



**Board of County Commissioners
Study Session
BVCP Intergovernmental Agreement
April 5, 2017**

**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

Photo: Christopher Bro

PURPOSE AND AGENDA

Purpose: Provide update and seek feedback regarding the BVCP IGA

Agenda:

- Background and History
- BVCP & IGA Objectives
- Plan Update Intervals
- Options for Plan Amendment Procedures, (including Council feedback)

BVCP vs. IGA

BVCP:

- Core Values
- Vision & Maps
- Policies
- Amendment Procedures

IGA:

- Adopts plan by reference
- Regulate to Plan
- Annexation & CIP to follow plan
- Review every 5 years

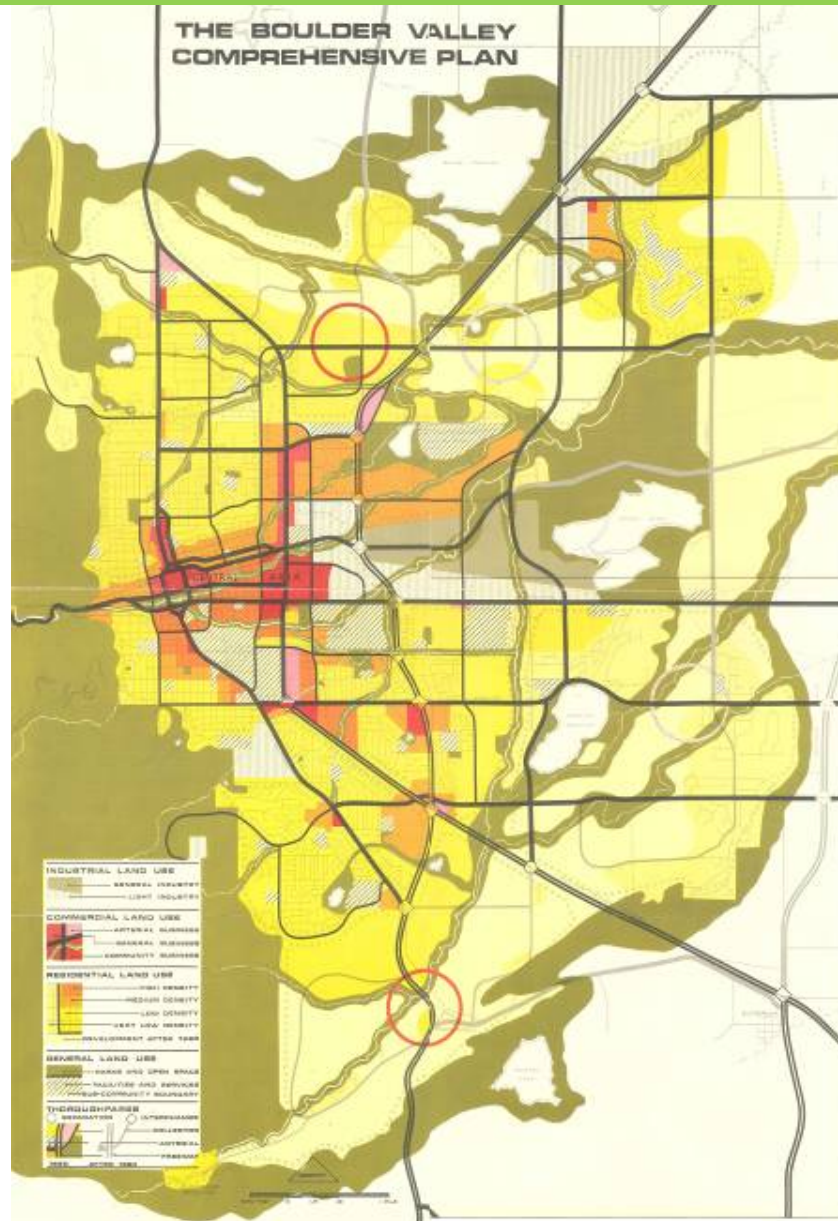
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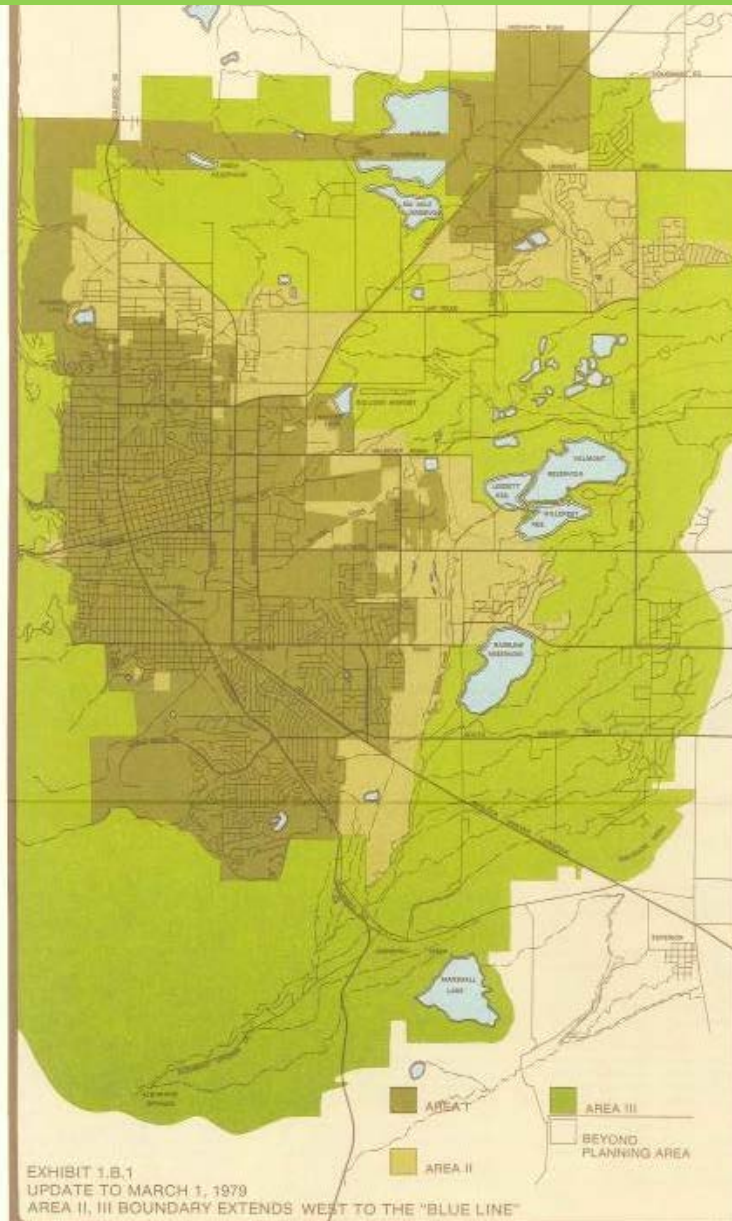
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1970 BVCP

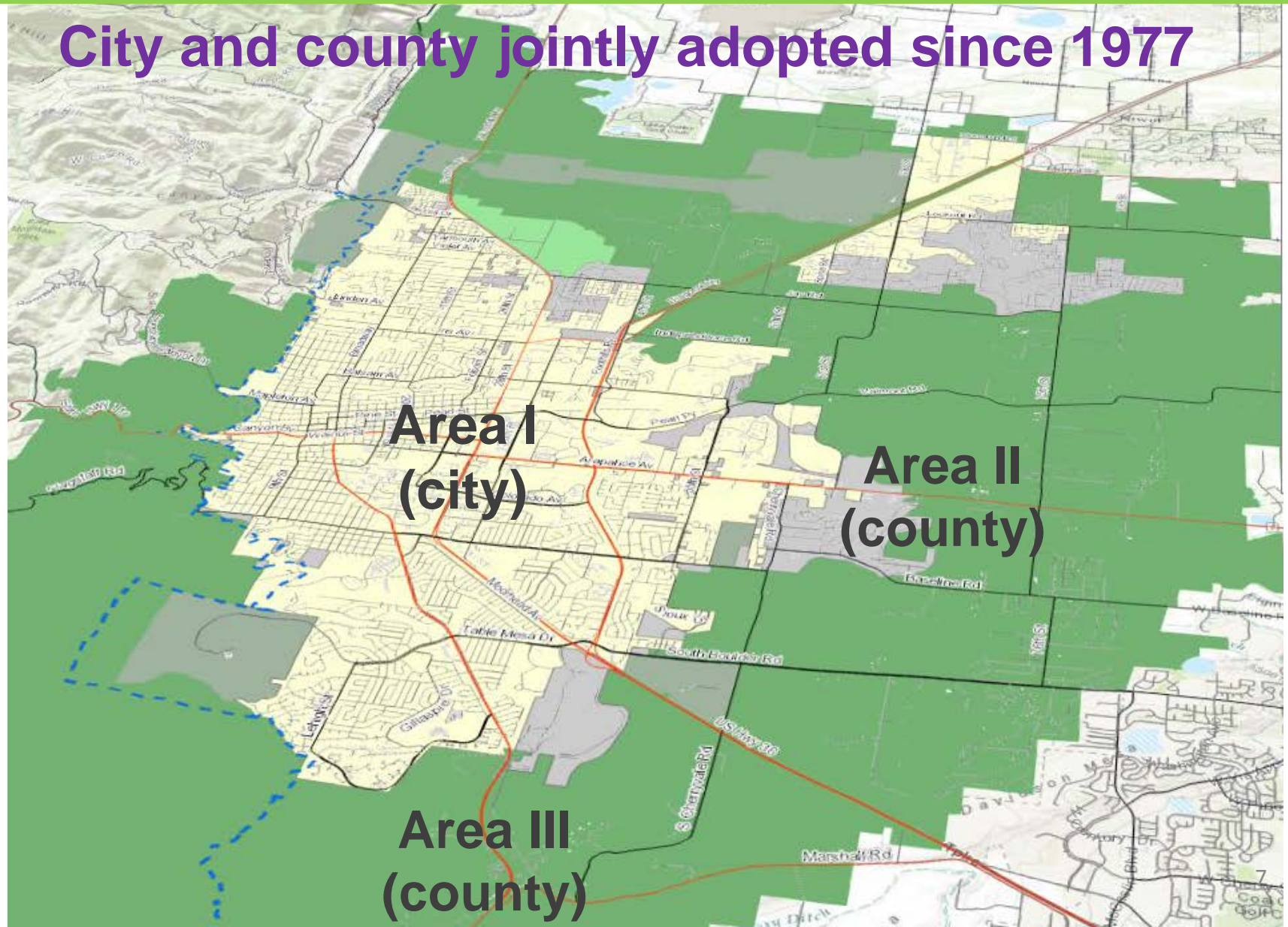


1977 BVCP

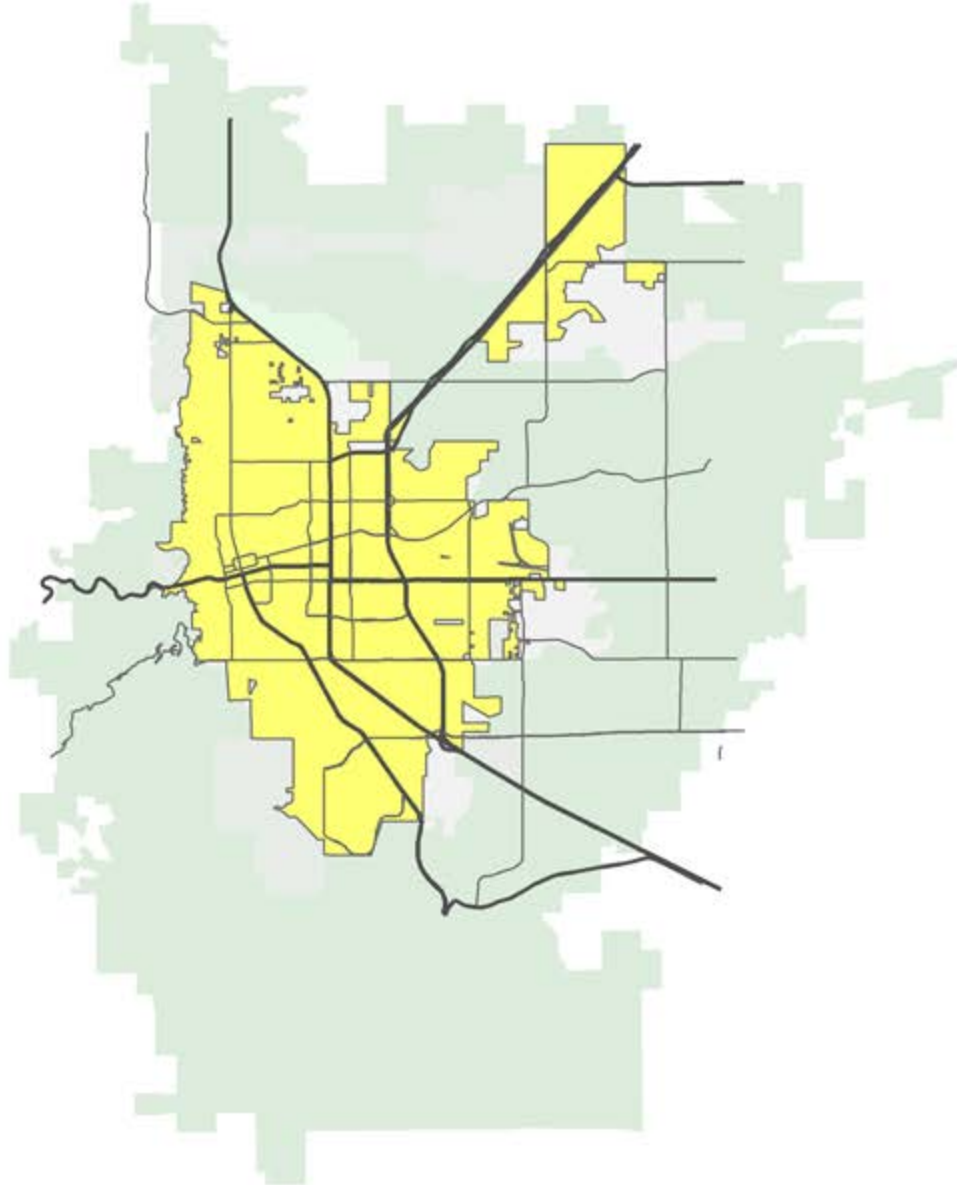


A PLAN FOR BOULDER VALLEY

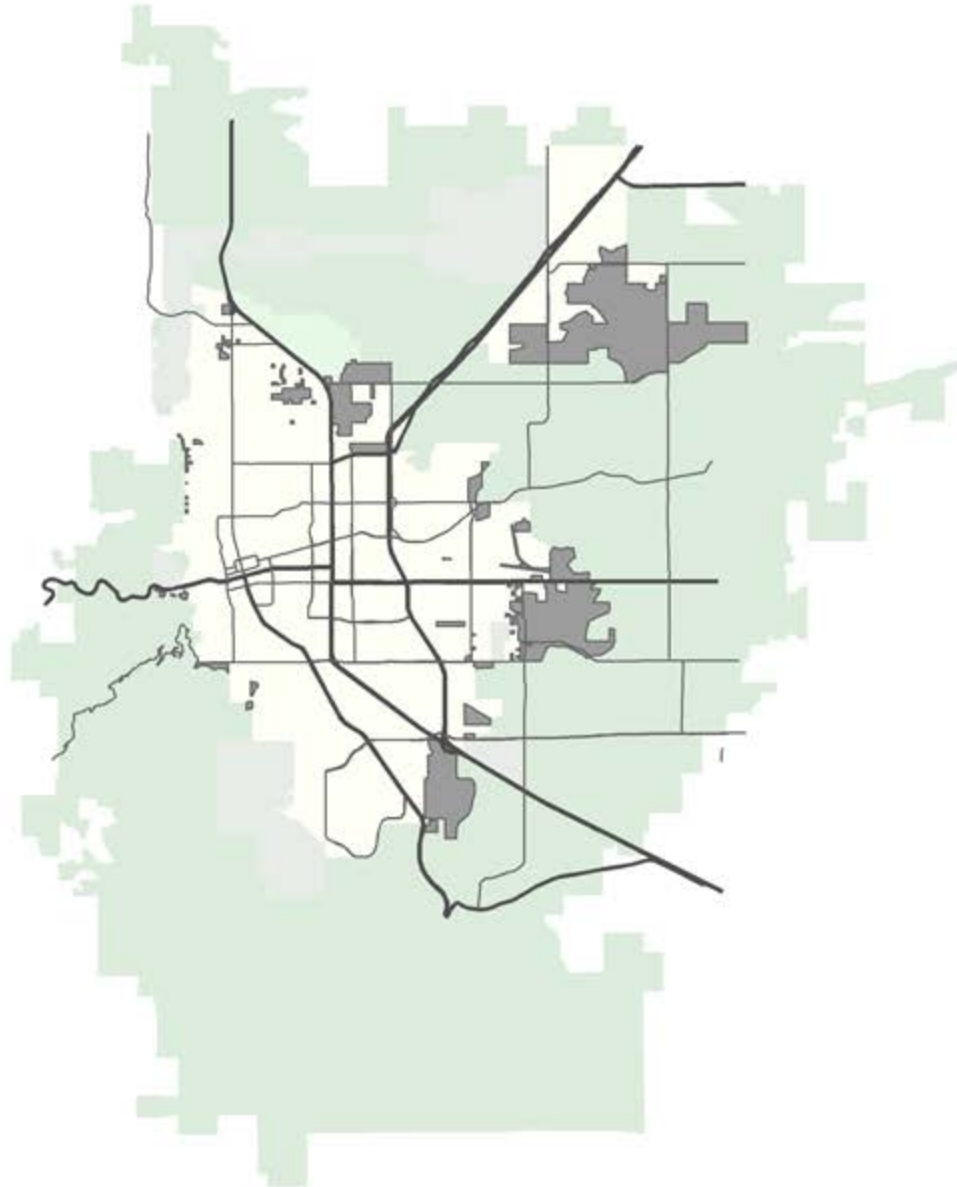
City and county jointly adopted since 1977



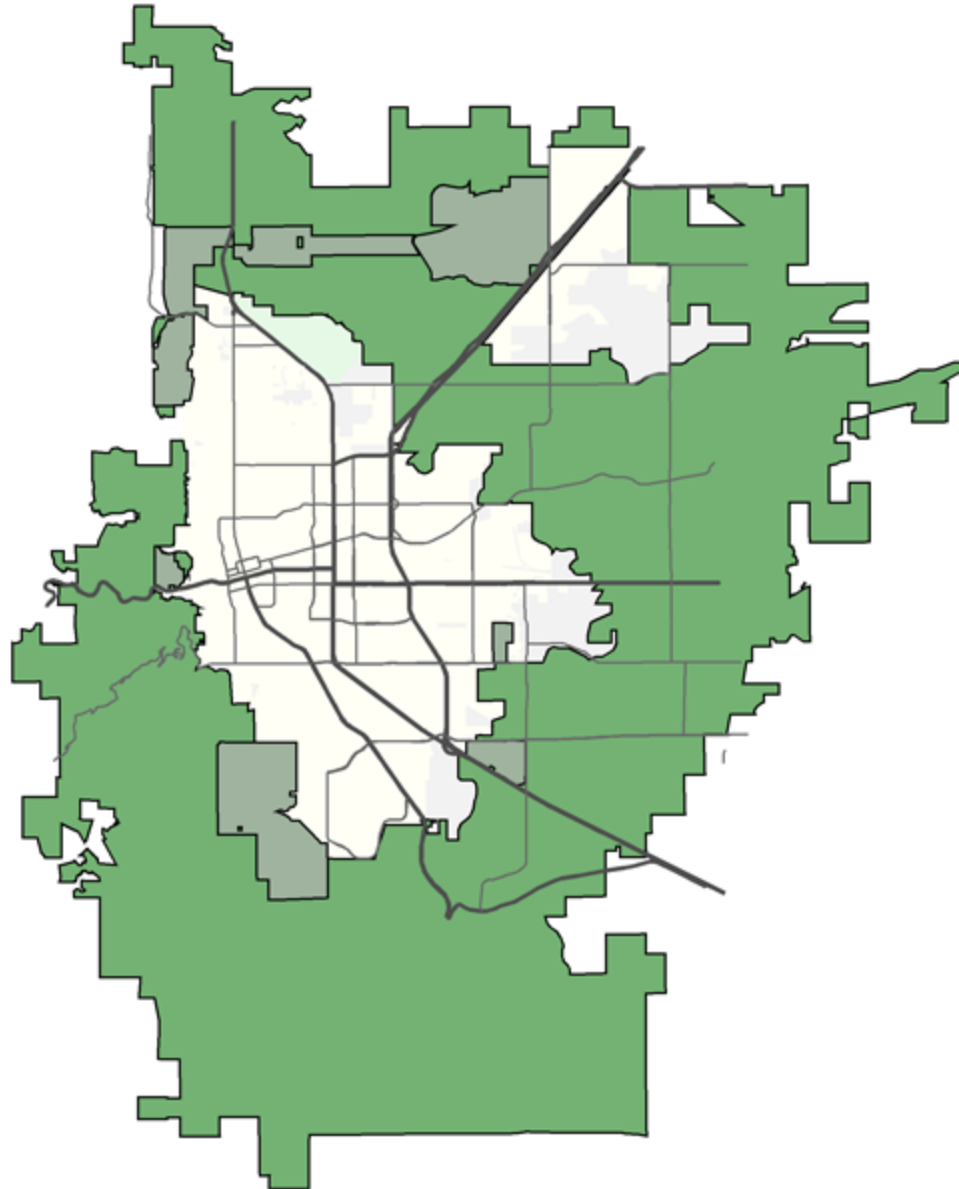
AREA I



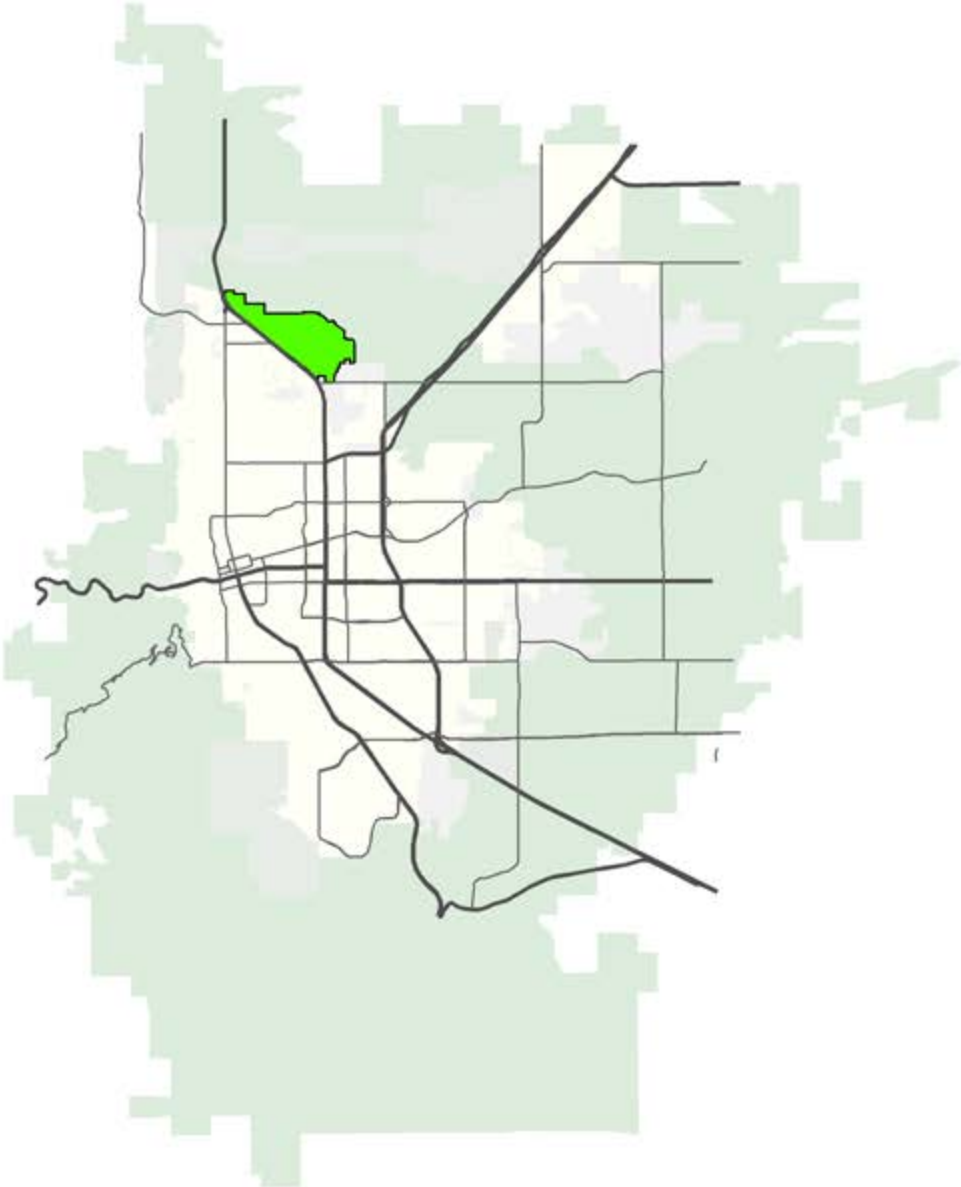
AREA II



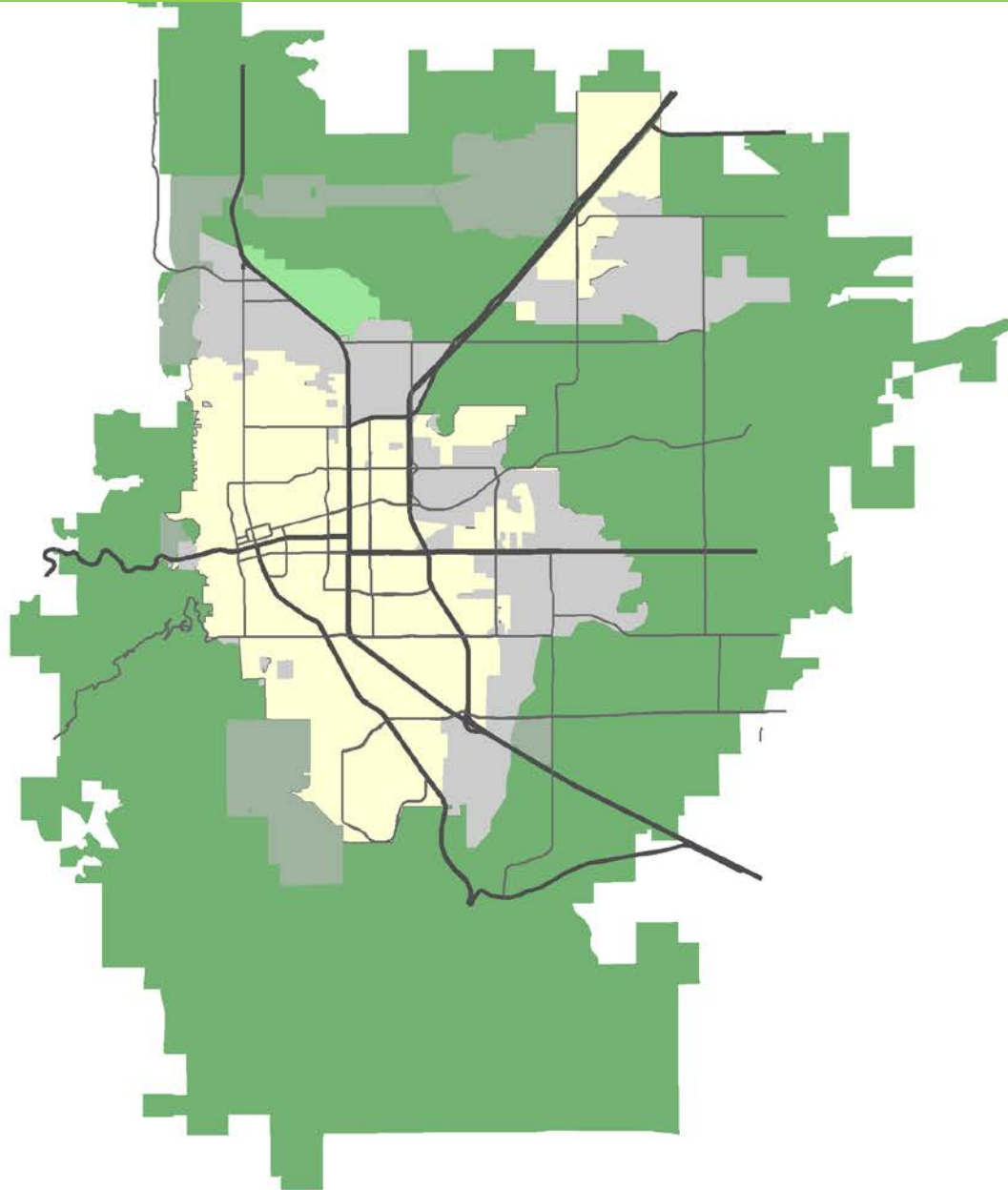
AREA III



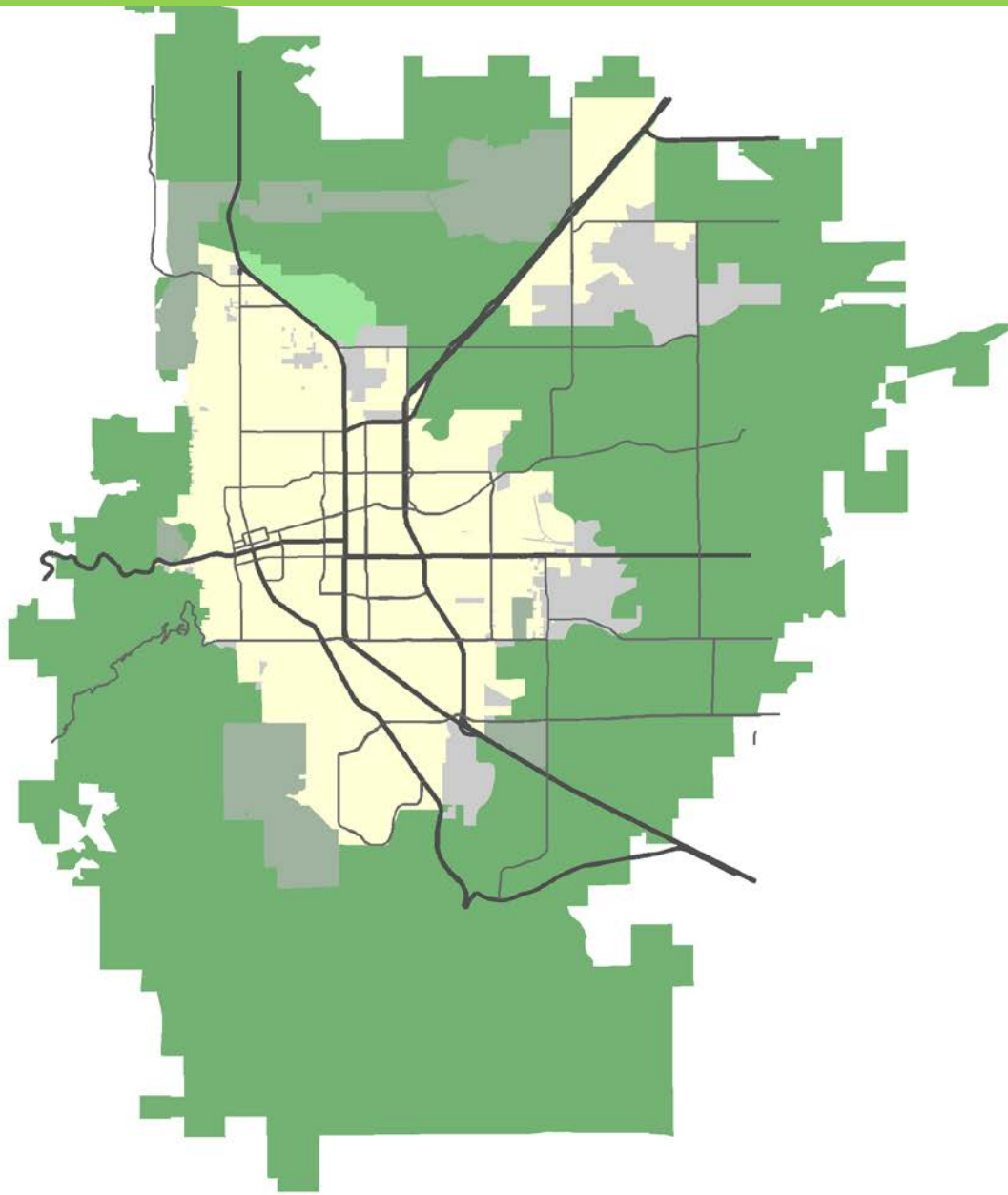
AREA III – PLANNING RESERVE



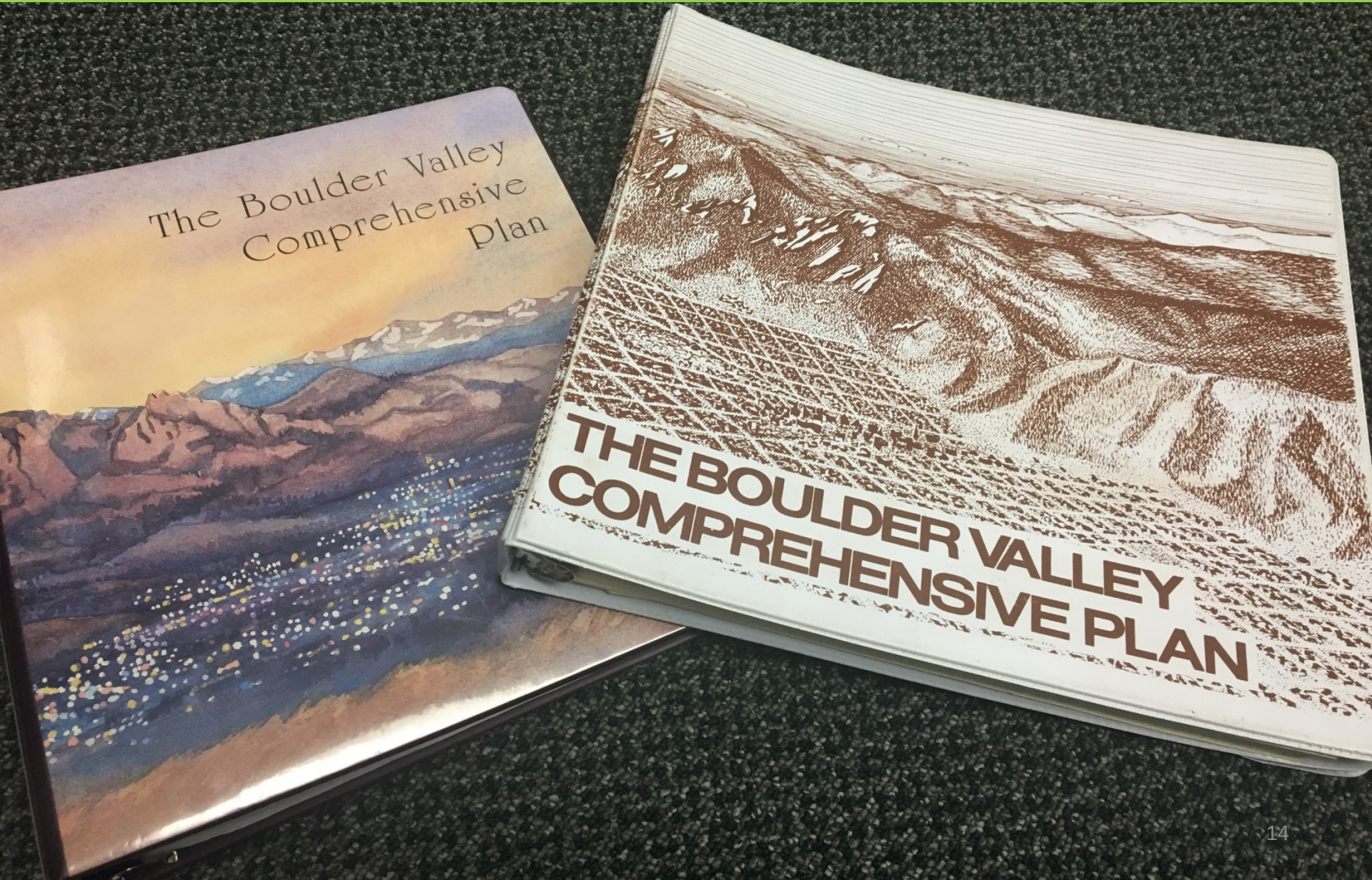
1977 BVCP – AREA II



2017 BVCP – AREA II



BVCP – YESTERDAY & TODAY



BVCP IGA

Boulder
Comprehensive
Plan



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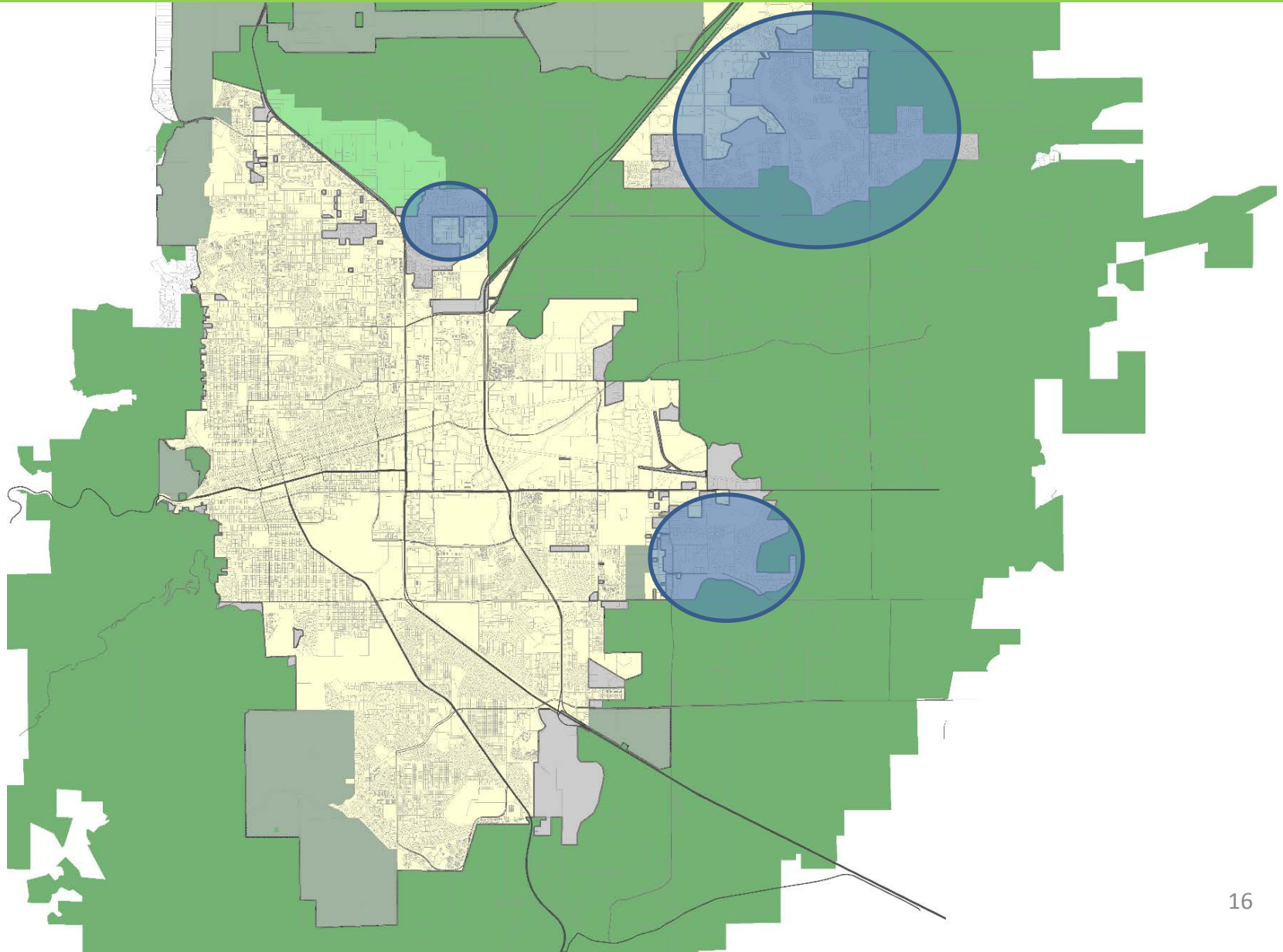
COMPREHENSIVE DEVELOPMENT PLAN INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT ("Intergovernmental Agreement") by and between the City of Boulder, a Colorado home-rule municipal corporation ("Boulder" or "City"), and the County of Boulder, a body politic and corporate of the State of Colorado ("County" or "Boulder County") is made to be effective on the Effective Date as defined on the signature page of this Intergovernmental Agreement. The City and the County are collectively referred to in this Intergovernmental Agreement as the "Parties."

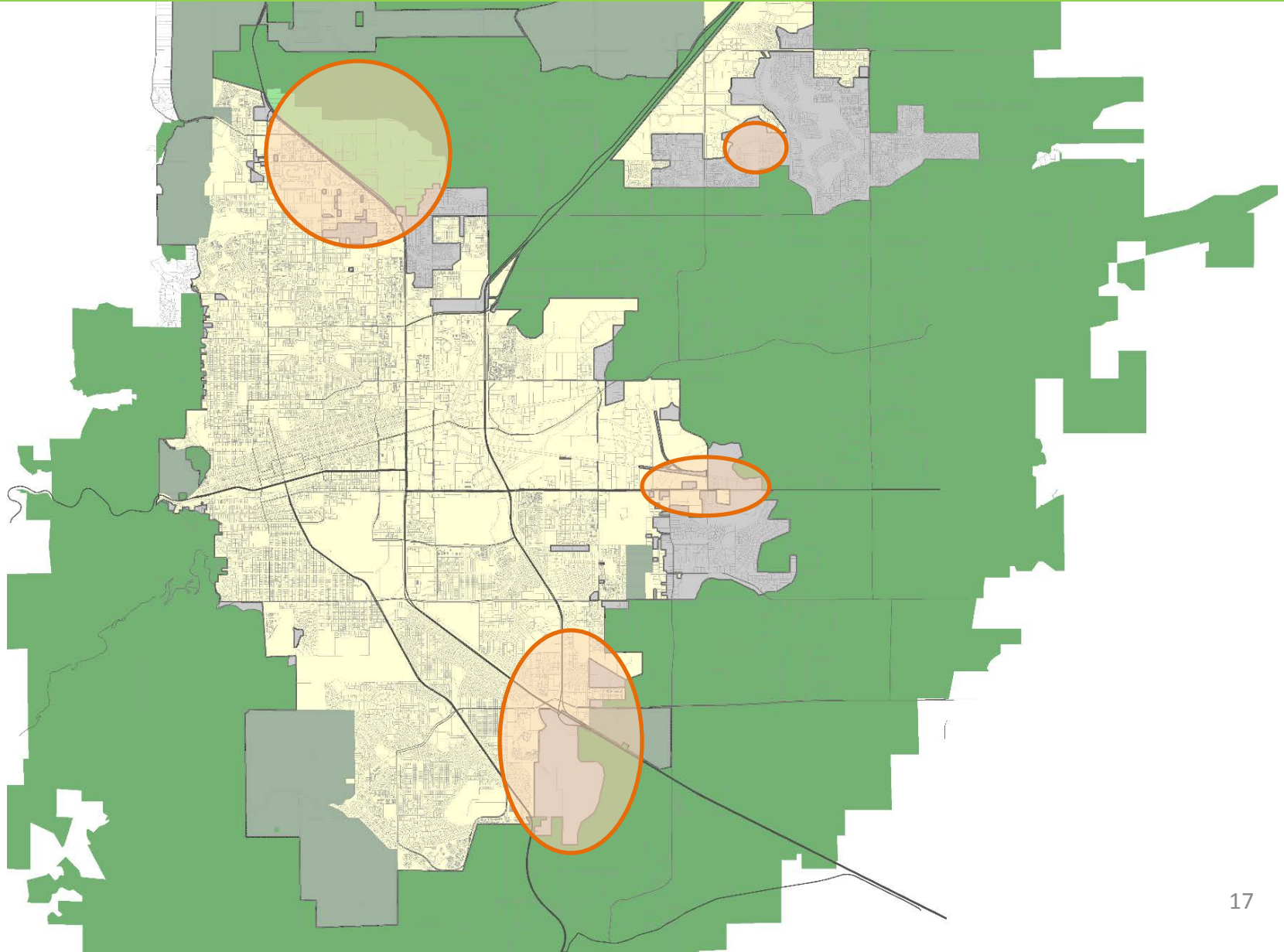
WITNESSETH

as amended, authorizes the Parties to enter into
in order to minimize the negative
locally authorizes local (i.e.,
the purposes of

AREA II – ALREADY DEVELOPED



AREAS WITH DEVELOPMENT POTENTIAL



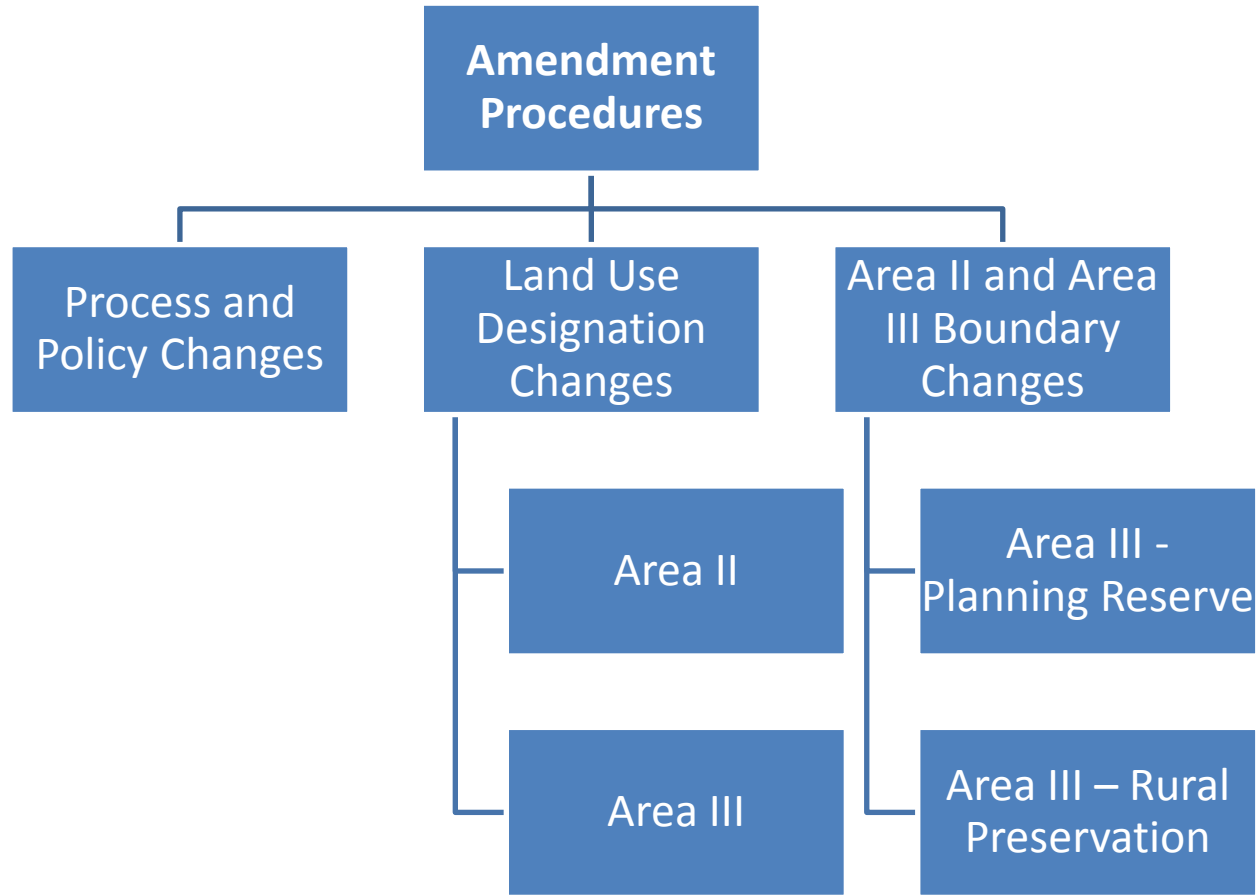
PLAN UPDATE INTERVALS

| Current | Description | City Feedback |
|---|--|---|
| Major: 5 year | Full review of plan (policies, maps, text) | Comfortable with moving to 8-10 year interval for major updates; Interest in separating policy updates from map updates |
| Midterm: 2.5 years | Consider minor changes, as requested | |
| Any time: Land Use changes concurrent with annexation | | |

- Prior to 2005 the plan had annual updates
- In 2005 shifted to mid-term updates.

BVCP AMENDMENT PROCEDURES

Plan changes in which county current plays a decision making role



Area I Changes: county referral role only

BVCP AMENDMENT PROCEDURES

Table 1. Process and Policy Related Changes

| Type of Change | CURRENT | | | CITY COUNCIL FEEDBACK |
|--------------------------------|--------------------------|---------------------|-------------------|---|
| | Frequency | Advisory / Referral | Decision making | |
| Amendment Procedures | Midterm & 5-year | n/a | CC/PB; BOCC/PC | Not discussed |
| Referral Process | Midterm & 5-year | n/a | CC/PB; BOCC/PC | Not discussed |
| Criteria for Amendments | Midterm & 5-year | n/a | CC/PB; BOCC/PC | Not discussed |
| Policies | Midterm (minor) & 5-year | n/a | CC/PB; BOCC/PC | No direction on decision body involvement; Directed staff to consider options timing / sequencing of policy and map changes |

BVCP AMENDMENT PROCEDURES

Table 2. Land Use Designation Changes

| Type of Change | CURRENT | | | CITY COUNCIL FEEDBACK |
|------------------------------------|------------------|---------------------|-----------------|---|
| | Frequency | Advisory / Referral | Decision making | |
| Area II with concurrent Annexation | Any time | County referral | CC/PB | No change |
| Area II w/o annexation | Midterm & 5-year | n/a | CC/PB; BOCC/PC | Majority: city-only decision with county referral; some support county call up option depending on nature of property |
| Area III – Rural Preservation | Midterm & 5-year | n/a | CC/PB; BOCC/PC | Limited discussion; some expressed no change to 4-body review for changes to Area III land |

BVCP AMENDMENT PROCEDURES

Table 3. Changes to Area II and Area III Boundaries

| Type of Change | CURRENT | | | CITY COUNCIL FEEDBACK |
|--|-------------------------------------|---------------------|-----------------|---|
| | Frequency | Advisory / Referral | Decision making | |
| Area III Planning Reserve (e.g., move from Area III PR to Area II) | 5-year | n/a | CC/PB; BOCC/PC | Majority: elected officials only; some ok with 4-body review for part of 3-step decision; directed staff to develop options |
| Area II/III Boundary (e.g., move from Area III to Area II or expand Area III boundary) | Midterm (minor ≤ 10 acres) & 5-year | n/a | CC/PB; BOCC/PC | Limited discussion; some expressed no change to 4-body review for changes to Area III land |

BVCP AND IGA NEXT STEPS

April:

- City and County study sessions to review draft full plan
- Staff prepares IGA options per guidance

May – July:

- Additional IGA discussions TBD
- Plan adoption, IGA renewal



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