources using a variety of tools.

ER 1.07 Boulder County shall use its open space program as one means of achieving its goals for protecting environmental resources.

ER 1.08 Boulder County shall encourage all private landowners to seek assistance from appropriate governmental and non-governmental entities to protect Boulder County's environmental resources.

ER 1.09 Boulder County shall modify plans, policies and regulations as necessary to adapt to climate change in order to reduce species and ecosystem vulnerability and other potential adverse impacts on environmental resources. These measures will guide environmental resource management implementation aimed at protecting biodiversity and ecological resiliency.

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 seek to protect overall public and environmental health by enforcing regulations concerning air, soil, water, noise and light pollution at the local level in accordance with applicable law.

ER 2.02 Boulder County shall evaluate land use proposals and other planned activities considering their cumulative impacts on public and 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 watershed approach to addressing water quality and water quantity including supporting and participating in local and regional watershed partnerships.

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.

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

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 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.

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.



Boulder County Comprehensive Plan

OPEN SPACE

Goals, Policies, & Maps Element

Through POSAC’s neighborhood meetings and citizen surveys, by 1974 “approximately 10,000 citizens of Boulder County had expressed an interest and concern for open space” (BCCP, 1978). As a result of this interest, the committee recommended that the County Commissioners create a department of parks and open space to refine and implement this citizens’ open space program. In January 1975 the Parks and Open Space Department became a reality, with the additional charge of conducting nature programs on county open space and park land. Parks, dedicated to the county as part of subdivisions, and Bald Mountain Scenic Area, which the county began leasing from the State Board of Land Commissioners in 1973, were transferred to the new department for management and maintenance.

The idea of a county open space program was initiated in the mid-1960s by Boulder County citizens who were interested in parks and recreation needs of the unincorporated area and in “preserving open space land in the face of rapid county development” (Boulder County Comprehensive Plan, 1978, History of Open Space Program). In 1968 the Board of County Commissioners appointed an “official” citizens group—the Parks and Open Space Advisory Committee (POSAC) —to help formulate a plan for preserving open space. This was at a time when Boulder County’s 750 square miles were home to a population of fewer than 130,000 people. The 1995 population was almost 260,000.

The mid-1970s brought the first major county open space purchases, both the result of the landowner’s desire to have the land preserved in a single parcel: in 1975, Ernie Betasso’s ranch (now called Betasso Preserve)—773 acres approximately six miles west of Boulder off Sugarloaf Road; two years later the 2,566-acre Walker Ranch on Flagstaff Road.

In 1978 the *Boulder County Comprehensive Plan* was adopted, and it included goals and policies for preserving open space, protecting environmental resources (including both natural and cultural resources) and developing a county-wide trail system. Areas that citizens thought were most important to be preserved as open space for future generations were shown on a map, which together with the goals and policies formed the open space plan. The designation of “proposed open space” on that map (and subsequent maps) is not a zoning category, and development of any designated area is determined by the applicable zoning. The implementation of the open space plan has been based both on private cooperation and on the county’s financial ability to acquire an interest in these lands.

Boulder County’s Parks & Open Space Advisory Board was formed in 1968 - a time when open space planning was just in its infancy.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 7/17/96	Amended 7/17/96	Amended 7/17/96



By the beginning of 1998 the county open space program comprised more than 52,000 acres of preserved land scattered throughout the county, along with 70 miles of trails. The majority of this land is open for public use; the remainder is under agricultural lease or conservation easements which do not include public access. Most of the properties are well-suited to passive recreation (recreation development is limited to trails, parking areas/trailheads, picnic areas/shelters, outhouses, and simple boat docks or fishing piers where necessary).

Definition and Functions of Open Space

Within the context of the *Boulder County Comprehensive Plan*, open space is defined as:

- Those lands referred to in the *Boulder County Comprehensive Plan*, as being intentionally left free from future development, and in which it has been determined that it is, or may in the future be, within the public interest to acquire an interest in order to assure their protection.

Passive Recreation, referred to in the Open Space Element policies, is defined as:

- Outdoor activities that create opportunities for independence, closeness to nature, and a high degree of interaction with the natural environment and which require no organization, rules of play, facilities, or the installation of equipment, other than those which may be necessary to protect the natural environment.

The setting for passive recreation is a predominantly natural appearing environment of moderate to large size. There is a moderate probability of experiencing isolation from the sights and sounds of

other humans. Interaction between visitors is low, and evidence of others ranges from minimal to common. Motorized use is prohibited.

The functions of open space remain much as they were envisioned by the citizens whose efforts fostered the program:

- Urban shaping between or around municipalities or community service areas, and buffer zones between residential and non-residential development;
- Preservation of: critical ecosystems; natural areas; scenic vistas and areas; fish and wildlife habitats; natural resources and landmarks; outdoor recreation areas; cultural, historic and archaeological areas; linkages and trails; access to public lakes, streams and other useable open space lands; and scenic and stream or highway corridors;
- Conservation of natural resources, including but not limited to forest lands, range lands, agricultural lands, aquifer recharge areas and surface water;
- Protection of designated areas of environmental concern, generally in multiple ownership, where several different preservation methods (including other governmental bodies' participation or private ownership) may need to be utilized; these lands will not be considered for control by the county open space program provided sufficient evidence exists that these lands are to be preserved in a natural state.

Methods of Open Space Preservation/Acquisition

Boulder County has used a variety of mechanisms to preserve open space and prime agricultural land. These include:

Open space provides buffers between communities and helps protect natural resources.

● **Subdivision Dedication**

When land in the unincorporated area of the county is subdivided for development, the developer must dedicate land or pay cash-in-lieu of dedication (at the county’s choice) for parks. The amount of the land dedication is determined by a population-based formula, and the amount of land is usually small. The dedication requirement does little to preserve open space but works well to provide corridors for future trails and for protecting riparian habitat along streams.

● **Transfer of Development Rights (TDR)**

The *Boulder County Land Use Code* permits subdivisions using transfers of residential development rights from one parcel to another. There are eligibility criteria for the sending site (including desirability for open space preservation) and different criteria for the receiving site. If the transfer is approved, the county is granted a conservation easement in perpetuity on the sending site(s). A major objective of the TDR is preserving open space.

● **Purchase of Fee Interest In Land**

Most of the county’s open space has been acquired by this method. Acquiring the fee interest means obtaining full ownership.

● **Purchase of Land Without Development Rights**

The seller retains the residential development rights for later transfer, or sale and transfer, to another property where the development can occur. The purchase price of the land is then much less than it would be if the development rights remained attached to the land being purchased by the county. The county can also purchase fee interest in a TDR sending site, after the TDR development is platted on the receiving site, when public ownership of the land rather than just a conservation easement would be advanta-

geous, perhaps for some passive recreational use.

● **Purchase of a Conservation Easement (also called the purchase of development rights)**

Where public ownership of the land itself is not essential to the public interest, the county may acquire an interest through a deed of conservation easement in gross. Conservation easements usually serve two primary purposes: to reduce the amount of development that can occur on the property and/or to assure that the property and its environmental, cultural and/or open space values are preserved and managed to meet a public policy objective. A conservation easement is tailored to the specific property to be covered, runs with the land in perpetuity unless otherwise provided in the deed of easement, leaves the land in private ownership, and usually does not permit public access. Conservation easements are especially well-suited to preserving prime agricultural land.

● **Bargain Sale**

This is merely a purchase in which a landowner sells property to the county at a price below the fair market value. The purchase can be either fee interest or a conservation easement. Usually the landowner can take a tax deduction (treated like a charitable contribution) for the difference between the fair market value, as determined by a certified appraisal, and the sale price.

● **Purchase of Land With Lease-back**

As part of the land purchase contract the county agrees to lease the land back to the seller for a specified time for continuation of farming.

● **Donation of Fee Interest or Conservation Easement**

In this case the landowner donates land or deeds a conservation easement to the county and uses the value of the

A major objective of the Transferable Development Rights program is the preservation of open space.

donation as a tax deduction.

- **Intergovernmental Transfers (lease or patent)**

The county leases 108 acres from the State Board of Land Commissioners (the agency overseeing land which generates state revenue for schools) and has also acquired approximately 1,500 acres from BLM, with several other applications in process.

- **Intergovernmental Cooperation**

The county works cooperatively with cities on open space preservation near city boundaries. Some of these efforts have resulted in joint purchase of open space by a city (or cities) and the county. Additionally, the county has worked with some of the cities to develop intergovernmental agreements (IGAs) for master plans of future land uses in areas of the county near the participating municipalities. An IGA may have an open space preservation component, or it may simply identify where annexation and urban development will occur during the term of the agreement (usually 15-20 years) and which lands will remain part of unincorporated Boulder County.

Open Space Funding

Through the end of 1993, funds for open space acquisition came from two sources: the county property tax and the state lottery. The 1992 and 1993 fall elections added new sources, which have increased the amount of money available for open space.

The property tax funds which support open space acquisition are subject to annual appropriation by the Board of County Commissioners and, until 1994, usually provided approximately 90% of the total funds available for open space purchases. The open space acquisition budget from property tax revenue is roughly \$4,000,000; additional funds are

budgeted for open space operations, maintenance and trail construction.

Lottery funds comprised the balance of the funds previously available for acquisition. The state distributes these funds quarterly to local governments. The amount received varies from year to year, depending on the level of participation in the lottery. Boulder County's share of the lottery in 1995 was \$417,000.

In 1992, Colorado voters passed a constitutional amendment phasing in, by the end of 1998, the distribution of all net lottery proceeds to parks, open space, and wildlife habitat purposes (a large percentage had previously been used for state capital construction projects, such as prisons). Called Great Outdoors Colorado (GOCO), this redesignation of lottery funds will increase the amount of money available to local governments for open space, through both an increase of the current per capita distribution and new local grant programs for open space.

On November 2, 1993, voters of Boulder County passed a 0.25% sales tax and use tax to expand the county's existing open space program. The tax became effective January 1, 1994 and in that year produced almost \$5.9 million; 1995 receipts were more than \$6.6. In 1994 the county issued \$36 million in open space sales tax revenue bonds (the county is obligated to use only the 0.25% sales tax revenue proceeds to repay the bonds). With all of those bond proceeds spent and the sales and use tax proceeds exceeding revenue projections, the county went to the voters again in November 1995 for permission to issue limited tax general obligation bonds (the county has pledged the \$4,000,000 property tax funds appropriated annually for open space acquisition, or any other revenue legally available without increasing taxes — such as sales tax revenue not needed for payments on the 1994 series bonds — for repayment of these bonds). The voters approved, and \$35 million in bonds were sold in January 1996. The

The Open Space program is funded through a combination of sources, including property tax, sales tax, & lottery funds.

county expects to expend those funds for open space purchases by the end of 1996.

After annual bond payments on the 1994 series from sales and use tax revenue and on the 1996 series from the property funds appropriated for open space purchases, and after deducting purchases under existing option contracts, the county expects to have approximately \$3,000,000 to apply to new purchases in 1997. That figure will increase in subsequent years as existing option contracts are completed and as sales and use tax revenue grows (for the past ten years sales tax proceeds have grown an average of 6% per annum).

Operating and maintenance costs of the open space program continue to be funded from the property tax.

Open Space Policies

● Acquisition

OS 1.01 It is recognized that the acquisition of an interest in open space lands must be based on the long term implementation of the county’s overall open space plan, in which prioritization of need and available revenues must be considered. From time to time, applications for various land use decisions which contemplate development are expected to be made for privately owned lands which have been designated as open space on the Open Space Plan Map of the *Boulder County Comprehensive Plan*. In such cases, it will be the responsibility of the county to make decisions with regard to the possible acquisition of an interest in such lands in a timely manner. In the event a decision to acquire whatever public interest the county may desire is not made with reasonable promptness and pursued

diligently, applicants shall be entitled to have their applications processed and considered as any other similar applications, not involving open space, would be.

OS 1.02 The county shall not deny development or other land use applications, otherwise in compliance with the land use regulations, solely because of the open space designation. However, in reviewing development or other land use applications, the county shall consider the open space values and other characteristics which contribute to the open and rural character of unincorporated Boulder County.

OS 1.03 When seeking to acquire whatever interest the county may desire in lands designated as open space, the county will negotiate in good faith with the property owners involved. The power of eminent domain shall be used only in exceptional cases, when obviously necessary to protect the public interest.

● Resource Management

OS 2.01 The county shall identify and work to assure the preservation of Environmental Conservation Areas, critical wildlife habitats and corridors, Natural Areas, Natural Landmarks, significant areas identified in the Boulder Valley Natural Ecosystems Map, historic and archaeological sites, and significant agricultural land.

OS 2.02 Significant natural communities, rare plant sites, wetlands, and other important stands of

The county shall prepare management plans for all open space areas that have been acquired.

The Open Space Department organizes education activities to help citizens learn about the value of open space preservation.

- vegetation, such as willow carrs, should be conserved and preserved.
- OS 2.03 The county shall provide management plans and the means for the implementation of said plans for all open space areas that have been acquired by or dedicated to the county.
- OS 2.03.01 The foremost management objectives of individual open space lands shall follow directly from the purposes for which the land was acquired.
- OS 2.03.02 Management of county open space lands shall consider the regional context of ecosystems and adjacent land uses.
- OS 2.03.03 Management of individual open space lands, including those under agricultural leases, shall follow good stewardship practices and other techniques that protect and preserve natural and cultural resources.
- OS 2.04 The county, through its Parks and Open Space Department, shall provide appropriate educational services for the public which increase public awareness of the county's irreplaceable and renewable resources and the management techniques appropriate for their protection, preservation, and conservation.
- OS 2.04.01 The Parks and Open Space Department shall cooperate with schools and non-profit organizations in the county to provide environmental education activities which increase awareness, understanding, appreciation, and support for stewardship of the natural and cultural resources on open space.
- OS 2.04.02 The Parks and Open Space Department shall seek to meet the needs of diverse populations in the county by providing information and programming to accommodate special groups such as disabled persons, young people, senior citizens, and Spanish-speaking citizens.
- OS 2.04.03 The Parks and Open Space Department shall develop and disseminate information through publications, exhibits, and other media on the uniqueness, importance, and appropriate stewardship and management of open space areas in the county.
- OS 2.04.04 The Parks and Open Space Department shall utilize trained volunteers, cooperating groups, and private individuals to assist in the delivery of environmental education and interpretive services.
- OS 2.05 The county, through its Weed Management Program, shall discourage the introduction of exotic or undesirable plants and shall work to eradicate existing infestations through the use of Integrated Weed Management throughout the county on private and public lands.

● **Scenic Area and Open Corridor Protection**

- OS 3.01 Where necessary to protect water resources and/or riparian habitat the county shall ensure, to the extent possible, that areas adjacent to water bodies, functional irrigation ditches and natural water course areas shall remain free from development (except designated aggregate resource areas). The county may preserve these open corridor areas by means of appropriate dedication during the development process, reasonable conditions imposed through the development process, or by acquisition.
- OS 3.02 Where appropriate the county shall continue to acquire parcels of land or right-of-way easements to provide linkages between public lands.
- OS 3.03 To the extent possible, the county shall protect scenic corridors along highways and mountain road systems. The county may preserve these scenic corridor areas by means of appropriate dedication during the development process, reasonable conditions imposed through the development process or, by acquisition.
- OS 3.04 Areas that are considered as valuable scenic vistas and Natural Landmarks shall be preserved as much as possible in their natural state.

● **Recreational Use**

- OS 4.01 The *Boulder County Land Use Code* shall provide for land dedications of parks and open space and necessary public

access to those areas where appropriate.

- OS 4.02 Except as the county may establish a regional park, such as the Boulder County Fairgrounds, or other similar facilities, the county will provide only a minimum level of maintenance or development on park land (consistent with policy OS 2.03).
- OS 4.03 Recreational use of county open space land may be permitted where such use is consistent with the management plan for the property and does not adversely impact natural and cultural resources or other management objectives of the property.
 - OS 4.03.01 Recreational use shall be passive, including but not limited to hiking, photography or nature studies, and, if specifically designated, bicycling, horseback riding, or fishing. Only limited development and maintenance of facilities will be provided.
 - OS 4.03.01 Accessibility for special populations such as disabled persons, young people, senior citizens, and Spanish-speaking people shall be addressed on a system-wide basis.
- OS 4.04 Requests for special uses or events on county open space shall be evaluated for their impacts to natural and cultural resources as well as other management objectives and maintenance considerations.
- OS 4.05 Any development of regional county facilities or of county

Recreational use of county open space land shall be “passive” in nature.

Intergovernmental Agreements are often utilized to encourage the preservation of open lands.

park or open space land shall be based on a plan approved by the County Commissioners after review by the Parks and Open Space Advisory Committee.

- OS 4.06 Private dedication or development of parks, open space or recreational facilities shall, to the extent subject to public review, be reviewed by the Parks and Open Space Advisory Committee, and where appropriate, the Planning Commission, for recommendation to the Board of County Commissioners.
- OS 4.07 In neighborhoods where residents desire more open space and park and recreation facilities than the county provides, the county shall cooperate in the formation of special taxing districts for open space and park and recreation facilities.

● **Rural Character Preservation and Community Buffering**

- OS 5.01 Boulder County shall, in consultation with affected municipalities, utilize open space to physically buffer Community Service Areas, for the purpose of ensuring community identity and preventing urban sprawl.
- OS 5.02 The county shall utilize Intergovernmental Agreements with one or more municipalities to encourage the preservation of open space lands and the protection of the rural and open character of the unincorporated parts of Boulder County.
- OS 5.03 The county shall encourage use of Transfer of Development Rights (TDR) to preserve and protect rural character, open space, scenic features, and

environmental resources.

- OS 5.04 The county shall use its open space acquisition program to preserve agricultural lands of local, statewide, and national importance. Where possible, purchase of conservation easements, purchase of development rights, or lease-back arrangements should be used to encourage family farm operations.
- OS 5.05 The county shall use its open space program as one means of achieving its environmental resources and cultural preservation goals.

● **Trails**

- OS 6.01 Trails and trailheads shall be planned, designed, and constructed to avoid or minimize the degradation of natural and cultural resources, especially riparian areas and associated wildlife habitats. Riparian areas proposed for preservation but for which trail development is inappropriate include: 1) Boulder Creek between 55th Street and U.S. Highway 287, 2) St. Vrain Creek west of Airport Road, 3) Left Hand Creek west of State Highway 119, and 4) Rock Creek west of McCaslin Boulevard.
- OS 6.02 Adverse effects on private lands shall be minimized insofar as possible by trail and trailhead placement, posting of rules and signs against trespassing, installation of containing fences where critical, and any other appropriate measures.
- OS 6.03 The county shall acquire trail rights-of-way through purchase,

- lease, donation or dedication from any public or private entity. When appropriate and beneficial, existing roads and rights-of-way will be used.
- OS 6.04 Trails shall provide for pedestrian, equestrian, bicycle, and/or other non-motorized uses, where each is warranted. Incompatible uses shall be appropriately separated.
- OS 6.05 Special consideration shall be given to pedestrian, equestrian, bicycle, and/or other uses of road rights-of-way during the design and construction of road improvements.
- OS 6.06 The county shall work through the Consortium of Cities to assure linkage of municipal and county trails and connections between communities.
- OS 6.07 Where appropriate, trails should be incorporated into and provided by new development and linked to established trails, if possible.
- OS 6.08 Trails constructed by the county Parks and Open Space Department shall be soft-surface except where necessary to prevent erosion and/or other resource damage.
- OS 7.01 The county shall consider for possible acquisition those lands within the county which are owned and may be disposed of by other governmental agencies.
- OS 7.02 The county may promote and participate in partnership projects with the communities in the county for open space acquisition and trails development outside of community service areas.
- OS 7.03 The county shall cooperate with the owners of privately owned open space, including conservation easements, to protect their interests from public trespass.
- OS 7.04 The county, through the Parks and Open Space Department, shall work with foundations, trusts, developers, ditch and utility companies, and others from the private and public sectors in furtherance of the county's open space objectives by encouraging land donations and dedication and multiple use of easements and by providing and informing the public of incentives for preservation.

● **Public Decision Making**

- OS 8.01 The county shall annually develop a Capital Improvements Program (CIP) for open space acquisition and trails construction. Formulation of the CIP shall take into consideration project suggestions from municipalities as well as suggestions received from the public. The CIP shall be reviewed by the Parks and Open Space Advisory Committee, after public comment, and recommended for adoption after public hearing by the Board of County Commissioners.
- OS 8.02 Purchases of land for open space require approval by the Board of County Commissioners after public hearing and after review and recommendation of the Parks and Open Space Advisory Committee.

Management plans for open space properties are developed through a public hearing process.

OS 8.03 In developing management plans for open space areas, Parks and Open Space staff shall solicit public participation of interested individuals, community organizations, adjacent landowners and the Parks and Open Space Advisory Committee. Plans shall be reviewed by the Parks and Open Space Advisory Committee, including public comment, and recommended for adoption after public hearing by the Board of County Commissioners.

OS 8.04 Significant changes to overall management direction or techniques shall be presented to the Parks and Open Space Advisory Committee and/or the Board of County Commissioners, with opportunity for public comment before a decision is made.

The Parks and Open Space Advisory Committee helps guide management decisions for parcels acquired by the county.



Boulder County Comprehensive Plan

TRANSPORTATION ELEMENT

Introduction, Definition, Goals & Policies

As the county has experienced significant changes in demographics and travel patterns since the 1995 update to the Boulder County Comprehensive Plan (BCCP) Transportation Element, the world has likewise experienced changes. Boulder County, along with many others, has developed a greater awareness of the impacts individual and collective actions have on the world and local environments. Safe and efficient travel is necessary to participate in life's activities. Yet, from an economic, social, and environmental perspective, peoples' travel needs can no longer be met by roads and cars alone. New ways of providing safe, reliable, and convenient travel options that will be available to both current and future generations are necessary.

Introduction

Implementation of the Boulder County transportation system must be consistent not only with this element of the Comprehensive Plan, but also with the goals and policies of the entire BCCP. Drawing upon the principles and definitions identified in the BCCP Sustainability Element, the 2009 BCCP Transportation Element recognizes the need to develop policies and practices that create a sustainable transportation system. It centers itself on the three “pillars” of sustainability: environment, social equity, and economy. The goals, objectives, and policies included in the BCCP Transportation Element translate these three components of sustainability into action and help the County achieve its vision to provide high quality, safe, sustainable, and environmentally responsible transportation to meet the mobility and access needs of all users.

Transportation Policies

- **Objective**

Provide a Multimodal Transportation System

Plan, design, construct, manage, and maintain the Boulder County transportation system to be efficient, safe, convenient, and appealing for pedestrians, bicyclists, transit riders, motorists, and other users. Provide convenient and affordable mobility options for all users irrespective of ability, income, or personal vehicle ownership.

TR 1.01 Identify Transportation Corridors

Identify and classify transportation corridors based on the function and role they serve in the County transportation system.



Work closely and proactively with the communities within the County and other local, state, and regional agencies to develop a sustainable land use and transportation system

TR 1.02 Design Complete Corridors
Develop County transportation standards that assign specific design treatments for transit, pedestrian, bicycle, and motor vehicle facilities for each transportation corridor classification. Develop standards for new transportation technologies as they become available and anticipated for common use.

TR 1.03 Enhance the Bicycle and Pedestrian Network
Expand the bikeway and pedestrian network to provide safe, appealing, and convenient connections throughout the County for travel and recreation.

TR 1.04 Develop a Regional Trails Network
Implement a Countywide Regional Trails Plan to provide off-road travel and recreational opportunities for pedestrian, bicycle, equestrian, and other non-motorized uses, where each is warranted.

TR 1.05 Establish Connections to Development
Provide transit, pedestrian, bicycle, trail, and motor vehicle connections in developments to link residential and employment areas, commercial centers, recreational and open space areas, and educational facilities.

TR 1.06 Support Transit Service
Support fast, frequent, affordable, and reliable transit service between communities within the County and to major activity centers outside of the County, including the I-25 corridor, Denver International Airport, Denver, and the western metro area. Provide high-quality transit stop facilities and enable access to all stops.

TR 1.07 Accommodate Freight
Identify primary travel corridors for freight vehicles. Ensure that County transportation standards accommodate freight or other long wheelbase vehicles in transportation facility design.

● **Objective**

Facilitate Regional Collaboration and Coordination

Work closely and proactively with the communities within the County and other local, state, and regional agencies to develop a sustainable land use and transportation system.

TR 2.01 Integrate Transportation and Land Use Planning

Coordinate land use and transportation planning so that urban development is located in urban areas and near appropriate transportation corridors and services.

TR 2.02 Facilitate Project Collaboration.

Promote efforts to collaborate on the design and implementation of local and regional projects. Initiate activities that bring together different communities, agencies, and other stakeholders to develop creative ways to meet County goals and those of others.

TR 2.03 Encourage Alternative Transportation

Support efforts by local communities that decrease single-occupant vehicle travel on the Countywide transportation system.

TR 2.04 Connect Communities

Focus County services and resources on enabling seamless multimodal travel between urban areas within the County and region.

- **Objective**

Optimize County Facility Management and Maintenance

Maintain and operate County transportation facilities at the highest level of quality, commensurate with available resources and consistent with the goals of the Comprehensive Plan. The County’s investment in the existing transportation system shall be protected by emphasizing maintenance of existing facilities.

TR 3.01 Prioritize Travel Corridors

In order to benefit the most people, and connect all parts of the County, give priority to improving mobility in, and the maintenance and rehabilitation of, the County’s arterial and collector transportation corridors.

TR 3.02 Prioritize Operations Over Construction

Implement operational improvements to improve mobility in a corridor before initiating construction-based solutions. Reduce the need for new capital improvements through investments in operations, demand management strategies, and system management activities that improve the efficiency of the current system.

TR 3.03 Ensure Sustainable Design

Design all new County facilities to minimize future maintenance costs and environmental impacts, and to encourage the use alternative modes to the degree feasible.

TR 3.04 Maintain Bicycle and Pedestrian Facilities

Maintain bicycle and pedestrian facilities on County-owned or controlled right-of-way in a safe condition.

TR 3.05 Monitor Gravel Roads

Consider the paving of County-owned roads when the minimum level of 500 vehicles per day, average daily traffic, is attained. In making paving decisions, evaluate factors such as safety, costs, residential density, traffic volume, traffic composition, air quality levels and mitigation, and compliance with applicable regulations. In addition, consider the impact of paving on health, the rural character of the County, the nature of the surrounding community, potential effects on growth, public input, and other goals of the Comprehensive Plan.

Maintain and operate County transportation facilities at the highest level of quality, commensurate with available resources and consistent with the goals of the Comprehensive Plan

Implement a transportation system that moves people safely and effectively independent of an assumed mode of travel.

TR 3.06 Require Appropriate Right Of Way Dedications

Require new development and redevelopment to dedicate their fair share of right-of-way for any County transportation facility shown on an adopted transportation plan on which the development abuts, consistent with the right-of-way widths specified on the transportation plan.

TR 3.07 Encourage Right of Way Annexation

Encourage local communities to annex the full right-of-way when the adjacent land is annexed.

● **Objective**

Move People

Implement a transportation system that moves people safely and effectively independent of an assumed mode of travel.

TR 4.01 Reduce Single-Occupant-Vehicle Travel

Reduce single-occupant-vehicle (SOV) travel and shift SOV travel to off-peak periods through a variety of programs and techniques, including Transportation Demand Management (TDM).

TR 4.02 Increase Person Capacity

Increase the overall person-carrying capacity of the transportation network through the efficient use of existing rights-of-way.

TR 4.03 Make Balanced Multimodal Decisions

When considering proposed improvements, use a person-based, rather than vehicle-based, evaluation to balance transit, pedestrian, bicycle, and vehicle mobility.

TR 4.04 Facilitate Active Living

Create a transportation system that enables active and healthy lifestyles by providing safe and attractive opportunities to walk and bike as part of everyday living.

● **Objective**

Minimize Reliance on Fossil Fuels

Foster a transportation system that reduces demand for and reliance upon petroleum.

TR 5.01 Reduce Vehicle Miles Traveled

Set goals for vehicle miles traveled (VMT) per capita reductions for 2015, 2020 and 2030. Encourage incorporated areas inside the County to adopt similar goals.

TR 5.02 Use Energy Efficient Transportation Technologies and Fuels

Encourage public use of renewable energy and energy-efficient vehicle technologies and plan for related infrastructure needs. Participate in efforts to decrease use of GHG-intensive fuels and increase vehicle fuel efficiency.

TR 5.03 Use Sustainable Practices

Use resource-efficient materials and equipment to the greatest extent feasible in the construction, maintenance, and operation of County transportation facilities.

- discourage development in natural hazard areas or other dangerous locations where unsafe conditions may be exacerbated or emergency services not practically or safely available.

TR 5.04 Manage Parking

Develop parking management policies for public and private facilities that encourage the use of alternative modes.

Methods to address these concerns may include revising Boulder County Road Standards and Specifications, limiting public funding or authorization for maintenance of unimproved roads, and adopting zoning provisions to balance remote rural land uses with the absence of developed vehicular access in such areas.

● **Objective**

Provide Safe and Environmentally Compatible Transportation Improvements

Require all transportation improvements to uphold the goals of the Comprehensive Plan.

TR 6.02 Minimize and Mitigate Impacts

Ensure that transportation system facilities and access improvements, which may include sections on public and/or private lands, are designed, constructed, and maintained to minimize impacts to the natural environment, including scenic views and rural character, and to the surrounding community. All improvements shall reasonably mitigate the adverse impacts resulting from them.

Ensure that transportation system facilities and access improvements are designed, constructed, and maintained to minimize impacts to the natural environment.

TR 6.01 Manage Rural Roads to Preserve Rural Character

Explore reasonable means to retain necessary existing, unimproved or unmaintained public roads in a relatively undeveloped state to:

- prevent the over-intensive use of sensitive or remote lands,
- preserve the County’s valued rural character,
- minimize adverse scenic and environmental impacts,
- avoid inappropriate and costly road maintenance activities in environmentally fragile areas, and

Allow for special assessments to fund transportation improvements to the properties that specially benefit from such improvements, such as subdivisions or commercial, institutional, private recreational, or other benefitted development.

TR 6.03 Prohibit Improvements with Unacceptable Impacts

After considering reasonable mitigation, transportation system facilities and access improvements may be prohibited. This may include improvements on public and/or private lands that cause unacceptable impacts to the natural environment, including scenic views and rural character, or to the surrounding community; that unreasonably compromise public safety or emergency response; or that facilitate development incompatible with the goals of the Comprehensive Plan.

TR 6.04 Promote Public Safety

Promote the safety of transportation system users and the public as a core parameter when designing, constructing, or approving transportation facilities. Coordinate with local fire districts, emergency responders, and other agencies to implement appropriate transportation public safety measures.

TR 6.05 Manage Access to the Transportation Network

Implement an access management program that systematically manages the number, location, spacing, design and operation of driveways, median openings and road connections to ensure the safety and mobility of all road users, and to minimize environmental impacts.

TR 6.06 Provide Implementation through the Transportation Standards

The Boulder County Road Standards and Specifications shall reflect the goals of the Comprehensive Plan. All transportation improvements shall be designed and constructed consistent with the Boulder County Road Standards and Specifications and the Boulder County Land Use Code.

● **Objective**

Secure Funding in an Equitable Manner

Explore multiple funding sources to serve citizens and meet Countywide transportation needs in a fair and equitable manner.

TR 7.01 Allow for Special Assessments

Allow for special assessments to fund transportation improvements to the properties that specially benefit from such improvements, such as subdivisions or commercial, institutional, private recreational, or other benefitted development. Funding mechanisms may include special assessments or other appropriate revenue-generating programs.

TR 7.02 Create Funding Partnerships

To improve, maintain, and insure the integrity of the transportation system, pursue to the extent possible funding partnerships and creative funding sources.

TR 7.03 Explore User Fees

Explore appropriate user fee programs that take into account the full costs of travel, including immediate and long-term impacts to facilities and the environment, to help fund transportation enhancements.

TR 7.04 Require Appropriate Off-site Improvements

Require property owners or developers to provide appropriate off-site transportation improvements that are necessitated by or reasonably related to the impacts of new development.

- **Objective**

Foster a Community Connection

Preserve, highlight, and enhance the County’s rural character, environment and rich history.

TR 8.01 Context Sensitive Design

Consider the surrounding natural environment, local community, scenic vistas, and landscape features, through aesthetic treatments and the context-sensitive design of transportation facilities.

TR 8.02 Encourage Community Involvement

Recognize that public feedback is an important source of information for decisions about the development of transportation facilities and services. Work collaboratively with the public by providing meaningful opportunities to be involved in decision-making processes. Make decision-making transparent by sharing information and encouraging discussion.

TR 8.03 Preserve View Corridors

Prevent the disruption of scenic views by transportation improvements. Promote overlooks, trails, and turnouts on recreational routes and in unique scenic areas.

TR 8.04 Ensure Natural Preservation

Make every effort to preserve mature trees, landscape plantings, and other elements of the natural environment during the design, construction, and maintenance of transportation improvements.

TR 8.05 Preserve Cultural and Historic Resources

Consider the cultural and historical context of the surrounding area when planning and designing transportation improvements. Work with residents of townsites, such as Eldorado Springs, Allenspark, Raymond/Riverside, Gold Hill, and Eldora and other distinct communities, to identify important aspects of community character that should be preserved and enhanced by transportation improvements.

Work collaboratively with the public by providing meaningful opportunities to be involved in decision-making processes.

TR 8.06 Manage Public Rights-of-Way

Manage and preserve existing public rights-of-way for current and future community benefit. Vacate public rights-of-way only when it no longer plays a role in the present or planned transportation network nor serves any other public interest.

● **Objective**

Ensure Transportation System Access for Low-Income, Elderly, and Mobility-Impaired Populations

Work to create a transportation system that provides affordable and convenient transportation options for all income levels and special mobility populations.

Support programs that reduce the financial burden on and increase affordable transportation options for low-income populations.

TR 9.01 Promote Affordable Transportation

Support programs that reduce the financial burden on and increase affordable transportation options for low-income populations.

TR 9.02 Serve the Mobility-Impaired

Support coordinated programs that provide safe, accessible, and affordable transportation options for people with limited mobility, including older adults and people with disabilities.

Glossary

Maintenance: Snow removal, sweeping, asphalt patching, crack filling, road grading, cleaning of culverts and roadside drainage, and repair or replacement of traffic signs and pavement markings.

Rehabilitation: Reconstruction, asphalt overlay, and surface treatments.



Boulder County Comprehensive Plan

**CULTURAL
RESOURCES**

Goals, Policies, & Maps Element

As time progresses, Boulder County faces the loss of more and more of one of its truly non-renewable resources. These resources are the archaeological and historic sites that give the county's modern day residents a tie to the past. Many of these cultural resources are being purposefully demolished or destroyed while others face the natural elements and slowly erode away. Encroaching development and modernization lend an urgency to the need for preservation of archaeologically and historically significant sites.

Archaeologists typically describe the period of time between 12,000 years ago and the first contact by people of European, African, and Asian descent as prehistoric. The term "prehistoric" is used because written records of this period either are nonexistent or very rare. Instead of researching past cultures by studying their written records, archaeologists must study prehistoric cultures by excavation and similar techniques. Unlike historic sites that are above ground and visible, archaeological sites are often hidden from view, buried underground. Most of the archaeological data that is gathered in Boulder County relates to the Native American population that dominated the entire State of Colorado until the mid 1800s. The most common tribes in Colorado included the Apache, Comanche, Arapaho, Cheyenne, and Ute.

Archaeological sites must be addressed in a manner that is sensitive to the cultural beliefs of the affected populations.

Prehistoric sites are protected through federal, state, and local historic preservation legislation. For each historical site listed in the *Boulder County Historic Sites Survey*, the archaeological potential of the site is evaluated. The exact location of sensitive archaeological sites may be withheld from the public in order to prevent artifact gathering and other forms of destruction. Additionally, archaeological sites must be addressed in a manner that is sensitive to the cultural beliefs of the affected population.

In 1991, Boulder County took action on the policy to preserve historic sites by requiring, for the first time, a permit in order to demolish a structure in unincorporated areas of the county. Soon after this initial action, a consultant was hired and public meetings were held to create the foundations for a historic preservation program. On September 29, 1992, the Board of County Commissioners adopted regulations that formulated Boulder County's Historic Preservation Program and led to Boulder County becoming the first county-level Certified Local Government for historic preservation in the State

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 7/27/94	Created March 1978	Created 7/27/94



of Colorado.

The county’s Historic Preservation Program is individualized for the specific needs of Boulder County. The unique landscape of this area, ranging from gently-rolling prairie with nationally significant agricultural value, to the alpine tundra along the Continental Divide, attracted prehistoric peoples and, in later epochs, farmers and miners to the rural portions of the county. In order to protect this diversity, the Historic Preservation Program requires that at least one member of the Historic Preservation Advisory Board be from the agricultural community, at least one member be from the mining community, and at least one member have professional experience in history.

Growth pressures put historic rural landscapes in danger of permanent alteration.

Acknowledgment that pressures for growth place historic rural areas in danger, combined with education and respect for the past, create an atmosphere in which the goals and objectives of the county’s Historic Preservation Program can flourish.

Goals

- K.1 Every effort shall be made to identify and protect prehistoric and 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 goal of cultural resource preservation using education and incentives in lieu of stringent regulatory controls.

Policies

CR 1.01 Boulder County, utilizing staff, volunteers, and professionals, shall continue researching county historic structures, sites, and districts and

archaeologically sensitive areas.

CR 1.01.01 A comprehensive historic sites survey shall be conducted which identifies the resources of historic significance within the county. This survey shall be updated as necessary to include those sites which, though not presently over 50 years of age, become so as time goes on.

CR 1.01.02 The county shall annually update its Historic Preservation Work Plan to assess the success of previous preservation efforts and determine the priority of preservation efforts throughout the coming year.

CR 1.02.03 Boulder County staff shall monitor landmark sites to ensure that the terms of the landmarking are being met by the property owner.

CR 1.02 Significant archaeological and historic sites and structures acquired by the county both in unincorporated and incorporated areas, shall be documented, protected, preserved, and where appropriate, restored.

CR 1.02.01 After acquisition, an inventory of cultural resources on the property shall be undertaken and the historic significance of each resource shall be determined.

CR 1.02.02 Resources that meet the criteria for local landmark, or State or National

	<p>Register status should be nominated for such status by the county.</p>	<p>Certified Local Government status with the State of Colorado and the United States Department of the Interior and participate in the nomination and designation of state and national landmarks.</p>	
<p>CR 1.03</p>	<p>The <i>Boulder County Land Use Code</i> and attendant regulations shall insure that historic and archaeological resources are protected.</p>	<p>CR 1.04.02 Through the use of intergovernmental agreements, the county shall cooperate with incorporated municipalities to offer the advantages of a local landmarking program to the municipalities within the county that do not have such a program.</p>	
<p>CR 1.03.01</p>	<p>The Historic Preservation Advisory Board shall be a referral agency for all land use proposals where a possible impact to a historic or archaeological site has been identified.</p>	<p>CR 1.04.03 Boulder County shall pursue intergovernmental agreements with municipalities which address the issue of preservation of county historic landmarks after annexation by the municipality.</p>	<p>Inter-jurisdictional cooperation is encouraged in order to further cultural resource preservation goals.</p>
<p>CR 1.03.02</p>	<p>The applicant for land use proposals received for areas identified as being archaeologically sensitive may be required to conduct an investigation of the area's archaeological significance. The scale and location of the proposal will determine if such an investigation will be required.</p>	<p>CR 1.04.04 Notice of Historic Preservation Advisory Board Hearings and a complete packet of information shall be forwarded to each municipality within the county that requests to be regularly informed of the HPAB's activities.</p>	
<p>CR 1.03.03</p>	<p>In communities where the county's zoning regulations are not consistent with the historical pattern of development, the county shall recognize the importance of the historical pattern by implementing zoning amendments or taking the historical pattern of development into consideration during the variance process.</p>	<p>CR 1.04.5 The City of Boulder Landmarks Board shall be a referral agency for proposals affecting cultural resources within the Boulder Valley. Examples of such proposals include, nomination of historic landmarks and the demolition or alteration of historic properties owned by the City of Boulder.</p>	
<p>CR 1.04</p>	<p>Boulder County shall encourage interjurisdictional cooperation to further the goals of historic and archaeological preservation.</p>		
<p>CR 1.04.01</p>	<p>The county shall maintain</p>		

**Historic Sites
Survey
information
will be dis-
tributed to
local librar-
ies.**

CR 1.04.06 As necessary, the Boulder County Parks and Open Space Advisory Committees should be consulted when projects on county open space affect historic structures or sites. Similarly, the City of Boulder Open Space Board should be consulted when projects on city open space land affect historic structures or sites.

CR 1.04.07 The City of Longmont Landmarks Board shall be a referral agency for county landmark designation of structures, sites, or districts within the City's planning area.

CR 1.05 The county and specifically, the Historic Preservation Advisory Board, shall be an informational resource to Boulder County citizens interested in historic preservation.

CR 1.05.01 The Historic Preservation Advisory Board shall maintain expertise in architecture, agriculture, mining, and history in order to guide property owners with the technical experience necessary for preservation of archaeological and historic sites.

CR 1.05.02 The county shall distribute current copies of the Boulder County Historic Site Survey to local libraries that specialize in history and the Colorado Historical Society.

CR 1.05.03 Pursuant to state and federal laws regarding

disclosure of information pertaining to historic and archaeological sites, the location of extremely fragile sites shall not be public information in order to protect these sites.

CR 1.05.04 The county shall maintain a current listing of structures, sites, and districts included in the Boulder County Register of Historic Landmarks.

CR 1.05.05 A listing of all agencies, non-profit organizations, historical societies, history museums, libraries with history collections, and other entities and organization involved in archaeology and/or historic preservation shall be maintained by the county as an educational resource for owners of cultural resources and other interested parties.

CR 1.06 The county shall implement its historic preservation goals through education of the public and the offering of incentives whenever possible.

CR 1.06.01 The county may offer the owners of properties that are designated as historic landmarks variations from the building code requirements, provided the variations support preservation of the landmark and the variation is not placing the health, safety, and welfare of county residents and visitors at risk.

CR 1.06.02 The county shall provide information about state

and national financial incentive programs and support grant and tax credit requests of the state by owners of designated properties.

any artifacts or further development on any such site, the applicant shall confer with the affected Native American nation or nations to determine the appropriate mitigation measures necessary for protection of the site.

CR 1.06.03 Boulder County shall investigate the feasibility of a local incentive program for historic preservation. Such program may include tools such as a revolving loan fund, the offering of bonus density for the preservation of significant archaeological sites or historic structures, and a local tax-credit program.

CR 1.06.04 The county shall recognize its citizens by nominating outstanding preservation efforts for archaeological and historic site preservation for awards.

CR 1.07 Sites within the county associated with traditional cultural practices may fall within the purview of the county's historic preservation regulations, provided that the use of the site can be documented and meets the criteria for designation at the local, state, or national level.

CR 1.07.01 Applicants engaged in a discretionary land use proposal in a location where Native American artifacts have been found or where oral traditions indicate the site was used by Native Americans in the past, shall conduct research to determine the extent of the archaeological significance of the site. Prior to the removal of

**Policies CR
1.07 & CR
1.07.01
address
Native
American
artifacts &
sites.**



Boulder County Comprehensive Plan

NATURAL HAZARDS

Goals, Policies, & Maps Element

Natural hazards are those natural events which may result in a threat to human life, or which endanger the works of man. Although termed “natural” hazards, it is important to note that such occurrences are often induced by people, and by definition, would not exist if not for the presence of past actions of people.

Policies and implementation measures established in this element of the comprehensive plan are directed at 1) avoiding the placement of people and structures where these natural events occur and 2) mitigating existing areas at risk; thereby minimizing the future loss of life, property and resource damage in the county resulting from natural disasters and hazards. Through the enacting of measures contained in the natural hazards element, all planning and development decisions will come to be made upon conscious determination of the level of risk entailed. This will necessitate that accurate information on all known hazards be available to decision makers, and that the location, density or intensity of development will be limited by the degree of natural hazard present, or conditioned upon mitigation of the hazard.

The purpose of the Natural Hazards Element is to avoid or reduce risk to an acceptable level.

Minimizing risk is an essential focus of public safety planning. Every land use or public facility action taken by local government should be based on a recognition that some risk exists. The level of risk involved then becomes critical in determining when government involvement becomes necessary or desirable. When the level of risk is unacceptable, government action may be necessary to protect citizens and property. If it is not necessary to take a risk because individual or public goals can be achieved at the same time, or with less total cost by other means, without taking the risk, then the risk involved is avoidable.

The **purpose** of the Natural Hazards Element is to avoid or reduce risk to an acceptable level which balances the cost of incorporating safety measures in planning and development actions with the benefit of protecting life and property. “Acceptable risk” is the level of hazard below which no specific action by local government is deemed necessary, other than making the risk known. It is the standard around which this element is designed. Land use and public facility actions taken by the county are presumed

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 10/18/95	N/A	Created 10/18/95



to be based on a finding that the risk involved does not exceed any acceptable level.

A philosophical question which often results from discussions of planning for public safety is one of: "How much should a person be protected from his/her own actions?" It is perhaps reasonable to conclude that an individual does not warrant special protection from his or her own personal foolishness or ignorance. Unfortunately, personal safety issues often become public safety issues where natural hazards are concerned. For instance, it may appear to be appropriate to allow a person to build a home in a known floodway, assuming that the person is only threatening himself/herself. In reality, however, such a person may quickly sell the house to some unsuspecting person who inherits the risk. If the house is destroyed and its parts wash away, they may increase the hazards downstream by creating a dam at a bridge or other bottleneck. If the house is not destroyed, it may have the effect of raising the water levels elsewhere. Additionally, flood insurance is publicly subsidized, and measures to protect the public investment are in the best interest of all.

Planning for public safety is based upon various assumptions and probabilities. Terms like "100-year flood or 100-year storm" are used to describe the probability of such a storm or flood happening with a one percent chance of such an occurrence in any given year. Considering the uncertainties associated with natural events, it is apparent that virtually all of the hazards listed in this element may occur at any time. Some are likely to occur during certain seasons, and some will occur only at very infrequent intervals (earthquakes). Still, there is always a certain amount of risk associated with developments of any kind.

This element discusses the various natural hazards which warrant concern in

Boulder County. It attempts to indicate the relative severity of risk associated with each type of hazard, and it points out the need for cautious decision-making which assures that acceptable risk will be used as the basic standard against which all projects will be evaluated. Decision makers may be forced to utilize incomplete data at times, acting on projects without having detailed information on certain types of natural hazards. This is unavoidable, to a certain extent, pending the completion of more detailed research. Such research may never provide all the information needed though, and decision makers are forced to use the best information available, combined with common sense, to determine whether any given project remains within the realm of acceptable risk. It should be noted one of the goals of the natural hazards element indicates that the term "risk" relates to threats to either life or property. The finding that the level of risk associated with a given project is acceptable or unacceptable may be somewhat of a subjective evaluation of the decision makers. This may be true for all types of hazards other than flood hazards where federal flood insurance regulations limit the amount of discretion available to the county.

The Natural Hazards Element is directly related to plan elements dealing with land use, environmental quality, and resource management. Its relationship to the *Land Use Code* and county building codes is critical; these codes should include measures to reduce the effects of natural hazards. This element is also related to the environmental resources, economy, transportation, open space, recreation, solid waste, and public facilities and services portions of the comprehensive plan, in that the policies and strategies proposed (or the mitigating measures not taken) will have an impact upon land and financial resources with the county.

The Natural Hazards Element includes policies pertaining to the types of natural hazards of concern in Boulder County.

● **Issues and Concerns**

With tens of thousands of people moving to Colorado each year, building in the once inaccessible mountain areas and on lands once used for agriculture have become a growing concern.

Most of Boulder County is vulnerable to some form of natural disturbance.

Recent disaster events have focused increased attention at both local and state government levels on the need to mitigate such events where possible and to prepare to cope with them when unavoidable.

Natural Hazards Goals

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

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.

Policies

● **General**

NH 1.01 The total economic, environmental and social costs associated with natural hazards should be reduced first, by avoiding potential hazard situations/areas; second, by applying environmentally appropriate mitigation in areas that cannot be avoided;

and, third, by prevention measures accompanied with education and incentives for mitigation.

NH 1.02 Natural hazards potentially affecting the county should continue to be identified and made known to the public and public officials. The county should promote a high level of public awareness about the risks of these identified hazards which may impact people, property, and the environment. The county should be an informational resource to Boulder County citizens on issues and data related to natural hazards.

NH 1.03 The county should ensure to the extent possible that land use activities do not aggravate, accelerate, or increase the level of risk from natural hazards.

NH 1.03.01 Development activities should be designed to minimize alteration of the natural landform to the greatest extent possible, thus reducing slope instability and drainage problems.

NH 1.03.02 Areas (including any structures) around a proposed project should be protected from the potential adverse impacts caused by the project. These adverse impacts include, but are not limited to:
 a) disturbance of existing vegetation, which can lead to accelerated erosion and sedimentation;
 b) aggravation or acceleration of existing

Development should be guided away from areas prone to natural hazards.

Geologic hazard & constraint policies can be found in this element as well as the Geology Element.

	potential hazards (eg., rockfall, flooding, sediment accumulation, expansive soils)		tion of the potential hazards can be demonstrated.
NH 1.04	The level of risk from natural hazards should be reduced through positive county action such as guiding development away from areas prone to natural disturbances, mitigating existing development from hazards, and considering the impact on ability to provide emergency services.	NH 2.01.01	(Also Policy GE 1.01) The county shall strongly discourage intensive uses in Major Hazard Areas as identified in the Geologic Hazard & Constraint Areas Map.
NH 1.05	Upon county review of a new development proposal, all impacts and concerns should be considered, but safety and environmental concerns should take precedence over aesthetic concerns.	NH 2.01.02	(Also Policy GE 1.02) The county shall discourage intensive uses in Moderate Hazard Areas as identified in the Geologic Hazard & Constraint Areas Map.
NH 1.06	Recognizing that natural hazards cross jurisdictional boundaries, planning efforts should be promoted that foster cooperation and coordination among agencies and organizations involved in the mitigation of the risks associated with the hazards.	NH 2.01.03	(Also Policy GE 1.03) Where in the public interest it may be desirable to permit intensive uses, the county shall direct such uses toward Geologic Constraint Areas rather than toward Geologic Hazard Areas as identified in the Geologic Hazard & Constraint Areas Map.

● **Specific Hazards**

Geologic Hazards and Constraints

For definitions and text discussion on geologic hazards, refer to the *Boulder County Comprehensive Plan* Geologic Element.

NH 2.01 Development in designated Geologic Hazard Areas (shown on the Geologic Hazard & Constraint Areas Map) should be discouraged. Development should only be allowed in these designated hazard areas when adequate mitigation or elimina-

NH 2.01.04 (Also Policy GE 1.05)
The county shall require the evaluation of all geologic hazards and constraints where such hazards or constraints may exist in unincorporated areas of the county as related to new intensive uses. Such evaluations shall be conducted by either a member of the American Institute of Professional Geologists, a member of the Associa-

tion of Engineering Geologists, an individual registered as a geologist by a state, or a “professional geologist” as defined in C.R.S. 34-1-201(3). Such evaluations should incorporate analytical methods representing current, generally accepted, professional principles and practice.

NH 4.03 Critical facilities (schools, churches, hospitals, and other facilities as defined by the Federal Emergency Management Agency, FEMA) should be sited outside the delineated floodplain areas.

NH 4.04 The county, either individually or in partnership with others, should examine alternatives for acquiring and/or relocating existing structures prone to flooding.

Erosion

NH 3.01 Erosion from development and other land use activities should be minimized, and disturbed or exposed areas should be promptly restored to a stable, natural, and/or vegetated condition using native plants and natural materials.

NH 4.05 The county should continue to develop and refine the county-wide Pre-Disaster Flood Mitigation Plan.

NH 4.06 The county will continue to participate and implement the Community Rating System program as part of the National Flood Insurance Program (NFIP).

NH 3.02 Drainage from development or any alterations to historic drainage patterns shall not increase erosion either on site or on adjacent properties.

Wildfire

NH 5.01 The county recognizes the wildland urban interface as an area particularly at risk to wildland fires or wildfires.

County policies & regulations strongly discourage development in designated floodplains.

Flooding

NH 4.01 The county should strongly discourage and strictly control land use development from locating in designated floodplains, as identified in the *Boulder County Zoning Maps*.

NH 5.02 Fire should be recognized as a natural and/or human-caused occurrence with certain benefits to the ecosystem. The county should strive towards balancing the natural processes of the ecosystem with development concerns so that residents may co-exist in a fire-dependent ecosystem.

NH 4.02 The county should strongly discourage and strictly control land use development from locating in areas below dams, spillways, and levees that would require the State Engineer to upgrade the classification of these structures.

NH. 5.03 Development/site plan reviews in areas identified to be at risk of wildfires should address site location, building construction and design, landscaping/defensible space/fuel management, access and water availability.

Forest land ecosystem management can reduce wildfire hazards.

These factors should be analyzed from the standpoint that wildfires may present a hazard to development and/or development may present an ignition hazard to the forest.

- NH 5.04 Boulder County should continue to encourage interjurisdictional and interagency cooperation to further the goals of protection of life and property from wildfires. The Boulder County Wildfire Mitigation Group should continue to work cooperatively to develop and implement programs to reduce the hazard of wildfire. This should include the following subject areas: public education and awareness, fuel reduction and prescribed burn programs, ecosystem/vegetation management, Wildfire Hazard Identification and Mitigation System, (WHIMS), codes and regulations, and pre-suppression.
- NH 5.05 Boulder County should be surveyed and mapped to locate the extent of wildfire hazards and areas at risk using the Wildfire Hazard Identification and Mitigation System (WHIMS).
- NH 5.06 Accepted methods of forest land ecosystem management should be used to reduce all severe wildfire hazard areas to a low or moderate rating, particularly in those areas inhabited with human development as defined by WHIMS.
- NH 5.07 The county should encourage private and public landowners to manage their forests to preserve the forests' ecosystem processes by developing and maintaining a diversity of species, ages, and stand densi-

ties to serve as a natural deterrent to pest and fire outbreaks. The county should implement measures to guard against the danger of fire in developments within and adjacent to forests or grasslands.

- NH 5.08 The county should continue to work in partnership with the local fire protection districts and departments in improving fire protection services to address the increasing concerns of wildfire and the increase in development in the mountainous areas of the county.

Radiation

- NH 6.01 Existing structures and new construction in areas which have been identified as having high levels of natural radioactivity shall be mitigated through the use of building codes and techniques.

Seismicity

- NH 7.01 Efforts should be made to keep apprised of new siting and building standards that are predicated on potential impacts from seismic events such as earthquakes.

Extreme Weather Conditions

- NH 8.01 Efforts should be made to keep apprised of new siting and building standards that are predicated on potential impacts from extreme weather conditions such as high winds, heavy snows/hail, lightning, and occasional and irregular temperature extremes.



Boulder County Comprehensive Plan

AGRICULTURAL

Goals, Policies, & Maps Element

A 1985 Colorado State University - Boulder County Agricultural Survey revealed that the number one factor discouraging continued agriculture was not market economics but the stresses and impacts created from urban influences. Since 1978, over 18,000 acres or 28 square miles of agricultural lands have been annexed into the eight Boulder County municipalities located on the Plains. In combination with other land use activities, farm acreage in the county decreased from 287,466 in 1959 to 155,488 in 1987 and then slightly increased to 157,493 in 1992.

Another survey, conducted by the county Land Use Department in 1991, suggested that commodity prices and land speculation affecting property taxes had moved ahead of urbanization as the "...major hindrances to farming in Boulder County", although urban impacts and the loss of nearby agricultural support services remained high on the list of deterrents to continued agricultural activity. In combination, these pressures led to larger farms being carved up into 35 acre tracts, which by state statute are exempt from any subdivision review and design requirements, and sold to nonagricultural interests. This fragmentation has further complicated the viability of continuing traditional agriculture.

Since 1978, 18,000 acres of agricultural land has been annexed into Boulder County's municipalities.

Agricultural land is a non-renewable resource. Once public and private decisions are made that result in the conversion of agricultural land and/or water to nonagricultural uses, this vital resource is almost always irretrievably lost.

Since 1959, the Front Range has been consuming agricultural lands for other purposes at an average of 60,000 acres per year. Between 1959 and 1974, Boulder County led the State of Colorado in this category, a fact that formed one of the core reasons for the eventual development of the original edition of the Boulder County Comprehensive Plan. Trends and forces prompting the agricultural land conversion, including the influence of the state subdivision law known as Senate Bill 35, are amply documented in the 1978 Plan.

In spite of this discouraging array of statistics and pressures, Boulder County has pursued a number of methods to stem the loss of agricultural lands with varying degrees of success. Working with representatives of the agricultural community and following the policy direction established in the 1978 Comprehensive Plan, the county adopted a non-urban planned unit development process (NUPUD) in 1979. In simple terms, this form of subdivision offered landowners a development density of two dwellings per 35 acres and an additional dwelling for each 17.5 acre increment above that figure. In return, at least 75% of the total acreage had to be

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 7/16/97	Amended 7/16/97	Created 7/16/97



The key to preserving agricultural lands in the county is maintaining a healthy agricultural economy.

deeded to the county in the form of a conservation easement which restricted activity on the easement to agriculturally-related or other rural land uses. Title remained with the landowner to do with as he or she saw fit consistent with the terms of the easement, although the easement was attached to the property and not the owner. The landowner could sell the lots for residential purposes and use the proceeds to augment agricultural income or keep them for family use. By September 1996, this process led to the creation of 146 NUPUDs and the conservation of 11,160 acres of land, some although not all of which remained in agricultural production or use. In 1995, the county supplemented the NUPUD with a transferable development rights program (TDR), allowing landowners to sell some or all of their development rights to another party based on essentially the same dwelling unit formula as used with the NUPUD. The purchaser then exercises the use of the purchased development rights in locations more appropriate for development, while the seller continues to own the land with a conservation easement attached to it. The TDR PUD process was authorized in 1994 through the adoption of the Plains Planning Area Element, a new addition to the county's *Comprehensive Plan*. That Element refocused the county's policies and intentions for managing unincorporated Plains lands by emphasizing that land uses "...should continue to be related to agricultural activities...and other activities consistent with the rural character of the county."

Another tool given a major boost by Boulder County voters in 1993 has been the funding of an aggressive open space program. One method employed for open space preservation has been the purchase of development rights, or PDRs. This methodology enables a landowner to sell the potential development rights while retaining title to the land for continued farming either by the owner or through leasing to others. The advantages of PDRs

include effective land and water preservation at a cost below full purchase of title for the property, continued land management being in the hands of the owner or farmer or rancher vs. being a responsibility for the county, and keeping the property on the tax rolls. To date, the county has preserved 5,018 acres of agricultural land through PDRs. Conservation easements and fee purchases are also important contributions to the preservation of agriculture. Although they may not share the same benefits listed for PDRs, they offer their own unique values to the county's residents. Our intergovernmental agreement with the City of Boulder also promotes agricultural land preservation within the Boulder Valley Comprehensive Planning area of the county and is one of the stated Open Space Department purposes as defined in the City of Boulder's Charter. Other intergovernmental agreements around the county promote similar objectives.

Agricultural Objectives

The objective of the subsequent policies is the preservation of the agricultural lands in the county, and their related uses, by whatever means are available to the county and effective in achieving this end. The county recognizes that agricultural lands do not exist in a vacuum. Without the ability to conduct economically viable agricultural activities upon them, agricultural lands become merely vacant lands. The key to preserving agricultural lands in the county is maintaining a healthy agricultural economy in the county. Therefore, a corollary objective of the subsequent policies is the encouragement, promotion, and fostering of agricultural enterprises and activities in the county.

In 1978, the state and county classified, identified and mapped the lands in the Plains portion of the county as to their potential agricultural productivity and significance. In order of significance, those mapped designations are "Lands of

National, Statewide and Local Importance,” as well as “Other Agricultural Lands.” The new Agricultural Element includes an updated Agricultural Lands Map of the *Boulder County Comprehensive Plan* which was last approved in 1978 which was prepared by the Natural Resources Conservation Service, formerly the Soil Conservation Service. The methodology employed in the updating involved using 1995 aerial photography (color slides) on a scale of eight inches to the mile. The data from the slides was transferred to the Boulder County Zoning Maps and then overlaid on the Soil Conservation Service original Prime Farmland Map. The same basic criteria was used as when the map was originally prepared [described in the Environmental Resources Element approved in 1986]. There was, however, a change in some of the soils information that brought some additional lands into the ‘prime’ classification. This change was not drastic. Irrigation is one of the main criteria in determining if the soils are considered ‘prime’ and this was the principal area looked at in revising the map. Areas that have had a major change in land use or are no longer being irrigated were excluded from the ‘prime’ classification. The Environmental Resources Element of the *Boulder County Comprehensive Plan* provides more information on the methodology and criteria used in the mapping of the Significant Agricultural Lands.

It remains the intent of the *Comprehensive Plan* and attendant land use codes to promote and assist in the preservation of agricultural lands for agricultural and other rural purposes. This stance is predicated on several decisions and conclusions reached by the county in the formulation of the original 1978 Comprehensive Plan which remain well-founded today. They include the recognition of agricultural lands as an important nonrenewable resource, the lack of services and infrastructure capabilities in the rural area to support other than a rural and agrarian

level of land use, the long standing position that an adequate range of urban services and related urban development can best be provided and maintained through municipal governments, the belief that compact urban development is the most efficient and appropriate way to retain agricultural lands and rural character, the maintenance of economic support for the agricultural community, and the county’s commitment to the plains municipalities through intergovernmental agreements and other understandings to not compete with those municipalities for the provision of urban development or services in the unincorporated areas of the county.

It is important to note that, notwithstanding the county’s continued backing of agricultural preservation and activity, there are intensities and kinds of agricultural uses that can have detrimental impacts on land, water and other components of the environment if not held accountable to some level of management and regulation. A commercial feed lot, for example, is a far different form of legitimate agricultural enterprise than is an alfalfa field in terms of its potential impacts. The *Comprehensive Plan* recognizes these differences and the carefully exercised responsibility the county must assume in balancing an earnest support for agriculture with necessary degrees of regulation to protect the health, safety and welfare of residents and the environment of Boulder County.

The county shall foster & promote a diverse and sustainable agricultural economy.

Agricultural Goals

- 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.
- 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.

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

E.1 Preservation and utilization of water for agricultural purposes within the county shall be encouraged.

Agricultural Policies

Agricultural lands are depicted in the Agricultural Resources Map.

AG 1.01 It is the policy of Boulder County to promote and support the preservation of agricultural lands and activities within the unincorporated areas of the county, and to make that position known to all citizens currently living in or intending to move into this area.

AG 1.02 The county shall foster and encourage varied activities and strategies which encourage a diverse and sustainable agricultural economy and utilization of agricultural resources.

AG 1.02.01 In instances where the county desires to purchase an interest as a means of protecting lands which have agriculture as their primary value, the purchase of development rights shall be preferred over fee simple purchase; however, the county should be willing to pursue other types of purchase arrangements when preferred by the landowner.

AG 1.03 It is the policy of Boulder County to encourage the preservation and utilization of those lands identified in the Agricultural Element as Agricultural Lands of National, State-wide, or Local Importance and other agricultural lands for agricultural or rural uses. The *Boulder County Comprehensive Plan* Agricultural Element Map shall include such lands located outside of the boundaries of any municipality or the Niwot Community Service Area.

AG1.04 In reviewing applications for new development, Boulder County shall consider potential impacts on existing adjacent agricultural uses and shall use its regulatory authority to mitigate those impacts which would be detrimental to the continuation of existing agricultural operations and activities and the establishment of new agricultural operations and activities. New development should be sited in such a way so as to minimize and/or prevent future conflicts.

AG1.05 It shall be the policy of Boulder County to keep the regulatory burden on various agricultural activities to the minimum necessary for identifying, addressing, and mitigating potential impacts in the areas of health, safety, and welfare.

AG1.05.01 It shall be the policy of Boulder County to allow the operation of existing nonconforming agricultural uses consistent with protection of the public health, safety, and welfare.

- AG1.06 The county shall continue to support appropriate state and federal legislation designed to preserve agricultural resources.
 - AG1.07 The county shall continue to actively participate in state, federal, and local programs directed toward the identification and preservation of agricultural land.
 - AG1.08 The county shall encourage the development of resource management plans for significant native grassland ecosystems.
 - AG1.09 The county shall provide technical assistance to farmers and ranchers to help avoid conflicts over wetland and riparian management and the management of other sensitive or diminishing environmental resources as listed and periodically updated in the Environmental Resources Element. In doing so, the county shall seek the advice and expertise of other land, resource, and wildlife agencies and institutions to the extent the resources are available.
 - AG1.10 The county shall encourage the development of soil and water conservation plans to help assure sound resource stewardship and, where appropriate, may require such plans in land use applications subject to the county's discretionary review processes as defined in the county *Land Use Code*.
 - AG1.11 The county shall encourage that water rights historically used for agricultural production remain attached to irrigable lands and shall encourage the preservation of historic ditch systems.
 - AG1.12 The county shall continue to discourage the fragmentation of large parcels of agricultural land and to encourage the assemblage of smaller parcels into larger, more manageable and productive tracts.
 - AG1.13 The county shall continue to monitor the application of these policies and attendant Boulder County land use codes, as to their effectiveness in preserving agricultural land and perpetuating agricultural uses in Boulder County while maintaining a reasonable use to the individual owner.
- **Infrastructure Development & Oil and Gas Operations on Agricultural Land**
- AG 2.01 The county shall discourage the placement of new utility infrastructure upon agricultural lands. The county supports using existing easements or other public rights-of-way to minimize the impacts to agriculturally productive land.
 - AG 2.01.01 If a thorough analysis of alternatives concludes that routing/siting of facilities is necessary on or across agricultural lands, all construction activities will be located and performed so as to minimize disturbance to agricultural resources.
 - AG 2.01.02 If the infrastructure location is determined necessary, infrastructure construction activities across agricultural lands should not occur during

The county encourages water rights historically used for agricultural production to remain with the land.

the growing season.

- AG 2.01.03 Any agricultural lands and water resource systems disturbed by infrastructure construction shall be restored to their former productivity.

The following policies apply only to oil and gas operations.

- AG 2.02 Oil and gas exploration, development, and production activities which affect agricultural operations shall be designed to minimize impacts to agricultural lands and water resource systems.
- AG 2.03 Reclamation and restoration plans shall be required upon permitting and be implemented upon plugging and/or removal of all oil and gas well and production facilities, or upon abandonment, and shall include all appropriate measures to return the land to productive agriculture.
- AG 2.04 The county shall use its regulatory authority to minimize the impacts of oil and gas operations on agricultural lands and ensure complete restoration of the area through the use of financial bonds, other forms of financial security or other appropriate regulatory measures to the extent authorized by law.

portion of the *Comprehensive Plan* in which to codify the following policies, they apply across the county and are also cross referenced in the Plan’s section entitled “Additional County-wide Policies.”

- AG 3.01 The county shall support state and federal legislation which encourages management of noxious weeds.
- AG 3.02 The county shall actively participate in state, federal, and local programs directed toward Integrated Pest Management programs for noxious weeds, and vertebrate and insect pests.
- AG 3.03 The county shall use, and encourage all land owners to use, Best Management Practices, which may include chemical, fire, mechanical, biological, cultural control for weeds; chemical, physical, and cultural control for vertebrate pests; and chemical, biological and cultural control for insects.
- AG 3.04 The county shall use and encourage the use of certified weed free products such as hay, mulch, gravel, bedding material, and general construction material.
- AG 3.05 The county shall make available to all landowners educational materials and assistance in developing and implementing management plans to control pests.

Staff from the Parks & Open Space Department are knowledgeable about weed & pest management issues & may be able to provide guidance.

● **Weed and Pest Management**

State statutes (Article 5.5 of Title 35, C.R.S. 1973, and as amended by House Bill 96-1008) require counties to develop and enforce weed and pest management plans on all unincorporated lands under county jurisdiction. While the Agricultural Element is considered the most appropriate



Boulder County Comprehensive Plan
HOUSING

Goals, Policies, & Maps Element

The following residential goals of the Boulder County Comprehensive Plan were adopted by the Boulder County Long Range Planning Commission on February 26, 1975 and reaffirmed in the 1983 Five Year Review of the Plan.

- 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.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 2/26/75	N/A	Created 11/30/83

The primary purpose of the Boulder County Housing Authority is to encourage and support housing of good quality and adequate size for all families in the communities and rural areas where they presently live and work. If the private sector of the economy, alone, is unable to provide such housing at a reasonable cost to low and moderate income families, then it is the duty of the Boulder County Housing Authority to secure the necessary housing through available federal, state, local government and/or a combination of public-private sector cooperative projects where workable and in the best interest of low income housing needs. Furthermore, it is the intent of the following policies to move toward the attainment of the residential goal statements of the *Comprehensive Plan*. To achieve this purpose and intent, the policies of the Boulder County Housing Authority are set forth.

Housing Policies

- HO 1.01 The housing needs for low and moderate income families and senior citizens in Boulder County shall be determined periodically.
- HO 1.02 Federal, state, local government and/or public cooperative effort housing programs should be utilized to meet the housing needs of low and moderate income families and senior citizens. These programs should include the construction of new units, utilization of existing units, and the renovation of sub-standard units.
- HO 1.03 Standard housing should be maintained at that level and substandard housing should be improved to standard condition if it appears economically feasible. If housing units are dilapidated and unsuitable for rehabilitation, the units should be removed from the housing stock.

County policies support cooperation between all levels of government as well as the private sector in meeting the needs of low & moderate income households.



The Housing Authority provides advice & assistance concerning housing problems

- HO 1.04 Special attention should be directed to providing for dispersal of housing for low and moderate income families and low income senior citizens throughout the residential areas of the county with due consideration to other elements of the county *Comprehensive Plan* and the availability of water and sewer service, fire protection, public transportation, employment, shopping, schools, social services, and recreational activities.
- HO 1.05 The enactment of state enabling legislation should be encouraged allowing counties to adopt a housing code and/or Warranty of Habitability, and other legislation enabling the Housing Authority to achieve its long range goals.
- HO 1.06 Legislation and policies that enhance equal housing opportunities shall be encouraged and supported, including but not limited to:
 - HO 1.06.01 The elimination of discrimination against any person because of sex, race, color, religion, marital status, or national origin with regard to the sale, financing or rental of housing.
 - HO 1.06.02 The elimination of exclusionary or discriminatory practices in zoning, development, and construction.
 - HO 1.06.03 The development of programs to provide tax relief to low income families and low income senior citizens.
- HO 1.06.04 The provision of adequate public transportation service for low and moderate income families and senior citizens.
- HO 1.07 The use of energy conservation and innovative home building techniques in order to reduce construction and/or operating costs without sacrificing safety or desirability of the housing shall be encouraged and supported. When appropriate, the revision or adoption of building and housing codes will be encouraged to meet this objective. For county Housing Authority projects, a preference will be given to developers and contractors that utilize such techniques.
- HO 1.08 Zoning, planned unit development regulations, and building codes should be promoted to provide quality residential developments of innovative design that offer a good social and economic mix of families through a broad range of prices and rents.
- HO 1.09 The efficient and effective management of housing units owned by the Housing Authority, and proper administration of the Housing Assistance programs should be ensured.
- HO 1.10 Housing counseling services, advice, and assistance concerning housing problems to consumers shall be provided.



Boulder County Comprehensive Plan

SOLID WASTE

Goals, Policies, & Maps Element

It was clearly established that the Solid Waste Element should be simply one of the many urban services provided and planned for in the overall comprehensive planning process, and that the solid waste program should be subordinate to and guided by the overall planning efforts of the county. The original Solid Waste Element of the *Boulder County Comprehensive Plan* was adopted in 1978. The general planning objectives which were adopted at that time following extensive public comment were utilized together with new information to develop the 1982 Solid Waste Plan. The Goals and Policies set forth in the following sections are the result of the 1987 update of the Solid Waste Element.

The development and adoption of objectives to guide the Boulder County Solid Waste Management Plan was a significant undertaking. Program objectives were established so that the planning could proceed in a direction identified by the goals. Special effort was spent in establishing the proper relationship between the “Solid Waste Element” and the overall Boulder County Comprehensive Plan.

● **Boulder County’s Role**

Boulder County’s role in providing for the proper management of solid wastes shall be as set forth in the following sections. The intent is to differentiate between the respective responsibilities of the private sector and other levels of government so as to concentrate limited resources on those areas of involvement where the county is likely to be most effective.

Solid waste management is primarily a function of municipalities.

● **Primary Concentration**

Primary concentration of solid waste occurs at the generation source and is primarily the responsibility of municipalities and private haulers who provide individual collection services or the state and federal government where hazardous or radiological wastes are concerned. Boulder County’s responsibility with such matters as container sizing, container types, container locations, types of wastes allowed and pick up frequency for the primary concentration of solid waste is directed to aid the regulation of land use proposals where these matters become a local land use concern, the requiring or encouraging of source separation to assist reuse activities, and waste generation

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 12/16/87	N/A	Amended 12/16/87



Solid Waste is a term that applies to materials that are recycled, or materials headed for landfills.

reduction through means that may be effective on a local level.

- **Transportation**

Transportation of solid waste consists of the hauling of wastes from the primary concentration point to a disposal facility or to a transfer facility. This function is primarily the responsibility of those municipalities and private haulers who provide individual collection services or to state and federal government where hazardous or radiological wastes are concerned. Boulder County's responsibility with the transportation of solid waste is directed toward the alleviation of adverse environmental impacts in the unincorporated areas of the county and on public roadways and toward the designation of exclusive disposal or processing sites for the more efficient and effective routing of the solid waste stream and the possible encouragement of reuse opportunities.

- **Secondary Concentration**

Secondary concentration of solid waste occurs at transfer facilities which are utilized to minimize hauling and to improve environmental control. This function is a direct responsibility of Boulder County insofar as it relates to the mountain compactor or green box program and to land use proposals where such facilities are to be owned or operated by others.

- **Processing**

Processing solid waste consists of shredding, grinding, baling, incineration and similar processes that are used to alter the character of the solid waste stream to facilitate handling. These functions are of particular concern to those who own or operate solid waste disposal or reuse facilities. Boulder County's responsibility relating to these processes is directed toward the encouragement of reuse

opportunities, improved site environment and the prolonging of landfill life in order to reduce land requirements for final disposal purposes.

- **Resource Recovery and Recycling**

Resource recovery and recycling consists of diverting potentially reusable materials from the solid waste stream and redirecting them toward a useful purpose. Resource recovery and recycling is considered to be in the best public interest and as such is deemed not only a responsibility of Boulder County but of the private sector, other levels of government and individual citizens as well.

- **Final Disposal**

Final disposal consists of the burial, dispersal, incineration, or other methods that are used to dispose of unwanted wastes and is a primary responsibility of Boulder County for non-hazardous or non-radiological wastes. It is recognized that sanitary landfills will be needed for most wastes until resource conservation and recovery practices are successful. It is also recognized that landfills and rubble fills will still be needed thereafter for the disposal of irreducible residues.

- **Regulation**

Regulation consists of the promulgation of standards and requirements for the collection, transportation, disposal, processing and resource conservation activities for the general public health and welfare. This function is a responsibility of all levels of government and a primary responsibility of Boulder County in those areas defined herein as a Boulder County role. It is assumed that the State of Colorado views the management of normal solid wastes as distinguished from radiological or hazardous wastes as a local government responsibility with the state providing direct management responsibility for radiological

and hazardous wastes. It is also assumed that the main impetus of federal requirements is aimed at the state level of government in that states are required to develop and implement solid waste management programs particularly in the area of hazardous wastes and local government agencies are responsible for securing compliance with state and federal regulations relating to solid waste facilities owned, operated or permitted by the local government. In that states are required to develop and implement solid waste management programs, particularly in the area of hazardous wastes, and local government agencies are responsible for securing compliance with state and federal regulations relating to solid waste facilities owned, operated, or permitted by the local government.

● **Services Fees and Charges**

This function consists of the recovery of economic, social, and environmental costs incurred in providing either private or public solid waste services and it is a responsibility of Boulder County insofar as it relates to the effective and fair implementation of Boulder County’s solid waste management plan.

The following policies will be Boulder County’s official position on the management of solid waste and shall guide staff, appointed committees and commissions as well as the Board of County Commissioners in reaching decisions on solid waste management for at least the next three to five years.

Solid Waste Policies

● **Environmental**

SW 1.01 Solid waste facilities in Boulder County shall be planned, located, designed and operated to prevent unacceptable air, water, noise and visual pollution, and in consideration of the inventory,

goals and policies of the Environmental Resources Element of the *Boulder County Comprehensive Plan*.

SW 1.02 Solid waste facilities that are to be operated in Boulder County shall be designed and operated in conformance with all applicable federal, state, and local regulations.

SW 1.03 The county’s criteria for the planning, design, location, operation and enforcement for new or expanded solid waste sanitary landfill facilities shall be updated by the Transportation Department in cooperation with the Land Use Department and county Health Department and shall include provisions for assigning long term responsibility for abandoned facilities.

SW 1.04 The county shall monitor the remedial actions undertaken by responsible parties at the Marshall Landfill under the direction of EPA and the State Health Department.

SW 1.05 The county’s municipalities and sanitation districts shall be encouraged to seek and develop means of utilizing sludge for possible public benefits including land application of digested sludge for crop production or methane production.

SW 1.06 The Land Use Department, in cooperation with the county Health Department, shall continue to secure agreements from the large municipalities and sanitation districts to provide adequate drop-off facilities for septic wastes so that they can be properly treated.

The Solid Waste Division is housed within the Land Use Department.

The Household Hazardous Waste program is an important aspect of environmentally sound disposal of common-place hazardous substances.

SW 1.07 The county shall utilize regulations developed by the Water Quality Control Division of the State Health Department for the management of sludge, septic wastes, and the unlawful disposal of hazardous and radioactive wastes received at facilities designed for normal wastes.

SW 1.08 Hazardous waste disposal facilities shall not be located in Boulder County because of the populous nature of the county and the potential for damage to life, health and the environment from a permanent disposal site. Transfer facilities for the handling of small quantities of hazardous waste may be allowed if such facilities can meet all federal, state, and local requirements for the handling of hazardous wastes.

SW 1.09 The county shall cooperate with the state and federal agencies to assure that hazardous and special wastes generated within the county are properly recycled, neutralized or disposed of at authorized facilities as prescribed by the 1976 Resource Conservation and Recovery Act and any amendments.

SW 1.10 The county Health Department, in cooperation with the Land Use Department, shall encourage the proper management of household hazardous waste through public education and environmentally sound disposal methods.

● **Public Involvement**

SW 2.01 Public participation in the decision making process shall be encouraged through ample

notice of meetings where major solid waste management and planning issues are being considered.

● **Governmental Relations**

SW 3.01 The county Land Use Department shall provide a sufficient level of communication between all known public agencies and special interest groups that are actively engaged in solid waste activities and issues involving Boulder County.

SW 3.02 The county shall cooperate actively with existing intergovernmental agencies on efforts to develop regional approaches and necessary legislation to meet current and anticipated solid and hazardous waste problems.

SW 3.03 The county shall encourage a cooperative effort in the implementation and continuation of a local hazardous materials response plan and action.

● **Solid Waste Management**

SW 4.01 The county shall continue the mountain transfer station program in the Nederland and Allenspark/Ward areas as a county-owned, operated and partially user-fee financed program.

SW 4.02 The private sector shall be encouraged to provide trash collection services in the plains and in the mountain areas not served by the mountain transfer station program, and the county shall regulate private haulers for safety and health reasons through the issuance of trash haulers' licenses.

SW 4.03 Since the Landfill Siting Study did not identify suitable land disposal sites in Boulder County, the county should assure that sites are available for land disposal in adjacent counties, as needed, through intergovernmental agreements or governmental acquisition of a site, if needed. Further, the county shall continue to explore a region-wide approach to solid waste management.

SW 4.04 The county shall monitor performance goals and requirements for any proposed new or expanded disposal facilities leaving the actual design to competent engineers and geologists and the operations and management of the facilities to appropriately qualified contractors or similarly qualified public personnel.

SW 4.05 The planning and design of solid waste facilities shall be based on normal waste generation in Boulder County using the latest and most reliable population, land use and waste generation types and projections consistent with the *Boulder County Comprehensive Plan*.

SW 4.06 The private sector may be allowed opportunities to participate in any publicly owned solid waste facility. Quality control shall be maintained through contractual arrangements containing appropriate operations, inspections and enforcement provisions.

SW 4.07 The county shall continue to utilize a combination of general property tax revenues (Solid Waste Mill Levy) and user fees

to support the planning, construction, and operation of solid waste facilities and funding of public education on the ways of proper disposal of waste.

SW 4.08 In order to provide appropriate administration for the successful implementation of the solid waste management plan, the county shall provide adequate technical staff and the Boulder County Solid Waste Advisory Committee shall continue to serve as the county's citizen advisory body.

● **Resource Recovery and Recycling**

SW 5.01 Efforts shall be made to reduce the amount of solid waste disposed of in landfills by 20 percent by 2000 through the diversion of rubble and sludge to more useful purposes and through the implementation of effective resource recovery and recycling activities.

Efforts shall be made to reduce the amount of solid waste disposed of in landfills.

SW 5.02 Efforts shall be made to recover 30 percent of the reusable components of solid waste by 2000 through the provision of economic incentives for recycling operations and by the promulgation of new local regulations. New state and federal legislation shall be sought as required.

SW 5.03 Solid waste collection, transportation, disposal, and processing facilities shall be planned, operated and encouraged to promote the development of resource recovery and recycling opportunities.

SW 5.04 Funds from the approved Resource Recovery and Recy-

The county maintains transfer stations for disposal of solid waste in the mountains.

clinging Fee levied at the Marshall Landfill or other regulated solid waste facilities shall be used by the county or by other public or private organizations for resource recovery and recycling activities. The Board of County Commissioners upon recommendation of the Solid Waste Advisory Committee shall distribute these funds based upon the amount of waste diverted; ability to perform; integration with existing solid waste management activities; environmental and ecological soundness; public education/support value; potential for long-term viability and the targeted audience.

an ordinance which would give regulatory authority to the appropriate departments to oversee operations of all transfer stations in Boulder County.

- SW 5.05 Household separation, collection centers, and similar small scale resource recovery and recycling activities shall be encouraged and may be financially aided, until such time as they are replaced with more effective, self-supporting programs. The integration and coordination of resource recovery and recycling activities, collection services and disposal facilities shall be encouraged and required, if possible, to minimize overall recovery costs. The county shall cooperate with the staff of involved municipalities to encourage the most cost-efficient means of collection.

- SW 5.06 The county shall set performance goals and requirements for any proposed privately-owned transfer stations in order to assure that comprehensive recycling is implemented and to preserve the option of converting transfer stations to waste-to-energy facilities in the long-term. The county shall pursue adopting

- SW 5.07 The county shall encourage activities which educate the citizenry in the values, methods and techniques of recycling, resource recovery and waste reduction.

- SW 5.08 The county shall actively encourage and pursue the reduction of waste generation.

- SW 5.09 The county shall pursue long-term financing solutions to solid waste management.



Boulder County Comprehensive Plan

**LAND USE
SURROUNDING
AIRPORTS**

Goals, Policies, & Maps Element

Proper land use planning of the county's airports and immediate surroundings require an in-depth understanding of airport operations and how such operations affect and are affected by surrounding land uses. The direct and indirect impacts associated with airport operations can best be quantified by those practitioners particularly well-versed in the formulation of airport master plans, as opposed to local government staffs, that in general, are not familiar with the technical aspects of airport operations. Thus it is the intent of the following policies that the protection of the health, safety and general welfare of those living in areas surrounding airports and the efficient operation of the airports of Boulder County can best be accomplished by the development of Federal Aviation Administration approved airport master plans.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created March 1978	N/A	N/A

Policies

AIR 1.01 The county shall strongly encourage local authorities that have jurisdiction and/or control with respect to the operation and management of those airports directly affecting Boulder County to undertake the development of airport master plans.

AIR 1.01.01 As a minimum, such master plans shall address:

- (a) the potential expansion of airports and attendant operations within the *Boulder County Comprehensive Plan* planning period (15 years);
- (b) the intensity of current and foreseeable developmental pressures of areas surrounding airports;
- (c) the protection of the health, safety and general welfare of the public in areas surrounding airports;
- (d) the protection of the public and private investments of the airports; and
- (e) the development of land use regulations that establish compatible land uses in areas surrounding airports.

The development of airport master plans, approved by the Federal Aviation Administration, is the overall ideal supported by this chapter of the *Plan*.

AIR 1.02 Airport master plans should be in accordance with the goals, policies, and land use regulations of the *Boulder County Comprehensive Plan* as well as other municipal comprehensive plans that may be affected by the operation of an airport.





Boulder County Comprehensive Plan

FIRE PROTECTION

Goals, Policies, & Maps Element

Fire protection is an essential service in the municipal/ community service areas and the non-urban areas of Boulder County. The following policies developed jointly by Boulder County and local fire department representatives working through the Boulder County Firefighters' Association are intended to guide land use decision-making and regulation with respect to fire protection.

Policies

- FP 1.01 The county shall encourage fire protection districts in Boulder County to adopt, implement and enforce similar fire codes.
- FP 1.02 The county shall encourage the provision of a fire coordinator to offer technical assistance concerning fire code and related matters to fire departments and county departments upon request.
- FP 1.03 The county shall encourage each fire department to clearly define the level and type of service which it provides and to move toward development and adoption of a fire protection master plan as described in Policy FP 1.04.
- FP 1.04 The county shall support the development of fire protection master plans by individual departments, and, where appropriate, by geographically related groups of fire departments for the purpose of defining and potentially improving the level of service provided, eliminating unnecessary duplication, fragmentation, or competing services, and encouraging the consolidation of fire departments or districts.
- FP 1.05 The *Boulder County Land Use Code* shall require development proposals to include an evaluation of the impact of the proposal upon the capability of the affected fire department to maintain its appropriate level of service to existing development in its response area or district and to adequately serve the proposed new development. The level of sophistication of this

Outside of municipalities, fire protection districts, often staffed by volunteers, provide service to the community.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 7/28/82	N/A	N/A



Fire protection districts respond to a variety of emergencies, including accidents, structure fires, & wildland fires.

- evaluation shall be commensurate with the type of development proposed.
- FP 1.06 The county shall incorporate into the *Boulder County Land Use Code*, in so far as possible, design and development standards and requirements which will result in the future provision of fire protection that is efficient and of an appropriate level.
- FP 1.07 The county shall support the acquisition, development and maintenance, and utilization of accurate information for fire protection planning purposes, e.g., response time and fire protection category maps, wildfire hazard and risk data, land use patterns, and departmental capabilities, etc.
- FP 1.08 Recognizing the value of fire protection districts in providing fire prevention inspection and investigative functions in the unincorporated areas of the county, the county shall encourage volunteer departments to consider reorganizing as fire districts or annexing their territorial area into existing fire protection districts.
- FP 1.09 The county shall encourage cooperation and the development of agreements between all levels of government and the various agencies providing fire protection services for the purpose of most efficiently utilizing the resources of each entity.
- FP 1.10 The county shall recognize the value of organizations such as the Boulder County Firefighters' Association as resources for guidance and referral on fire protection and emergency services issues, for facilitating cooperation between fire departments, emergency service agencies, other units of government, and the public.



Boulder County Comprehensive Plan

**TELE-
COMMUNICATIONS**

Goals, Policies, & Maps Element

Boulder County is very interested in the increase in telecommunications facilities in the county. The county has special interest in their environmental impacts as well as social/technical benefits. The following policies were adopted by the Planning Commission on June 26, 1985, after three Long Range study sessions and draft review by over 300 individuals, organizations and agencies.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 6/26/85	N/A	Created 6/26/85

Policies

- TE 1.01 The *Boulder County Land Use Code* shall regulate Telecommunications Facilities, as defined in the textual statement of this element, either as a Use By Right or as a Use By Special Review so as to assure compatibility with surrounding land uses and safety from hazards.
- TE 1.02 Consideration of applications for Special Review shall normally include alternative siting and design studies for the purpose of providing information that can assist in the review of the proposal and a consideration of alternate sites and alternate designs that may be more acceptable to Boulder County.
- TE 1.03 The county should accommodate adequate regional and community telecommunications facilities to serve the needs of governments, businesses, and citizens of Boulder County while avoiding, where possible, or minimizing any negative impacts associated with telecommunications facilities.
- TE 1.04 The county should accommodate the use of current and evolving new telecommunications technologies.
- TE 1.05 The aesthetic and environmental quality of the county shall be given full consideration when locating, designing, or upgrading any telecommunications facility so as to avoid any significant adverse impacts.
- TE 1.06 Consolidation of multiple telecommunications facilities onto common towers, when feasible

Telecommunications technologies are constantly evolving which may result in new types of proposed facilities.



and not otherwise detrimental, shall be strongly encouraged by Boulder County.

TE 1.07 When feasible, telecommunications facilities shall be located adjacent to, on or incorporated into existing or proposed buildings or other structures.

TE 1.08 Where a telecommunications system utilizes a network of facilities, a comprehensive approach shall be taken for evaluating potential sites in Boulder County with a view to minimizing the number of sites required and any adverse impact.

Where
feasible,
new tele-
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ties should
be incorpo-
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towers or
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tures.



Boulder County Comprehensive Plan

ECONOMICS

Goals, Policies, & Maps Element

The policies and programs of Boulder County and the municipalities within its boundaries together constitute a complementary statement about the economy in general and economic development in particular. Boulder County's approach is to channel new urban development—commercial, industrial, and residential—to existing communities where plans are being made to provide necessary public services in a cost efficient manner, while limiting new growth in most of the unincorporated area to a rural or non-urban level.

The *Boulder County Comprehensive Plan* recognizes that each of the 11 municipalities has developed its own goals concerning such issues as rate of growth, desirable land use types and patterns of development, service financing mechanisms and economic development incentives. Many of the stated goals of these municipalities appear similar. The municipalities recognize the value of seeking a balance between housing and job opportunities within their respective cities. Each municipality has developed an individual approach to the land use issues mentioned above and to the programs or other actions aimed at achieving a desirable balance and a stable, healthy economy. A majority of municipalities are involved also in efforts to increase sales tax revenues and encourage local spending by citizens. It is clear that within the areas projected for urban development adequate land and services are being planned to accommodate future economic development, whether one foresees rapid increases or a more moderate growth rate.

A commitment to maintaining the environment & quality of live within the county has contributed to economic health.

Another significant component in both the county *Comprehensive Plan* and a majority of the municipal plans and programs is recognition of the importance of environmental factors, natural and cultural amenities or “quality of life” issues to the health of the economy. The Boulder County economy has benefitted from its legacy of careful land use decisions and its national and state parks and forests and the open space and park acquisitions of the county and various municipalities, notably the City of Boulder. These attributes, together with the presence and resources of the University of Colorado and the local market for products and services, are vital to the county’s economic health.

The following economic goals and policies were revised and expanded in 1987 in conjunction with development of a background Economic Element. They are intended to be used in conjunction with the Design of the Regional Goals A.1 - A.4.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 2/25/87	N/A	Created 2/25/87



Policies

Because municipalities have the ability to provide urban services to new businesses, most economic development activities will take place within the county's towns and cities.

- EC 1.01 The county shall obtain and retain current and relevant economic statistics and other information, including data on major industries and employers county-wide, and in the unincorporated area, data on the agricultural, forestry and tourism industries, for the purpose of assessing the employment and economic status of the county and success in moving in the direction of Goal A.4 and the *Plan's* "economic conditions" goal statements.
- EC 1.02 The county shall promote the preservation and enhancement of its major assets in attracting new employers: special features of the natural environment, high quality educational and scientific resources, low levels of environmental pollution, sound land use planning and a strong sense of community and neighborhood identity.
- EC 1.03 The county shall encourage economic development activities which will help provide additional employment opportunities and adequate incomes for Boulder County residents. The county shall work with the municipalities, public, non-profit, and private sector organizations to insure that economically disadvantaged residents of the county participate in the additional employment and income opportunities resulting from its economic development activities.
- EC 1.04 The county shall function as a resource of land use information for the municipalities within its borders and other entities concerned with its economic

health, stability and development.

- EC 1.05 The county shall assist municipalities with their economic development efforts upon request and in keeping with the other goals and policies of the *Boulder County Comprehensive Plan*.
- EC 1.06 In its economic development efforts, including support or assistance to municipalities, the county shall recognize the importance of retaining and expanding existing businesses and industries, the significance of small firms and both the benefits and potential drawbacks of attracting new support businesses and industries.
- EC 1.07 The county shall recognize the importance of tourism and recreation to the local economy and shall encourage the provision of urban and non-urban services and facilities necessary for the continuation and expansion of these activities, consistent with other goals and policies of the *Boulder County Comprehensive Plan*.
- EC 1.08 The county shall support the University of Colorado as a catalyst for economic activity within the area.
- EC 1.09 The county shall encourage public/private cooperation in addressing the County's economic goals and objectives.



Boulder County Comprehensive Plan

**ADDITIONAL
COUNTY-WIDE**

Goals, Policies, & Maps Element

During the county planning process several specific policy statements were formulated to address particular issues indigenous either to the mountains or the plains. However, upon consideration of these policies by the Long Range Planning Commission it was decided that these policies should also be applicable to the entire county; therefore, the following policies CW1.01-CW1.12 are to be interpreted as being county-wide in nature. Policies CW1.13-CW1.15 were added during the Five Year Review of the Boulder County Comprehensive Plan and represent responses to suggestions or realizations that additional issues should be addressed and that said issues could not be realistically categorized in the existing policy sections. As this part of the Plan continues to expand through future additions it may be possible at some time to structure it into new topical policy sections.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 11/30/83	N/A	N/A

Policies

CW 1.01 Many land uses and zoning decisions have been made in the past 12 years without the use of a comprehensive plan to guide in the formulation of such decisions. With the development of the goals and policies of the *Boulder County Comprehensive Plan* it is clear that many past decisions now conflict with the underlying plan objective of channelling urban growth into Community Service Areas while preserving surrounding agricultural and forest lands. To rectify these obvious conflicts between existing zoning and future land use, it is the policy of Boulder County to modify the existing zoning pattern in areas surrounding Community Service Areas as well as other areas of the county.

CW 1.02 In recognition that the developmental policies, proposed land uses, and existing zoning distribution patterns of surrounding counties may result in incompatible or detrimental land use impacts on Boulder County, it is herein the policy of Boulder County to establish an effective intergovernmental understanding and agreement with the surrounding counties for the purpose of attempting to mitigate or minimize any potential detrimental land uses or related impacts upon the incorporated or unincorporated areas of Boulder County.

CW 1.03 The rezoning of lands from which historic water rights have been severed and which severance reduced the capacity to use such land for the purposes to which it was put or zoned at

Policy CW 1.02 supports the concept of regionalism through the use of intergovernmental agreements with adjacent counties.



the time of the adoption of the Comprehensive Plan shall not be viewed with favor when the primary justification for such rezoning would only be the diminished productive capacity of the land which was caused by the severance.

region's municipalities, it is herein the policy of Boulder County to enter into intergovernmental contracts with the municipalities for the purpose of implementing the land use proposals and policies of the jointly adopted municipal comprehensive plans.

The county shall thoroughly assess the environmental impacts of any land use proposal.

CW 1.04 The county shall investigate the feasibility and desirability of establishing review regulations at a county level for the construction and/or expansion of water storage, diversions, transmission, and distribution systems. In undertaking such an investigation, the county shall consider the enabling powers and guidelines for regulation found in H.B. 1041 (CRS 24-65.1-101 et seq.) and H.B. 1034 (CRS 29-20-101 et seq.).

CW 1.08 The county shall support and endorse state and federal legislation which focuses upon the development of equitable tax programs designed to preserve agricultural, forest, and other natural resources.

CW 1.09 The county shall thoroughly assess the environmental impacts of any land use proposal prior to the approval or denial of an application for subdivision, rezoning, or Special Use.

CW 1.05 The county shall reassess the Home Occupation category of the *Boulder County Land Use Code*, and shall make amendments where relevant and manageable to more adequately serve the needs and desires of the citizens of Boulder County.

CW 1.10 The county acknowledges that information pertinent to land use decision-making and involving both quantifiable and unquantifiable environmental factors is lacking or incomplete in certain areas. It is, therefore, the policy of the county to search out information and to make said information available and intelligible to the public.

CW 1.06 The county shall assess the feasibility of designing a land use permit which should either replace or be an addendum to a building permit, the purpose of such a permit would be to provide both an applicant for a land use activity and other governmental entities with a central checklist containing an itemization of all information required prior to making a decision regarding the proposed activity.

CW 1.11 A diversity in housing construction shall be encouraged through flexibility in regulations and codes to reflect the various desires of individuals and to insure the ability of the owner builder to utilize his or her own labor, design, skills, and any other resources facilitating owner-built housing.

CW 1.07 To accomplish a cooperative and coordinated land use planning effort among the

CW 1.12 When appropriate, the county shall encourage and support the formation of citizen groups to

participate in planning-related matters; and for such purposes the county commissioners or agencies may appoint/form ad hoc citizen advisory groups or request the appointment of such groups.

CW 1.13 The county recognizes that the location of potentially hazardous developments within the unincorporated area of the county is a matter of particular public concern. A “potentially hazardous development” means a land use which by its nature poses significant potential hazards that may extend beyond the geographic boundaries of the land area. Such uses shall include, but not be limited to, reservoirs, power plants, use or storage of hazardous material, and disposal of hazardous waste. When making any decision the county is otherwise authorized to make, the county shall evaluate the proposal and require the elimination or reduction to an acceptable level of any of the hazards which such development may pose to the public. Policies to address the special problems of potentially hazardous development shall be as follows:

CW 1.13.01 It shall be county policy to cooperate with the municipalities of the county with respect to the evaluation, elimination, and reduction of potentially hazardous developments located within the unincorporated areas of the county.

CW 1.13.02 It shall be county policy to require that an

assessment of the hazards shall be conducted by professional practitioner(s) that have expertise in the subject matter. It shall be county policy to require that such assessment, performed at the applicant’s expense, incorporate analytical methods reflecting current, generally accepted professional principles and practices.

CW 1.13.03 In evaluating a “potentially hazardous development” and in seeking to eliminate or reduce its hazards, decisions by the county shall consider among all other relevant factors:

- a) The thoroughness of the applicant’s site selection process and the soundness of the conclusions reached, including the analysis of alternative sites with consideration of the potential hazardous impacts of the proposed use.
- b) An assessment of the technological and economic factors affecting the proposed development and the consideration given by the applicant to the implementation of other practical and economically feasible alternatives that can provide the same functions, while minimizing potential hazards for the public.

Potentially hazardous land uses include but are not limited to reservoirs, power plants, hazardous materials storage & hazardous materials disposal.

- c) The official position of a municipal government if the potentially hazardous development is proposed within, adjacent to, or would directly affect lands within its future service/comprehensive planning area as mutually adopted by the municipality and county; and
- d) All applicable rules, regulations, and policies in effect at the time the proposal is submitted.

Additional county-wide policies have been added to the Comprehensive Plan over the years in response to changing physical, social, & economic conditions.

CW 1.14 The county shall encourage the utilization of the Colorado Joint Review Process, CRS 34-10-101et seq., as amended, for any major natural resource development proposed to be located in Boulder County. The county encourages the utilization of the Colorado Joint Review Process to reduce confusion and delay in the permitting process and to create a more efficient process that recognizes the integrity of each office and agency of local, state and federal government.

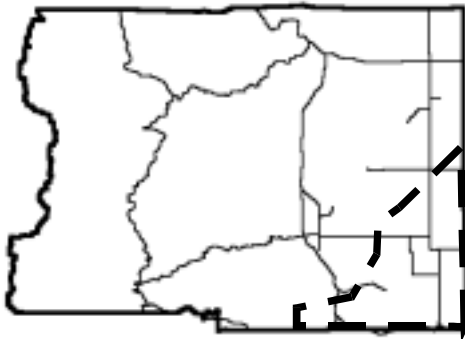


Boulder County Comprehensive Plan

SOUTHEAST SUBREGION

Goals, Policies, & Maps Element

Subregion Vicinity



Subregional boundaries were established in 1978. The graphic above shows the general location of the subregion. Larger scale maps are available in the First Edition of the *Boulder County Comprehensive Plan*, archived at the Land Use Department offices.

The majority of land within the Southeast Subregion has been annexed to municipalities and Intergovernmental Agreements are also common in this area. As such, policies SE 1.01 through SE 1.04 have generally been accomplished.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created March 1978	In Background Element	Created March 1978

The function of the subsequent policies is to acknowledge the physical form of land uses in the Southeast Subregion as being characterized by municipalities surrounded by agricultural lands. A major objective of these policy statements is to acknowledge that future urban developments should be channelled into the service areas of the municipalities rather than occupying the surrounding agricultural lands.

It is imperative that land use decisions which affect the Southeast Subregion be made responsibly over the planning period to attain particular public and private objectives concerning the physical form of future growth. Such objectives for the Subregion have been derived from numerous neighborhood meetings in the unincorporated areas as well as from consistent statements that exist within the context of the Subregion's comprehensive plans. The purpose of the following objectives is intended to assist in the interpretation and implementation of the Southeast Subregional policies.

Land Use Objectives

The five municipalities of the Subregion shall be designated as Community Service Areas, and consequently will be the only geographic locations where urban growth will be accommodated.

Land areas that surround the Subregion's Community Service Areas are non-urban in nature and should continue as such throughout the planning period.

As an effort to preserve community identity, all practical efforts should be made to prevent the Subregion's Community Service Areas from physically growing together.

There are five municipalities within the southeast subregion. A portion of this land area will soon be within the City and County of Broomfield, approved by voters in 1998.



Policies

SE 1.01 New residential, commercial, or industrial development shall be channelled into the geographic area contained within designated Community Service Areas. For the purposes of administering this policy as well as others, the following Community Service Areas are recognized as the only designated Community Service Areas within the Subregion.

- The Broomfield Service Area
- The Erie Service Area
- The Lafayette Service Area
- The Louisville Service Area
- The Superior Primary Development Area

SE 1.02 The existing agricultural land uses that generally surround the Subregion's Community Service Areas shall be acknowledged as the dominant land use which should be continued throughout the planning period. Residential densities shall be in conformance with the provisions of the Agricultural policies of the *Plan*.

SE 1.03 To accomplish a cooperative and coordinated land use planning effort among the Subregion's municipalities, it is herein the policy of Boulder County to enter into intergovernmental contracts with the municipalities for the purpose of implementing the land use proposals and policies of the jointly adopted municipal comprehensive plans.

SE 1.04 In recognition that the developmental policies, proposed land uses, and existing zoning distribution patterns on lands of

Adams, Jefferson, and Weld Counties may result in incompatible or detrimental land use impacts on Boulder County, it is herein the policy of Boulder County to establish an effective intergovernmental understanding and agreement among said counties and any affected municipalities for the purpose attempting to mitigate or minimize any potential land use or related impacts upon the incorporated or unincorporated areas of Boulder County.

It is the policy of Boulder County to enter into intergovernmental agreements with municipalities for the purpose of implementing jointly adopted plans.

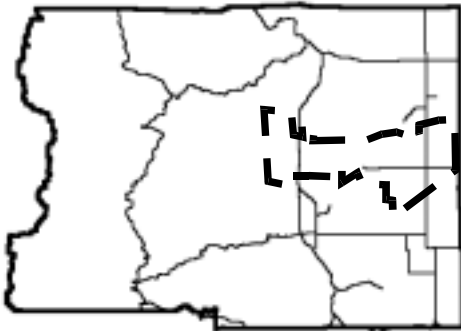


Boulder County Comprehensive Plan

**NIWOT, LEFTHAND,
BOULDER CREEK
SUBREGION**

Goals, Policies, & Maps Element

Subregion Vicinity



Subregional boundaries were established in 1978. The graphic above shows the general location of the subregion. Larger scale maps are available in the First Edition of the *Boulder County Comprehensive Plan*, archived at the Land Use Department offices.

A detailed map of the Niwot Community Service Area is included in the maps section of this document.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 11/18/87	Amended 2/17/97	Created 11/18/87

The only geographic area within the Subregion that has been planned to accommodate future development is the semi-rural Niwot Community Service Area which, for the limited purposes set out in these policies, shall be considered a “Limited Community Service Area”.

Niwot also has designated Transferable Development Rights receiving sites and specifically mapped sending parcels, which will act as a buffer for the community. In addition, a significant amount of agricultural acreage in this subregion has been secured as public or private open space.

Policies

NIW 1.01 Based upon past and present land use, lack of community services, physical conditions and citizen desires, it is county policy to recognize and designate the existing land use character of the Lefthand/ Niwot/Boulder Creek Subregion (with the exception of the Niwot Community Service Area) as being agricultural in nature and to ensure that the accompanying Land Use Plan Map and attendant *Boulder County Land Use Code* will acknowledge such character in the designation and implementation of future land use types.

Niwot is considered a “Limited Community Service Area”.

NIW 1.02 In recognition and support of the designated agricultural character of the Subregion, the *Boulder County Land Use Code* shall be developed in such a manner as to discourage the further subdivision of lands, situated outside of designated “Community Service Areas” for the purpose of creating new building sites for residential,



commercial, or industrial land uses(except as otherwise permitted within these policy statements or by state statutes). Furthermore, new residential structures shall only be permitted on vacant lots within recorded rural residential subdivisions or on other previously established building sites where past public and private commitments have been made for the creation of such structures and their attendant service needs.

county shall seek recommendations from the Department of Commerce relative to preservation of the area in a state as free from electromagnetic pollution as possible, pursuant to C.R.S. 30-11-601 et seq.

NIW 1.06 The Niwot Community Service Area is recognized as the only Community Service Area within the Subregion.

Niwot Community Service Area

The community of Niwot is the only area within the Subregion where significant public and private commitments have occurred in the form of centralized sewer, water, a range of residential densities, and housing types, fire protection, public educational facilities, limited commercial developments, as well as industrial uses on the southern periphery that are buffered from the predominantly residential areas. As a result of these commitments, land uses of a non-agricultural character have taken place within this area. Consequently, Niwot is planned to be the only designated service area within the Subregion and the geographic area wherein the majority of future growth will be accommodated. It is, therefore, the intent of the following policies (NIW 2.01-NIW 2.14) to acknowledge Niwot as a “Limited Community Service Area”.

Furthermore, the physical and cultural nature of the Niwot community, as perceived by its residents, consists of a “semi-rural” quality characterized as low density residential uses surrounded by agricultural uses. With the designation of Niwot as a “Limited Community Service Area”, which implies orderly physical expansion consistent with ability of various service entities to provide a continual level of service, the quality and physical form of proposed

NIW 1.03 New business, commercial, and industrial uses shall be situated within “Community Service Areas” in order to be within a close proximity to the shopping public and respective labor forces, as well as to move toward the goals of reducing energy consumption and attendant commuter time. This policy is not intended to relate to “minor” expansion of existing industrial or business uses.

NIW 1.04 The Foothills portion of the Subregion, situated west of US 36 is agricultural (grazing) in character. Future land uses in this area shall be consistent with the provisions of policy NIW 1.03 above and furthermore, shall be planned in such a manner as to compliment the character as well as promote the existing scenic vista of the Foothills.

NIW 1.05 When considering new development requests (subdivisions, rezonings, special use reviews and the like) on lands in this Subregion affected by the Table Mountain National Radio Quiet Zone Area, the

Future developments should complement & enhance Niwot’s semi-rural character.

developments are of utmost concern to the residents. Future developments, including TDRs, shall compliment and enhance this semi-rural character.

In an effort to assure that proposed developments are compatible with and complimentary to the “semi-rural” character of the Niwot community, the following statements are included to identify the various components which make-up the desired “semi-rural” character.

● **Components of Niwot’s “Semi-rural” Character**

- Residential densities that do not exceed 1.0 units/gross acre;
- Business uses that are primarily oriented to the local community or otherwise compliment the “Semi-Rural” character;
- The existence of internal open space that serves to physically separate non-agricultural land uses;
- An ultimate geographic size that acts to physically contain the community, enhance community identity, and prevent development “sprawl” into the surrounding agricultural lands and/or other existing or potential “Community Service Areas”;
- The existence of external open space (agricultural land) that is contiguous to the ultimate developmental peripheries of the community;
- The regulatory provisions to permit the possession and maintenance of animal units (horses) for recreational purposes;
- The application of county Road Standards and Specifications consistent with the area’s stated semi-rural character only where sound engineering considerations allow.
- The geographic location of the Niwot community relative to the surrounding land uses which are predominantly agricultural in character.

Because of the residents’ concern for

the quality and physical form of future developments in the Niwot area, the positive relationship between the man-made environment and the surrounding agricultural lands is an important determinant in preserving the desired character and enhancing the quality of life. Just as the above statements describe the components of the desired “semi-rural” character that should be recognized by the private sector when proposing future developments, additional statements are included below to establish the general objectives which are intended to guide the physical form of future development.

Community Service Area Objectives

- Future growth in the Niwot area shall only occur within the adopted Niwot Community Service Area.
- Growth shall be phased and gradual. “Leap-frog” development shall be discouraged.
- The character of residential development shall be of a low-density nature and be compatible with surrounding land uses in terms of use and design.
- Future developments shall be immediately serviceable with sewer, water, and fire protection. In addition, adequate educational facilities shall be available.
- Development that occurs on the periphery of the Niwot Community Service Area shall be designed in such a manner as to physically define the boundaries of the Niwot Community Service Area.
- Development that occurs adjacent to major transportation arteries shall be designed to minimize vehicular noise impacts and maximize resident safety as well as other positive attributes of residential living environments.
- Future developments shall be designed to afford effective internal open space for passive and active recreational purposes.
- Future developments and their roadways shall be designed to optimize

Generally, gross residential densities in the Niwot Community Service Area should not exceed one unit per acre.

circulation for the entire Niwot Community Service Area in accordance with the Niwot Area circulation plan.

To move toward the realization of the previously stated “semi-rural” character, developmental objectives, and the Boulder County Goals, the following Niwot Community Service Area policy statements are established.

Policies

NIW 2.01 It shall be county policy to designate the Niwot Community Service Area as a “Limited Community Service Area”.

NIW 2.02 It shall be county policy to recognize the desired character of the Niwot Community Service Area as being “semi-rural” and encourage additional future development be compatible with the “semi-rural” character.

Additional industrial development adjacent to or within the Niwot Community Service Area beyond that which currently exists or is contemplated in the *Boulder County Comprehensive Plan* shall be strongly discouraged. New business or commercial plan designation shall not be considered compatible with such “semi-rural” character, except as such uses may be clearly needed to serve Service Area residents.

NIW 2.03 It shall be county policy, to maintain the “semi-rural” character, the maximum overall gross density (excluding areas designated for other

than residential purposes) of the Niwot Community Service Area shall be 1.0 residential unit/acre; that open space in and around future developments shall be maximized. In addition, new developments planned adjacent to existing developments and within the same zoning district shall reflect the general density and design characteristics of the existing developments.

NIW 2.04 In an effort to prevent development sprawl and to preserve agricultural lands within the Subregion, it is the policy of Boulder County to contain the Niwot Community Service Area to those boundaries delineated on the Niwot Community Service Area Land Use Plan. Such boundaries are intended to be the limits of the Niwot community. The rationale underlying the Niwot Community Service Area boundaries is based upon limiting the amount of intensive development on designated prime agricultural croplands; defining the gravity flow limitations of the sanitation treatment plant by topographic contours; creating aesthetic setback distances to physically shape the Niwot community; providing safe and effective distances to separate future residences from major arterials; and, moving toward the realization of the citizens’ geographic “sense of community identity”.

Furthermore, existing agricultural land uses surrounding the Niwot Community Service Area will be acknowledged as those land uses which should

Open space
in & around
developments
shall be
maximized.

be continued into the future.

Community Service Area.

NIW 2.04.01 Any proposed expansion of the Niwot Community Service Area must conform with the goals and policies of the *Boulder County Comprehensive Plan* and with the Niwot Community Service Area objectives and policies, including, particularly, the need to maintain a “semi-rural” character and to preserve a geographic sense of community.

NIW 2.07 Open Space will be principally utilized for agricultural, passive, and trail corridor uses that require a minimum level of maintenance or development consistent with whatever interest the county may have acquired in such land.

NIW 2.08 The county shall encourage the development of a network of pedestrian and bicycle pathways that are protected from vehicular encroachment and that serve the resident’s needs to safely and efficiently move between activity areas and living areas within the Niwot Community Area.

NIW 2.05 The Niwot Community Service Area presently consists of land areas zoned primarily for rural residential and agricultural use with a few small areas zoned for business, commercial, and economic development. Future land uses proposed within the rural residential zone shall be of a residential and agricultural nature and conform to the bulk regulations associated with such zone as described in the *Boulder County Land Use Code*.

NIW 2.09 The county does not intend to provide nor maintain intensive, developed recreational facilities but may make available to appropriate organizations in Niwot land for the development of such facilities. Lands appropriate for the location of such recreational facilities shall be those areas designated as a Park on the *Niwot Area Parks and Trails Plan*. Development of such facilities shall be based upon a plan approved by the county Commissioners after review by individuals and organizations of the Niwot Community, the Parks and Open Space Advisory Committee, and review and recommendation from the Planning Commission. Appropriate organizations shall be capable of carrying out development, responsible for maintenance and willing to accept liability.

The county shall encourage a network of pedestrian & bicycle pathways within the Niwot community.

Furthermore, developments proposed at the boundaries of the Niwot Community Service Area shall ensure compatibility with surrounding agricultural lands and contribute toward the containment and definition of the Niwot Community Service Area.

NIW 2.06 The open space corridor designated on the Open Space Plan Map is designed to buffer and thus define the Niwot

Special taxing districts may be utilized within Niwot to provide a greater level of service than normally provided by the county.

NIW 2.10 Trail locations in the Niwot Community Service Area should follow principal ditches, roadways, and other appropriate courses, tying together business, school, and recreational activity centers and shall be located so as to minimize their impact on the environment and surrounding private properties.

NIW 2.11 Future developments that are proposed within the Niwot Community Service Area are encouraged to select the option of clustering residential dwelling units on a portion of the land parcel of record to minimize the infrastructure cost (sewer, water, line extensions, and road improvements) eventually borne by the consumer, ensure compatibility with the “semi-rural” character, and to maximize open space areas as well as other attributes associated with the unit development concept. Future developments that select the clustering option shall in effect, transfer the total allotted density of their parcel(s) to within the confines of individual building envelopes while conforming to the density prescribed in Policy NIW 2.03.

NIW 2.12 It shall be county policy to enter into a contract with the City of Boulder as enabled by 29-20-105 CRS, as amended, for the purpose of limiting the City’s northern corporate limits to those boundaries as described on the revised *Boulder Valley Comprehensive Plan*. (General description; the northern boundaries of the City’s green belt west

of Colorado 119, Monarch Road west of Colorado 119, and Mineral Road, North 71st Street and Lookout Road, located east of Colorado 119).

Furthermore, any intention by the City of Boulder to consider lands outside of the officially adopted Boulder Valley Planning Area and into the land east of the designated Lefthand/Niwot/Boulder Creek Subregion for the purpose of providing services, annexation or any other land use proposal different than those uses designated on the Subregional land use plan, shall be considered as sufficient reason to conduct a public hearing for the purpose of considering an amendment to the *Boulder Valley Comprehensive Plan*.

NIW 2.13 In consideration of future developments proposed within the Niwot Community Service Area, the Boulder County Land Use Staff shall make recommendations of approval, approval with conditions, or denial of such developments based on their conformance with these policies, the Niwot Community Service Area objectives, and the various standards and criteria of the *Boulder County Land Use Code*.

NIW 2.14 It shall be county policy to provide a level of services to the semi-rural Niwot Community Service Area which is no higher than the level provided to other rural subdivisions in the county, except as may be provided by special taxing districts.

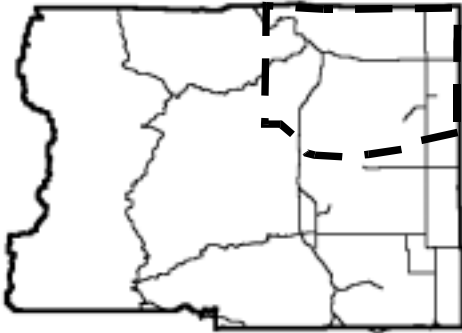


Boulder County Comprehensive Plan

**LONGMONT,
LYONS,
ST. VRAIN
SUBREGION**

Goals, Policies, & Maps Element

Subregion Vicinity



Subregional boundaries were established in 1978. The graphic above shows the general location of the subregion. Larger scale maps are available in the First Edition of the *Boulder County Comprehensive Plan*, archived at the Land Use Department offices.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 4/27/88	N/A	Amended 9/26/84

The St. Vrain Valley is the most highly irrigated portion of Boulder County and consequently contains the most productive agricultural lands. It is within the purpose of the following policies to acknowledge the land use character of this subregion as being agricultural in nature.

The two municipalities of Lyons and Longmont are the only political subdivisions within the Subregion that have general police powers as well as the ability to coordinate the provision of necessary services demanded by the urban populus. Thus, the service areas of these two communities are designated as the only geographic areas of the subregion where future urban growth will be accommodated.

Longmont has experienced substantial growth in population and employers since 1978, and has intergovernmental agreements with Boulder County for both comprehensive planning and TDRs. Lyons' growth has been fairly evenly paced over the past 20 years.

The environs of St. Vrain Creek contain significant resources for the continued livelihood of the Valley, county and region. Existing within the creek's surroundings are wildlife habitats, significant agricultural lands, recreational opportunities and commercial mineral deposits. Perhaps most important, the creek is the source of water which is extensively used for agricultural, manufacturing and domestic purposes. With these varying interests continually competing for resource utilization and preservation, it becomes evident that comprehensive land use management policies be developed. Such policies as mineral resource utilization, wildlife habitat preservation, and agricultural land use have been formulated to guide future decisions affecting the St. Vrain Creek environs as well as other riparian areas of the county. However, in light of the above "base" policies, the subsequent Subregion policy statements

The St. Vrain Valley is an area characterized by agricultural uses with intermittent aggregate extraction.



dealing with the St. Vrain Creek have as their underlying intent the preservation of water resources for the continuance of the agricultural livelihood of the Valley.

Policies

LO 1.01 New concentrations of urban development shall occur only within the designated Community Service Areas of the subregion, specifically the Municipal Service Area of Longmont and that portion of the Town of Lyons' Potential Service Area that is within the Community Service Area.

LO 1.02 It is the policy of Boulder County to designate the character and form of land uses within the Subregion (outside of the adopted Community Service Areas) as being agricultural in nature and to project continual agricultural usage throughout the planning period. Future land use decisions that occur outside of designated Community Service Areas shall be consistent and harmonious with the agricultural character of the land and with the provisions of the Agricultural Policies of the Plan, including those specifying non-urban residential density.

LO 1.03 Many land use and zoning decisions have been made in the past 12 years without the use of a comprehensive plan to guide in the formulation of such decisions. With the development of the goals and policies of the *Boulder County Comprehensive Plan* it is clear that many past decisions now conflict with the underlying plan objective of channelling urban growth into Community Service Areas while preserving the surrounding

agricultural land. To rectify these obvious conflicts between existing zoning and future land use, it is the policy in this subregion to modify the existing zoning pattern to reflect the present and future use of the county's agricultural lands.

LO 1.04 The community of Hygiene has been traditionally characterized as an unincorporated settlement composed of residents engaged in agricultural activities and business establishments providing the necessary services to the local residents. Although Hygiene has witnessed several minor land use changes in recent years, the area can still be acknowledged as a low density, rurally-oriented unincorporated community and not a Community Service Area. Based upon resident desires, existing land use patterns and attendant non-urban utility levels, it is the policy of Boulder County to designate the character of Hygiene as an unincorporated rurally-oriented community. Land use decisions that occur within Hygiene or the immediate area shall be harmonious with and compliment the community's character. In addition, as a means of preserving community identity, Boulder County shall attempt to ensure that Hygiene will remain physically separated from the City of Longmont.

LO 1.05 Given that the Subregion is directly dependent upon the utilization of the St. Vrain Creek for agrarian purposes, it is the policy of the county to preserve the continued agricultural use of the St. Vrain Creek and its tributaries consistent with Goal E.1.

Hygiene is an unincorporated Boulder County community.

LO 1.06 When considering new development requests (subdivisions, rezonings, special use reviews and the like) on lands in this Subregion affected by the Table Mountain National Radio Quiet Zone Area, the county shall seek recommendations from the Department of Commerce relative to preservation of the area in a state as free from electromagnetic pollution as possible, pursuant to C.R.S. 30-11-601 et seq.

LO 1.07 To accomplish a cooperative and coordinated land use planning effort among the subregion's municipalities, it is herein the policy of Boulder County to enter into intergovernmental contracts with the aforementioned municipalities for the purpose of implementing the land use proposals and policies of the jointly adopted municipal comprehensive plans.

The subregion's policies support the concept of establishing intergovernmental agreements with the City of Longmont.



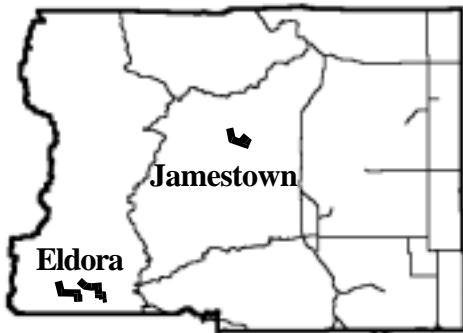
Jamestown Comprehensive Plan

Boulder County Comprehensive Plan

MOUNTAIN SUBREGION

Goals, Policies, & Maps Element

Subregion Vicinity



Subregional boundaries were established in 1978. The graphic above shows the general location of the subregion. Larger scale maps are available in the First Edition of the *Boulder County Comprehensive Plan*, archived at the Land Use Department offices.

The Eldora Preservation Plan Area was established in 1995.

The *Jamestown Comprehensive Plan* was adopted by the Boulder County Planning Commission on August 26, 1981 with the following provisions:

1. The “Policies” section and “Proposed Land Use Map” are hereby adopted as part of the *Boulder County Comprehensive Plan* and recommended for adoption by the Board of County Commissioners of Boulder County.
2. Other portions of the text, maps and appendices of the *Jamestown Comprehensive Plan* are hereby recognized as background information, supportive documentation and program direction for implementation of the Plan.
3. The existing Town limits of Jamestown are hereby adopted as the Town’s Service Area and recommended for adoption by the Board of County Commissioners of Boulder County. No annexations to the Town shall be approved without consideration of an amendment to the Plan.
4. These “Special Interest Areas” (Gillespie Gulch, Owens Flats, Porphyry Mountain) identified in the *Jamestown Comprehensive Plan* are hereby designated “Natural Landmarks” in the Environmental Resources Element of the Boulder County Comprehensive Plan and are recommended for designation by the Board of County Commissioners of Boulder County. This designation and recommendation for designation is adopted with the understanding that federal cooperation is necessary and that county action may be advisory only in some cases.

Jamestown, Nederland, & Ward of incorporated communities in the mountains of Boulder County. All other townsites are under the jurisdiction of the county.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Amended 7/16/95	N/A	N/A



5. By this adoption of the *Jamestown Comprehensive Plan* it is mutually agreed by the Town of Jamestown and Boulder County that the town and county will pursue development of an intergovernmental agreement pursuant to CRS, 29-1-203, as amended, to further the implementation of this Plan and other coordinated planning efforts.

On October 26, 1981, the Board of County Commissioners approved the Plan and signed an intergovernmental agreement with the Town of Jamestown.

Resolutions of the Boulder County Planning Commission and Board of County Commissioners, including policies and maps of the *Jamestown Comprehensive Plan*, may be consulted in the Boulder County Land Use Department.

The Eldora Preservation Plan Referral Areas map is broken into two areas. The area surrounding the townsite is associated with MS 1.01 and the outlying area is associated with MS 1.02.

Eldora Preservation Plan

The Eldora community formally disincorporated as a municipality in 1973. Steadily increasing growth pressures, including increased visitations to surrounding National Forest lands motivated Eldora citizens to develop a preservation plan for their community. The Boulder County Planning Commission adopted the following policies on July 19, 1995.

MS 1.01 The county shall utilize the Eldora Civic Association as a referral entity for land use applications within the Eldora Preservation Plan study area that require or may require a public hearing pursuant to the provisions of the *Boulder County Land Use Code*. The Civic Association shall be responsible for insuring that such referrals are directed to any other committees or organizations charged with administration and management of the Eldora Environmental Preservation Plan.

MS 1.02 Certain types of land use proposals regulated by the *Boulder County Land Use Code* such as “Areas and Activities of State Interest”, rezonings, special uses, and planned unit developments may have impacts reaching well beyond the proposal site. The county may refer such proposals to the Eldora Civic Association when they are located within an extended referral area bounded by the Continental Divide on the west, the Boulder/Gilpin county line to the south, the westerly corporate limits of the Town of Nederland on the east, and the Caribou Townsite/County Road 128 to the north.

MS 1.03 The county recognizes the unique rural and historic character of the Eldora community. In addition, policy MPA 1.08 of the *Boulder County Comprehensive Plan*, Mountain Planning Area, authorizes the county to assist communities desiring to preserve their historic character. Therefore, future development proposals which have potential visual, noise, or transportation impacts on the community from either within or outside the townsite shall be reviewed and acted upon by the county with significant weight being given to the compatibility of those proposals with the maintenance of that rural and historic character.

MS 1.04 Where consistent with the *Land Use Code* and other goals and policies of the *Comprehensive Plan*, the county may work with the Eldora community and other land owners/managers in the area to further cooperative

planning and land use management initiatives and actions.

MS 1.05 As provided by the Eldora Civic Association from time to time, the county Land Use Department shall maintain a current edition of the Eldora Environmental Preservation Plan and attendant maps, tables, and figures for reference by county staff, other interested parties, and the public when reviewing land use proposals and plans in the Preservation Plan and extended referral areas.

Notes

1 Not to be confused with 24-65.1, CRS, (H.B. 1041, “Areas and Activities of State Interest”) and the Colorado State Land Use Commission.

2 “geohazards” includes soils, landslides, slope, rockfalls, flashflood corridors, floodplains, subsidence, avalanches, and alluvial fans.

A portion of the Eldora Townsite is included in the National Register of Historic Places.



Boulder County Comprehensive Plan

**INTERGOVERNMENTAL
AGREEMENTS**

Goals, Policies, & Maps Element

Intergovernmental Agreements are legally binding agreements between local governments that help to plan and shape future growth. The following list includes those agreements that specifically guide land use. Please note that Boulder County has entered into other IGAs for purposes such as solid waste management, historic preservation, and building inspection services. For more information about the agreements listed on this page, please contact the Land Use Department at 303-441-3930.

Name of Agreement	Parties	Effective Date	Term	Amendments	Amendment Date
IGA for the Purpose of Planning and Regulating the Development of Land In the Jamestown Vicinity	Town of Jamestown and Boulder County	10/26/81	NA	N/A	N/A
Boulder Valley Comprehensive Plan	City of Boulder and Boulder County	12/20/90	N/A	N/A	N/A
East Central Boulder County Comprehensive Development Plan	Town of Erie, City of Lafayette, and Boulder County	12/21/94	20 yrs	See Below	See Below
				Kenosha Farms Property Amendment	12/19/96
				Futhey/CMN Enterprises, Inc. Property	12/30/97
				Leyner Property	1/17/98
Boulder Valley TDR Comprehensive Development Plan	City of Boulder and Boulder County	5/8/95	10 yrs (may be terminated between 4/1/00 and 6/1/00)	See Below	See Below
				First Amendment to the Boulder Valley TDR IGA	12/18/97
City of Lafayette, Boulder County TDR Comprehensive Development Plan	City of Lafayette and Boulder County	12/5/95	10 yrs	N/A	N/A
IGA Between the City of Longmont and Boulder County Concerning TDRs	City of Longmont and Boulder County	2/5/96	10 yrs	N/A	N/A
Lafayette/Louisville Buffer Comprehensive Development Plan	City of Lafayette, City of Louisville, and Boulder County	7/9/96	20 yrs	N/A	N/A
Southeast Boulder County Comprehensive Development Plan	City of Broomfield, City of Lafayette, and Boulder County	1/16/97	20 yrs	N/A	N/A
Superior Area Comprehensive Development Plan and Road Maintenance Agreement	Town of Superior and Boulder County	5/8/97	20 yrs	See Below	See Below
Longmont Planning Area Comprehensive Development Plan	City of Longmont and Boulder County	6/19/97	10 yrs	See Below	See Below
				First Amendment to the Longmont Planning Area Comprehensive Development Plan (Keyes)	8/27/98
Northwest Parkway IGA	City of Broomfield, City of Louisville, City of Lafayette, City of Louisville, and Boulder County	2/18/99	30 yrs	N/A	N/A





Boulder County Comprehensive Plan

INFORMATION SOURCES

Goals, Policies, & Maps Element

The following is a list of selected resources that can provide more information about land use and planning topics.

County Offices

● **Land Use Department**

Phone: (303) 441-3930

Web: <http://co.boulder.co.us/lu/>

Questions about building, zoning, and planning for areas OUTSIDE OF MUNICIPALITIES.

● **Parks & Open Space Dept.**

Phone: (303) 441-3950

Questions about environmental resource mapping, open space acquisition and management.

● **Transportation Department**

Phone: (303) 441-3900

Questions about floodplain mapping, access permits, and road maintenance.

● **Health Department**

Phone: (303) 441-1100

Questions about septic systems, potable water supply, food service, air pollution. Also address other health issues.

● **Assessor's Office**

Phone: (303) 441-3530

Questions about tax assessment and

ownership.

● **Clerk and Recorder's Office**

Phone: (303) 441-3515

Questions about deeds and other recorded documents.

Cities

For information about properties within one of the following cities, please contact them directly.

- City of Boulder (303) 441-3270
- Broomfield (303) 438-6284
- Erie (303) 926-2770
- Jamestown (303) 449-1806
- Lafayette (303) 665-5588
- Longmont (303) 651-8330
- Louisville (303) 666-6565
- Lyons (303) 823-6622
- Nederland (303) 258-3266
- Superior (303) 499-3675
- Ward (303) 459-3423

Other Resources

● **State Engineer**

Phone: (303) 866-3587

Help With:

Issuance of well permits.

● **State Forest Service (Private Lands)**

Phone: (303) 442-0428

Help With:

Forest management questions

● **US Forest Service (Public Lands)**

Phone: (303) 444-6600

Help With:

Questions about management and use opportunities in the National Forest.

● **Agricultural Extension Office**

Phone: (303) 444-1121

Help With:

Questions about agricultural land management.





Boulder County Comprehensive Plan

AMENDMENT HISTORY

Goals, Policies, & Maps Element

BCCP-98-01: Trails Element

- Approved January 20, 1999
- Creation of a Trails Element and amendment of the Trails Map. No goal or policy amendments.

BCCP-97-01: Transportation Element

- Approved February 19, 1997
- Amendment changing the status of Niwot Road from Minor Arterial to Collector.

BCCP-96-03: Agricultural Element

- Approved July 16, 1997
- Amendment to the Significant Agricultural Lands map and created the Agricultural Element. Agricultural policies were removed from the Environmental Resources Element.

BCCP-96-02: Open Space Element

- Approved July 17, 1996
- Amendment to the Open Space Element text and the Open Space Plan Map.

BCCP-96-01: U.S. Forest Service Plan Revisions

- Approved May 15, 1996
- This amendment does not impact any BCCP text or maps. The request was for Boulder County endorsement of various Forest Plan alternatives.

BCCP-95-07: Transportation Element

- Approved October 18, 1995
- Text amendment of the Transportation Element. Removal of the Road Plan Map (map 8), Transit Plan Map (map 9), and Bikeway Plan Map (map 10).

BCCP-95-06: Natural Hazards Element

- Approved October 18, 1995
- Creation of a new element. No map amendments.

BCCP-95-05: Meadow Green Farms TDR

- Approved July 19, 1995
- Map amendment of the Significant Agricultural Resources Map redesignating the Meadow Green Farms area from National to State Importance.

BCCP-95-04: Niwot Subregion Element

- Approved January 11, 1996
- Amendment to the Niwot Community Service Area Land Use Map expanding the Commercial land use designation to include the Niwot Post Office.

BCCP-95-03: Mountain Subregion Element

- Approved July 19, 1995
- Text and map amendments adopting portions of the Eldora Environmental Preservation Plan. Five policies and a map of referral areas were added to the BCCP.

BCCP-95-02: Environmental Resources Element

- Approved March 22, 1995
- Text and map amendments dealing with Environmental Conservation Areas, Rare Plant Sites, and Significant Natural Communities (formally Critical Plant Associations).

BCCP-95-01: Plains Planning Area

- Approved August 15, 1995
- Text amendment to the Plains Planning Area Element policies pertaining to TDR density.



BCCP-94-03: Plains Planning Area

- Approved August 17, 1994
- Creation of a new element. No map associated.

BCCP-94-02: Environmental Resources Element

- Approved July 20, 1994
- Text and map amendments altering the Wetlands and Natural Landmarks/Natural Areas policies and map boundaries for Natural Areas and Natural Landmarks.

BCCP-94-01: Cultural Resources Element

- Approved July 27, 1994
- Creation of a new Cultural Resources Element. No map amendments were included.

BCCP-93-01: Trails Map Amendment

- Approved October 20, 1993
- Map amendment to the Trails Map

BCCP-90-05: Niwot Community Service Area Map Amendment

- Approved November 14, 1990 by Long Range Planning Commission; January 10, 1991 by the Board of County Commissioners.
- Expansion of the Niwot CSA in the south half of Section 21-T2N-R69W (Somerset).

BCCP-90-04: Lafayette Comp Plan Revisions

- Approved June 27, 1990
- Adoption of the City of Lafayette's 1990 Revised Comprehensive Plan.



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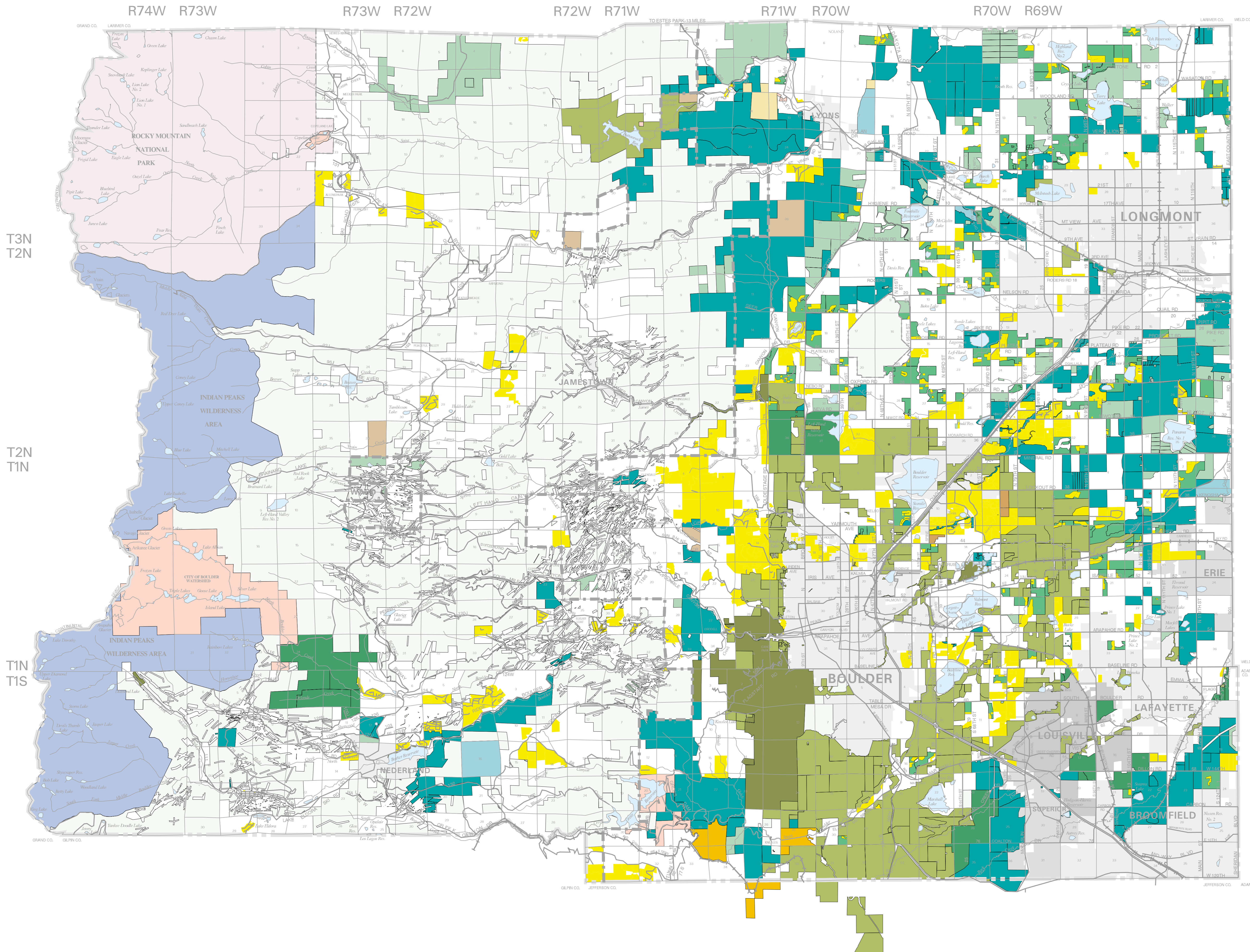
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Public Lands Map*



Legend

- NUPUD Outlots*
- Subdivision or Platted Area
- Rocky Mountain National Park
- Indian Peaks Wilderness
- USFS and BLM Land
- State Park
- State Land Board
- Gunbarrel Improvement District OS*
- BLM Under County R&PP Application
- Other Lands (Utilities)
- Special Ownership Properties*
- County Open Space*
- Boulder Mountain Parks
- Municipal Parks and Open Space*
- Joint City/County Open Space*
- County Conservation Easements*
Conservation Easements are Not Available for Public Access, since the land is privately owned.
- Roosevelt National Forest Boundary
- Incorporated Areas
(As of April 20, 1999)

*Not all properties are open to public access. Contact the Boulder County Parks and Open Space Department for specific information.

Notes

For further trail access information call City of Boulder Open Space/ Real Estate at (303)441-3440 or Boulder County Parks and Open Space at (303)441-3950.

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

Not Adopted by any County Boards



COMPREHENSIVE PLAN MAP

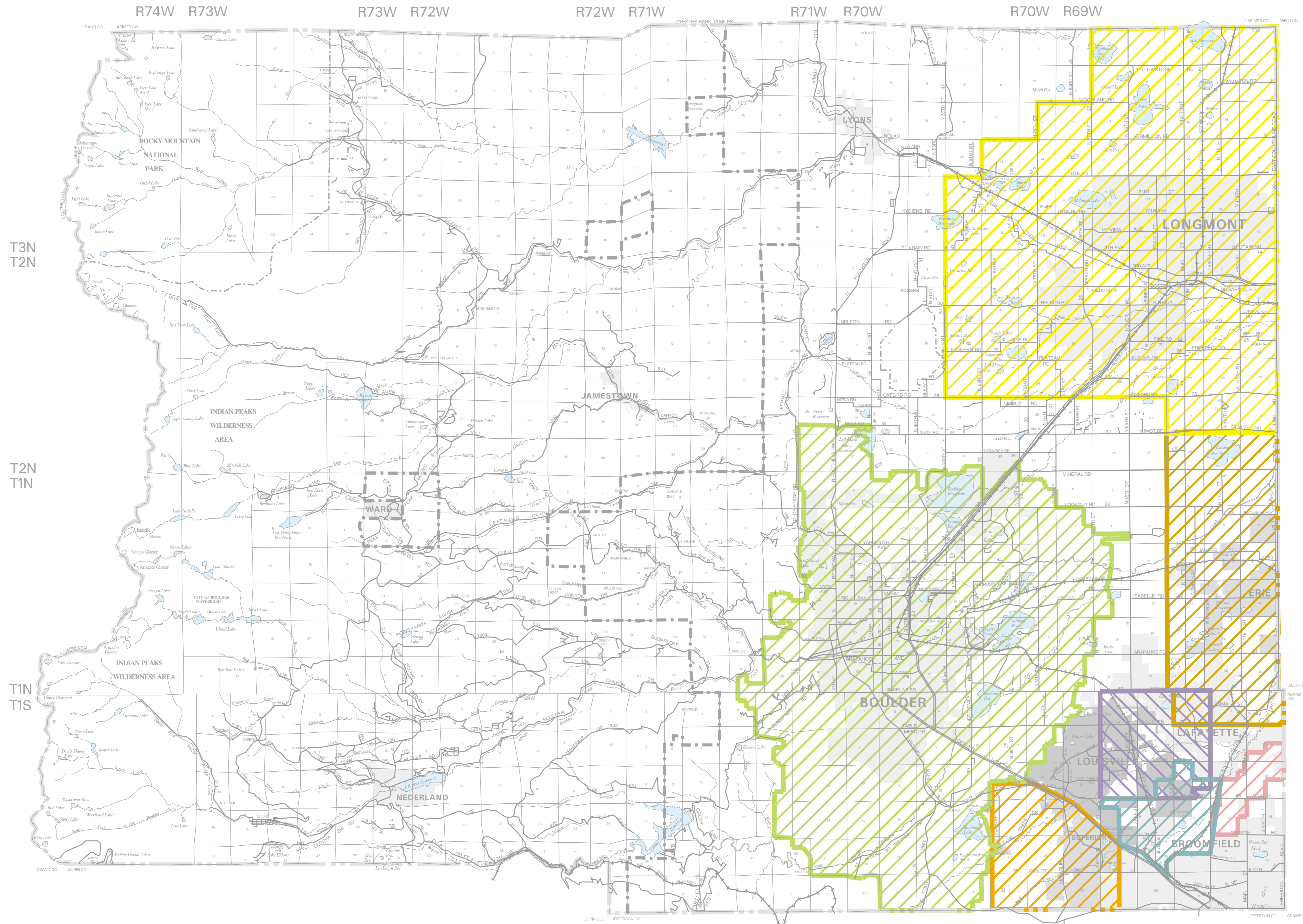


Public Lands Map*

Comprehensive Development Plan Intergovernmental Agreements Between Boulder County and Municipalities

Legend

-  Boulder Valley Comprehensive Plan
-  Longmont Area Intergovernmental Agreement
-  Lafayette/Louisville Buffer
-  Superior Area Comprehensive Development Plan
-  Southeast Boulder County Intergovernmental Agreement
-  East Central Boulder County Comprehensive Development Plan
-  Northwest Parkway*
-  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

*Described in the "Southeast Boulder County, South 96th Street, Dillon Road and U.S. 287 Comprehensive Development Plan"

Not Adopted by any County Boards

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MILES

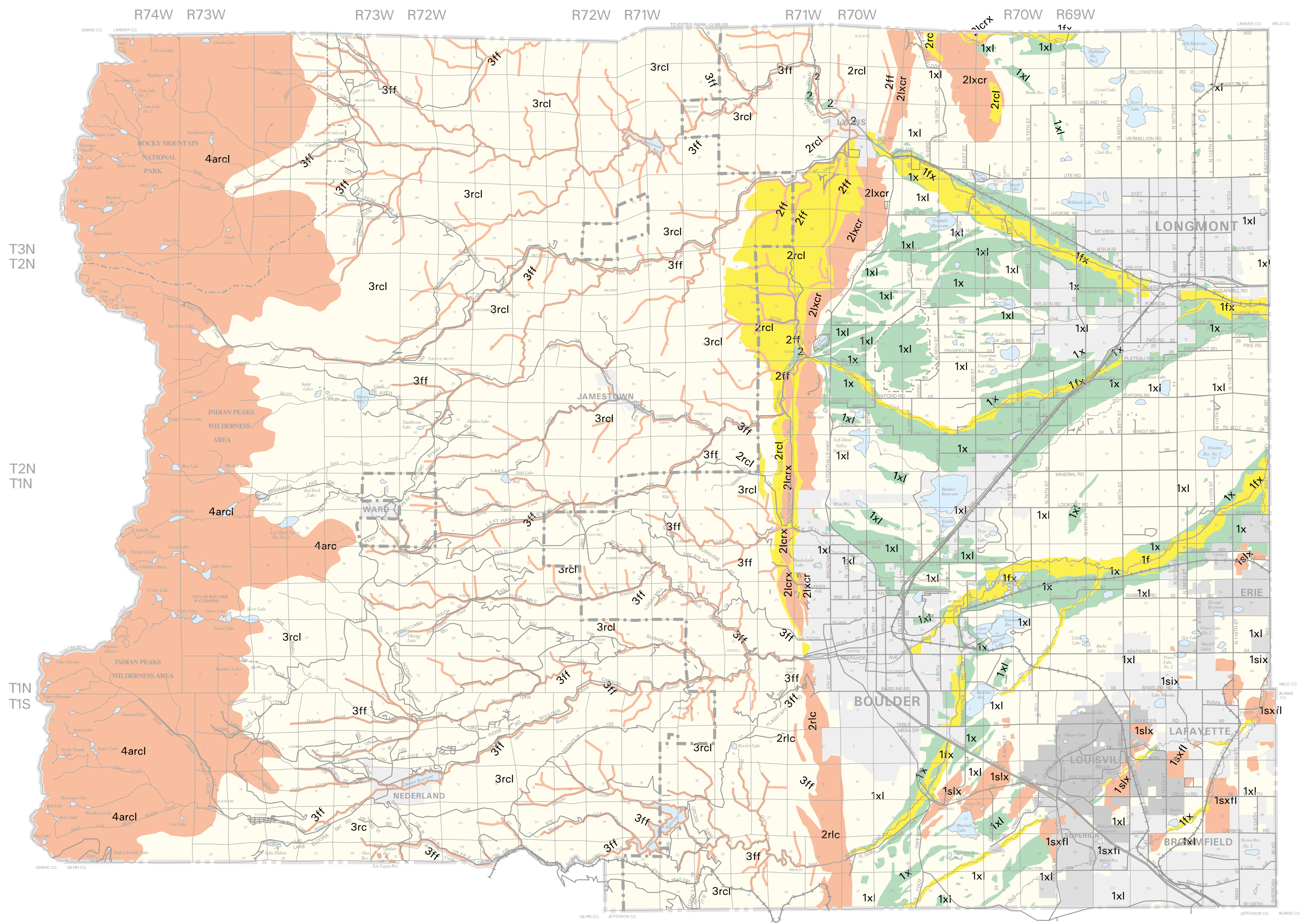


**COMPREHENSIVE
PLAN MAP**



Intergovernmental Agreements Between Boulder County and Municipalities

Geologic Hazard & Constraint Areas Geology



Legend

RELATIVE GEOTECHNICAL RATING: GEOLOGIC HAZARD AREAS

- Major**
Extensive Problems
High Risk
- Moderate**
Significant Problems
Provisional Risk

GEOLOGIC CONSTRAINT AREAS

- Moderate**
Significant Problems
Provisional Risk
- Minor**
Few Problems
Nominal Risk
- Incorporated Areas
(As of April 20, 1999)

Decreasing Geotechnical Problems -

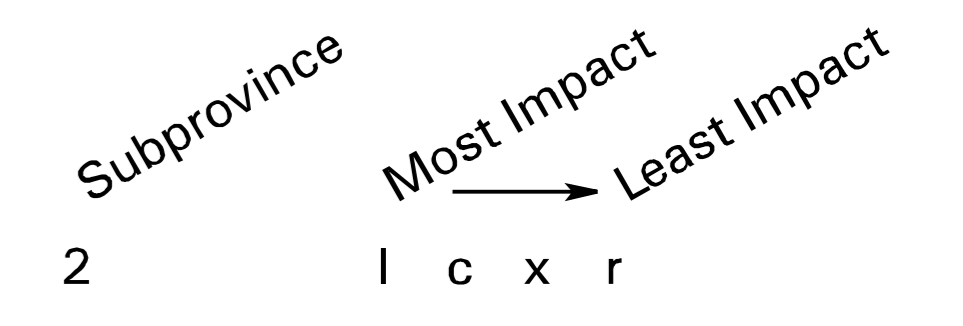
MAP SYMBOL DEFINITIONS

- First Number Indicates Subprovince
- 1 Piedmont
 - 2 Foothills
 - 3 Montane
 - 4 Alpine

Subsequent Placed Letters Indicate Geologic Hazard or Constraint in Order of Impact
(See Example Given)

- a Snow Avalanche
- c Soil Creep
- f Flooding
- ff Flash Flooding Corridors and Associated alluvial (Debris) Fans
- l Landslides, Mudslides, Mudfalls, Debris Fans
- r Rockfalls, Rock Avalanches
- s Subsidence (Abandoned Coal Mines)
- x Expansive Soil or Claystone

EXAMPLE:



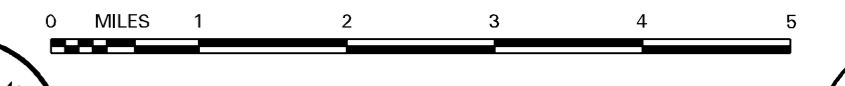
Notes

Refer to the Colorado Inactive Mine Reclamation Plan completed in February, 1982 by the State of Colorado Department of Natural Resources, Mined Land Reclamation Division, for additional information on sites of environmental hazards resulting from past metal and coal mining activity. (Planning Commission - November 10, 1982, Board of County Commissioners - December 20, 1982).

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

Revisions

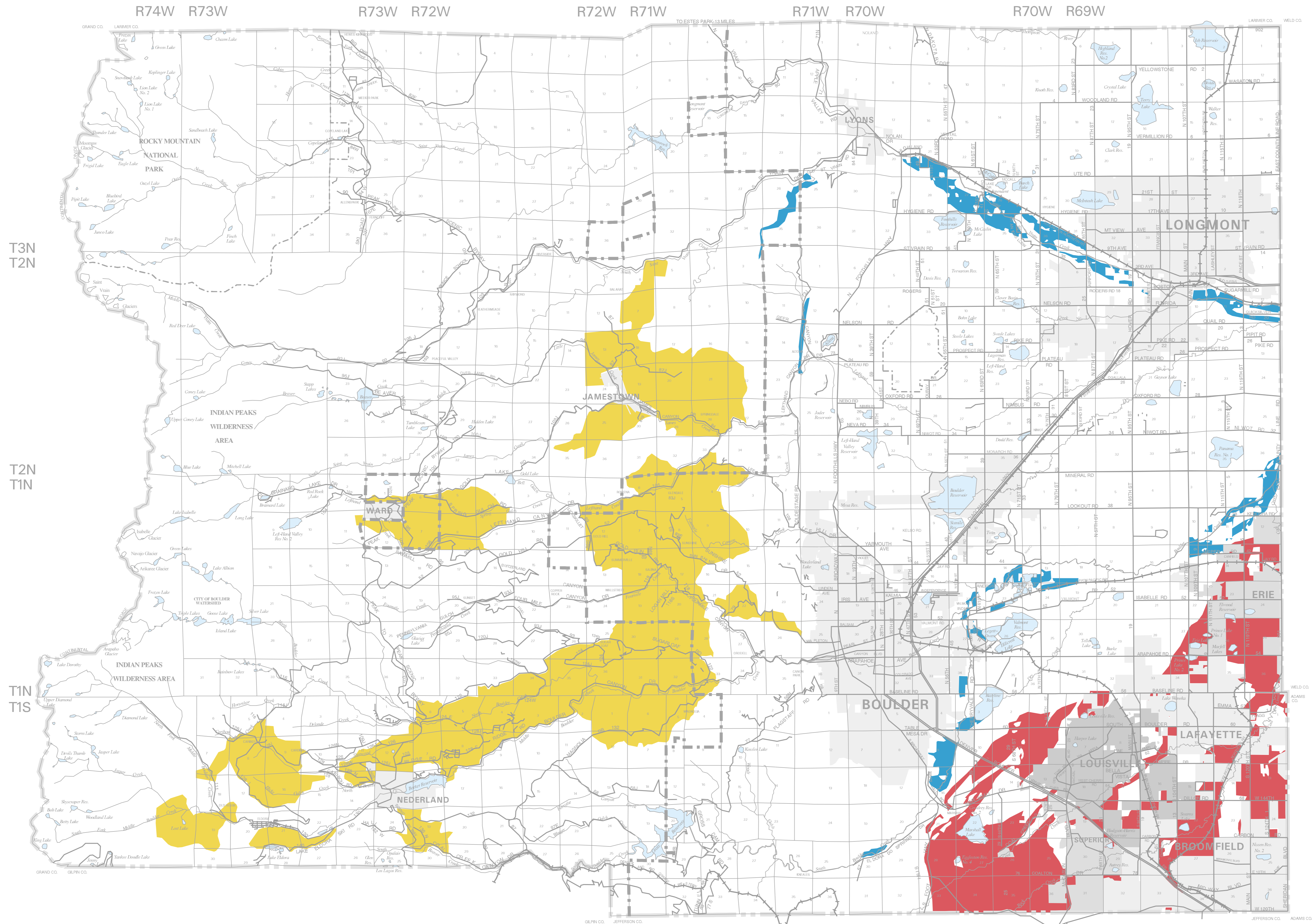
- Adopted - Planning Commission - March 22, 1978
- Approved - County Commissioners - April 6, 1978



**COMPREHENSIVE
PLAN MAP**



Geologic Hazard & Constraint Areas



Legend

- Coal Resource Areas
- Aggregate Resource Areas
- Lode Mineral Areas
- Incorporated Areas
(As of June 9, 1998)

Notes

1. The title of this map sheet should not be confused with the term "Mineral Resources Area" defined within 24-65.1-104(11), CRS, as an "Area of State Interest".
 2. Whether within or without a designated aggregate or other resources area, the County shall prohibit or regulate, including by Special Use Review and the like, the open mining of any mineral or earthen material including, but not limited to limestone, coal, peat, quarry aggregate, sand and gravel, sandstone, building stone, topsoil, common borrow, clay shale, gold, silver, zinc, copper, uranium, tungsten, and fluor spar, as well as all necessary activities related thereto.
 3. It shall be County policy to consider the following deposits as mapped by Schwochow et al., (Special Publications 5B, Colorado Geological Survey, 1974) to be "Commercial Mineral Deposits" as defined by 34-1-301(1) 1, CRS:(a) "...fine-grained igneous rock..." In Township 2 North, Range 71 West and Township 3 North, Range 71 West; and (b) "F1" deposits in Ranges 69 and 70 West.
 4. Map does not depict where Aggregate Resource Areas have been extracted and/or reclaimed. This information may be obtained from the Boulder County Land Use Department and/or the Division of Minerals and Geology, Colorado Department of Natural Resources.
- "Site-specific information which became available subsequent to the adoption of the Boulder County Comprehensive Plan and the Master Plan for Mineral Extraction indicates that the Geer Canyon area (Sections 12,13,14 Township 2 North, Range 71 West) is extremely sensitive in terms of potential blasting effects and impacts upon surrounding residential areas and environmental quality."
Planning Commission 12/3/80 Board of County Commissioners Not Approved.

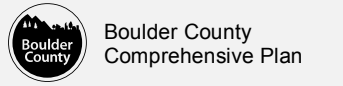
Map scale and reproduction method limit precision in physical features and boundary locations
PRINTED - JULY 1, 1998

Adopted - Planning Commission - February 24, 1982
Approved - County Commissioners - June 21, 1982

0 1 2 3 4 5
MILES

**COMPREHENSIVE
PLAN MAP**

Critical Wildlife Habitat and Migration Corridors



Critical Wildlife Habitats

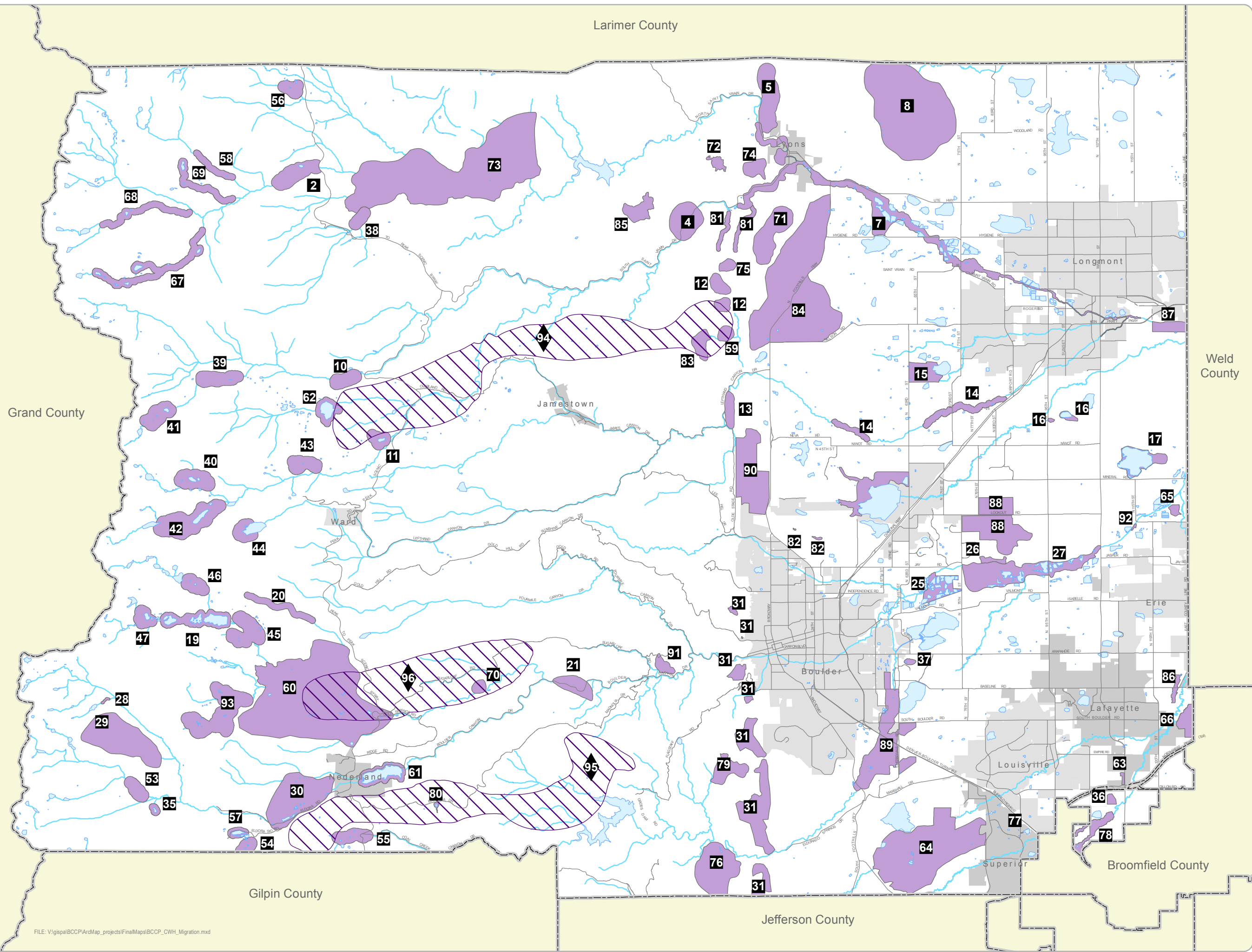
1

An area of unique habitat which has a crucial role in sustaining populations of native wildlife and in perpetuating and encouraging a diversity of native species in the county. The area may be significantly productive habitat or particularly vital to the life requirements of species that are critically imperiled or vulnerable to extirpation.

Wildlife Migration Corridors

1

A specific, delineated area of known elk migration movement for a major elk herd in Boulder County.



Weld County

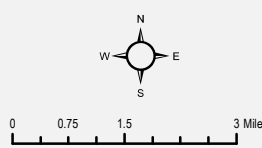
Grand County

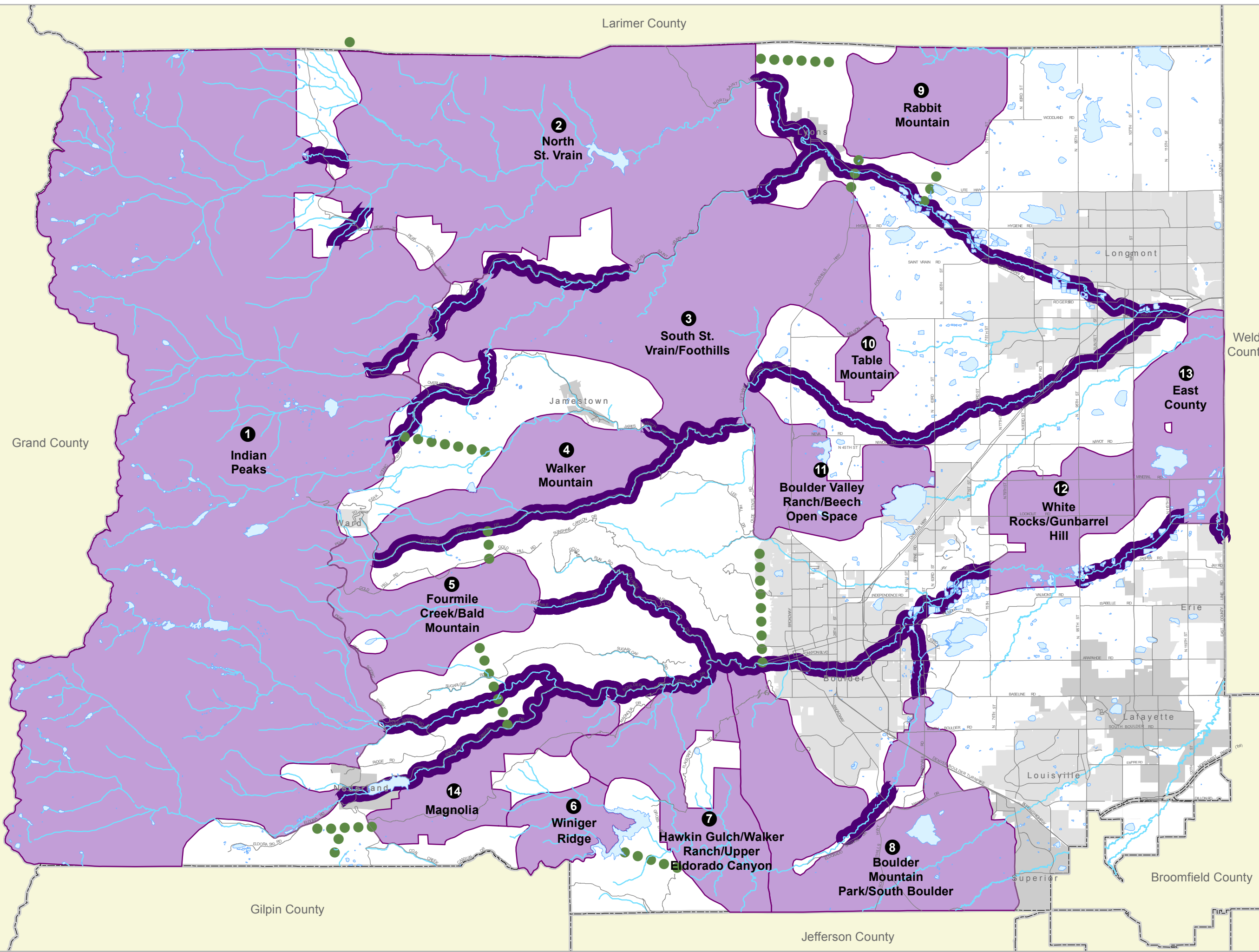
Gilpin County

Jefferson County

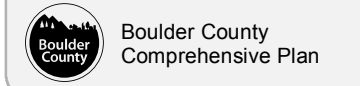
Broomfield County

Adopted October 15, 2014
Planning Commission





Environmental Conservation Areas



Environmental Conservation Areas

1
 Areas of the County that possess a relatively low amount of fragmentation, contain high quality natural resources or habitats, are designated at a sufficient size to provide ecological benefit, and/or have significant potential for restoration

Overland Habitat Connectors

●●●
 Areas of wildlife movement across relatively unfragmented landscapes which provides connectivity among Environmental Conservation Areas

Riparian Habitat Connectors

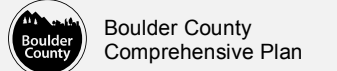
▬
 Areas of wildlife movement adjacent to relative unfragmented waterways which provides connectivity among Environmental Conservation Areas

Adopted October 15, 2014
 Planning Commission

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Larimer County

Habitat Conservation Areas for Prebles Meadow Jumping Mouse



Habitat Conservation Areas Descriptions

Habitat Conservation Areas are adapted from the "Possible Conservation Zones" of the PMJM Conservation Handbook. The designations guide conservation of PMJM habitat with the overarching goal of aiding in the recovery of this Threatened species.

Zone 1 Mouse Management Area (MMA)

Areas in which PMJM is known to occur, including adjacent habitat patches that are likely to be occupied. Management should emphasize maintaining higher quality riparian habitat and higher numbers of mice. Areas of poor quality are priorities for restoration with high expectations for success.

Zone 2 Possible Linkages

Linkages are designated for populations that once occurred as a single unit, but are now fragmented. Linkages provide adequate structure for a few mice to "make it to the other side", facilitating dispersal, population maintenance, and genetic exchange.

Zone 3 Suitable Contiguous Habitat

Areas of suitable habitat that are contiguous to a known population and are not known to be occupied by PMJM (i.e. PMJM either have not been captured or no trapping has occurred).

Zone 4 Potential Restoration, Contiguous

Areas not known to be occupied but contiguous with known populations where restoration of unsuitable or degraded habitat could result in a significant increase in a PMJM population.

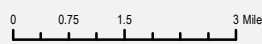
Zone 5 Suitable, Noncontiguous Habitat

Areas of suitable habitat that are NOT contiguous to a known population and are not known to be occupied by PMJM.

Foothills Perennial Stream Habitat

Areas of suitable PMJM habitat along foothills perennial streams up to 7,600 ft. in elevation not covered under one of the other designations. PMJM are known to occupy riparian habitat up to this elevation (USFWS 2004).

Revisions Adopted July 15, 2015
Planning Commission



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Grand County

Weld County

Jamesstown

Longmont

Boulder

Erie

Lafayette

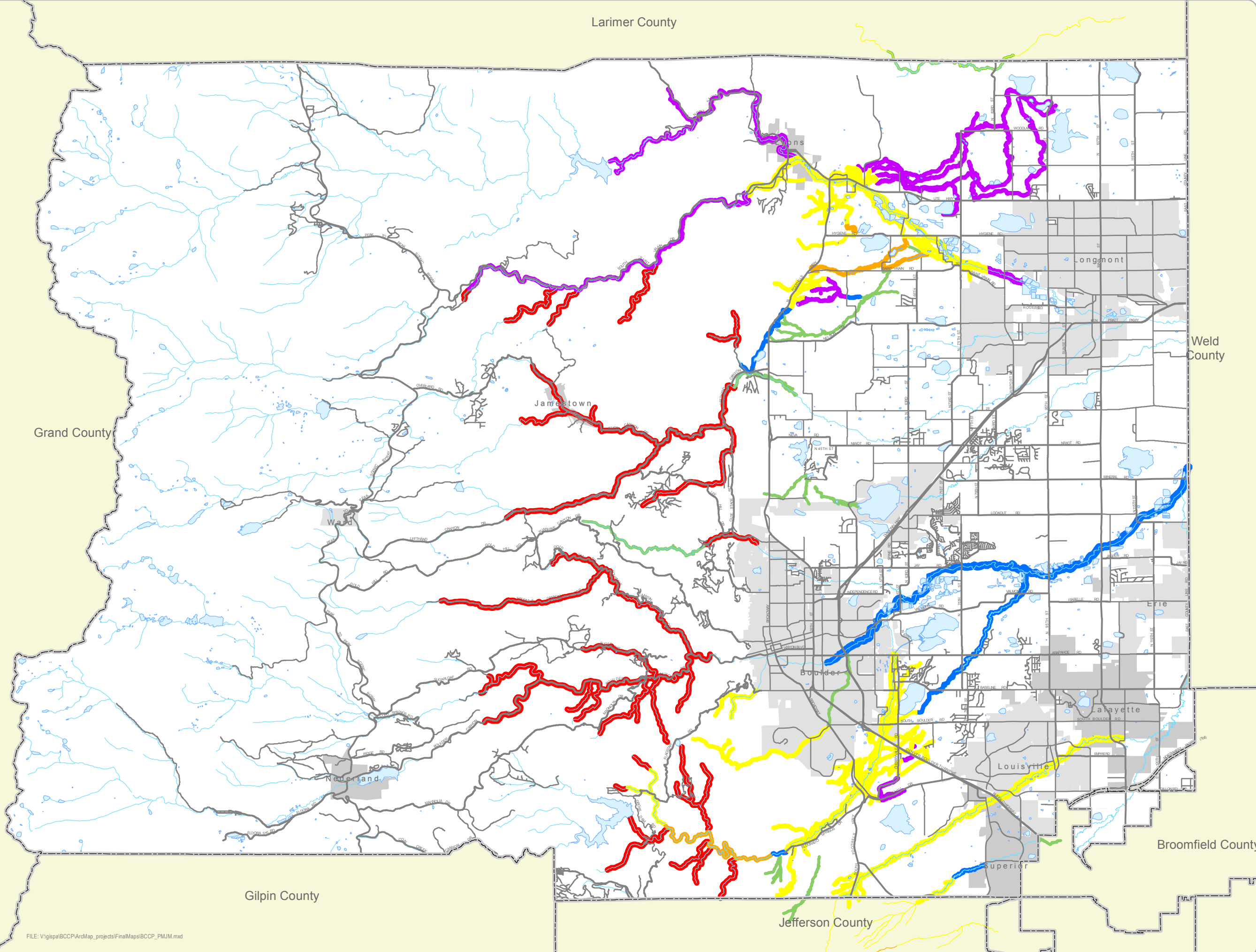
Louisville

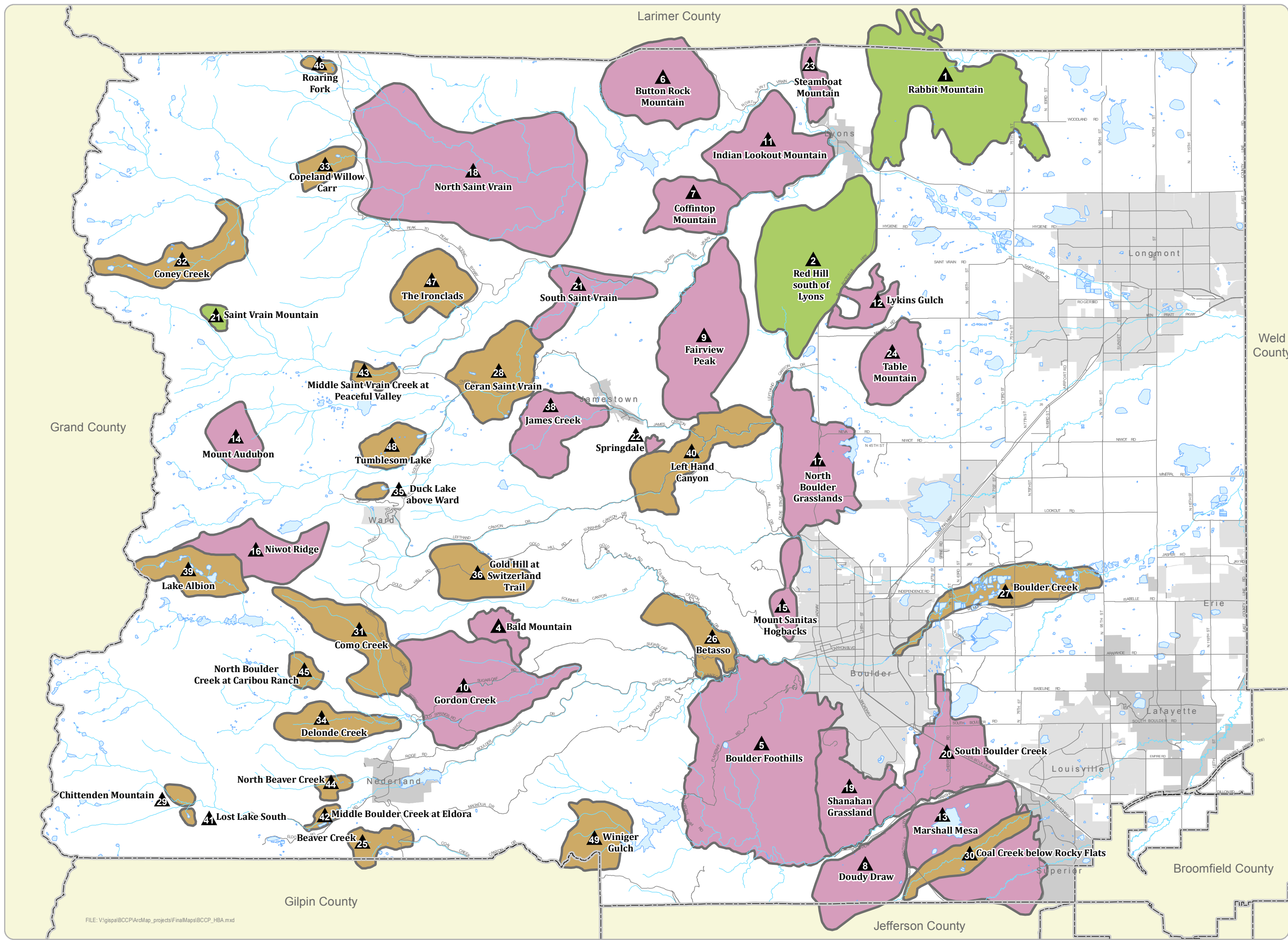
Superior

Broomfield County

Jefferson County

Gilpin County






High Biodiversity Areas


Boulder County
Comprehensive Plan

High Biodiversity Areas
An area with a concentration of rare environmental resources that represents one of the greatest opportunities for preserving specific aspects of Boulder County's natural heritage. These areas have been identified and ranked by the CSU Natural Heritage Program.


B1: Outstanding Biodiversity Significance (Irreplaceable)

 An area that on a global scale is irreplaceable. The area has a concentration of four or more globally critically imperiled to globally imperiled (G1-G2) element occurrences that are in excellent or good (A- or B-ranked) condition.

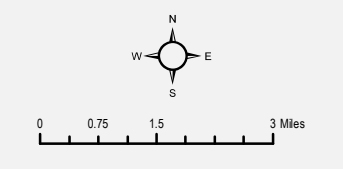
B2: Very High Biodiversity Significance (Nearly Irreplaceable)

 An area that on a global scale is nearly irreplaceable and significance on a national scale. An area has a concentration of several biodiversity elements that are globally rare (G3) and/or species that are common globally (G4 or G5) but rare within Colorado.

B3: High Biodiversity Significance

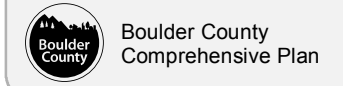
 An area that has state-wide importance. The area has a concentration of several biodiversity elements that are more common globally but are excellent or good for this ecoregion.

Adopted October 15, 2014
Planning Commission



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Natural Landmarks and Natural Areas

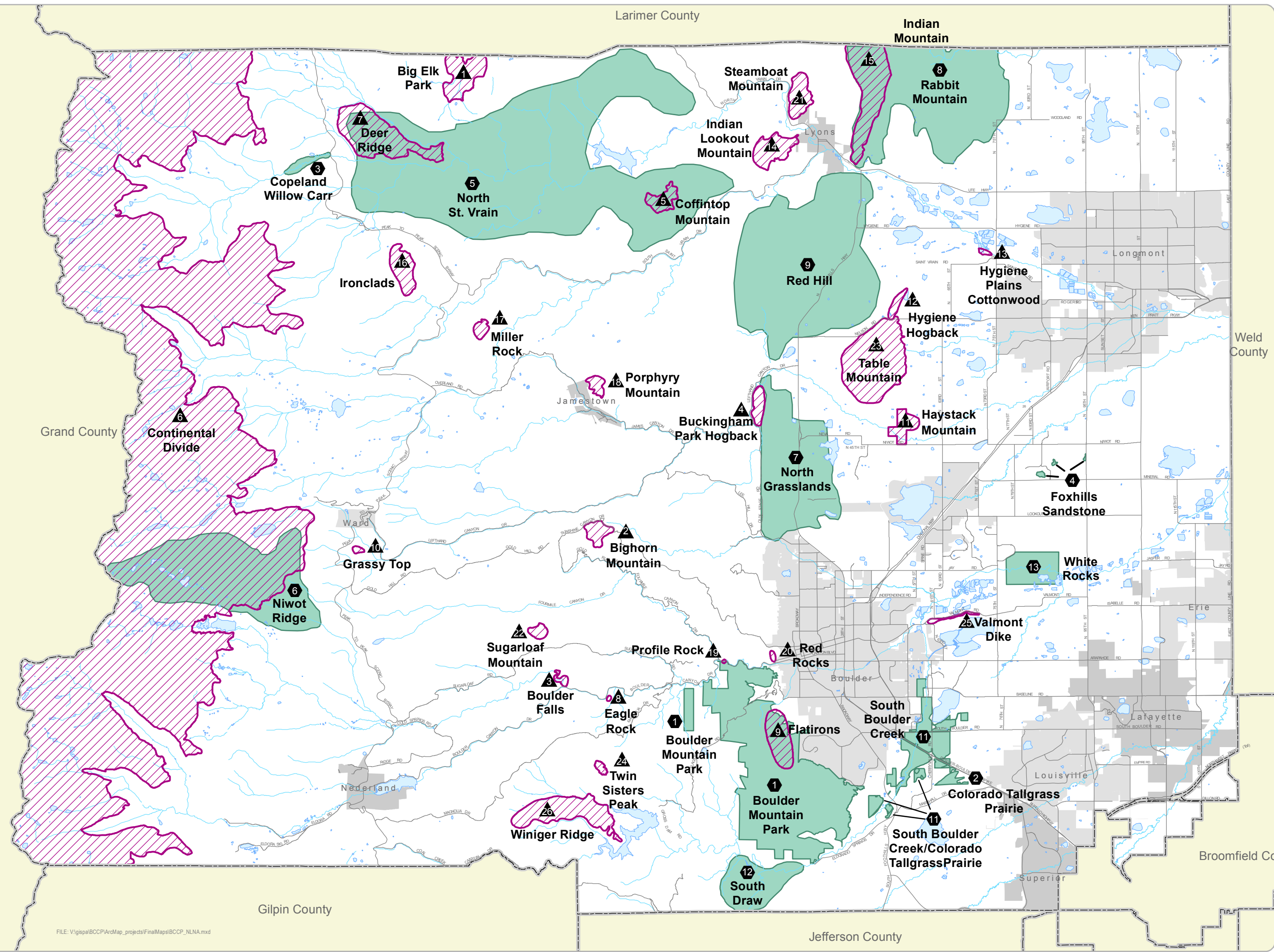


Natural Landmarks

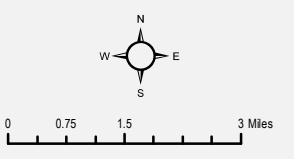
A landscape feature designated solely for its visual and scenic prominence that distinguishes a specific locality in Boulder County.

Natural Areas

An area especially unique and important to the natural heritage of the county that 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.

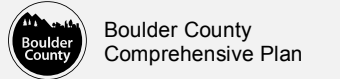


Adopted October 15, 2014
Planning Commission



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Rare Plant Areas and Significant Natural Communities



Significant Natural Communities

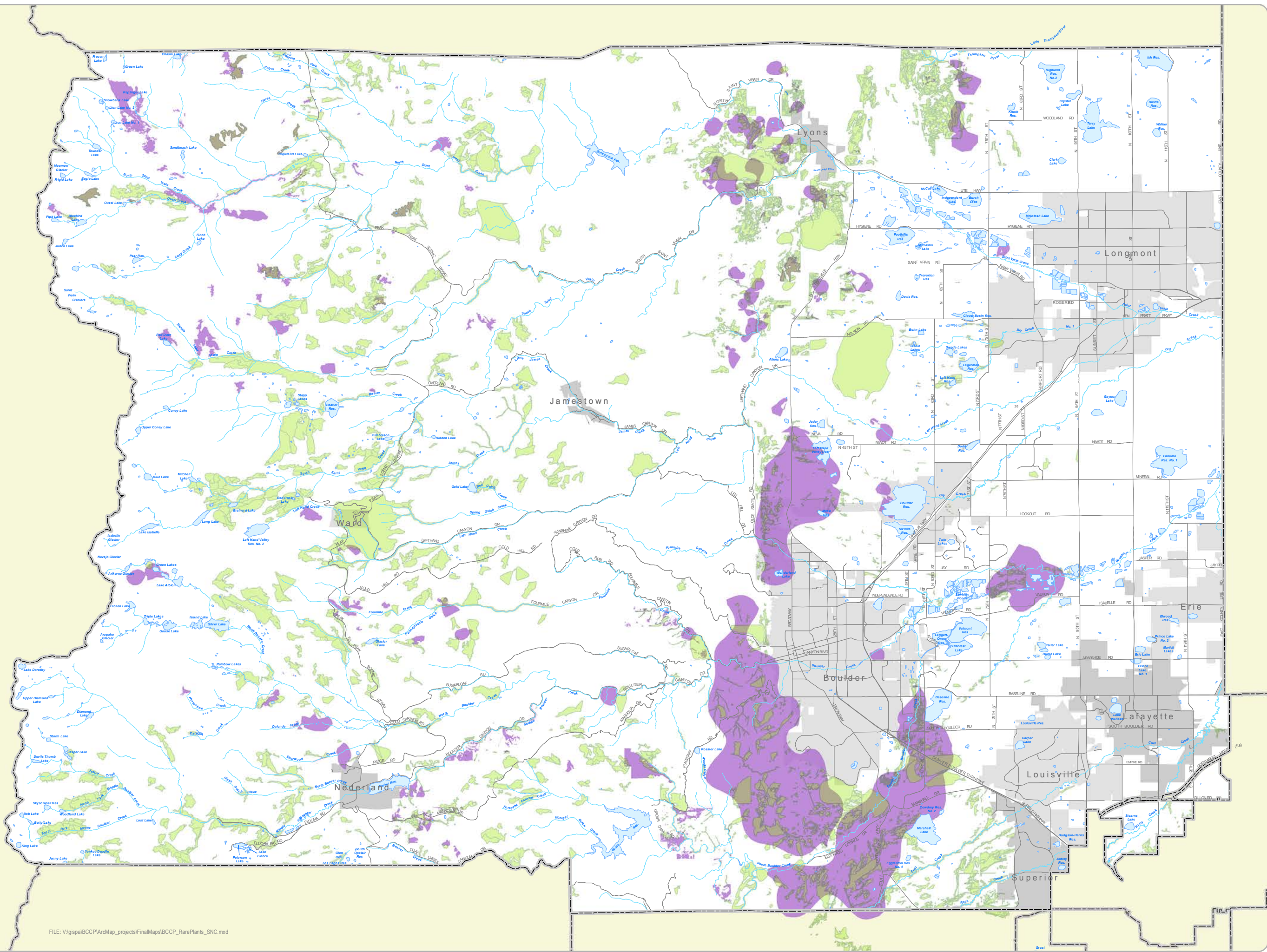


An area where a combination of plant species (a plant association) that is critically imperiled or vulnerable to extirpation is present.

Rare Plant Areas



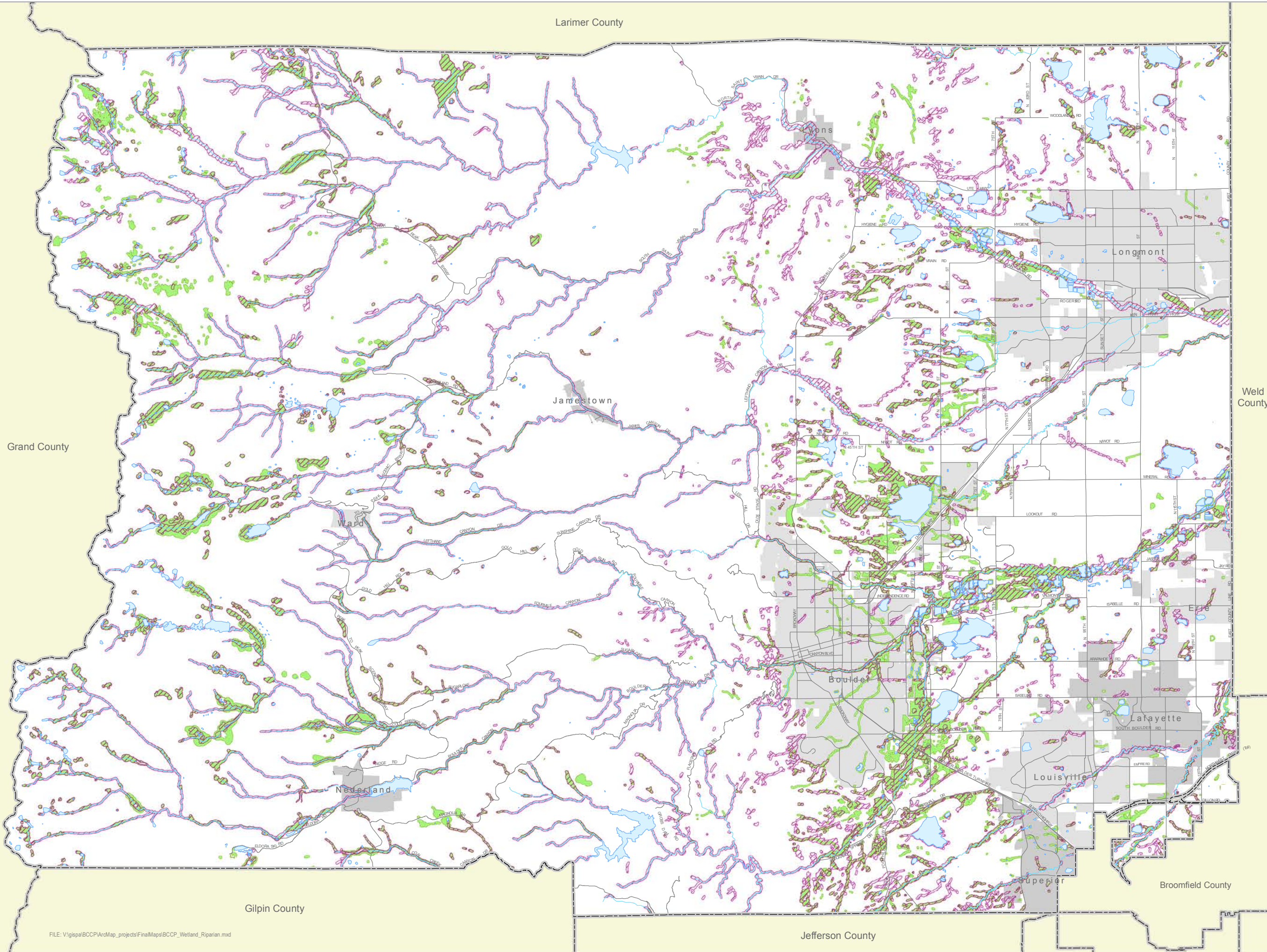
An area known to have or have a high likelihood of having occurrences of Plant Species of Special Concern.




Revisions Adopted July 15, 2015
Planning Commission



Larimer County



Wetlands and Riparian Areas

 Boulder County Comprehensive Plan

Riparian Areas



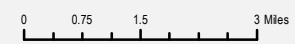
An area recognized by the presence of linear bands of trees, shrubs, and herbaceous vegetation along a waterway where plant communities and soil moisture differ from surrounding upland vegetation and soils

Wetlands



Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water with one or more of the following attributes: (1) at least periodically, the land supports predominantly hydrophytes (wetland plants); (2) the substrate is predominantly un-drained hydric soil; and/or (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year (USFWS 1993).

Adopted October 15, 2014
Planning Commission













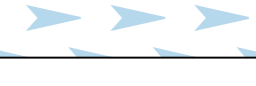


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County Open Space Plan*

Open Space

Areas where conservation has been accomplished or is encouraged if opportunity occurs

Legend

-  Open Space (Municipal & County)*
-  Conservation Easements*
-  USFS
-  Bureau of Land Management (BLM)
-  Table Mountain (NIST)
-  State Parks
-  State Land Board
-  Special Ownership Properties*
-  Non-Urban Planned Unit Development*
-  Proposed Open Space*
-  Open Corridor, Streamside
-  Open Corridor, Roadside
-  Incorporated Areas (As of April 20, 1999)

*Not all properties are open to public access. Contact the Boulder County Parks and Open Space Department for specific information.

Notes

Open Space acquisitions are not limited to open space areas proposed on this map. The map indicates areas known to have significant open space values and may not include all areas which the open space goals and policies would support as worthy of preservation.

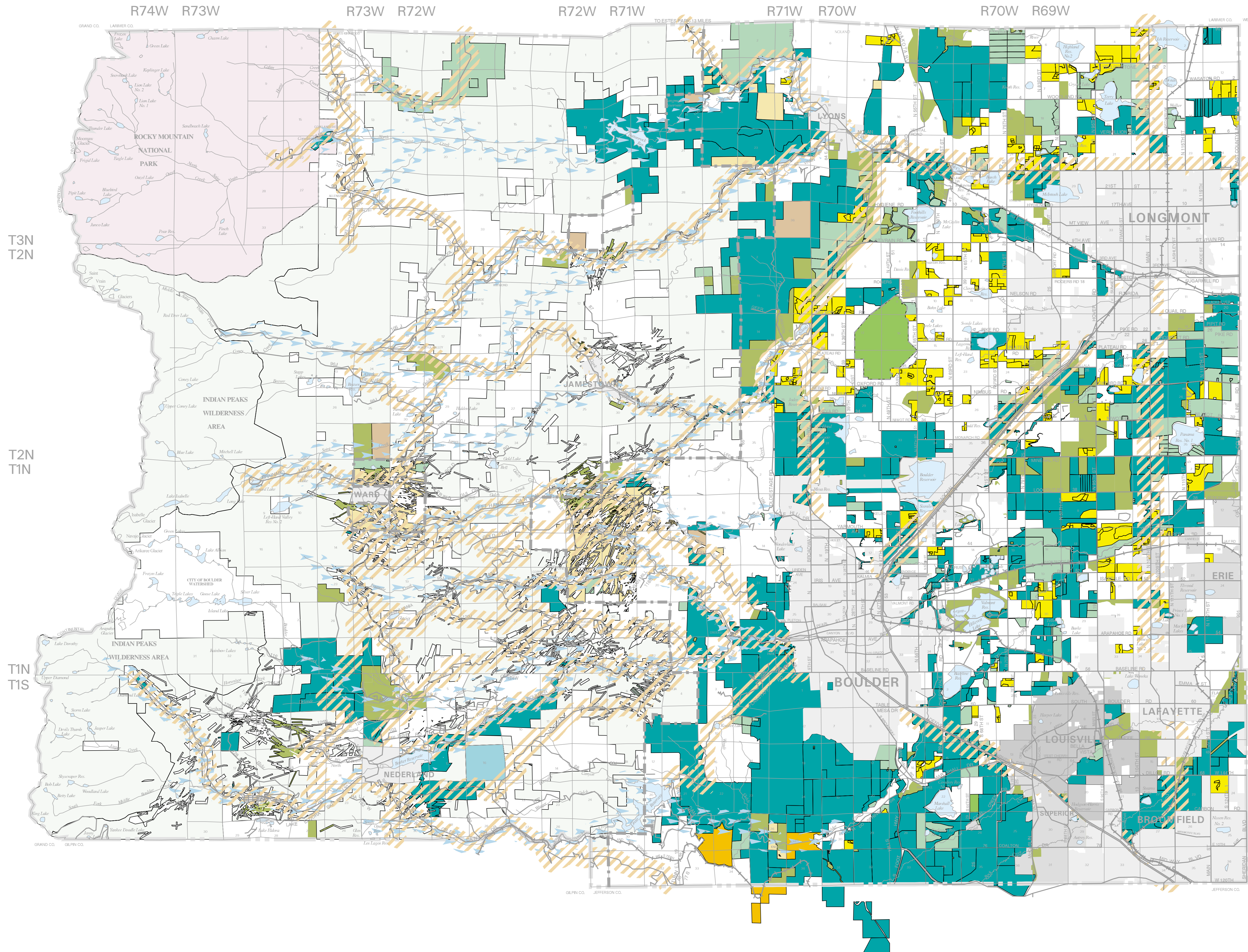
Open space is not a zoning category. The County shall not deny development or other land use applications, otherwise in compliance with the land use regulations, solely because of the open space designations.

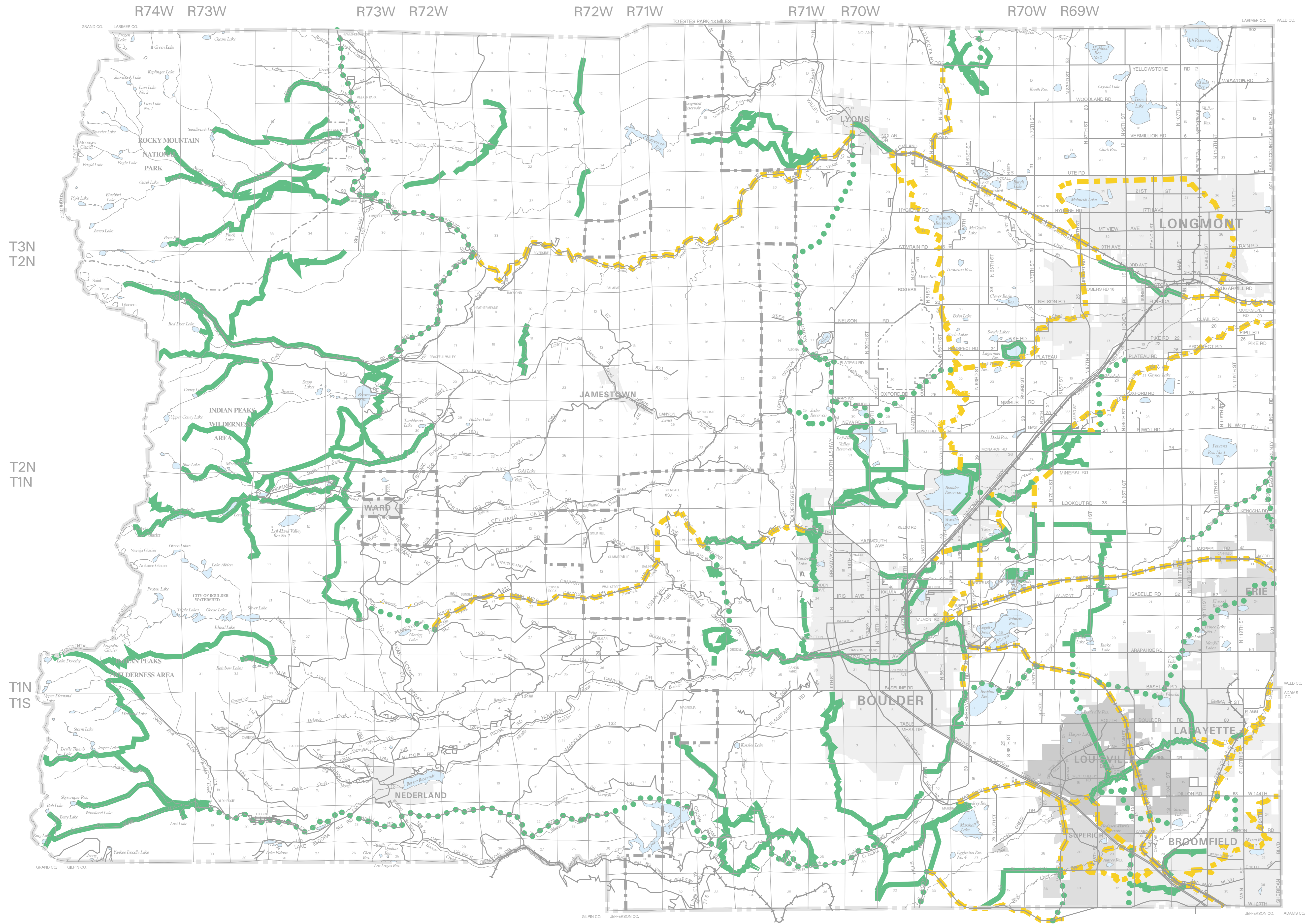
Disclaimer: This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The areas depicted here are approximate. More site-specific studies may be required to draw accurate conclusions.

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

Revisions

Adopted - Planning Commission - July 17, 1996





Legend

- Existing
- - - Alignment
- Corridor
- Incorporated Areas
(As of April 20, 1999)

Notes

A Conceptual Trail Alignment is a route where the general location has already been identified, usually alongside a landscape feature such as a stream or road. A Conceptual Trail Corridor is a general course that usually links specific destinations, but no landscape feature or specific location has been determined for the trail itself. Corridors are depicted on the map with a dotted symbol in order to portray their inexact location. While a few Conceptual Trail Alignments and Corridors are shown across land that is currently owned by a public land agency, many of these Conceptual courses are on private land. Conceptual trail designations are merely proposed, no trail has been constructed and the area is not open to public access.

For detailed trail and trailhead information, contact the Boulder County Parks and Open Space Department at 303-441-3950.

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

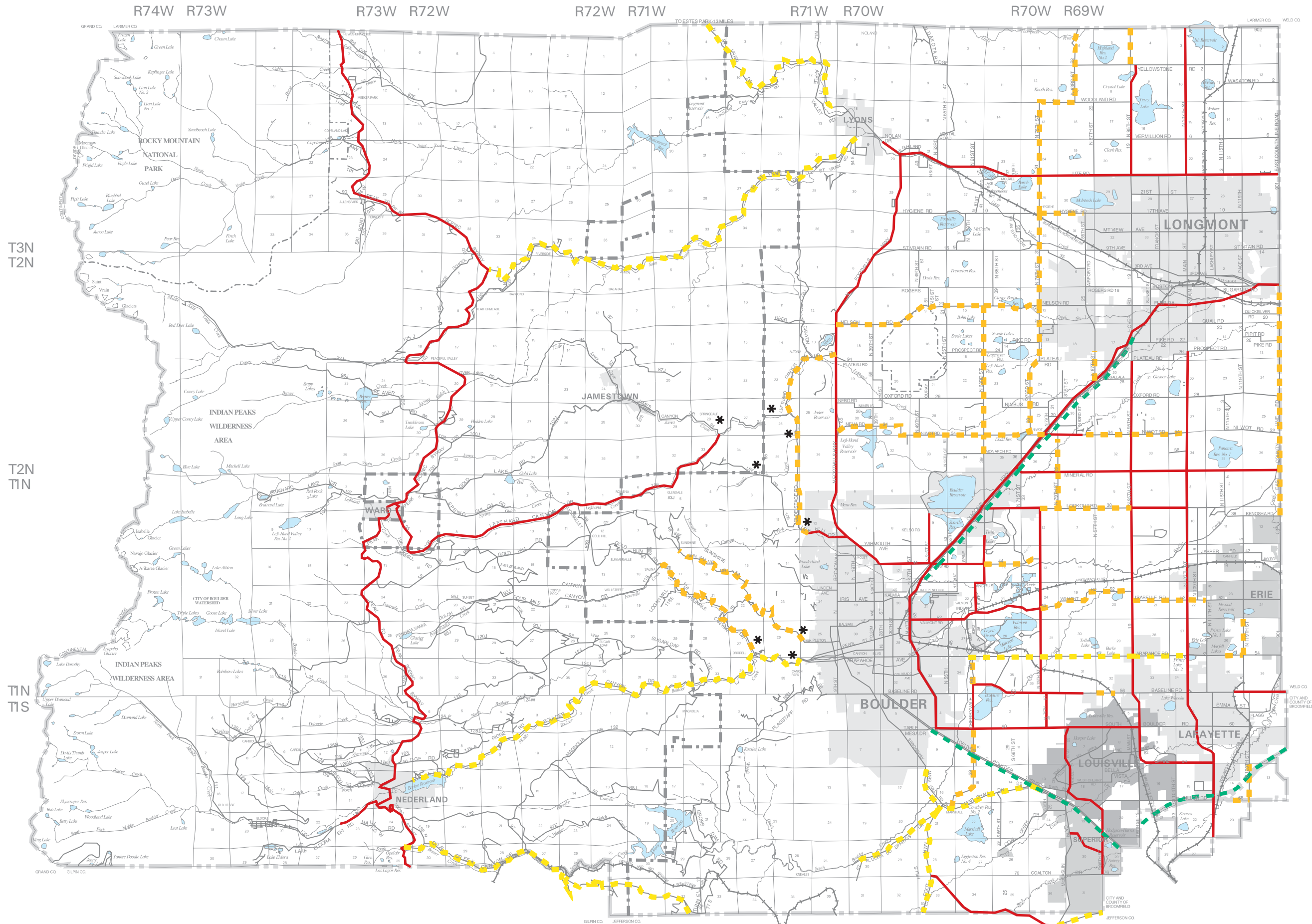
Revisions

- Adopted - Planning Commission - January 20, 1999
- Approved - County Commissioners - December 3, 1998

0 1 2 3 4 5
MILES

**COMPREHENSIVE
PLAN MAP**

County On-Street Bikeways Plan



Legend

- Roads with Existing Shoulders
- - - Proposed Shoulder-BOCO
- . . . Proposed Shoulder-CDOT
- - - Proposed Separated Bikeway

Incorporated Areas
(As of July 5, 2002)

Notes

- * Uphill climbing lane only.
- Proposed shoulder indicates a minimum of a 4 foot shoulder on plains roads. Shoulder width on mountain roads may vary due to topographic constraints.
- Separate bikeways routes represent conceptual locations and may not represent exact path configuration. Off-road bikeways are referenced from the Boulder County Trails Map within the Boulder Comprehensive Plan (adopted Jan. 1999).

Map scale and reproduction method limit precision in physical features and boundary locations.
PRINTED - JULY 5, 2002

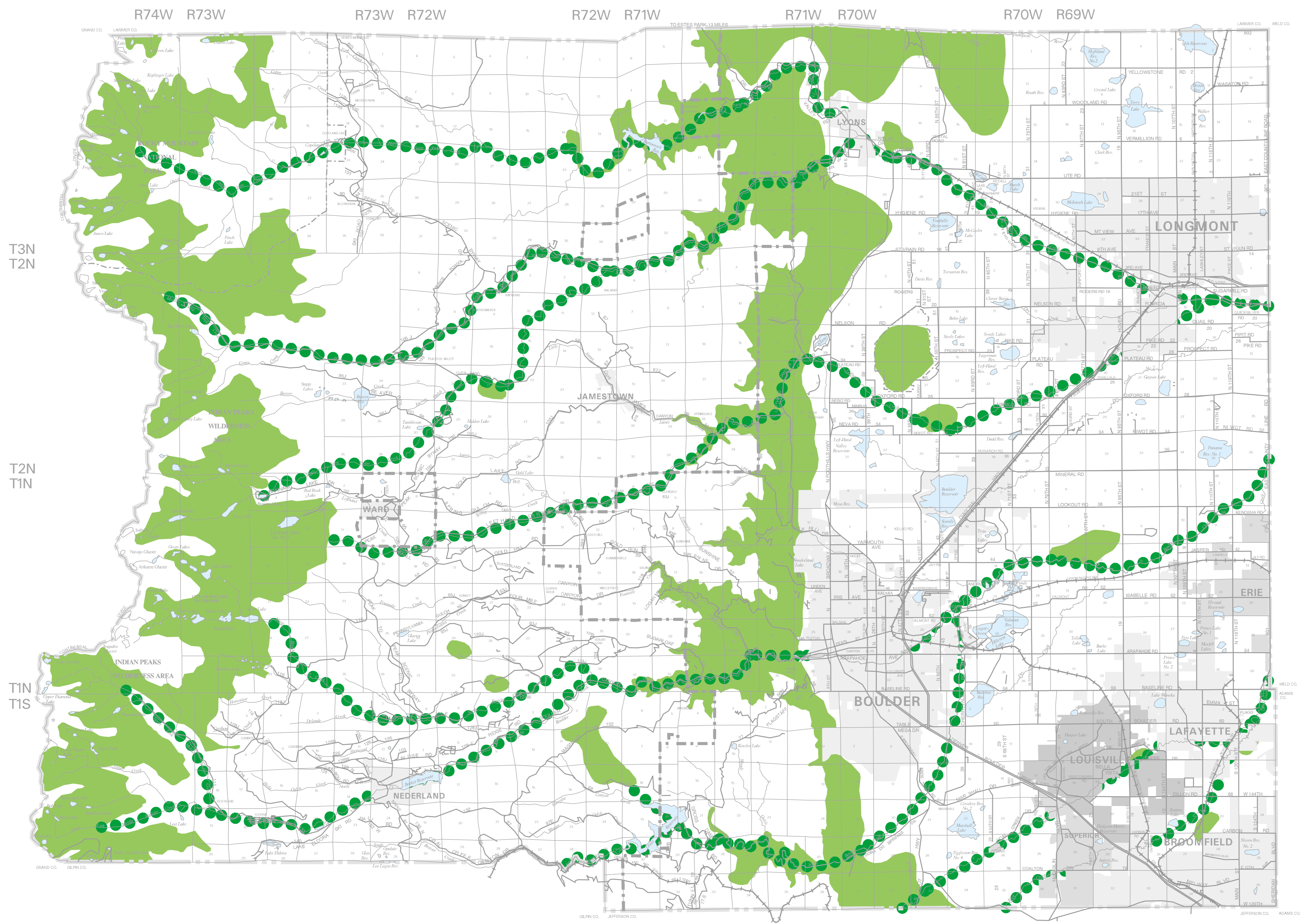
Revisions

- Adopted - Planning Commission - September 4, 2001
- Approved - County Commissioners - September 4, 2001

0 1 2 3 4 5
MILES

COMPREHENSIVE
PLAN MAP

Archaeologically Sensitive Areas
 Environmental Resources
 Areas where conservation/preservation is encouraged



Legend

- Archaeologically Sensitive Areas
- Travel Routes
- Incorporated Areas
(As of June 9, 1998)

Notes

Map scale and reproduction method limit precision in physical features and boundary locations.
 PRINTED - JULY 1, 1998

Revisions

Adopted - Planning Commission - November 30, 1983
 Approved - County Commissioners - December 8, 1983

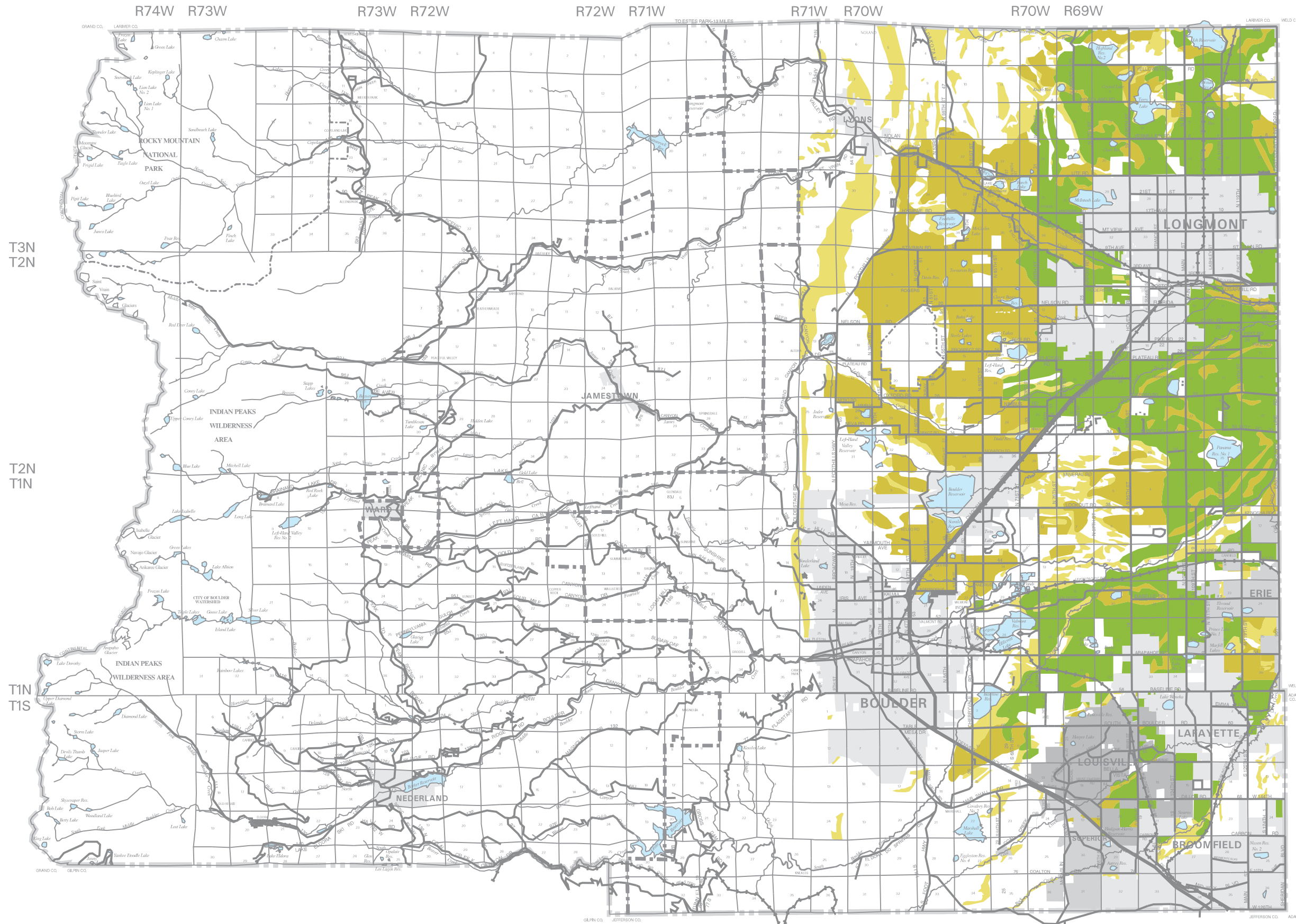


**COMPREHENSIVE
 PLAN MAP**



Archaeologically Sensitive Areas

Significant Agricultural Lands Environmental Resources



Legend

- Lands of National Importance
- Lands of Statewide Importance
- Lands of Local Importance
- Incorporated Areas
(As of June 9, 1998)

Notes

Map scale and reproduction method limit precision in physical features and boundary locations.
PRINTED - JULY 1, 1998

Adopted - Planning Commission - July 16, 1997
Approved - County Commissioners - August 14, 1997


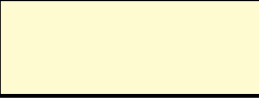






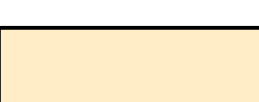


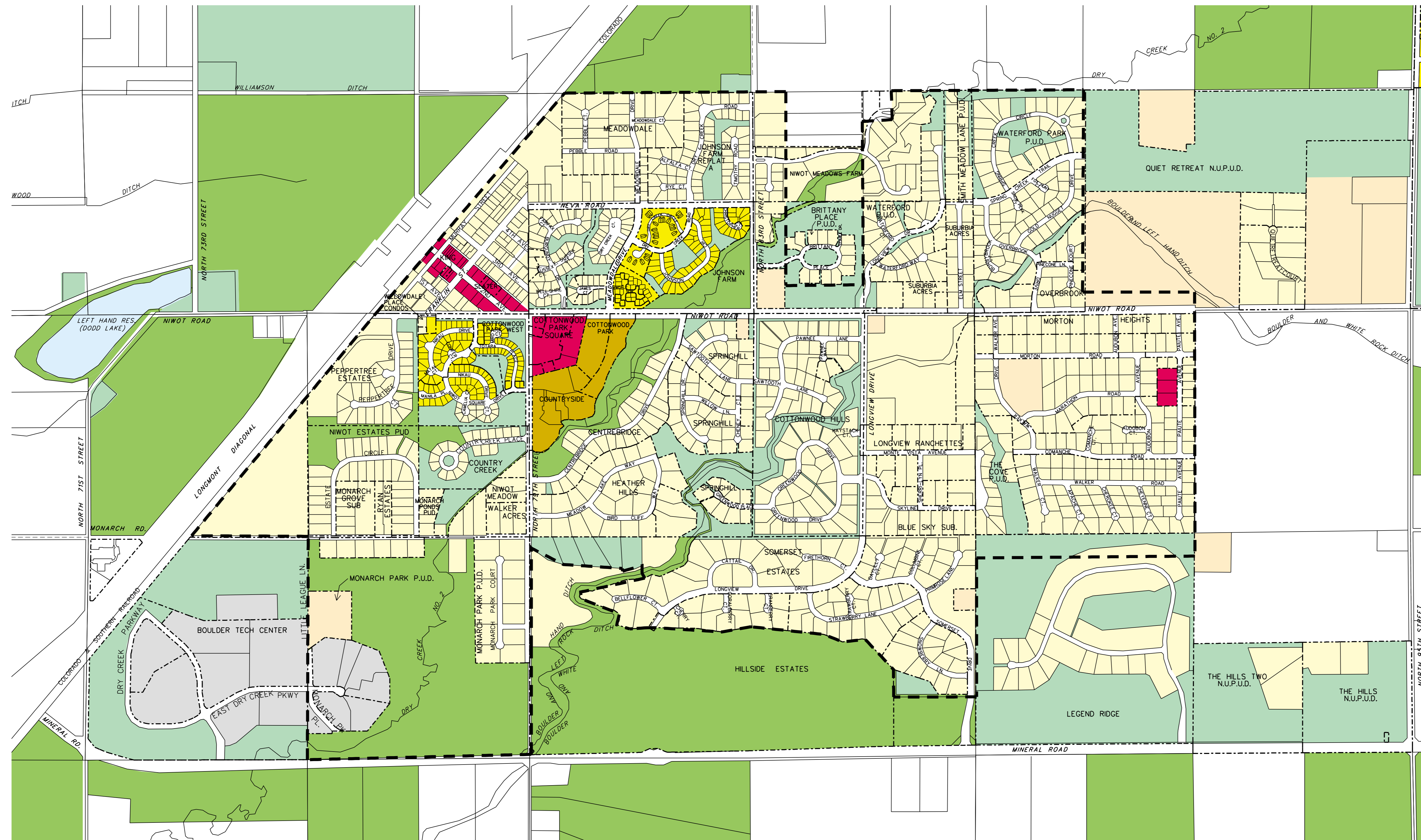
**COMPREHENSIVE
PLAN MAP**



Niwot Community Service Area Map

Legend

-  Niwot Community Service Area Boundary Line
-  Very Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Business/Commercial
-  Performance Industrial
-  Public Open Space
-  Private Open Space/P.U.D. Outlots
-  Public/Quasi-Public Facilities



Notes

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

Revisions

Adopted - Planning Commission - September 20, 1995
 Approved - County Commissioners - January 11, 1996

Scale: 1" = 2456'



**COMPREHENSIVE
 PLAN MAP**

