



Land Use

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BOULDER COUNTY PLANNING COMMISSION

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Commissioners Hearing Room, Third Floor
Boulder County Courthouse

PUBLIC HEARING AND REQUEST FOR APPROVAL

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Docket BCCP-15-0001: Open Space Element Update

I. Introduction

Land Use (LU) and Parks and Open Space (POS) Department staff initiated an update of the Boulder County Comprehensive Plan (BCCP) Open Space Element (OSE) in mid-2015. The current version Boulder County Comprehensive Plan is available at

<http://www.bouldercounty.org/property/build/pages/bccp.aspx>, and the OSE begins on page 40 of the linked pdf. The last update was in 1996 and much has changed in the county and the open space program during the last 20 years. Updates to the OSE generally fit into the following two categories: 1) reorganization, streamlining and revision of the narrative content to reflect current program activity; and 2) updates to the mapping associated with the element. Planning Commission (PC) has reviewed draft revisions to the element at multiple points during the update process, most recently during the fall of 2016.

In Oct. 2016, staff presented a revised version of the narrative component of the element to PC to consider for approval. PC expressed overall support, but requested a review of language related to open space values and functions. In Nov. 2016 staff presented PC with a revised proposed approach for updating the map component of the element to consider for approval. PC raised a few key

questions for staff review, and asked that staff bring the element back when it is ready for approval in its entirety (i.e., both the narrative and map components). Staff has reviewed and updated both the narrative and map components to address PC feedback, and requests PC approval of the full updated element at the March meeting.

This document provides a summary of the process and recent changes related to the OSE update. The Attachments to this memo contain more comprehensive information regarding the changes to the narrative, and the proposed approach for mapping and implementation of VPCs (formerly referred to as “Scenic Corridors” and “Open Corridor – Roadside”).

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II. Background: OSE Update Process to Date

A team of POS and LU staff began working on the OSE Update in 2015. At previous meetings staff has presented PC with a summary of the goals for the update, as well as proposed policy changes. PC has provided valuable feedback that has resulted in a number of revisions to the updated element. A full summary of the public process is included in Table 1. Changes from the second half of 2016 forward are summarized here.

Staff provided a detailed presentation of proposed policy updates and view protection corridor-related mapping (called Scenic Roadway Corridor mapping at the time) at the Aug. 2016 PC meeting. This was followed by a Board of County Commissioners public hearing on the topic in late Aug. At the Oct. PC meeting, discussion of the BCCP OSE Update focused on the revised narrative and policy component of the updated OSE, highlighting changes made in response to referral comments. PC expressed overall support for the updated BCCP OSE policy and narrative component with a request that staff consider adding further detail about open space values and functions.

As noted, staff presented a summary of changes to mapping components of the OSE at the Nov. 2016 PC meeting. PC raised several questions about the “Scenic Roadway Corridor” mapping staff presented. Discussion included whether or not to include jeep roads and impassable roads; the potential impacts of using the word “scenic” in the title for the map, and whether an alternate name might be more appropriate; the possibility of tracking which criteria contribute to scenic designation for a particular stretch of road; what percentage of roadways would be classified as scenic under different scoring scenarios; and how the new mapping compares to previous “Open Corridor-Roadside” mapping. PC requested that staff revisit the rationale and purpose of the mapping

with the range of feedback in mind. PC requested to review a revised policy and narrative component together with updated mapping when both are finalized.

Table 1. Public Process Summary

Date	Event	Purpose
April 23, 2015	POSAC Hearing	Introduce and gain approval for proposed OSE Goals and Policy framework
June 17, 2015	Planning Commission Hearing	
July 28, 2015	Public Open House	
April 13, 2016	POSAC-Planning Commission Joint Study Session	Introduce updated OSE narrative and policies
June 23, 2016	POSAC Hearing	Public hearing and recommend approval to PC
Aug. 17, 2016	Planning Commission Hearing	Progress report
Aug. 24, 2016	Referral Request	Solicit comments from County Departments and peer agencies in Boulder County
Aug. 25, 2016	Board of County Commissioners Hearing	Overview of OSE Update and request for input
Oct. 19, 2016	Planning Commission Hearing	Public Hearing and request adoption of OSE Goals and Policies component (policy narrative component of OSE update); Decision to wait for completion of the mapping component to provide approval of the updated OSE.
Nov. 16, 2016	Planning Commission Hearing	Public Hearing and request for direction and feedback; Potentially begin review period for draft OSE map.
March 15, 2017	Planning Commission Hearing	Request for Approval

III. Overview of Changes to OSE Narrative, Goals and Policies

At the Oct. PC meeting, the terms open space values and functions raised some concern, in particular whether they needed to be better defined. The Oct. version of the draft narrative contained examples of values and functions in three separate places—two in the text (introduction and definitions sections) and one in the policies, which understandably caused some confusion.

Staff has sought a better way to define these terms. A search of the literature produces a variety of taxonomies for *ecological* values and functions, such as nutrient cycling and climate regulation. These are used primarily to define ecosystem services. Staff feels that these taxonomies are not well suited to the purpose of clarifying *open space* values and functions, largely due to their global nature. Furthermore, ecological functions are thoroughly addressed in the Environmental Resources Element.

Staff recommends *not* trying to define values and functions as separate concepts. For the purposes of the OSE, open space values and functions are a blend of human-driven values and science-based functions. To avoid confusion and provide consistency, staff has consolidated the discussion and enumeration of values and functions in the definitions section of the narrative (Section II. b). This updated list of values and functions in the definitions section is meant to be high level, with enough detail to illustrate the concepts but not provide an exhaustive accounting.

In addition to the changes related to the values and functions, staff has made some additional edits to the document for readability, clarity, and punctuation. The list below summarizes the substantive changes. **Attachment A** contains the latest draft of the Open Space Goals, Policies and Maps Element narrative. **Attachment B** is an updated Policy Evolution Guide.

Summary of Changes Since Last PC Review

- Goal 1: Amended the language to avoid using the term “value” as a verb.
- OS 1.02.01: Updated and expanded language to reflect the way the view protection corridor mapping will be used (see Section IV of this memo).
- OS 2.01 and OS 2.02: Switched order of these two policies to reflect first the “why” and then the “how” of open space acquisitions
- OS 2.02: Consolidated and moved the list of open space values and functions to the definitions section, and replaced the shorter list that was previously in that section.
- OS 3.04: Made a minor change in language to avoid using the term “planning” and “plan” in the same sentence.
- OS 3.06.01: Deleted the clause “especially riparian areas and associated wildlife habitats” as this concept is already addressed in this policy, as well as in OS 3.03 and OS 3.06.
- OS 4.02: Replaced list of groups with the broader umbrella term “people” to be consistent with terminology in other policies.
- OS 5.02: Deleted this policy because it is nearly identical to Goal 5 wording.

IV. Overview of OSE Mapping: Purpose, Scope and Approach

As part of the OSE update staff streamlined the mapping that accompanies the OSE. Previously three maps accompanied the OSE. Staff proposes two maps to accompany the updated element: 1) the Boulder County Comprehensive Plan Open Space and Public Lands Map, and 2) the View Protection Corridor (VPC Map).¹

The purpose of the Boulder County Comprehensive Plan Open Space and Public Lands Map is to provide the reader with a broad overview of the general scale and location of lands protected from development in the county, and an understanding of the categories of open space protection those lands fall within. The Open Space and Public Lands map will be the same as the “Open Space in Boulder County” map that the POS Department prepares quarterly.

Staff developed the VPC in response to a finding that the basis for the previous “Open Corridor-Roadside” mapping was not clear, and that many roads believed to have views worthy of protection (i.e., those with view of the plains) were not included on the map. In response to PC feedback about the potential drawbacks of designating roadways as “scenic” staff opted to change the name of the map to reflect its intended use as a planning tool, and include an Appendix that outlines how to use the tool.²

This section provides a brief summary of the purpose and scope of mapping for the OSE, and summarizes the latest version of the mapping approach. More detailed discussion of the mapping approach and methodology are included in Attachment C.

A. View Protection Corridor (VPC) Mapping

¹The three maps currently associated with the Open Space Element include the “[BCCP Public Lands Map](#),” the “[BCCP County Open Space Plan Map - 1996](#)” and the “[BCCP County Open Space Map – Current](#).”

² When the view protection mapping was previously proposed to be called “Scenic Roadside Corridor” mapping, Planning Commissioners expressed differing views about the potential for the public to refer to the map as a tool for tourism. Some viewed that as a positive outcome, recognizing the importance of tourism to the economy and regarding the scenic roadway mapping as an opportunity to leverage a range of resources if the map is used for broad purposes. Others were concerned that if the map drives more people to lesser known “scenic” roads in the county it could have the unintended consequence of increasing use of and impacts on the very lands the county seeks to protect. The map name was revised to reflect the planning-related purpose of the mapping. While increased tourist activity is not the purpose of the mapping, the map could be used as a resource for those in the tourism industry.

Purpose, Intended Use and Development Approach

Staff developed the VPC map in an effort to supplement/supersede the previous “Open Corridor-Roadside” map with mapping that would: 1) have greater transparency in its development, 2) leverage a range of GIS data, and 3) be comprehensive in its identification of roadways warranting view protection (i.e., recognizing the importance of a range of views, not just those of the mountains). POS staff uses the mapping to help measure the value of conservation easements.³ LU staff uses the mapping as a tool to identify properties that warrant a heightened level of attention to scenic and aesthetic issues when conducting land use reviews (e.g., extra attention to locating and/or screening a structure to avoid, minimize or mitigate visual impacts). The map will inform staff’s analysis of aesthetic resources but it will be just one component in staff’s overall analysis; staff’s full review includes a comprehensive assessment of property-specific characteristics which may include considerations beyond those captured in the VPC mapping.

Overview of Changes Since Last PC Review

Staff modified the mapping approach based on feedback provided by PC at the Nov. 2016 meeting, as well as by staff from the Land Use and Parks and Open Space departments. Key changes made to the mapping since the prior version presented at the Nov. PC meeting include the following:

- **Mapped the relative aesthetic qualities of all roads rather than designating roads as scenic.** Roads are no longer designated “scenic” on a “Scenic Roadway Corridor Map.” Instead, a “View Protection Corridor Map” (VPC Map) depicts the relative aesthetic qualities of roadways throughout the county by showing the View Protection Scoring Category a particular road segment falls into. Planners can refer to that information as part of their assessment of aesthetic impacts during a land use review process. The View Protection Corridor mapping data will be available both in static form as well as in the Land Use Department’s PlanX program, enabling planners to click on a particular road segment and view the criteria that road segment meets.
- **Eliminated double counting of views of agricultural lands.** The earlier version of the map separately counted views of Significant Agricultural Lands and views of the plains more generally. Staff believed this was inflating the scoring of roadways on the plains since a majority of roadways on the plains were captured under both criteria. The criteria have been revised so that the relevant criterion captures road segments that have views of Significant Agricultural Lands OR views of the plains, but does not count both.
- **Revised to reflect the scope of the watershed.** Mapping of “considerable views of natural landmarks” now captures distance from the natural landmark, so that views closer in to a natural landmark will be more likely to get mapped under this criteria than they would have previously.⁴
- **Designated “Scenic Byways” automatically receive the highest score.** For purposes of mapping, State or National-designated Scenic Byways (currently only the Peak to Peak Highway) will appear as having the maximum score so that their aesthetic value will be highlighted and easily recognized during the planners’ review.
- **Distinguished between major, minor and jeep roads.** Recognizing that the type of road would affect a planner’s frame of reference for their analysis, distinctions between these different types of roads are called out in the map.

Mapping Criteria

³ When Parks and Open Space staff negotiates conservation easements (CEs) with landowners or receives CEs from or grants CEs to municipalities, the CEs need to describe the property’s open space values. For CEs that involve donation value, where the landowner wants to obtain state or federal tax benefits, the CEs have to meet one of four defined public purposes, one of which includes a scenic component.

⁴ Mapping for this criterion uses a numerical system that reflects how much of the landscape you can see. Higher numbers are associated with being able to see more of the natural landmark. The system has been adapted so that the numerical system also incorporates distance from the natural landmark.

The VPC mapping criteria are shown in Appendix C, Table 1. The mapping criteria were developed through an iterative process involving input by staff from the Land Use, Parks and Open Space and Transportation departments. Staff referenced the National Scenic Byways program as a source for categories of aesthetic importance to guide the development of mapping criteria. The three broad categories of criteria used for VPC mapping include scenic, cultural and natural resources. The mapping criteria reflect the data that are available, and that pertain to the categories of criteria deemed relevant to evaluation of aesthetic importance.

In response to practical challenges encountered during the GIS mapping effort staff adapted the approach to use a scoring system so that road segments with higher scores are those that either meet a higher number of mapping criteria, or for which a long stretch of roadway meets one or more mapping criteria.

Approach for View Protection Corridor Mapping

A scoring system is used to reflect the relative aesthetic resources present throughout the county road system (i.e., views from roadways throughout the county). The scoring system is intended to capture, in effect, the magnitude of scenic characteristics of a given road segment (i.e., the percentage of roadway meeting criteria, and/or the number of criteria met). The scoring system uses a weighting scheme that gives higher scores to road segments that either: 1) meet some criteria for a long stretch of roadway; or 2) meet a significant number of criteria for a shorter stretch of roadway. A more comprehensive discussion of the scoring approach is included in Attachment C.

A previous version of the mapping explored the option of setting a threshold over which a roadway would be designated “scenic.” However, the current proposed mapping does not make any “designations.” Rather, it provides reference information for a planner to consider among other factors when conducting a land use review. The term “view protection” is used rather than “scenic” to reflect that the VPC mapping was developed to guide planning reviews and not to serve as a resource for tourism. Planners will be able to view the scoring range within which a particular road segment falls. In addition, planners will have the ability to drill down on a particular road segment within the county’s mapping program and see which VPC criteria that road segment meets. Having access to information about the aesthetic resources available along a particular roadway will contribute to a planner’s overall assessment of aesthetic factors related to the site; the planner will also take other site-specific factors into consideration when conducting their land use review.

Note that the initial mapping does not capture all cultural resources. The mapping is proposed to be updated on an annual basis to reflect, among other things, any additional data that has been gathered that can inform mapping of cultural resources.

B. Annual Map Updates

Staff plans to update the OSE mapping on an annual basis. Staff will update the Open Space and Public Lands Map to synchronize with POS’ most up-to-date mapping of protected land. Annual updates to the VPC map will incorporate findings related to cultural and historic resources resulting from land use reviews conducted during the previous year, as the mapping of cultural resource-related criteria rely on field observations.⁵

V. Discussion Questions

⁵ The only cultural resource-related criteria for which GIS data currently exists is historically designated properties. Additional cultural resource criteria include: “Historic, cultural or archaeological interpretive signage or displays are present along the roadway” and “The roadway corridor itself, or adjacent parcels are identified by staff as possessing historic, cultural or archeological significance.”

1. Do Planning Commissioners have any questions or concerns with the proposed OSE update?
2. Do Planning Commissioners wish to allow for additional time to review and request refinements to the VPC?
3. Any other feedback, comments, changes?

VI. Action Requested

Staff requests approval of the BCCP OSE Update.

Staff recommends approving the updated element and mapping in its entirety at the Mar. 15, 2017 meeting. However, if PC wishes to see additional changes to the mapping there are a couple of options for proceeding with approval that would accommodate additional changes to the mapping. If PC only has minor non-substantive requests for changes to mapping, PC's motion for approval on Mar. 15 could include conditions calling for specific changes to the mapping (without requiring later approval of any revisions made to the mapping). Alternatively, if PC would like to see more substantive changes to the mapping PC's motion for approval could specify that the approval pertains only the narrative and policy component of the element update, and that revisions to the mapping must be presented to PC at a later date for separate approval.

Packet available at <http://www.bouldercounty.org/property/build/pages/bccp150001.aspx>

Boulder County Comprehensive Plan UPDATE
DRAFT Open Space Goals, Policies, & Maps Element

(Outline for drafting and reviewing purposes)

- I. Purpose of the Open Space Element**
- II. Boulder County Open Space Program**
 - a. Origins and Evolution of the Program**
 - b. Open Space Definitions, Values, and Functions**
 - c. Open Space Preservation Tools**
 - d. Management Framework**
- III. Goals and Policies**

I. Purpose of the Open Space Element

Situated at the intersection of the Great Plains and the Rocky Mountains, Boulder County is endowed with an extraordinary geological and biological diversity, a natural heritage that helps form the foundation for an exceptional quality of life. The *Open Space Goals, Policies, and Map Element* lays out Boulder County's vision for understanding, preserving, and enjoying this natural heritage.

Section II provides a brief history of the county's open space preservation efforts, establishment and evolution of the Parks and Open Space Department, definitions, and the department's framework for management, engagement, and collaboration.

The goals and policies in Section III provide guidance for the future. The policies in the Open Space element complement those in other elements of the plan. Specifically, scenic resources and other environmental resource values are addressed in the Environmental Resources Element; regional trails and facilities are addressed in the Transportation Element; maintaining viable agriculture in the county is addressed in the Agriculture Element; cultural resource protection is addressed in the Cultural Resources Element; and flood and other natural hazard mitigation is addressed in the Natural Hazards Element.

II. Boulder County Open Space Program

a. Origins and Evolution of the Program

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 1967 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 741 square miles were home to a population of fewer than 130,000 people. The

2015 population was approximately 319,400. The Boulder County Parks and Open Space Department was formally designated as of January 1, 1975, initially overseeing several properties amounting to approximately 85 acres.

Turning the vision into reality took time and hard work. The first two attempts to pass a county-wide open space sales tax failed in 1978 and 1988. In 1993 the first sales tax passed: 0.25% for 15 years. Since then, several additional tax resolutions have extended or passed new sales taxes, along with significant bonding authority to accelerate purchases. In 2017 the open space sales and use tax stands at 0.6%.

Since the last Open Space Element update in 1996, the county's open space interests have increased to over 100,000 acres of land. As a result, stewardship of these lands and engagement with county citizens are increasingly important features of the open space program.

Sidebar: Timeline of Significant Milestones

- 1967: Parks and Open Space Advisory Committee (POSAC) appointed
- City of Boulder voters approved a sales tax in the City of Boulder for open space (along with transportation)—first in the country
- 1973: POSAC hosts community meetings
- 1974: Community survey to obtain citizen input
- 1975: Commissioners created the Boulder County Parks and Open Space (BCPOS) Department and adopted:
 - 8 policies for Open Space
 - First priority trail corridor locations
 - Areas of interest for land acquisition and approval to initiate negotiations in those areas
- 1975: Betasso and Walker Ranch acquired
- 1978: Boulder County Comprehensive Plan adopted
 - Urban-type growth would only occur in cities and towns and not in the rural countryside
 - Various tools could implement the Vision:
 - Zoning - Minimum parcel size 35 acres in unincorporated county to maintain rural character
 - Intergovernmental cooperative efforts
 - Acquisition of Open Space
- 1980-1991: Rock Creek Farm, first farm property purchased
- 1996: Heil Ranch and Hall Ranch acquired
- 2002: Caribou Ranch, (first acquisition)
- 2015: Toll Property, (BCPOS surpasses 100,000 ac., celebrates 40th Anniversary)

Sidebar: Sales & Use Tax Resolutions

- 1978: First attempt at county-wide open space sales and use tax fails
- 1988: Second attempt at county-wide open space sales and use tax fails
- 1993: Resolution 93-174 passes, creates 0.25% sales and use tax for open space through 2009
- 1999: Resolution 99-111 extends 0.25% for 10 years through 2019
- 2000: Resolution 2000-113 extends existing 0.10% Recycling and Composting Tax for open space through 2009
- 2004: Resolution 2004-86, superseded by Resolution 2004-102, creates new 0.10% sales tax 20 years through 2024, with 0.05% continuing in perpetuity
- 2007: Resolution 2007-80 extends 2000 open space 0.10% sales and use tax 20 years through 2029
- 2009: Resolution 2009-100 proposed extension of 0.25% sales and use tax through 2034 fails
- 2010: Resolution 2010-93 new 0.15% sales and use tax passes through 2030
- 2016: Resolution 2016-77 extends half of 0.25% sales and use tax scheduled to expire in 2019 through 2034, with half going to sustainability initiatives

b. Open Space Definitions, Values, and Functions

Open space is defined as “lands intentionally left free from development.” Open space serves one or more of the following values or functions¹ (listed in no particular order):

- Preserve rural character of the unincorporated county, scenic corridors, and community buffers to ensure community identity and prevent urban sprawl
- Conserve natural resources, including significant habitats, native species, and ecological processes
- Conserve and enhance agricultural lands, especially agricultural lands of local, statewide, and national importance
- Protect and manage water resources, including agricultural water and in-stream flows
- Provide passive recreation, trail linkages, and access to public lands
- Protect, preserve, and restore cultural resources, including historic and pre-historic features
- Provide opportunities for volunteerism, education, and interpretation of natural and cultural resources

Passive Recreation, referred to in the *Open Space Element* policies, is defined as non-motorized outdoor recreation with minimal impact on the land, water, or other resources that creates opportunities to be close to nature, enjoy the open space features, and have a high degree of interaction with the natural environment. Further,

- passive recreation requires no rules of play or installation of equipment or facilities, except for trails and associated improvements.
- passive recreation includes activities such as hiking, snowshoeing, cross-country skiing, photography, bird-watching, or other nature observation or study.
- if specifically designated, passive recreation may include bicycling, horseback riding, dog walking, boating, or fishing.

c. Open Space Preservation Tools

Boulder County uses a variety of tools to protect open space functions. In addition to acquiring open space interests through its open space program, Boulder County protects open space values and functions via the goals and policies set forth in other Comprehensive Plan Elements, including the Agriculture, Cultural Resources, Environmental Resources, and Sustainability Elements. Many of these goals and policies are codified in the Land Use Regulations.

Regional cooperation is an essential ingredient of Boulder County’s open space preservation efforts. Boulder County has been a leader in establishing a regional vision for open space preservation, working with local communities to identify where rural preservation is appropriate and, likewise, where urban development is desired. This work has resulted in a series of inter-governmental agreements and a number of joint purchases with communities within the county. As mandated by

¹ Many of these values and functions are set forth in the open space sales and use tax resolutions, <http://www.bouldercounty.org/os/openspace/pages/openspacefunding.aspx>.

the 1993 sales tax resolution, Boulder County annually solicits input from municipalities and stakeholders on open space acquisition and trail priorities (see Policy OS 5.04).

[Reference Comprehensive Development Map in Map Section]

Following passage of the open space sales and use tax in 1993, the next two decades saw prolific additions to the county's open space assets. At the 40-year anniversary in 2015, the county open space program surpassed the 100,000-acre milestone of preserved lands, along with 115 miles of trails. About half of these properties are in the foothills and mountains, and half in the plains, including about 25,000 acres of agricultural lands. Approximately 60% of these lands are owned in fee and the remaining 40% are privately owned under conservation easement. The majority of county-owned land is open for public use.

[Link to web page or include maps showing evolution of acquisitions, decade by decade]

Boulder County uses a variety of methods to acquire open space, including fee simple title, conservation easements, trail easements and leases, as well as transfers of development rights and credits, public land dedications, and intergovernmental agreements. These tools will continue to play an important role in the program as significant opportunities become available.

Sidebar: Acquisition tools

The county employs different methods depending on the situation.

- Full value purchase
- Bargain sale
- Donation
- TDR sending site
- Subdivision dedication
- Intergovernmental Agreements

d. Management Framework

As the program has evolved and matured, the Boulder County Comprehensive Plan continues to provide the overarching guidance for finding the appropriate balance of uses in the stewardship of county open space through careful management and citizen engagement. The next level of guidance consists of management policies, which provide more detailed direction for landscape level and system-wide issues. Property specific management plans offer the greatest level of detailed management guidance for specific properties or groups of properties. The Boulder County Parks and Open Space Department Mission, Rules and Regulations, department-wide goals, annual performance measures, and work plans also reflect guidance from the Comprehensive Plan.

Sidebar: BCPOS Mission Statement: To conserve natural, cultural and agricultural resources and provide public uses that reflect sound resource management and community values.

Text box: What's in a word? Protect v. Preserve v. Conserve: Open space lands are protected from development but the level of protection can be carried out in different ways. "Conserve" suggests responsible and sustainable use of natural resources whereas "preserve" implies maintaining the landscape in its original, or pristine, state. In the Open Space Element policies, "conserve" is used for working landscapes such as agricultural properties while "preserve" is used for policies relating to broader protection.

III. Goals and Policies

Goal 1. Boulder County recognizes and protects open space for its contribution to an exceptional quality of life.

Policies

- OS 1.01. Boulder County supports conservation efforts that uphold one or more open space values or functions, consistent with adopted plans and agreements.
- OS 1.02. Open space values and functions, and impacts to county open space, shall be considered in the review of development proposals submitted through the Land Use Department.
 - OS1.02.01 To the extent possible, the county shall avoid, minimize, or mitigate impacts on views from view protection corridors. 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. This, however, does not preclude the county from providing essential and appropriately planned road improvements.
 - OS1.02.02 Areas that are considered as valuable scenic vistas and Natural Landmarks shall be preserved as much as possible in their natural state.
- OS 1.03. The Boulder County Land Use Code shall provide for land dedications of parks and open space, trails, and necessary public access to those areas where appropriate.

Goal 2. Boulder County conserves the rural character of the unincorporated county by protecting and acquiring lands and waters of significant open space value and functions.

Policies

- OS2.01. Boulder County acquires real property rights to protect open space values and functions as outlined under the open space definition in Section II. b.
- OS2.02. Boulder County acquires real estate interests in land, water, and minerals through appropriate real estate methods such as fee title, conservation easements, and trail easements.
- OS2.03. Boulder County maintains and protects its real estate interests in open space properties to the maximum extent possible and works to prevent illegal uses and minimize impacts from legal third-party activities.

Goal 3. Boulder County purposefully stewards its open space resources through sound management practices and appropriate visitor uses.

Policies

- OS 3.01. Boulder County prepares management plans and policies as appropriate for open space properties where the county has management authority and uses the plans and policies to manage its open space resources and assets.
- OS 3.02. Plans and policies are based on sound planning practices, regional context, public input, and desired future conditions.
- OS 3.03. Through planning and management, Boulder County strives to preserve significant resources and enhance protection and restoration of native ecosystems and their native species populations while also providing passive, sustainable, and enjoyable public uses that connect the public to their environment.
- OS 3.04. Through planning and management, Boulder County prepares for and adapts to the impacts of climate change.
- OS 3.05 Boulder County monitors and evaluates uses and resources on open space to inform management decisions and seeks to be innovative in its approaches to on-the-ground management of open space resources utilizing knowledge of current conditions, latest science, and best technologies and practices.
 - OS 3.05.01 Monitoring data shall be synthesized, analyzed, and utilized to adapt management practices in response to changing conditions.
 - OS 3.05.02 Monitoring data shall be available to the public as appropriate, subject to the Parks and Open Space Department's sensitive data policy.
- OS 3.06 Boulder County will provide appropriate improvements that serve the open space values and functions of the property while maintaining the rural and natural character.
 - OS 3.06.01 Recreational facilities shall be designed and maintained to avoid or minimize the degradation of natural and cultural resources while providing an exceptional and sustainable user experience.
 - OS 3.06.02 Open space trails shall provide for multiple uses, unless otherwise specified in a management plan.
 - OS 3.06.03 Regional trails linking to open space are coordinated with Boulder County Transportation and other government agencies and may have special rules.
 - OS 3.06.04 Boulder County may establish regional parks such as the Boulder County Fairgrounds or similar facilities at the direction of the Boulder County Commissioners.
 - OS 3.06.05 Agricultural infrastructure such as center pivot sprinklers, hay sheds, grain bins, and other improvements may be constructed as appropriate to support agricultural goals.
 - OS 3.06.06 Infrastructure needed to support the use and management of historic structures, museums, and other related resources shall be developed in a manner compatible with the setting and historic character of the resources.
 - OS 3.06.07 Infrastructure needed for purposes of ecological restoration shall be constructed as appropriate to support the natural and ecological functioning of the resources.

Goal 4. Boulder County actively engages the public in stewarding, understanding, and enjoying county open space.

Policies

- OS 4.01. The county commissioners shall appoint a Parks and Open Space Advisory Committee to provide a forum for public input and advice to the Board of County Commissioners and Parks and Open Space Department regarding Parks and Open Space plans, programs, and actions.
- OS 4.02. Boulder County shall promote awareness of the county's irreplaceable natural and cultural resources and the best practices for their protection, conservation, restoration, and enjoyment through communication methods designed to reach a broad spectrum of the public.
- OS 4.03. Boulder County shall reach out to the public through educational programs, volunteer opportunities, and regular interactions at open space properties.
- OS 4.04. Boulder County shall seek and consider public input about open space acquisitions and management through a variety of informal and formal engagement tools.
 - OS 4.04.01. Open space land acquisitions, the capital improvements plan (CIP), and management plans and policies require approval by the Board of County Commissioners, after a public hearing and after review and input by the Parks and Open Space Advisory Committee.

Goal 5. Boulder County collaborates with stakeholders and partners to promote and protect open space values and functions.

Policies

- OS 5.01. Boulder County shall invite input from a broad spectrum of stakeholders relevant to the policy and management issues under consideration.
- OS 5.02. Boulder County shall work closely with federal, state, and local authorities to promote and achieve mutual acquisition and management goals.
- OS 5.03. Boulder County shall annually solicit input from and provide updates to municipalities and stakeholders on open space preservation and trail priorities.
- OS 5.04. Boulder County Parks and Open Space shall respect nearby private property owners through communication and appropriate actions.

ATTACHMENT B **POLICY EVOLUTION GUIDE** (Redlines reflect changes made since 10-19-16 PC Meeting)

PROPOSED Open Space Goals	Staff Notes	EXISTING Open Space Goals	Origin of proposed changes
Goal 1. Boulder County values and preserves <u>recognizes and protects</u> open space for its contribution to an exceptional quality of life.	Value	C.1 Provision should be made for open space to protect and enhance the quality of life and enjoyment of the environment.	<u>Amended the language in to avoid using the term “value” as a verb.</u>
Goal 2. Boulder County conserves the rural character of the unincorporated county by protecting and acquiring lands and waters of significant open space value and functions.	Conserve	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.	Transportation referral suggestion 9-8: makes the language consistent with terminology used throughout the OSE
Goal 3. Boulder County purposefully stewards its open space resources through sound management practices and appropriate visitor uses.	Steward	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.	
Goal 4. Boulder County actively engages the public in stewarding, understanding, and enjoying county open space.	Engage	C.4 A county-wide trail system shall be promoted to serve transportation and recreation purposes.	
Goal 5. Boulder County collaborates with stakeholders and partners to promote and protect open space values and functions.	Collaborate	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.	PC-POSAC 4-13: Discussion about open space values. POSAC 6-23: accepted

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Goal 1. Boulder County recognizes and protects open space for its contribution to an exceptional quality of life.			
PROPOSED POLICIES	EXISTING POLICIES	Staff Notes	PC-POSAC comments
OS 1.01 Boulder County supports conservation efforts that uphold one or more open space values or functions, consistent with adopted plans and agreements.		<ul style="list-style-type: none"> New overarching policy concept 	PC-POSAC 4-13: Discussion about open space values POSAC 6-23: accepted
OS 1.02 Open space values and functions, and impacts to county open space, shall be considered in the review of development proposals submitted through the Land Use Department.	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.	<ul style="list-style-type: none"> This language is now outdated. The current update deletes the “Proposed Open Space” designation from County Open Space Plan map. <u>Rationale</u>: most of the properties so designated have been acquired. Update language 	PC-POSAC 4-13: Values discussion. POSAC 6-23: accepted. POSAC requested cross-reference with ERE. Staff added language at end of first paragraph of narrative.
OS 1.02.01 To the extent possible, the county shall <u>avoid, minimize, or mitigate impacts on views from view protection corridors, protect views from scenic corridors including, but not limited to, those shown on the Open Space Map.</u> 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. <u>This, however, does not preclude the county from providing essential and appropriately planned road improvements.</u>	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.	<ul style="list-style-type: none"> <u>LU staff is proposing an updated framework to identify “view protection corridors” (see staff report). This updated and expanded language reflects the way the view protection corridor mapping will be used.</u> 	
	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	<ul style="list-style-type: none"> Staff is currently working through this issue, but tentatively proposes: a) deleting OS 3.01, and b) adding the following subset of the language to the end of ER 1.01, “The county may preserve these [environmental resources] by means of appropriate dedication during the development process, reasonable conditions imposed through the development process, or by acquisition.” This would maintain protective language currently used by land use staff during the development review process, applying it to all 	

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	imposed through the development process, or by acquisition.	environmental resources, not just riparian.	
OS 1.02.02 Areas that are considered as valuable scenic vistas and Natural Landmarks shall be preserved as much as possible in their natural state.	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.	<ul style="list-style-type: none"> Addressed in Environmental Resources Element http://www.bouldercounty.org/doc/landuse/bccp-ere-goals.pdf ERE Goal B.6 Boulder County shall continue to protect prominent natural landmarks and other unique scenic, visual and aesthetic resources in the county. ER 1.03 Scenic vistas shall be preserved as much as possible in their natural state. 	
OS 1.03 The Boulder County Land Use Code shall provide for land dedications of parks and open space, trails, and necessary public access to those areas where appropriate.	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 6.07 Where appropriate, trails should be incorporated into and provided by new development and linked to established trails, if possible.	<ul style="list-style-type: none"> Incorporate “trails” from existing OS 6.07 into existing OS 4.01 	

Goal 2. Boulder County conserves the rural character of the unincorporated county by protecting and acquiring lands and waters of significant open space value and functions.

PROPOSED POLICIES	EXISTING POLICIES	Staff Notes	PC-POSAC comments
OS 2.01-02 Boulder County acquires real estate interests in land, water, and minerals through appropriate real estate methods such as fee title, conservation easements and trail easements.	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 reason diligently, applicants shall be entitled to have their applications processed and considered as any other similar applications, not involving open space, would be.	<ul style="list-style-type: none"> <u>Switched order of 2.01 and 2.01 to reflect first the “why,” in 2.01, and then the “how” in 2.02.</u> Policy 1.01 as currently worded is obsolete, and represents a different time with different conditions. Delete “Proposed Open Space” designation from County Open Space Plan map. <u>Rationale:</u> most of the properties so designated have been acquired. 	
(covered in OS 2.01)	OS 1.03 When seeking to acquire whatever interest	<ul style="list-style-type: none"> The power of eminent domain 	

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	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.	has never been used; the reference is not necessary. • Concept is covered in OS 2.01 “appropriate real estate methods”	
	OS 5.05 The county shall use its open space program as one means of achieving its environmental resources and cultural preservation goals.	Also addressed in ERE: ER 1.06 Boulder County shall use its open space program as one means of achieving its goals for protecting environmental resources.	PC-POSAC 4-13: Values used as noun v. verb; can we tie to 7 principles of comp plan POSAC 6-23: accepted recommendation to delete
OS 2.021 Boulder County acquires real property rights to protect open space values and functions, <u>as outlined under the open space definition in Section II. b. including the following, in no particular order:</u>		• <u>Consolidated the list of values and functions and moved the list to the definitions section.</u>	PC-POSAC 4-13: Is “value” the how, or what? (currently, it’s a little of both) POSAC 6-23: accepted PC 10-19: discussion about values and functions. The list shows up in three places. Need definition.
a. Establish and preserve rural lands, scenic corridors and community buffers to ensure community identity and prevent urban sprawl.	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.	• Identify all the various open space values in one policy • Collaboration with communities addressed in OS 5.02	PC-POSAC 4-13: like specificity in original language POSAC 6-23: accepted
b. Conserve natural resources, including lands or features designated in other Boulder County Comprehensive Plan Elements.	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.	• Designated areas are also covered in the Environmental Resource Element	PC-POSAC 4-13: Like original language; original educates POSAC 6-23: accepted
c. Conserve and enhance improve soil health of agricultural lands, especially agricultural lands of local, statewide, and national importance.	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.	• Broaden language • 2 nd sentence reflects current and historic real estate acquisition practice; covered in OS 2.01	POSAC 6-23: one of Elizabeth Black’s suggestions, generally approved by POSAC OSMP referral suggestion 9-8: health is more than soils; healthy soils included in paragraph f. below Staff tweaked the opening wording
d. Protect and manage water	OS 3.01 Where necessary to protect water resources	• Broaden language	PC-POSAC 4-13: What about aquifers?

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resources, including agricultural water and in-stream flows.	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.	<ul style="list-style-type: none"> Specific acquisition methods covered in OS 2.01 	Fracking concerns. Any clarification to water is good
e. Acquire land or easements to establish appropriate public access on open space properties and trail linkages between properties.	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.	<ul style="list-style-type: none"> Broaden language 	PC-POSAC 4-13: Difference between establish and acquire, refer to/encourage regional trail POSAC 6-23: accepted
f. Protect and restore native plants, healthy soils, wildlife, ecological processes, and significant habitats including riparian zones, wetlands, stream corridors, natural floodplains, grasslands, shrublands, and forests.	OS 2.02 Significant natural communities, rare plant sites, wetlands, and vegetation, such as willow carrs, should be conserved and preserved.	<ul style="list-style-type: none"> Reframe and broaden language 	POSAC 6-23: one of Elizabeth Black's suggestions (via email), generally approved by POSAC Transportation referral suggestion 9-8: add natural floodplain
g. Protect, preserve and restore cultural resources.	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.	<ul style="list-style-type: none"> Call out historic and cultural resources explicitly Also referenced in Environmental Resources Element 	PC-POSAC 4-13: "Preservation" is usually used with historic assets. Cultural resources is the broader term, encompassing historic resources. POSAC 6-23: accepted
h. Enlarge existing open space properties to enhance the open space values and functions they serve.		<ul style="list-style-type: none"> 	PC-POSAC 4-13: "Protections" confusing/meaning? POSAC 6-23: accepted
OS 2.03 Boulder County maintains and protects its real estate interest in open space properties to the maximum extent possible and works to prevent illegal uses and minimize impacts from legal third-party activities.		<ul style="list-style-type: none"> New policy concept Addresses activities such as utility right of way requests, oil & gas extraction 	

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Goal 3. Boulder County purposefully stewards its open space resources through sound management practices and appropriate visitor uses.			
PROPOSED POLICIES	EXISTING POLICIES	Staff Notes	PC-POSAC comments
OS 3.01 Boulder County prepares management plans and policies as appropriate for Open Space properties where the county has management authority and uses the plans and policies to manage its open space resources and assets.	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.	<ul style="list-style-type: none"> Update language 	
OS 3.02 Plans and policies are based on sound planning practices, regional context, public input, and desired future conditions.	OS 2.03.02 Management of county open space lands shall consider the regional context of ecosystems and adjacent land uses.	<ul style="list-style-type: none"> Broaden to encapsulate the idea of balance amongst uses and protection Considering regional context is a sound planning practice 	OSMP referral suggestion 9-8: appreciate calling out regional context as a peer agency and partner
OS 3.03 Through planning and management, Boulder County strives to preserve significant resources and enhance protection and restoration of native ecosystems and their native species populations while also providing passive, sustainable and enjoyable public uses that connect the public to their environment.	<p>OS 2.03.01 The foremost management objective of individual open space lands shall follow directly from the purposes for which the land was acquired.</p> <p>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.</p>	<ul style="list-style-type: none"> Management objectives include acquisition purpose, but take many other factors into account These examples are covered in the narrative under definition of passive recreation, and more broadly in OS 3.03 <p>“Purposes for which land was acquired” concept is not included in current proposed policies</p>	<p>PC-POSAC 4-13: Dislike “balances”. Proposed: “Strive to enhance restoration and protection while also providing user experience.”</p> <p>POSAC 6-23: accepted alternative proposal and added “preserve significant resources”</p>
OS 3.04 Through planning and management, Boulder County plans-prepares for and adapts to the impacts of climate change.		<ul style="list-style-type: none"> <u>minor change in language to avoid using the term “planning” and “plan” in the same sentence.</u> 	Staff addition to call out the future facing nature of the policies
OS 3.05 Boulder County monitors and evaluates uses and resources on open space to inform management decisions and seeks to be innovative in its approaches to on-the-ground management of open space resources utilizing current knowledge, latest science, best technologies and practices.		<ul style="list-style-type: none"> New policy concept: Introduces the concept of adaptive management through monitoring and evaluating 	PC-POSAC 4-13: Respond to new info and changing conditions. Make monitoring more robust, synthesize data, base decisions on scientific knowledge, provide model for other communities. Provide public access to data

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OS 3.05.01 Monitoring data shall be synthesized, analyzed and utilized to adapt management practices in response to changing conditions.			POSAC 6-23: accepted two sub-policies
OS 3.05.02 Monitoring data shall be available to the public as appropriate, subject to the Parks and Open Space Department's sensitive data policy.			POSAC 6-23: accepted two sub-policies
OS 3.06 Boulder County will provide appropriate improvements that serve the open space values and functions of the property while maintaining the rural and natural character.	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.	<ul style="list-style-type: none"> • Reframe concept • Broaden language so applies to more than recreation 	POSAC 6-23: accepted adding "values and"
OS 3.06.01 Recreational facilities shall be designed and maintained to avoid or minimize the degradation of natural and cultural resources, especially riparian areas and associated wildlife habitats , as well as to provide an exceptional and sustainable user experience.	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 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.	<ul style="list-style-type: none"> • deleted the clause "especially riparian areas and associated wildlife habitats" as this concept is already addressed in this policy, as well as in OS 3.03 and OS 3.06. • Broaden language • Eliminate specific examples • Include maintenance concept • Passive Recreation definition moved to the definition section in narrative 	PC-POSAC 4-13: Alternative language proposed. "Exceptional user experience" necessary? POSAC 6-23: accepted alternative proposal
OS 3.06.02 Open space trails shall provide for multiple uses, unless otherwise specified in a management plan.	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.	<ul style="list-style-type: none"> • Broaden language • Separation of incompatible uses is one of many factors considered in property management plans 	
OS 3.06.03 Regional trails linking to open space are coordinated with Boulder County Transportation and other government agencies and may have special rules.	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.	<ul style="list-style-type: none"> • Reframe and broaden language 	
OS 3.06.04 Boulder County may establish regional parks such as the Boulder County Fairgrounds or similar	OS 4.02 Except as the county may establish a regional park, such as the Boulder County	<ul style="list-style-type: none"> • Reframe • Maintenance is covered in 	

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facilities at the direction of the Boulder County Commissioners.	Fairgrounds, or other similar facilities, the county will provide only a minimum level of maintenance or development on park land.	OS 3.05.01	
OS 3.06.05 Agricultural infrastructure such as center pivot sprinklers, hay sheds, grain bins and other improvements may be constructed as appropriate to support agricultural goals.		<ul style="list-style-type: none"> • New: explicitly call out agricultural improvements 	PC-POSAC 4-13: Concerned about “as appropriate”-ref Ag policy? Concerned about ag structures that end up being used for other purposes “open to best practices moving forward” Ag goals as enunciated in comp plan/other docs Include other infrastructure, such for organic? <u>Staff note:</u> narrative updated with reference to Ag Element
OS 3.06.06 Infrastructure needed to support the use and management of historic structures, museums, and other related resources shall be developed in a manner compatible with the setting and historic character of the resources.		<ul style="list-style-type: none"> • New: explicitly call out historical and cultural improvements 	PC-POSAC 4-13: Manage structures; wants review by Denise Grimm: ref Ramey
OS 3.06.07 Infrastructure shall be constructed as appropriate to support the natural and ecological functioning of the resources.		<ul style="list-style-type: none"> • 	Inspired by 9-8 OSMP referral comments; completes the list of reasons infrastructure improvements could be approved.

Goal 4. Boulder County actively engages the public in stewarding, understanding, and enjoying county open space.

PROPOSED POLICIES	EXISTING POLICIES	Staff Notes	PC-POSAC comments
OS 4.01 The county commissioners shall appoint a Parks and Open Space Advisory Committee to provide a forum for public input and advice to the Board of County Commissioners and Parks and Open Space Department regarding Parks and Open Space plans, programs, and actions.	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.	<ul style="list-style-type: none"> • Existing OSE has narrative reference to POSAC in history but no policy statement • Builds foundation for OS 8.02 	
OS 4.02 Boulder County shall promote awareness and stewardship of the county’s irreplaceable natural resources and promote best practices for their protection,	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	<ul style="list-style-type: none"> • Fits with Engage better than Resource Management • <u>Use the broad terminology and eliminate the list</u> 	PC-POSAC 4-13: Keep specificity of original, alternate language provided

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conservation, restoration, and enjoyment through communication methods designed to reach a broad spectrum of <u>the public</u> . people, visitors, organizations, and businesses.	management techniques appropriate for their protection, preservation, and conservation.	<ul style="list-style-type: none"> • Update language 	<p>(Staff added “stewardship” and “enjoyment” to suggested language)</p> <p>POSAC 6-23: accepted alternative proposal, with discussion about appropriate terminology for “stakeholders”</p>
OS 4.03 Boulder County shall reach out to the public through educational programs, volunteer opportunities, and regular interactions at open space properties.	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.	<ul style="list-style-type: none"> • Fits with Engage better than Resource Management • Update language 	
OS 4.04 Boulder County shall seek and consider public input about open space acquisitions and management through a variety of informal and formal engagement tools.	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.	<ul style="list-style-type: none"> • Broaden language 	
OS 4.04.01 Open space land acquisitions, the capital improvements plan (CIP), and management plans and policies require approval by the Board of County Commissioners, after a public hearing and after review and input by the Parks and Open Space Advisory Committee.	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.	<ul style="list-style-type: none"> • Broaden but keep CIP reference; it is in the 1993 ballot language • Local government collaboration covered in OS 5.03 	
	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.	<ul style="list-style-type: none"> • “significant changes” not explicitly called out in draft policies • Covered in OS 3.01 & OS 4.04 	

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Goal 5. Boulder County collaborates with stakeholders and partners to promote and protect open space values and functions.			
PROPOSED POLICIES	EXISTING POLICIES	Staff Notes	PC-POSAC comments
OS 5.01 Boulder County shall invite input from a broad spectrum of stakeholders relevant to the policy and management issues under consideration.		<ul style="list-style-type: none"> Staff addition after PC-POSAC 4-13 meeting, to include the overarching policy for this goal 	POSAC 6-23: accepted
OS 5.02 Boulder County shall collaborate with businesses, organizations, visitors, volunteers, property owners, and partners to promote the county's open space values and functions.	<p>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.</p> <p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> The concepts of OS 7.01, 7.03 and 7.04 are elevated into Goal 5. <u>Deleted this policy because it is a nearly verbatim restatement of Goal 5</u> 	<p>PC-POSAC 4-13: discussion about terminology for "stakeholders"</p> <p>POSAC 6-23: accepted updated language</p>
OS 5.032 Boulder County shall work closely with federal, state, and local authorities to promote and achieve mutual acquisition and management goals.	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.	<ul style="list-style-type: none"> Broaden language 	
OS 5.03.01 Boulder County shall retain management authority of properties with high environmental and natural values.	<p>POSAC 6-23: POSAC recommended this additional policy due to dissatisfaction with the outcome of the NTSA process. Planning Commissioners on 8-17 and BOCC on 8-25 agreed to delete this policy in accordance with staff recommendation based on concerns outlined below. POSAC was briefed on this reasoning under "Director's Update" at their 8-25 meeting and indicated agreement.</p> <ul style="list-style-type: none"> <i>To the extent we have jointly owned properties, management is determined in the purchase agreement. The Beech property and a few others we purchased jointly with city of Boulder early on are an exception. Management of those properties is determined through an Intergovernmental agreement.</i> <i>Some properties are purchased with the intent of an eventual exchange with the US Forest Service and BLM to consolidate ownership patterns. Staff is concerned that this policy might prohibit future exchanges.</i> <i>Finally, staff feels that this is more of an operational matter than aspirational policy appropriate for the comprehensive plan.</i> 		
OS 5.043 Boulder County shall annually solicit input from and provide updates to municipalities and stakeholders on open	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	<ul style="list-style-type: none"> Engage: Broaden to encompass public process in decision making in OS 4.04 	PC-POSAC 4-13: Incorporate the concept of feedback/dialogue

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space preservation and trail priorities.	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.	<ul style="list-style-type: none"> • Collaborate: Local government collaboration addressed in OS 5.03 	POSAC 6-23 added “and provide updates to...”
OS 5.054 Boulder County Parks and Open Space shall respect nearby private property owners through communication and appropriate actions.	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.	<ul style="list-style-type: none"> • Reframe and broaden language 	

Programmatic Existing Policies deleted from narrative			
PROPOSED POLICIES	EXISTING POLICIES	Staff Notes	PC-POSAC comments
	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.	<ul style="list-style-type: none"> • Covered in OS 3.01, OS 3.03 and OS 3.04 	
	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.	<ul style="list-style-type: none"> • Programmatic • Covered in OS 3.01 - OS 3.04 	
	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.	<ul style="list-style-type: none"> • Programmatic • Covered in OS 4.02 	
	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.	<ul style="list-style-type: none"> • Programmatic • Covered in OS 4.02 and OS 4.03 	
	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.	<ul style="list-style-type: none"> • Programmatic • Covered in OS 4.03 	
	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	<ul style="list-style-type: none"> • Not necessary; addressed as part of the development 	

REVIEW GUIDE: OPEN SPACE ELEMENT GOALS & POLICIES UPDATE

Redlines reflect changes made since 10-19-16 PC Meeting

	Commission, for recommendation to the Board of County Commissioners.	review and referral process stipulated in the code	
	OS 4.03.02 (misabeled as 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.	<ul style="list-style-type: none"> • Programmatic • Covered in OS 4.02 	
	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.	<ul style="list-style-type: none"> • Programmatic • Addressed in Open Space Rules and Regulations 	
	OS 4.05 Any development of regional county facilities or of county 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.	<ul style="list-style-type: none"> • Regional facilities covered in OS 3.05.04 • Public process covered in OS 4.04 and OS 5.02 	
	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.	<ul style="list-style-type: none"> • Overly prescriptive and not appropriate for comp plan policy 	
	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.	<ul style="list-style-type: none"> • Covered in OS 5.02 	
	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.	<ul style="list-style-type: none"> • Programmatic, covered in OS 2.01 	
	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 right-of-way will be used.	<ul style="list-style-type: none"> • Programmatic, covered in OS 2.01 	
	OS 6.06 The county shall work through the Consortium of Cities to assure linkage of municipal and county trails and connections between communities.	<ul style="list-style-type: none"> • Programmatic • Covered in OS 2.01 (e) and OS 5.02 	
	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.	<ul style="list-style-type: none"> • Programmatic • Covered in OS 3.05.01 	

Open Space Element Mapping: Background and Guidance for Use

[THE FOLLOWING CONTENT WOULD BE INCLUDED AS AN APPENDIX THAT WOULD ACCOMPANY THE UPDATED BCCP OSE]

Introduction

There are two maps associated with the Boulder County Comprehensive Plan's Open Space Element following the 2017 update of the element: 1) the "Open Space and Protected Lands Map,"¹ and 2) the View Protection Corridor (VPC) Map. The purpose of the Open Space and Public Lands map is to provide context so the reader can gain a general understanding of the magnitude, scope and location of land protected from development in the county. The VPC map is intended to serve as a more detailed tool for planners as they gather information to inform an assessment of a site's aesthetic resources.

In contrast to the previous version of the element, updated mapping no longer identifies "streamside corridors," as riparian resources are now addressed comprehensively in the BCCP Environmental Resources Element policy language and maps.² In addition, the new map no longer identifies "proposed open space," as the county's open space acquisition efforts are at a phase where identification of those lands is no longer a priority feature for the OSE map.

View Protection Corridor Mapping

View Protection Corridors are referenced in Policy OS 1.02.01, which reads:³

Policy 1.02.01: To the extent possible, the county shall avoid, minimize or mitigate impacts on views from view protection corridors including, but not limited to, those shown in mapping that accompanies this element. 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. This, however, does not preclude the county from providing essential and appropriately planned road improvements.

The primary intended purpose of the VPC map is to serve as a reference tool for planners as they evaluate aesthetic resources during land use reviews. The map will inform staff's analysis, but it will be just one component in staff's overall assessment; staff conducts a comprehensive assessment of property-specific characteristics which may include considerations beyond those captured in the VPC mapping. Parks and

¹ This map follows the same format as a map the Parks and Open Space Department updates quarterly for posting on its own department's website. The only difference is that the map used for the BCCP includes specific notation for its use as a reference map for the BCCP. The map used for reference in the BCCP will undergo an annual update.

² Riparian resources are mapped as part of the BCCP Environmental Resources Element's (ERE) "BCCP Wetlands and Riparian Areas Map," available at: <http://www.bouldercounty.org/doc/landuse/bccp-wetland-er.pdf>. In addition, the scenic and resource values of riparian areas are addressed through a variety of goals and policies in the ERE. For example, Goal B2, ER 1.04 (addresses protection of scenic vistas generally), and ER 3.01 (addresses mapping of Environmental Conservation Areas including riparian areas).

³ As part of the 2016 update to the BCCP Open Space Element, staff updated previous policy OS 3.03 with policy OS 1.02.01. Previous policy 3.03 read, "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."

Open Space Department staff will also reference the VPC map for use in valuing conservation easements. This is similar to the way in which staff used the “open corridor, roadside” designation prior to the 2017 update to the OSE.⁴

Staff developed the VPC map in an effort to supplement/supersede the previous “Open Corridor-Roadside” mapping with a mapping resource that would: 1) have greater transparency in its development, 2) leverage a range of GIS data, and 3) be comprehensive in its identification of roadways warranting view protection (i.e., recognizing the importance of a range of views, not just those of the mountains).

The county’s VPC mapping framework draws on the National Scenic Byways Program’s “intrinsic qualities” of scenic roadways (scenic, archaeological, cultural, historic, natural, and recreational). Staff identified a variety of “mappable” criteria that align with those intrinsic qualities. For simplicity, the county’s system organizes the criteria into three categories: scenic, cultural and natural. The criteria reflect the range of data sources and other possible means by which to identify roads that possess exceptional scenic characteristics. The criteria (Table A1) consist primarily of elements trackable in GIS using existing data sources, but also include some components identifiable through field observation.

Staff developed a scoring system to reflect the degree to which a given road segment meets the county’s View Protection Corridor criteria. The scoring system uses weighted averages that factor in both length of roadway meeting a criterion and the number of criteria met. It gives higher scores to road segments that either: 1) meet some criteria for a long stretch of roadway; or 2) meet a significant number of criteria for a shorter stretch of roadway.

Key Definitions, Parameters and Procedures

Staff applies the following definitions, parameters and procedures for purposes of View Protection Corridor mapping and analysis:

- **Eligible roads** include roads in unincorporated Boulder County and shown on the Boulder County Road Map, excluding subdivision roads. Roads in historic townsites are considered eligible for scenic mapping, despite the fact that some roads within townsites are classified as subdivision roads. This exception to the standard eligibility criteria reflects the historic significance of townsites.
- **Road segment** is defined as the roadway that spans the distance between two intersections.
- Staff will **update mapping on an annual basis**. The Open Space and Public Lands Map will be updated annually to reflect the latest data available from the Parks and Open Space Department. Staff will review circumstances annually to determine whether an update to the VPC Map is warranted. Updates to the VPC Map will serve the purpose of: 1) adapting the criteria or map in response to newly available information (e.g., availability of new map layers referenced in the criteria, identification of new cultural resource locations not previously incorporated in to analysis, or other information provided by members of the public or advisory committee

⁴ Staff uses view protection-related mapping (referred to as “open corridor, roadside” in the previous Open Space Element) for multiple purposes. Parks and Open Space staff uses it to help measure the value of conservation easements. When Parks and Open Space staff negotiates conservation easements (CEs) with landowners or receives CEs from or grants CEs to municipalities, the CEs need to describe the property’s open space values. For CEs that involve donation value, where the landowner wants to obtain state or federal tax benefits, the CEs have to meet one of four defined public purposes, one of which includes a scenic component. LU staff uses it to identify properties that warrant a heightened level of attention to scenic and aesthetic issues when conducting land use reviews (e.g., extra attention to locating and/or screening a structure to avoid, minimize or mitigate visual impacts). Aesthetic factors do not serve as a basis for denial of a development opportunity. Rather, LU staff may cite use the scenic designation as rationale to avoid, minimize and mitigate potential visual impacts by placing conditions on the location of the structure, and by requesting use of screening methods.

members), 2) changing the map to reflect changing conditions (e.g., remove roads that no longer meet criteria or add new roads that previously did not meet criteria). **Any updates to the criteria or map would be made available for public comment, and would require PC approval.**

- If new information is presented that identifies **cultural resources not previously factored into the mapping**, county staff with expertise in historic resource assessment will be responsible for determining the historic significance of the identified resources. Staff will keep a log of data updates to be incorporated in the annual update to the VPC Map.
- **An applicant may challenge staff's assessment** of the aesthetic significance of a parcel. This would adhere to the same process that would apply for challenges to staff findings related to any development review process.
- **Roadways already designated as Scenic Byways (either state or federal)** will automatically be assigned the highest scoring available so that they stand out in the VPC as warranting the greatest level of attention to aesthetic characteristics.

Mapping Criteria

The VPC mapping criteria are shown in Table A-1. When reviewing the map, note that criteria shown in plain font can be mapped using existing GIS and other readily available data. Those serve as base criteria for initial mapping. Criteria marked with an asterisk (*) and shown in italics are used to refine the initial base map, and need to be mapped based on field observation and other efforts. New data gathered related to these criteria will be added to the map when the map undergoes updates.

Table A-1. Scenic Roadway Corridor Mapping Criteria

Category	Criteria	Significance / Relevance to Intrinsic Qualities
Scenic Views ⁵	<ol style="list-style-type: none"> 1. Roadways that have views of the Natural Landmarks as identified in the BCCP [Implemented in coordination with Criteria #8; Roadways can meet either Criteria #1 or #8] 2. Roadways having a Scenic Byway designation of any type (i.e., state or federal) [automatically mapped with max score] 3. Roadways that have considerable views of the plains 4. Roadways that have views of perennial lakes, ponds, or reservoirs 5. Roadways that are along the bottom or sides of a canyon 6. Roadways that run alongside slopes steeper than 10 degrees or more⁶ 	Heightened visual experience derived from the view of natural and manmade elements of the visual environment.

⁵See Viewshed Mapping Method summary included in this document.

⁶Development of this criterion was informed by the I-70 Mountain Corridor PEIS Visual Resources Technical Report (See Section 2.1 Visual Resources Inventory Methodology pg. 2 – 6). In particular, the description of foreground, middle ground, and background views (pg. 6) informed which criteria should have view distance limits (Ag Land and Historical Landmarks) since they would be more 'foreground' type scenic views, and those criteria not having distance limits since they would be more middle ground and background views (Natural Landmarks, Plains, and Lakes). Descriptions of the areas found in Appendix B of the report (PDF page 104-173) help show what is considered scenic. The report can be found at https://www.codot.gov/projects/i-70mountaincorridor/final-peis/final-peis-documents/technical-reports/Vol5_I-70_Mntn_Corridor_Final_PEIS_VisualResources_TR.pdf

Category	Criteria	Significance / Relevance to Intrinsic Qualities
Cultural Resources (including historical, cultural and archaeological)	7. Structures or corridors with historic landmark designation of any type (i.e., municipal, county, state, national) and are visible from the road 8. Roadways that have views within one mile of Significant Agricultural Lands as identified in the BCCP [Implemented in coordination with Criteria #1; Roadways can meet either Criteria #1 or #8] 9. <i>*Historic, cultural or archaeological interpretive signage or displays are present along the roadway</i> <i>*The roadway corridor itself, or adjacent parcels are identified</i> 10. by staff as possessing historic, cultural or archeological significance	Historical: Legacies of the past that are distinctly associated with physical elements of the landscape, whether natural or manmade. Cultural: Evidence and expressions of established customs or traditions of a distinct group of people. Archaeological: Physical evidence of historic or prehistoric human life or activity.
Natural	11. Roadways are within Critical Wildlife Habitat; Rare Plant Areas; Significant Natural Communities; Wetlands and Riparian Areas; Natural Areas; or High Biodiversity Areas as identified in the BCCP	Features in the visual environment that are in a relatively undisturbed state. These features may include geological formations, fossils, landform, water bodies, vegetation, and wildlife.

Scoring Method

The scoring method uses a weighted average approach. To calculate the score for a specific segment of road, the number of criteria that a particular part of the road segment meets is multiplied by the length of that part. This is done for all of the parts of the road that have a different number of criteria. The results are then summed together, and the total is divided by the total length of the segment.⁷ This process can be described by the following equation.

$$\frac{(number\ of\ criteria_{part1} \times length\ of\ part_{part1}) + (number\ of\ criteria_{part2} \times length\ of\ part_{part2}) + \dots + (number\ of\ criteria_{partN} \times length\ of\ part_{partN})}{total\ length\ of\ segment}$$

- For example, there is a 1200' road segment. 500' of the road meets 3 criteria, 200' of the road meets 2 criteria, 400' of the road meets 1 criterion, and 100' of the road meets 0 criteria.
- The score for this segment of road would be 1.91:

$$\frac{(500' \times 3) + (200' \times 2) + (400' \times 1) + (100' \times 0)}{1200'} = 1.91$$

Viewshed Mapping Method

The view analysis determines the geographic area that is visible from a location. This analysis uses a Digital Surface Model (DSM); it shows the approximate surface elevation including ground, vegetation and buildings. The DSM used a 100x100' cell size (about 0.23 acres) for this analysis. Points based on a 500x500' grid (about 5.7 acres) within the criteria area were then used as observer points. The ArcGIS Viewshed tool was then run using the DSM and the observer points. The output of the tool is a grid of cells that counts how many observer points can be seen from each cell. The effect is the higher the number, the more area of the criteria that can be seen. A minimum number of observer points was then

⁷When calculating weighted averages for scoring the denominator is always ½ mile, or smaller.


used for each criteria to determine whether that location should be considered as having a view of the criteria. The following is how the minimum number was determined for each of the view criteria:

Natural Landmark Views: A distance factor was also applied, so that the number of observer points was adjusted, so that farther landmarks would have less weight than closer landmarks. The number of observer points visible was kept the same (100%) for locations adjacent to landmarks. At a distance of 1 mile, the number of observer points was reduced 25%. At a distance of 2 miles, the number of observer points was reduced 50%. At a distance of 4 miles the number of observer points was reduced 75%. At a distance of over 8 miles, the number of observer points was set to zero (100% reduction). Locations that had more than the mean number of observer points visible were considered to have views of the Natural Landmarks. Locations where at least 1,003 acres (176 observer points) of Natural Landmarks are visible were considered to meet this criterion.

Views of Plains or Agricultural Lands: For agricultural lands, only views within one mile of the agricultural lands were considered. Locations that had more than the mean number of observer points visible were considered to have views of the Agricultural Lands. This includes areas where at least 28 acres (5 observer points) of Agricultural Lands are visible. For the plains, areas that had more than the mean number minus $\frac{1}{4}$ of the standard deviation were considered to have views of the plains. This includes areas where at least 1,294 acres (227 observer points) of plains are visible. Locations that met the criteria of either the plains or agricultural lands were considered to meet this criterion.

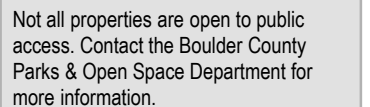
Lake Views: For perennial lakes, ponds or reservoirs, only views within one mile were considered. Locations that had more than 11 acres (2 observer points) visible were considered to meet this criterion.


Historic Landmark Views: Only views within a half-mile were considered. Locations that had more than had any visibility were considered to meet this criterion.



Boulder County Comprehensive Plan

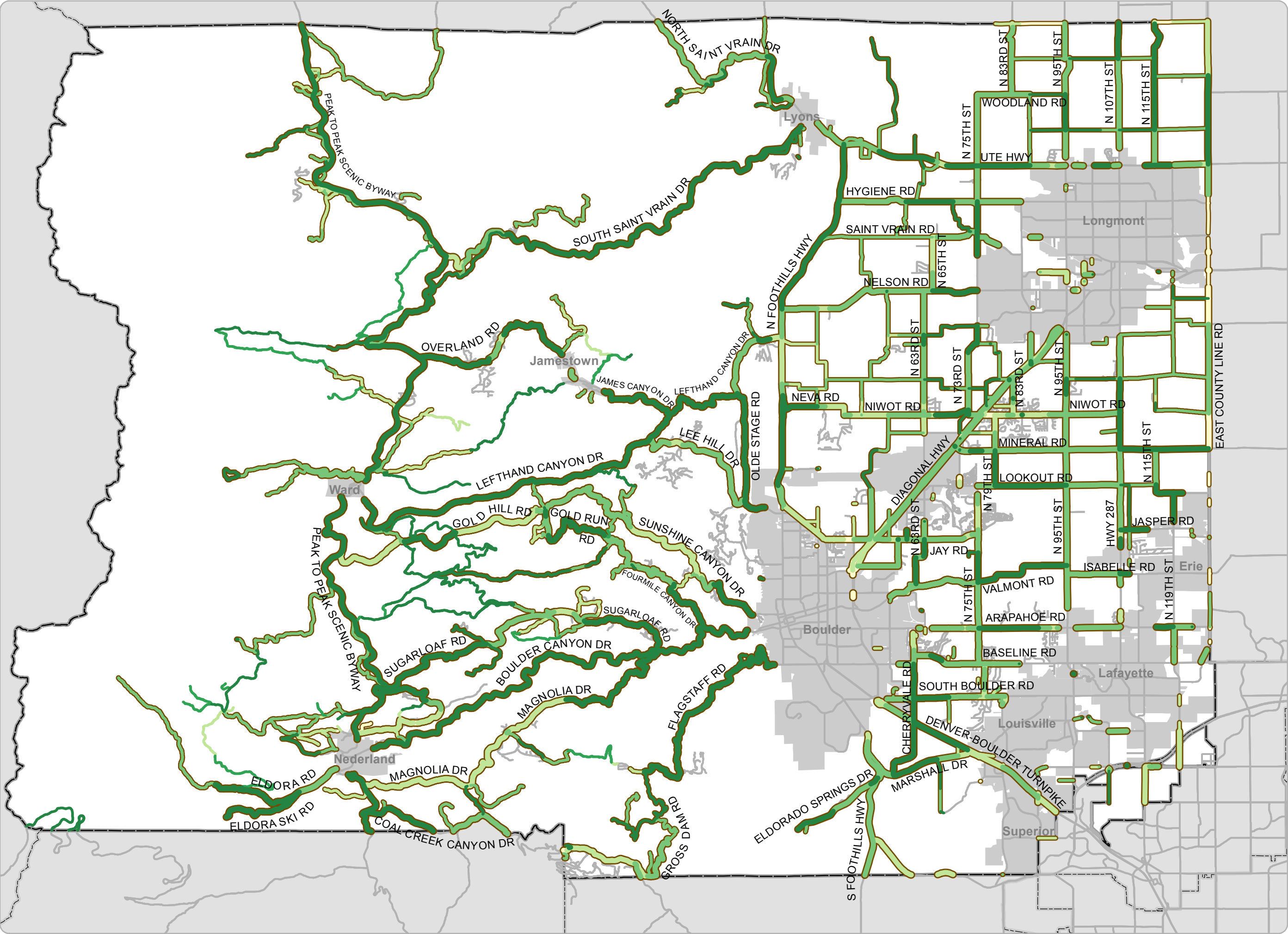
comprehens
s Adopted _____
nning Commis



 NORTH

0 1.25 2.5 Miles

1 inch = 2.5 miles



View Protection Corridors



Revisions Adopted _____
Planning Commission

View Protection Corridor Score

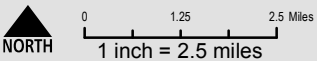
- 2 or More
- 1 or More and Less than 2
- Less than 1
- No Criteria Found

Major Rd.
Minor Rd.
Jeep Rd.

This map is intended to help inform a planner's assessment of the aesthetic view characteristics from Boulder County's roadways, and to serve as a tool to support implementation of Policy 1.02.01 of the Open Space Element: "the county shall avoid, minimize, or mitigate impacts on views from view protection corridors."

Reviews of development proposals incorporate a variety of site-specific considerations; this map is one component in staff's overall analysis. This map depicts view protection scores by road segment. See the Open Space Element Appendix for detail on the criteria and scoring system.

The width of the View Protection Corridor line is for cartographic purposes to depict the type of roadway and does not represent land area.



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Legend

Open Corridor,
Roadside (1996)

2 or More
1 or More and
Less than 2
Less than 1
No Criteria Found
Jeep Rd.

Date: 3/7/2017

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