


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#653]
Date: Monday, July 17, 2017 1:32:37 PM

Name *	Barbara Kingery
Email *	bruce_29005@msn.com
Address (optional)	 80303 United States
This comment relates to: *	CU South
Comment: *	I totally support the latest version of the BVCP including CU South. Passage of this document will allow the design of a berm to be built that will protect residents and save lives. Please vote YES this week.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#654]
Date: Monday, July 17, 2017 1:34:36 PM

Name *	Joe Robb
Email *	joerobbsun@comcast.net
This comment relates to: *	CU South
Comment: *	Being in assisted living puts me directly in the path of the flood. I need you to move forward on Boulder Creek Flood Mitigation to remove the threat. So please approve the BVCP so everything can move forward.
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#655]
Date: Monday, July 17, 2017 1:36:57 PM

Name * Paul Zeiger


Email * paulzeiger@aol.com

This comment relates to: * CU South

Comment: * The location of my residence is at risk from flooding by Boulder Creek. The Boulder Valley comprehensive plan includes mitigation of this risk (and the plan includes a very rare agreement by the university to cooperate with the city on this). I am eager to see the comprehensive plan approved.

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#656]
Date: Monday, July 17, 2017 1:38:17 PM

Name *	Paul Frenzen
Organization (optional)	Private citizen
Email *	pdfrenzen@gmail.com
Phone Number (optional)	(303) 527-4997
Address (optional)	 6212 Old Brompton Road Boulder, CO 80301 United States
This comment relates to: *	BVCP review process
Comment: *	I urge the Boulder County Planning Commission to keep the current four-body planning review process. As a resident of the unincorporated area of Gunbarrel, I do not understand why the Planning Commission would surrender responsibility for planning land use in my neighborhood to the Boulder City Council and the private developers who currently have inordinate influence over Council policies. I also urge the Planning Commission to keep the Amendment Procedures for the Boulder Valley Comprehensive Plan inside the BVCP.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#657]
Date: Monday, July 17, 2017 1:43:25 PM

Name *	Walter Duncan
Email *	kwp38dunk@icloud.com
This comment relates to: *	CU South
Comment: *	During the 2013 Flood I was busy helping people evacuate the nursing center. I assisted in being a beacon for the transfer of patients. I don't want to do it again and I am living directly in the flood path. So please approve the BVCP and move flood mitigation forward.
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#658]
Date: Monday, July 17, 2017 1:52:07 PM

Name *	Babara Baese
Email *	missyblb@aol.com
This comment relates to: *	CU South
Comment: *	Why has your agencies not already approved a Flood Protection Plan. Knowing that life's and property could be endangered if 2013 Flood repeated. Boulder City Option D should be implemented immediately. Please pass the new BVCP. now.
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#659]
Date: Monday, July 17, 2017 1:54:34 PM

Name *	Elisabeth Justice
Email *	eckhearse@gmail.Com
Address (optional)	 80305 United States
This comment relates to: *	CU South
Comment: *	Please vote YES regarding the approval of the BVCP including CU South. This will allow the design of the Berm to begin, which will save lives of Boulder citizens. Thank you in advance
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#660]
Date: Monday, July 17, 2017 2:03:10 PM

Name *	Phil & Elaine Waggener
Organization (optional)	Frasier Meadows Retirement Community
Email *	philwaggener3@gmail.com
Phone Number (optional)	(720) 562-8134
Address (optional)	 4840 Thunderbird Dr. Apt. 189 Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	We are residents of the Frasier Meadows Retirement Community who experienced the flood of 2013 and observed how easily it could have resulted in loss of life for some of our neighbors. Please do not allow further delays in the well-researched plan to build a berm that would be the quickest and best defense against another such a flood, which could happen again at any time.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#661]
Date: Monday, July 17, 2017 2:06:06 PM

Name *	Jeanine Forman Ham
Email *	bluebird6543@gmail.com
This comment relates to: *	CU South
Comment: *	I am very concerned about the continuing threat of a 100 year flood to lives and property at Frasier. So I am asking that you move expeditiously to past the BVCP and allow the City ti move forward on flood mitigation
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#662]
Date: Monday, July 17, 2017 2:06:06 PM

Name *	Brad Beeler
Organization (optional)	FMRC
Email *	bradmbeeler@icloud.com
This comment relates to: *	CU South
Comment: *	<p>We urge boulder county commissioners and planning commission to support this flood mitigation and vote yes to approve BVCP and the amendment to CU South Land. We believe that this project is so important and critical not only because of the possible flood damage it would relieve but also the possible loss of life. We know from the experience of 2013 how much damage can be done by floodwaters out of control. So please give this your urgent attention.</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#663]
Date: Monday, July 17, 2017 2:13:31 PM

Name *	Gale Adair
Email *	adairgale@gmail.com
Address (optional)	 80303 United States
This comment relates to: *	CU South
Comment: *	Dear County Commissioners and Planners, Please vote YES to approve BVCP and the Amendment to CU South land before another flood occurs and lives and property are lost !!! Thanks, Gale Adair
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#664]
Date: Monday, July 17, 2017 2:14:47 PM

Name * Joan Lepper

Email * 4691JEL@gmail.com

This comment relates to: * CU South

Comment: *
I have been employed for 2 years by a long time resident of Frasier Meadows Retirement Community. I am concerned about the safety and preservation of the property on which Frasier Meadows stands, and I want to see that the BVCP passes so that the berm can be built that will ensure the enduring preservation of this property. Thank you for your consideration.
Sincerely,
Joan Lepper

Please check box below *
 I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#665]
Date: Monday, July 17, 2017 2:24:21 PM

Name * Bob Kehoe

Email * robertrkehoe@gmail.com

This comment relates to: * CU South

Comment: * I was at Frasier in 2013 when the flood hit and I witnessed the devastation it created. Many people were adversely effected. So please promptly approve the BVCP and move the flood mitigation forward. We need Boulder Option D to constructure the Berm.

Please check box below * I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#666]
Date: Monday, July 17, 2017 2:35:41 PM

Name *	Bree Lantis
Email *	breeannlantis@gmail.com
This comment relates to: *	CU South
Comment: *	Please protect the Families of South Boulder ASAP. Pass the BVCP and Option D for this protection. A repeat of the 2013 Flood without Option D would be terrible.
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#667]
Date: Monday, July 17, 2017 2:41:57 PM

Name *	Judy Tucker
Email *	jcat214@gmail.com
This comment relates to: *	CU South
Comment: *	Please pass BVCP as the first step to starting a South Boulder Flood Mitigation Plan. Residents of South Boulder need protection from a 2013 Flood Repeat.
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#668]
Date: Monday, July 17, 2017 2:43:58 PM

Name *	Dick Leupold
Email *	bruce_29005@msn.com
Address (optional)	 80303 United States
This comment relates to: *	CU South
Comment: *	<p>Please approve the BVCP and CU South attachment. This will allow the Berm design to begin which will save lives of Boulder residents</p> <p>Your YES vote will be appreciated.</p> <p>I used Bruce's email since mind was unavailable.</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#669]
Date: Monday, July 17, 2017 2:50:13 PM

Name *	Jim Wolf
Email *	jnwolf2860@comcast.net
Address (optional)	 80303 United States
This comment relates to: *	CU South
Comment: *	Please approve the current BVCP and CU South amendment. Your YES vote will save lives of Boulder residents by allowing the Berm to be designed and built. Vote YES !!!!
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#670]
Date: Monday, July 17, 2017 2:52:06 PM

Name *	Susan Thomas
Organization (optional)	Frasier Meadows Manor
Email *	susanthomasboulder@gmail.com
Phone Number (optional)	(720) 562-8151
Address (optional)	 350 Ponca Place Apartment 179 Boulder, CO 80303 United States


This comment relates to: * Flood Mitigation

Comment: *

I live in Frasier Meadows Manor. Fortunately we didn't move here until 2014, so we did not have to experience the terrible problems that arose from the major flood in 2013. The stories I have heard from residents and staff make it clear that this area is at great flood risk in the event of another catastrophe like that one. It is amazing that no lives were lost in that flood, but it could have been a terrible disaster like the one that happened just yesterday in Arizona. Of course we are not sitting on a river here, but the force of that water that came down to this area in that 2013 flood could have caused something just the same in loss of lives, especially with the ages of many of the residents in Frasier Meadows and the surrounding neighborhoods. There are only your decisions left to proceed with the Mitigation Plan in place. Please vote YES to approve BVCP and the Amendment to CU South Land. This is critical to the health and safety of people threatened by this situation. Thank you for your attention to this matter and please vote YES. Susan Thomas

Please check box below * I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#671]
Date: Monday, July 17, 2017 2:52:56 PM

Name *	Nurit Wolf
Email *	nwolf@colorado.edu
Address (optional)	 80303 United States
This comment relates to: *	CU South
Comment: *	The BVCP and CU Agreement are good for Boulder community since it will save lives and property. Please Vote YES,
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#672]
Date: Monday, July 17, 2017 2:57:23 PM

Name *	Jan Grenda
Email *	tedjangrenda@gmail.com
This comment relates to: *	CU South
Comment: *	<p>My husband has submitted a reponse already but I wanted to submit my own.</p> <p>It is very important to pass BVCP and implement flood protection for South Boulder Residents. Please act on this matter immediately. Thank you.</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#673]
Date: Monday, July 17, 2017 3:01:05 PM

Name *	Jane Gilman
Email *	bruce_29005@msn.com
Address (optional)	 80303 United States
This comment relates to: *	CU South
Comment: *	<p>Please approve the BVCP including CU South. Your approval will save Boulder resident lives.</p> <p>Again please Vote YES !!!!</p> <p>Note: I lost my apartment for 2 months and lost my car and some of furniture.</p> <p>I used Bruce's email since I no longer have one.</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#674]
Date: Monday, July 17, 2017 3:02:32 PM

Name * Marilyn Fisher

Email * marilyn.fisher9@gmail.com

Address (optional)  4875 Sioux Dr. Apt. 007
Boulder, CO 80303
United States

This comment relates to: * CU South

Comment: *

I am writing today to urge the Boulder County Commission and Planning Commission to vote Yes to approve the BVCP along with the amendment to CU South Land. I know from first hand experience just how critical this amendment is to the people of Frasier Meadows as well as our good neighbors in all of South Boulder who were inundated with water during the 2013 flood.

In my case, the water came pouring in underneath my patio door and covered the entire floor of my ground level apartment before it was done. I and all my fellow ground floor residents in Frasier South – and even into the central wing – had to be vacated and relocated into random areas of the building – and even into other facilities in many cases. Our homes had to be emptied and we finally moved back in 2 full months later to begin the process of resorting our worldly goods back into living order.

Worse than that was the outcome for our most vulnerable and ill residents in Assisted Living and Health Care. Those facilities had 2 1/2 to 3 feet of water in them in a very short time and a limited number of frightened staff available to rush them to safety. Needless to say, the 2013 flood was traumatic for many people of our community and an event that we truly hope will never occur again!

Thank you for your consideration of the Frasier / South Boulder community in this amendment and for all of your hard work to bring it to fruition!

Yours truly, Marilyn Fisher

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#675]
Date: Monday, July 17, 2017 3:08:54 PM

Name * Phyllis Shushan

Email * physh2@gmail.com

This comment relates to: * CU South

Comment: *

I object to CU Plan to put living quarters on the South Campus. Flood control to protect South Boulder Residents is key! Please implement a protection it has been almost 4 years since the 2013 Flood. Another could occur tomorrow. .

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#676]
Date: Monday, July 17, 2017 3:22:25 PM

Name *	Denise Clark
Email *	clarknaturalmedicine@gmail.com
Phone Number (optional)	(303) 507-0179
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

Dear County Commissioners and others involved.

I've have lived and Boulder since 2005 and lived in Boulder and Attended CU in the 1980's.

I am very concerned about the current discussions about the Boulder and Boulder County Intergovernmental Agreements.

The four-body review and the Amendment Procedures have been in the BVCP since 1977. Eliminating them would erode the foundation of the Comprehensive Plan.

County citizens, who can't vote for City Council, need County representation for County lands. The County has never before forfeited its vote on unincorporated Area 2 lands.

We need the experience and voice of the Planning Commission for lands like Gunbarrel, CU South, Hogan-Pancost, and the Planning Reserve.

If Amendment Procedures are moved into the IGA, City Council and the Commissioners will have sole control of how the BVCP changes. They could eliminate the participation of the Planning Commission and Planning Board in the BVCP altogether.

The City is threatening not to renew the IGA because they want more unilateral control over development. If the County capitulates, will the City use the same threat again, especially as pressure to develop rural areas increases? Is the City really willing to abandon the Comp Plan, the IGA, and, consequently, the Super IGA? If so, the Comprehensive Plan already means nothing.

Please do not undo four decades of good planning in Boulder. This is the time when we need careful, balanced planning from all four governing bodies the most.

The BVCP is part of the BCCP, which is the Planning Commission primary responsibility. Until unincorporated lands choose to annex, the Planning Commission has a duty to hold unto the reins for smart planning.

Sincerely,

Denise Clark
4320 Monroe Drive, Unit C

Boulder, co 80303

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#677]
Date: Monday, July 17, 2017 3:23:08 PM

Name * Chris OBrien

Email * cob321@gmail.com

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)


Comment: *

Four-body review and the Amendment Procedures have been in the BVCP since 1977. Eliminating them would erode the foundation of the Comprehensive Plan. The Planning Commission has the authority to vote "no" on these changes. This authority is granted to them by the current IGA, current BVCP, Colorado statutes, and the Boulder County Land Use Code. County citizens, who can't vote for City Council, need County representation for County lands. The County has never before forfeited its vote on unincorporated lands. We need the experience and voice of the Planning Commission for lands like Gunbarrel, CU South, Hogan-Pancost, and the Planning Reserve. If Amendment Procedures are moved into the IGA, City Council and the Commissioners will have sole control of how the BVCP changes. They could eliminate the participation of the Planning Commission and Planning Board in the BVCP altogether. The City is threatening not to renew the IGA because they want more unilateral control over development. If the County capitulates, will the City use the same threat again, especially as pressure to develop rural areas increases? Is the City really willing to abandon the Comp Plan, the IGA, and, consequently, the Super IGA? If so, the Comprehensive Plan already means nothing. Let's not undo four decades of good planning in Boulder. This is the time when we need careful, balanced planning from all four governing bodies the most. The BVCP is part of the BCCP, which is the Planning Commission primary responsibility. Until unincorporated lands choose to annex, the Planning Commission has a duty to hold unto the reins for smart planning.

Please check box below *

I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#678]
Date: Monday, July 17, 2017 3:25:20 PM

Name *	Gary Thomas
Organization (optional)	Frasier Meadows Retirement Community
Email *	thomas@lasp.colorado.edu
Address (optional)	 350 Ponca Place Apt 179 Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	Please support flood mitigation by voting YES to approve BVCP and the Amendment to CU South Land. We are very conscious of the flood danger here at Frasier!
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: Carol Grossman
To: [Boulder County Board of Commissioners; council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)
Subject: change to zoning procedures
Date: Monday, July 17, 2017 3:33:10 PM

I live in unincorporated Gunbarrel. I do not live in the City of Boulder, am not under the jurisdiction of the City of Boulder, and cannot vote for City of Boulder council members. I do not see why the zoning in my area should be controlled by the Boulder city council. I am against changes to the four-body review process.

Thank you,
Carol Grossman

7228 Four Rivers Road
Boulder, CO 80301

carolg@fourriversbooks.com
303 530 5294

Four Rivers Books, Ltd
303 530 7567

7228 Four Rivers Road
Boulder, CO 80301

Member
ABAA, Antiquarian Booksellers Association of America
ILAB, International League of Antiquarian Booksellers
RMABA, Rocky Mountain Antiquarian Booksellers Association
FPBA, Fine Press Book Association, founding member

From: George Grossman
To: [Boulder County Board of Commissioners; council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)
Subject: Change to zoning procedures
Date: Monday, July 17, 2017 3:35:26 PM


Gentlemen,

I live in unincorporated Gunbarrel. I do not live in the City of Boulder, am not under the jurisdiction of the City of Boulder, and cannot vote for City of Boulder council members. I do not see why the zoning in my area should be controlled by the Boulder city council. I am against changes to the four-body review process.

Thank you,

George Grossman
7228 Four Rivers Road
Boulder, CO 80301

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#679]
Date: Monday, July 17, 2017 3:52:45 PM

Name *	James Rhoads
Email *	jandjrhoads@comcast.net
Phone Number (optional)	(720) 562-8176
Address (optional)	 4840 Thunderbird Drive Apt 193 Boulder, Colorado 80303 United States
This comment relates to: *	CU South

Comment: *

Following retirement, I and my wife in 1999 became Colorado full-time residents. In 2013 we moved to Frasier Meadows Retirement Community. Prior to retiring i was a physician practicing in Oklahoma, the US Army and, finally, Kansas. I strongly encourage approval of the Boulder Valley Comprehensive Plan and the CU South Land Use Modifications. It seems unconscionable not to go forward with flood mitigation measures to protect the lives and property of Boulder County residents who in good faith made their homes in what was to become a potentially life-threatening flood zone. The flooding in and around Frasier Meadows Retirement Community was exacerbated by the presence of Foothills Parkway and the water retention effect it created. County citizens in the danger area were not aware of the risk when they built their homes there or moved into locations such as Frasier Meadows Retirement Community. To delay further is to favor doing nothing and is tantamount to espousing the position that human life and safety is less important than rather parochial esthetic and economic concerns.


Please check box below *

- I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#680]
Date: Monday, July 17, 2017 4:04:56 PM

Name *	Elizabeth Engelking
Email *	betsye@comcast.net
Address (optional)	 7250 Glacier View Rd. Longmont, CO 80503-7123 United States
This comment relates to: *	4 body review process
Comment: *	<p>My husband (Steve Engelking) and I both strongly believe you should keep the four-body review process. It may be ornery BUT it helps us have our say as we live in the county. We feel like decisions are being made for us by people we did not vote for.</p> <p>2) keep the Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) inside the BVCP.</p> <p>Thank you! Betsy & Steve Engelking</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#681]
Date: Monday, July 17, 2017 4:10:02 PM

Name *	Lindsay Weaver
Email *	bouldercounty@irupe.com
Phone Number (optional)	(303) 543-8151
Address (optional)	 1162 Cherryvale Road Boulder, CO 80303 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	As a land owner in Boulder County, adjacent to the City of Boulder, I strongly remind Boulder County of their duty to represent Boulder County in the BVCP process. Please keep your representation at the table.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#682]
Date: Monday, July 17, 2017 4:15:37 PM

Name *	Alice Dodge
Organization (optional)	Frasier Meadows Retirement Community
Email *	adwallace1@msn.com
Address (optional)	 4875 Sioux Drive, Apt. 201 Boulder, Colorado 80303 United States
This comment relates to: *	CU South

Comment: *

In the Boulder Flood of 2013 I lost something of great importance to me: my car. My car was parked in the Frasier South parking garage when the waters crashed in and flooded. My car was then damaged beyond repair and the only way I had for transportation was gone. I was never able to replace my car and wish for it even now. All the years of care and service were gone along with my independence. I have had to rely on my son for getting to and from doctor's appointments but this is very hard on him as he lives in Littleton. While I am frustrated to be confined to Frasier Meadows I am also aware of how many residents here were affected and changed by that flood. Many lost their apartments and items that are dear to them as well as being irreplaceable. Many were displaced and forced to live away from friends until they could return. I think it is best for the city to be mindful of these events and to put emphasis on protecting the lives of its citizens. Please vote YES to approve BVCP and the Amendment to CU South Land.


Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#683]
Date: Monday, July 17, 2017 4:47:15 PM

Name * Anne Walters

Email * terri_walters@q.com

Address (optional)  46 Qualla Ct
Boulder, CO 80303
United States

This comment relates to: * CU South

Comment: *

My name is Anne "Terri" Walters, and I live at 46 Qualla Court with my husband, Dennis McCarthy, and two children, Kate (15) and Evan (9). I urge you to support flood mitigation by voting YES to approve the Comp. Plan Amendment including CU South. We suffered catastrophic losses in the Sept 2013 flood and are at risk for much more in the future without the currently approved South Boulder Creek flood mitigation plan that includes a berm on CU South property. We support any and all efforts to ensure a berm can be constructed as soon as possible to prevent water overtopping Highway 36 and breaking into the Frasier Meadows neighborhood.

I wanted to share our story with you. When we bought our home in 1999, we were not in a designated flood zone. We were notified by the city shortly afterward that new flood modeling had been wrong and we were vulnerable.

The unique thing about the flooding in our neighborhood from S. Boulder Creek was that it was very sudden and extremely violent. When the wall of flood water hit our house, it took less than two minutes after it broke our windows until it reached the ceiling in our 1000 sq. ft. basement. The flood waters shattered our basement windows with a torrent of rocks and mud.

We and our kids watched from the first floor as the water snapped doors in half and crushed furniture. Outside the street was a raging river 4 feet deep with the water level over the porch. The water was coming up so fast that we started a mad grab for emergency items and evacuated to the second story. I called 911, and we then all climbed into our bed and started to pray. We were prepared to be evacuated through our roof and to lose our house.

We count ourselves lucky – the water stopped a few inches below the first floor. We were even more lucky that no one was in the basement. Watching the water rage, it was clear that getting out would have been nearly impossible once the water broke in.

I've attached a PDF that shows before and after pictures of rooms in our basement. Throughout the basement, furniture, doors, ceiling – everything was crushed. We had a 3 foot high bed of rocks stretching across one room. We did have flood insurance, but it did not cover most of our damage. We estimate our total losses at nearly \$175,000 of which less than \$40,000 was covered by insurance. We have also spent an additional \$20,000 on flood protection for our home. We will be recovering from the financial impact of this for decades.

So – why the open space berm? City staff says this was only a 50 year flood. Next time, if the water is

6 inches higher next time, our house could have been a complete loss. Given building restrictions in flood areas, we would not have been allowed to rebuild our home as it exists. More important is the sudden, violent nature of the flood. If this flood happened in the middle of the night, there almost certainly would have been fatalities. What still haunts me is how close we came to losing someone in our family or neighborhood.

Our flooding is completely preventable. We urge you to keep CU South in the comp plan and continue working with CU to prevent future tragedy.

Thank you.

Attach a File (optional)



[46_qualla_flood_sep_2013.pdf](#)

364.29 KB • PDF


Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#684]
Date: Monday, July 17, 2017 5:05:41 PM

Name * Jacqueline Hooper

Email * jhooper.zoo@gmail.com

Address (optional)  Boulder
United States

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

Four-body review and the Amendment Procedures have been in the BVCP since 1977. Eliminating them would erode the foundation of the Comprehensive Plan. The Planning Commission has the authority to vote "no" on these changes. This authority is granted to them by the current IGA, current BVCP, Colorado statutes, and the Boulder County Land Use Code. County citizens, who can't vote for City Council, need County representation for County lands. The County has never before forfeited its vote on unincorporated lands. We need the experience and voice of the Planning Commission for lands like Gunbarrel, CU South, Hogan-Pancost, and the Planning Reserve. If Amendment Procedures are moved into the IGA, City Council and the Commissioners will have sole control of how the BVCP changes. They could eliminate the participation of the Planning Commission and Planning Board in the BVCP altogether. The City is threatening not to renew the IGA because they want more unilateral control over development. If the County capitulates, will the City use the same threat again, especially as pressure to develop rural areas and open space increases? Is the City really willing to abandon the Comp Plan, the IGA, and, consequently, the Super IGA? If so, the Comprehensive Plan already means nothing. Let's not undo four decades of good planning in Boulder. This is the time when we need careful, balanced planning from all four governing bodies the most. The BVCP is part of the BCCP, which is the Planning Commission primary responsibility. Until unincorporated lands choose to annex, the Planning Commission has a duty to hold onto the reins for smart planning.

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#685]
Date: Monday, July 17, 2017 5:07:00 PM

Name *	Sat Tara Khalsa
Email *	sattarakaur@comcast.net
This comment relates to: *	Gunbarrel
Comment: *	Please keep the four-body review process and keep the Amendment Procedures for the BVCP inside the BVCP. Thank you!
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#686]
Date: Monday, July 17, 2017 5:09:38 PM

Name * AI LeBlang

Email * golfski02@yahoo.com

This comment relates to: * CU South

Comment: *

This coming 2 weeks is a very important time for South Boulder Folks. As I have stated many time we of South Boulder need flood protection. 4 years ago we were luck and nobody was killed as a result of the 2013 Flood. If we had another 2013 Flood next year how would you answer the public. Please do everything necessary to start a flood protection program ASAP.

I understand the passing of the BVCP is the start . Please pass it at your next meetings. We need this protection ASAP.

Thank you a loyal South Boulder Citizen.


Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#687]
Date: Monday, July 17, 2017 5:29:24 PM

Name *	Elizabeth Frick
Email *	efrick@textdoctor.com
Phone Number (optional)	(303) 527-2989
This comment relates to: *	Twin Lakes
Comment: *	1) Keep the four-body review process 2) Keep the Amendment Procedures for the BVCP inside the BVCP. Thank you. Elizabeth Frick
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#688]
Date: Monday, July 17, 2017 5:29:39 PM

Name *	Susan Winter
Email *	lapislily@gmail.com
Address (optional)	 Boulder, CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	<p>As a concerned Boulder resident, I ask you to please:</p> <ol style="list-style-type: none">1) keep the four-body review process and2) keep the Amendment Procedures for the BVCP inside the BVCP. <p>You do not and should not have a dictatorship. Four different bodies help maintain balance within the process that is greatly needed.</p> <p>Thank you.</p>
Please check box below *	<ul style="list-style-type: none">● I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#689]
Date: Monday, July 17, 2017 5:35:19 PM

Name *	ANN MURTHA
Organization (optional)	FRASIER MEADOWS RETIREMENT COMMUNITY
Email *	ammtsnow@gmail.com
Phone Number (optional)	(303) 587-7915
This comment relates to: *	CU South
Comment: *	Having lived at Frasier for 4 years and hearing horrific stories about what happened during the 2013 flood just a few weeks prior to our moving in, we strongly urge you to vote YES on Flood mitigation, approving BVCP and the amendment to CU South Land. We residents are subject to future flooding and loss of life without such mitigation!!! There were a few close calls with people residing in the Health Care Unit that fateful night and the anxiety remains active without the security of mitigation. Thank you.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#690]
Date: Monday, July 17, 2017 5:35:26 PM

Name *	Debra Lewis
Email *	dnrsrdy@aol.com
Address (optional)	 4804 Brandon Creek Dr. Boulder, CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	We need to keep the 4 body review process which is vital to maintain the integrity of the comprehensive plan. Keep amendment procedures for BVCP inside the BVCP. Thank you.
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#691]
Date: Monday, July 17, 2017 5:40:27 PM

Name *	Diane Dorschner
Email *	didorschner@hotmail.com
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	1) keep the four-body review process and 2) keep the Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) inside the BVCP. Stop the over development that has already destroyed our city.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#692]
Date: Monday, July 17, 2017 5:57:27 PM

Name *	clayton laramie
Email *	clayneuro@gmail.com
This comment relates to: *	Policy Updates
Comment: *	I live in Gunbarrel. I have two requests. 1) Please keep the four-body review process. 2) Please keep the Amendment Procedures for the BVCP inside the BVCP
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#693]
Date: Monday, July 17, 2017 6:13:00 PM

Name *	Patricia Dessel
Email *	tallyho4712@gmail.com
Phone Number (optional)	(303) 475-6097
Address (optional)	 4712 Tally Ho Court Boulder, CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	<p>I strongly urge you to keep the four-body review process and keep the Amendment Procedures for the BVCP inside the BVCP.</p> <p>We need the experience and voice of the Planning Commission for lands like Gunbarrel, CU South, Hogan-Pancost, and the Planning Reserve.</p> <p>If Amendment Procedures are moved into the IGA, City Council and the Commissioners will have sole control of how the BVCP changes.</p> <p>Let's not undo four decades of good planning in Boulder. This is the time when we need careful, balanced planning from all four governing bodies the most.</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#694]
Date: Monday, July 17, 2017 6:22:45 PM

Name *	John Wiener
Email *	john.wiener@colorado.edu
Address (optional)	 2800 Kalmia Ave #B-203 Boulder, CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	<p>Ladies and Gentlemen:</p> <p>I am writing to support the Twin Lakes Action Group position on keeping the existing planning and 4-body review process, and a voice for Boulder County citizens. The process so far has been brilliantly successful, judging by the nationally-respected open space programs and the attractiveness for investment, which may actually be too successful.</p> <p>The checks and balances in the 4-body review are important, and should not be dismantled.</p> <p>Thank you!</p> <p>AND, thanks to our city and county staff, who are superb.</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#695]
Date: Monday, July 17, 2017 6:35:32 PM

Name *	William Jancosko
Email *	oksocnaj@gmail.com
Phone Number (optional)	(303) 931-1025
Address (optional)	 4430 Lariat Way Boulder, CO 80301 United States
This comment relates to: *	Four-Body Review Process
Comment: *	<p>The four body review process was set up for good reason. Please keep the four-body review process and keep the Amendment Procedures for the BVCP inside the BVCP.</p> <p>County residents deserve the right to have the four-body review process in place.</p> <p>Keep the city of Boulder elitist politics out of Boulder County government.</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#696]
Date: Monday, July 17, 2017 7:12:24 PM

Name * Elaine Hiebert

Email * edwhavalanche@earthlink.net

This comment relates to: * CU South

Comment: * Please pass the CU south proposal as we need flood protection in the Frasier Meadows area. A flood could come at any time and lives could be lost. SAFETY FIRST. At Frasier Meadows retirement Community the parking garages flooded in minutes destroying 100 cars. Anyone trying to move their car would have been downed as it flooded so fast and violently.

Elaine Hiebert

Please check box below * I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#697]
Date: Monday, July 17, 2017 7:17:05 PM

Name *	Mary Webber
Email *	imaginemw@msn.com
This comment relates to: *	BVCP
Comment: *	It is vital that the four-body review process be preserved so that all parties have a voice in the land use decisions affecting them. In addition, it is also vital to keep the Amendment Procedures for the BVCP inside the BVCP. Please do the right thing on these issues.
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#698]
Date: Monday, July 17, 2017 7:22:38 PM

Name * Brian Shunamon

Email * brians.1997@yesitis.com

Address (optional)  5900 Gunbarrel Ave Unit A
Boulder, CO 80301
United States

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

Please maintain a democratic institution of checks and balances in our local government.

Keep the four-body review process.

Keep the Amendment Procedures for the BVCP inside the BVCP.

County citizens, who can't vote for City Council, need County representation for County lands.

We need the experience and voice of the Planning Commission for lands like Gunbarrel, CU South, Hogan-Pancost, and the Planning Reserve.

If Amendment Procedures are moved into the IGA, City Council and the Commissioners will have sole control of how the BVCP changes. They could eliminate the participation of the Planning Commission and Planning Board in the BVCP altogether.


The BVCP is part of the BCCP, which is the Planning Commission primary responsibility. Until unincorporated lands choose to annex, the Planning Commission has a duty to hold unto the reins for smart planning.

Thank you for representing the interest of all residents!

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#699]
Date: Monday, July 17, 2017 7:29:11 PM

Name *	Nick Flaherty
Email *	Nick@mockpm.com
Phone Number (optional)	(303) 359-8328
Address (optional)	 6845 Bugle Ct Boulder, CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	Please do make any changes to the four body review system currently in place.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#701]
Date: Monday, July 17, 2017 7:32:25 PM

Name *	Brian Welconish
Email *	brianwelconish@hotmail.com
Phone Number (optional)	(303) 516-1666
This comment relates to: *	BVCP
Comment: *	<p>It is essential to keep the four body review process as well as keep the amendment procedure for the BVCP inside the BVCP! I have lived in Boulder for 25 years and have paid taxes here. I urge you to listen to the voices of long term residents like myself.</p> <p>Thank you, Brian Welconish</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#700]
Date: Monday, July 17, 2017 7:32:28 PM

Name *	Barbara Stern
Email *	sbarbara7@me.com
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	<p>Please maintain the 4 bodies involved in making land use plans. County citizens, who can't vote for City Council, need County representation for County lands. The County has never before forfeited its vote on unincorporated lands. We need the experience and voice of the Planning Commission for lands like Gunbarrel, CU South, Hogan-Pancost, and the Planning Reserve. So maintain the structure that has worked since 1977 that works as a watchdog on all land use issues in Boulder County.</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#702]
Date: Monday, July 17, 2017 7:56:52 PM

Name * suzanne michot

Email * michots@bouldercolorado.gov

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: * Please:

Retain the Planning Commission vote on the Planning Reserve and Area 2 lands.

Protect the four-body review process and keep the Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) inside the BVCP.

Uphold the Open Space land-use designation at CU South.

Thank you.


Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#703]
Date: Monday, July 17, 2017 8:13:27 PM

Name * Sara Toole

Email * saratoole@gmail.com

Address (optional)  3159 Ouray St 3159 Ouray St
Boulder, co 80301
United States

This comment relates to: * Policy Updates

Comment: *

I am writing to implore the Planning Commission to retain the vote on the Planning Reserve and Area 2 lands. I live in Northeast Boulder just south of Jay road. The amount of traffic noise and traffic in this area is atrocious. 36 North of Palo Parkway is a very scary roadway -- I don't even like to go out of the house at certain times of the day. I can't imagine adding more traffic without increasing to a 4 lane road and thinking about the additional noise that developing this land will generate just makes my head hurt.

You guys are one of the few unbiased bodies left. City Council has sold out to development interests and so has the Boulder Planning Board. The one thing that made Boulder so desirable was the review process that kept development reasonable and that is going away. Soon Boulder will be like every other crappy city in America -- I'm not a native, and I've lived in plenty of them. My home town was plundered by development and I had to leave. Noise, traffic, pollution, crime . . . it's just a shame when this happens.


Please retain your vote and keep the four body review process. Please keep the amendment procedures for the BVCP inside of the BVCP.

Please don't let these greedy developer interests ruin Boulder like they have ruined the rest of our beautiful country. We need you, and we need the open space at CU South. The open space is what makes Boulder so special: lets continue to honor the natural world and remain true to the spirit of sensible development. Please keep your vote!

Sincerely,
Sara Toole

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#704]
Date: Monday, July 17, 2017 8:19:49 PM

Name *	Richard Tom Riley
Email *	rtomriley@hotmail.com
Phone Number (optional)	(303) 775-3244
Address (optional)	 4875 Qualla dr Boulder 80303 United States
This comment relates to: *	CU South

Comment: *

Good Evening County Commissioners Domenico, Gardner and Jones, and members of the Planning Commission,

I'm writing to urge you to support flood mitigation by voting YES to approve the Comp. Plan Amendment including CU South.

This project is critical to the health and safety of people whose lives and property are threatened when South Boulder Creek overtops U.S. 36. The flood of 2013 sent a river through our south Boulder neighborhood. The flood waters sent a river into Frasier Meadows through Qualla Dr into Frasier Meadows Retirement Community, and through Meadows Shopping Center. Luckily, no lives were lost! However, it did leave a mess of destroyed cars and severely damaged houses. My neighbor, who has lived on my street since the 60s, reported it happened once before about 45 years ago: a wall of water rushed down Qualla. The damage was not nearly as severe. However, flood waters have happened twice in the last 40-50 years, and they will happen again unless something is done. Will someone have to die before solution is enacted. CU South is a once in a lifetime opportunity. Another solution does not seem likely to arise. So much depends on you acting to support flood mitigation:

The Red Wheelbarrow
William Carlos Williams, 1883 - 1963

so much depends
upon

a red wheel
barrow

glazed with rain
water

beside the white
chickens.


Thank you for your consideration,

Richard T Riley

Please check box below *

- I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#705]
Date: Monday, July 17, 2017 8:22:54 PM

Name *	Nancy Cherry
Email *	nanccherry@yahoo.com
Address (optional)	 6118 Old Brompton Road Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes
Comment: *	Please keep the four body review process Please keep amendment procedures for BVCP inside the BVCP
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#706]
Date: Monday, July 17, 2017 8:24:19 PM

Name * raymond rudd

Email * rudd1010@gmail.com

Address (optional)  1010 grant place
boulder, co 80302
United States

This comment relates to: * Policy Updates

Comment: * Re: The upcoming votes on the issues noted below:


- 1) Reserve and Area 2 lands
- 2) Protect the four-body review process
- 3) Keep the Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) inside the BVCP.
- 4) Uphold the Open Space land-use designation at CU South

Please work with, and not against the decades of thought and work represented with the Boulder Valley Comprehensive Plan!


Thank You

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#707]
Date: Monday, July 17, 2017 8:32:45 PM

Name *	Nancy Cherry
Email *	nanccherry@yahoo.com
Address (optional)	 6118 Old Brompton Road Boulder 80301 United States
This comment relates to: *	Twin Lakes
Comment: *	Please stand up for unincorporated boulder county. Please have our backs on this. thank you.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#708]
Date: Monday, July 17, 2017 8:40:44 PM

Name *	Anne Norwood
Email *	asnorwood@comcast.net
Address (optional)	 4875 Sioux Drive, Apt. 301 FS Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	This is in support of changes to the Boulder Valley Comprehensive Plan that would enable flood mitigation work to proceed.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#709]
Date: Monday, July 17, 2017 8:43:05 PM

Name * Laura Osborn

Email * losborn@indra.colm

Address (optional)  828 10th Street Boulder
Boulder, CO 80302
United States

This comment relates to: * CU South

Comment: *

When you meet on 19 July, please do the following:

1. Retain the Planning Commission vote on the Planning Reserve and Area 2 lands
2. Protect the four-body review process and keep the Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) inside the BVCP.
3. Uphold the Open Space land-use designation at CU South

I have lived here since 1967 and am increasingly saddened and alarmed by the degradation of our Open Space; ugly developments; crowding; traffic; ugly infill and poor planning when it comes to making decisions which affect our environment. The County has morphed from a bit of paradise to an overcrowded chaotic mess. It is rapidly losing all its charm and being degraded by poor planning and greedy developers, including City and County officials who refuse to listen to the people who voted for them trusting that they would do the right thing.

Please check box below *

- I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#710]
Date: Monday, July 17, 2017 8:57:55 PM

Name *	Zoltan Toth
Email *	zoltan.j2.toth@gmail.com
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	<p>Dear BCPC Members:</p> <p>I respectfully ask that you keep the four-body review process and keep the Amendment Procedures for the BVCP inside the BVCP. Doing otherwise will rob county residents a voice and let city development interests lose. Please save our county open space, including CU South, from moneyed development interests. Such developments are against the interest of county and city residents and unsustainable.</p> <p>Respectfully Zoltan Toth</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#711]
Date: Monday, July 17, 2017 9:00:25 PM

Name *	Carol Walters
Email *	cottonseedq@msn.com
This comment relates to: *	CU South
Comment: *	Please keep the development planned for CU South! This is the path to providing flood control for the people downstream who were so dangerously flooded in 2013. It is amazing no lives were lost; there simply cannot be a next time!!
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#712]
Date: Monday, July 17, 2017 9:03:53 PM

Name *	Lauren Kovsky
Email *	laurenbkovsky@gmail.com
Phone Number (optional)	(303) 859-7174
Address (optional)	 6394 Twin Lakes Rd Boulder, CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

I am writing to urge you to keep the four-body review process for the Boulder Valley Comprehensive Plan. Those of us who live in the county need representation for decisions that affect us. To eliminate the 4 body review process will only serve to silence tens of thousands of us within the boundaries of the Boulder Valley Comprehensive Plan. The 4 body review process ensures that everyone living just outside of the city limits will have a voice for issues pertaining to what happens in our neighborhoods.

Additionally, I urge you to keep the Amendment Procedures for the BVCP inside the BVCP.

This process has been in place for the past 40 years and it is unacceptable to eliminate our voices just because some within the city of Boulder do not like hearing what we have to say. We deserve a voice, and we deserve to have a say what happens in the BVCP. It is essential. Please don't silence us.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#713]
Date: Monday, July 17, 2017 9:20:55 PM

Name *	Paralee Walls
Email *	paralee@gmail.com
Phone Number (optional)	(970) 368-5195
Address (optional)	 6398 Twin Lakes Rd Boulder, CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

I am writing to urge you to keep the four-body review process for the Boulder Valley Comprehensive Plan. Those of us who live in the county need representation for decisions that affect us. To eliminate the 4 body review process will only serve to silence tens of thousands of us within the boundaries of the Boulder Valley Comprehensive Plan. The 4 body review process ensures that everyone living just outside of the city limits will have a voice for issues pertaining to what happens in our neighborhoods.

Additionally, I urge you to keep the Amendment Procedures for the BVCP inside the BVCP.

This process has been in place for the past 40 years for a reason. We deserve a voice, and we deserve to have a say what happens in the BVCP.

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#714]
Date: Monday, July 17, 2017 9:24:40 PM

Name *	Aaron Walls
Email *	aw555@cornell.edu
Phone Number (optional)	(970) 455-4424
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	Please keep the 4 body review process. As a resident of Boulder county but not Boulder City, the decisions made that impact county residents must have county representation. Not doing so is a violation of democratic principals.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#715]
Date: Monday, July 17, 2017 9:38:04 PM

Name *	Richard Larson
Email *	larsonr1@juno.com
Address (optional)	 Boulder, Co 80303 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	I urge you, most emphatically, to retain the 4 body review. I have seen the Boulder City Council become, more and more, a tool of developers. I do not trust them at all. They also are stacking the City Planning board with pro-developer members.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#716]
Date: Monday, July 17, 2017 9:44:40 PM

Name * Richard Larson

Email * larsonr1@juno.com

Address (optional)  Boulder, Co 80303
United States

This comment relates to: * CU South

Comment: *


If there is anything you can do to prevent the annexation of CU South to the city of Boulder, I implore you to do so. This property has long been zoned for open space and only a sleazy deal between Western Gravel and CU kept it from being purchased by the city for that purpose. No agreement between CU and the city is worth the paper on which it's written. I don't remember the official designation giving CU unfettered ability to do whatever they wish, regardless of the impact on the surrounding community, but has made a 300 pound gorilla out of CU and to rezone the property so that it can be annexed will create havoc on the surrounding area.

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#717]
Date: Monday, July 17, 2017 10:50:28 PM

Name * Stephanie Charbonneau

Email * stephchardy@gmail.com

Address (optional)  4632 Burgundy In
80301
United States

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *
I beg of you to please keep the four-body review process and the Amendment Procedures for the BVCP inside the BVCP. Just because we live out in the country or more where open space is we shouldn't get our rights to have a say in what happens around us stripped away from us. We love our community the way it is please don't change it!! We moved out here for a reason! Please keep it they way it is and don't take our right to have a say away!
Thank you for listening to me and my family.

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#718]
Date: Monday, July 17, 2017 11:36:28 PM

Name * Elizabeth Yelen

Email * echord1@hotmail.com

This comment relates to: * Policy Updates

Comment: *

I've always been cynical regarding politics, but the pure bull hockey happening lately is showing a degree of corruption that even I find shocking. I'm so thoroughly disgusted, I don't even have the words to describe.

This is what I support:

1) keep the four-body review process and 2) keep the Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) inside the BVCP.

>> Four-body review and the Amendment Procedures have been in the BVCP since 1977.

Eliminating them would erode the foundation of the Comprehensive Plan.

>> The Planning Commission has the authority to vote "no" on these changes. This authority is granted to them by the current IGA, current BVCP, Colorado statutes, and the Boulder County Land Use Code.

>> County citizens, who can't vote for City Council, need County representation for County lands. The County has never before forfeited its vote on unincorporated Area 2 lands.

>> We need the experience and voice of the Planning Commission for lands like Gunbarrel, CU South, Hogan-Pancost, and the Planning Reserve.

>> If Amendment Procedures are moved into the IGA, City Council and the Commissioners will have sole control of how the BVCP changes. They could eliminate the participation of the Planning Commission and Planning Board in the BVCP altogether.

>> The City is threatening not to renew the IGA because they want more unilateral control over development. If the County capitulates, will the City use the same threat again, especially as pressure to develop rural areas increases? Is the City really willing to abandon the Comp Plan, the IGA, and, consequently, the Super IGA? If so, the Comprehensive Plan already means nothing.


>> Let's not undo four decades of good planning in Boulder. This is the time when we need careful, balanced planning from all four governing bodies the most.

>> The BVCP is part of the BCCP, which is the Planning Commission primary responsibility. Until unincorporated lands choose to annex, the Planning Commission has a duty to hold onto the reins for smart planning.

Please check box below *

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From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#719]
Date: Monday, July 17, 2017 11:42:02 PM

Name *	Hal Paris
Email *	rolfnroll@comcast.net
Address (optional)	 855 union ave Boulder, Co. 80304, Boulder, Co. 80304 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	Hasn't the character and soul of Boulder been changed/destroyed enough? Leave Gunbarrel alone, listen to your constituents. Keep the review process as is. It's too important for Democractic Government. Don't do it!!!
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#720]
Date: Tuesday, July 18, 2017 6:43:00 AM

Name * Frederica Acora

Email * freddiacora@gmail.com

This comment relates to: * Twin Lakes Issue

Comment: * Hello!

Please leave the 4 part review and let the people of Twin Lakes be part of the decision making for the area they live in.

The wildlife and the beauty and importance of natural settings is more important than more housing. That's why it was zoned the way it is in the first place.

Please drop your constant development stance and realize there's a bigger picture that needs to include the voice of the people.

Thank you,
Frederica Acora
Boulder

Please check box below *


- I acknowledge receipt of the Open Records Notification

From: Richard Cherry
To: [Boulder County Board of Commissioners](#)
Subject: Do not change the planning process
Date: Tuesday, July 18, 2017 7:36:31 AM

Please do not support the proposed changes to the current planning process.
We need the county's full participation.
Don't cede our rights to the city.
Thanks

R. Brent Cherry
rbrentcherry@gmail.com
303-931-1639

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#721]
Date: Tuesday, July 18, 2017 7:36:33 AM

Name *	Richard Rossiter
Organization (optional)	The Pilates Institute of Boulder, Inc.
Email *	rossiter1@msn.com
Phone Number (optional)	(720) 371-3236
Address (optional)	 4614 Starboard Drive Boulder, CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	<p>It is extremely important: 1) keep the four-body review process and 2) keep the Amendment Procedures for the BVCP inside the BVCP.</p> <p>Also: Those of us who live at Twin Lake and Red Fox Hills are vehemently opposed to any annexation of public land by the City of Boulder and stand united against any real estate development such as the proposed "low income housing" project.</p> <p>Told from the heart,</p> <p>Richard Rossiter</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#722]
Date: Tuesday, July 18, 2017 7:55:18 AM

Name *	Anna Mark
Email *	Annamark1@gmail.com
Phone Number (optional)	(303) 242-2190
Address (optional)	 7322 Augusta Drive Boulder, CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

As someone who was born and raised in Boulder and now I am choosing to raise my own family here (Gunbarrel), I urge you to keep the four-body review process and also keep the Amendment Procedures for the BVCP inside the BVCP. Those of us who have been here for many generations know the importance of these processes and procedures that help keep Boulder fundamentally "Boulder". Our family has four generations currently living in Boulder and Boulder County. Don't take the voice of our people away and forever lose what Boulder is truly about.


Let's not undo four decades of good planning in Boulder. This is the time when we need careful, balanced planning from all four governing bodies the most.

Kind regards,

Anna Mark

Please check box below * I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#723]
Date: Tuesday, July 18, 2017 7:58:25 AM

Name *	Vincent Wayland
Organization (optional)	none
Email *	vince@thewaylands.com
Phone Number (optional)	(303) 499-9806
Address (optional)	 215 Cimmaron Way Boulder, co 80303 United States
This comment relates to: *	Comp Plan
Comment: *	Please keep the 4 body review process for comp plan changes. Also please keep the review process within the comp plan. The changes mandated by Boulder City are unnecessary and an attempt to subvert a process that has worked very well. Thank you.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#724]
Date: Tuesday, July 18, 2017 8:08:05 AM

Name * Mary Ann Caolo

Email * pkclmbr@digis.net

Address (optional)  80301
United States

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

Dear County Planning Commission,
Have you ever read the pages in your U.S. Passport?

Two of the pages read:

"AND THAT GOVERNMENT OF THE PEOPLE BY THE PEOPLE FOR THE PEOPLE SHALL NOT PERISH FROM THE EARTH"

Abraham Lincoln

"Let us raise a standard to which the wise and honest can repair"

George Washington

Please do not undo the work of decades before you in Boulder County.

Please vote for:

1. Retaining the Planning Commission vote on the Planning Reserve and Area 2 lands
2. Protecting the four-body review process and keep the Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) inside the BVCP.
3. Upholding the Open Space land-use designation at CU South

Sincerely,
Mary Ann Caolo

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#725]
Date: Tuesday, July 18, 2017 8:28:50 AM

Name *	Nick Jancewicz
Organization (optional)	Continental Control Systems, LLC
Email *	nickj@ctlsys.com
Phone Number (optional)	(720) 287-8424
Address (optional)	 2150 Miller Drive, Ste A Longmont, CO 80501 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

This comment is to voice our strong opposition to the proposed changes to the IGA. The agreement and the existing Boulder Valley Comprehensive Plan should remain unchanged as it has served us well for four decades.

We urge you to keep the four-body review process and to keep the Amendment Procedures for the BVCP inside the BVCP.

To change the IGA and amendment procedures now would be to undo the efforts of all those in Boulder County government and the citizens who have supported the existing agreements and procedures to protect and conserve the Boulder valley, and keep it from turning into just another over-developed, high-density metropolis.


Let's not throw away the concerted efforts of those who went before.

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#726]
Date: Tuesday, July 18, 2017 8:36:13 AM

Name * chul lee

Email * chulj1@yahoo.com

Address (optional)  80301
United States

This comment relates to: * Twin Lakes

Comment: *
To Whom it may concern,
I have been a property owner in Boulder for 27 years. The past 14 years have been in Gunbarrel.
Please keep the 4 body review. All property owners should have a voice in there community. Taking that right away only leads to disgruntled owners and distrust for our local government. If none of the council members live in Gunbarrel you should not be able to tell Gunbarrel property owners what can and can't be done with our community!
Please keep our voice and rights alive!

Respectfully,

Chul Lee

Please check box below * I acknowledge receipt of the Open Records Notification

From: Nick Jancewicz
To: [Boulder County Board of Commissioners](#)
Subject: Opposition to proposed changes to the BVCP and IGA
Date: Tuesday, July 18, 2017 8:42:02 AM

This letter is to voice our strong opposition to the proposed changes to the IGA. The agreement and the existing Boulder Valley Comprehensive Plan should remain unchanged as it has served us well for four decades.

We urge you to keep the four-body review process and to keep the Amendment Procedures for the BVCP inside the BVCP.

To change the IGA and amendment procedures now would be to undo the efforts of all those in Boulder County government and the citizens who worked so hard for so long to create and support the existing agreements and procedures to protect and conserve the Boulder valley. In it's present form, it has kept the Boulder valley from turning into just another over-developed, high-density metropolis.

Let's not throw away the concerted efforts of those who went before us by undoing these essential elements for keeping the IGA and BVCP a balanced and democratic process.

Sincerely,

Nick Jancewicz
Software Engineer
Continental Control Systems, LLC
2150 Miller Drive, Ste A
Longmont, CO 80501
Direct Line: 720-287-8424
Email: nick.jancewicz@ctlsys.com
Web Site: www.ctlsys.com

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#727]
Date: Tuesday, July 18, 2017 8:54:05 AM

Name * Don COTE

Email * doncote07@gmail.com

This comment relates to: * CU South

Comment: *

I'm writing to help correct misstatements of facts that were expressed in a Daily Camera Guest Commentary "Uphold the open space designation at CU South" by Kristin Bjornsen dated June 28, 2017. In the article, the author continues to express the myth that the CU South property was designated open space.as in City and County Open space. However their designation are open space, acquired and open space development rights and have never been applied to the property. Many people wish the property was designated open space but it wasn't.

The author says CU is demanding that the city remove the open space designation and give CU carte blanche to build whatever it likes. First the land is not Open Space and second CU is not the bogeyman here. CU is Colorado's flagship University, it is an integral part of the City Boulder, and is a major contributor to the economic health of the City. I believe CU is acting to meet their needs in a responsible manner. CU has been supportive of the City and County staff's recommendations on land use designations as part of the BVCP updates. These updates contains a new land use designation for CU South of OS - Other, in which the City wishes to preserve as much of the natural character of the site as possible through intergovernmental agreements.

The author implies that CU took nefarious actions to acquire the property. She compounds the misconception with the .patently false claim that CU would only leave 66 acres undeveloped. CU has agreed to allow almost 50% of the land to be used for non-structural development including habitat preservation and flood control. That is about 150 acres. CU has also indicated agreement to allow for substantial portions of the land to be open space. The annexation negotiation will apply restrictions to what CU by possibly can and can't do on this property while recognizing that CU has certain property rights..

The author also makes the most naive statement that CU refuses to do any flood mitigation until they receive a land use change and annexation and they are "holding the neighborhoods hostage." This erroneous claim demonstrates a lack of knowledge of the many distinct governmental organizations that must come together,along with the complexity of their interaction to effectively provide flood mitigation. It is impossible for CU to act alone. CU has been generous in offering up a large tract of land (82 acres) just to build the berm also known as Option D. And CU has indicated that they are willing to work in collaboration with the city and county on flood mitigation and potential development plans. And I don't think they took any hostages.

The author also fails to recognize that the land use designations in the BVCP are the recommendations of the City and County staff not CU. These recommendations are consistent with the City's needs for flood mitigation, habitat preservation, trails, etc. It is also consistent with the property rights of CU as the owner of this property. As with all negotiations everyone will get something they want and need.

I'm sure Ms. Bjornsen was voicing honest and heartfelt concerns but she should feel confident as we do that the City and CU are taking her concerns seriously and addressing them while balancing a variety of needs. Including the the protection of the lives and property of those resident North of US 36. She wishes to have "safer, more effective flood -mitigation options that could handle larger

floods than the high-hazard dam being proposed.” Here she ignores the flood threat we know from 2013, and confuses the Berm with the Gross Reservoir Dam. She also fails to acknowledge that Option D is a safe and effective flood-mitigation. Her statement is more an attempt to postpone rather than address any real needs.

I hope this letter has helped you to form the best decision on the Boulder Valley Comprehensive Plan. Flood mitigation is a complex issue, it is being adequately addressed in the current process I.e.including allowing all impacted residents to state their concerns. However, solving real problems takes precedence over innuendo. An your approval of the BVCP is required to move the flood mitigation solution to the next level.


Please check box below *

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From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#728]
Date: Tuesday, July 18, 2017 9:24:05 AM

Name * Jonathan Carroll

Email * carrolljon@me.com

Address (optional)  4995 Qualla Dr
Boulder, CO 80303
United States

This comment relates to: * CU South

Comment: *
As someone who lives in south Boulder and owns a home that was greatly impacted by the flooding of South Boulder creek in 2013 I wanted to write to urge the commissioners to vote YES on the comprehensive plan amendment, including CU South. This project is vital to the health and safety of the people living in the neighborhoods that are affected when South Boulder creek overtops U.S. 36. We were very lucky that no one was seriously injured or killed in our neighborhood in the last flood, we all believe that strong action needs to be taken to mitigate or prevent the risk in the future.

Please check box below * I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#729]
Date: Tuesday, July 18, 2017 9:31:54 AM

Name *	Nicky Marone
Email *	nicky@nickymarone.com
Address (optional)	 185 Manhattan Drive Boulder 80303 United States
This comment relates to: *	BVCP
Comment: *	<p>I live in a neighborhood that was devastated in the flood of 2013. Manhattan Drive was the hardest hit residential street in the city. No surprise there: it's a flood plain!</p> <p>This neighborhood is now at double or triple (or more) the flood risk due to both CU South and Hogan Pancost. Therefore, I implore you, please: 1) retain the BVCP 4-body review process and 2) leave all amendments to the BVCP inside the BVCP itself. We need all the protection we can get against the mega-development proposed for this riparian wetland.</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#730]
Date: Tuesday, July 18, 2017 9:34:19 AM

Name *	Pat McGuire
Email *	pdmcg127@gmail.com
Phone Number (optional)	(970) 669-9511
This comment relates to: *	CU South
Comment: *	I ask your full support for the CU South Boulder Valley Comprehensive Plan to preserve the health and safety of residents. Lives are at risk every year action is not taken!
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#731]
Date: Tuesday, July 18, 2017 9:45:56 AM

Name *	Renee St.Aubin
Email *	st.subin@me.com
Address (optional)	 2910 Bluff St Boulder, CO 80391 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	Dear Commissioner 's: I am writing to ask you to please not amend the four-body review Amendment Procedures from the Comprehensive Plan. To quote Councilwoman Young "If it ain't broken don't fix it." I believe in democracy and county citizens, who can't vote for city council, need county representation for county lands! With so much development going on all over the county it's a critical time to retain the four decades of good planning in Boilder! Sincerely, Renee St.Aubin
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#732]
Date: Tuesday, July 18, 2017 9:58:33 AM

Name *	LA Alsager
Email *	crmhgolf@aol.com
Phone Number (optional)	(970) 669-9511
This comment relates to: *	CU South
Comment: *	Please approve the CU South Comprehensive Plan. When individuals' lives are at stake there should be no question of taking any steps necessary to provide for their safety. Your approval is essential.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#733]
Date: Tuesday, July 18, 2017 10:40:59 AM

Name * Laura Tyler

Email * laura@sbcreekactiongroup.org

This comment relates to: * CU South

Comment: *

Dear Commissioners and Planning Commission,

One of the areas hardest hit when floodwaters from South Boulder Creek overtopped U.S. 36 in 2013 was the dense strip of apartment buildings along Thunderbird between Pima Court and Osage Drive. You won't hear from these flood victims because they were renters, most of whom, we assume, moved on from the neighborhood after their apartments were destroyed in the flood of 2013. But I have heard horror stories about what they endured: People having to evacuate garden level apartments via broken windows because egress doors were forced shut due to flooding, large appliances (refrigerators) also pushed around by water and blocking egress. As others have attested, it is fortunate we didn't lose anyone in that event.

For decades this part of our neighborhood served as a de facto affordable housing area due to the age of the buildings, their density and location (sandwiched between Foothills and U.S. 36). More recently the City of Boulder purchased some of these buildings to be made into actual affordable housing. It's my assumption that many of the current renters in the newly rehabbed buildings are unaware of the flood risk. Please see that attached document for a map and images of current buildings.

Please vote to APPROVE the comp plan amendment including CU South to keep this housing affordable and to protect its residents and those in the greater neighborhood.

Attach a File (optional)



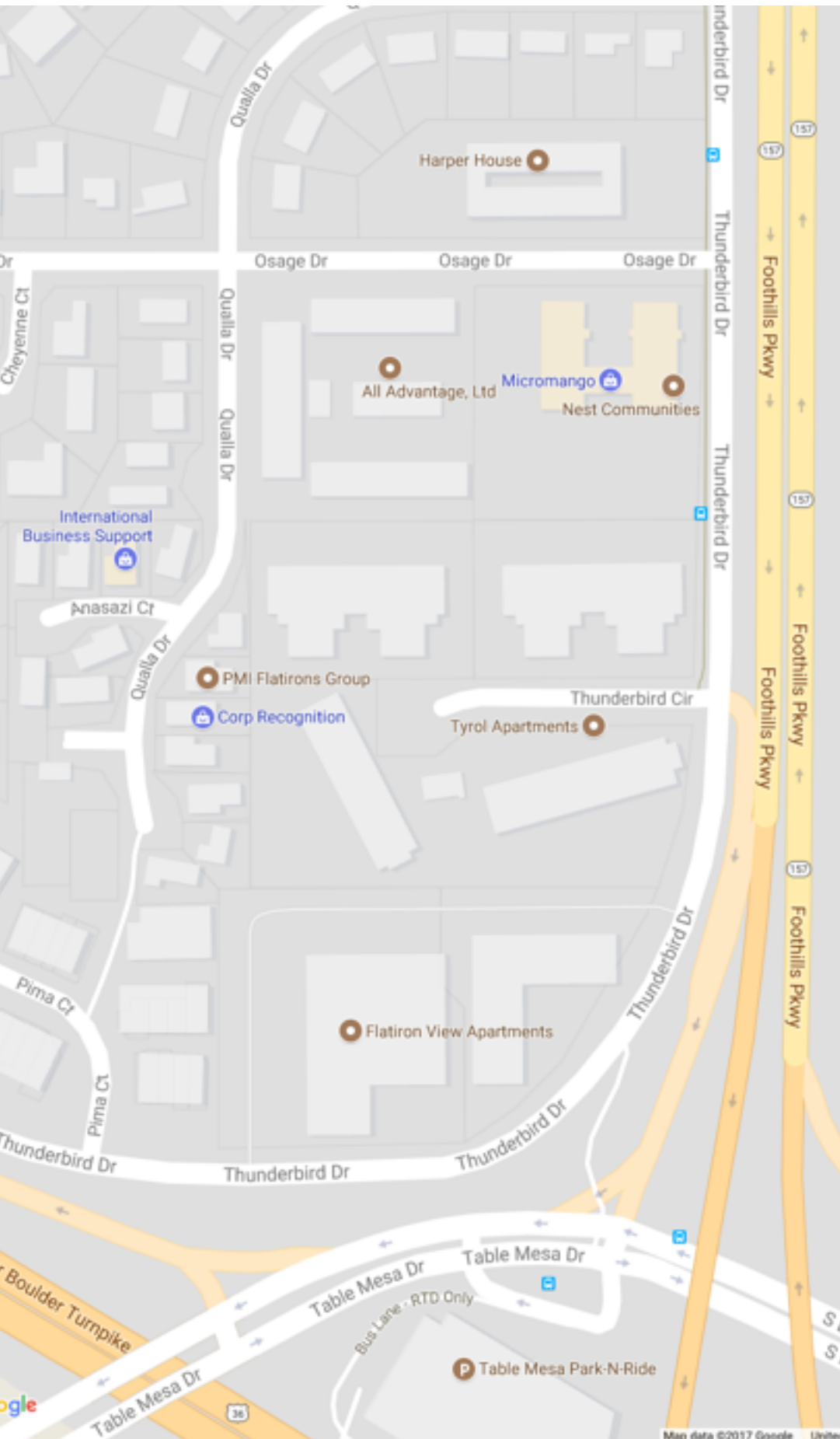
[apartments_vulnerable_to_flooding.pdf](#)

967.73 KB • PDF

Please check box below *

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Apartments vulnerable to flooding



4905 Osage Dr

4990 Osage Dr

Kimberly Court

Nest

Flatiron View

4990 Osage Dr



4905 Osage Dr - Harper House



Kimberly Court



Kimberly Court



Nest



Nest



Flatiron View



From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#734]
Date: Tuesday, July 18, 2017 10:44:01 AM

Name *	Nancy Herzog
Email *	aherzog@aol.com
This comment relates to: *	CU South
Comment: *	Please approve the Boulder Valley comprehensive plan immediately. I fear a repeat of the 2013 flood! It would be a disaster without protection.
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#735]
Date: Tuesday, July 18, 2017 10:48:38 AM

Name *	Dorothy Rupert
Email *	orothyrupert@mac.com
This comment relates to: *	CU South
Comment: *	This is my home and while I was not here during the 2013 flood, I was in Boulder and experienced the flood in a way that I do not want to repeat!
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#736]
Date: Tuesday, July 18, 2017 10:52:28 AM

Name * Suzan Crochet

Email * suzanfiberart@hotmail.com

Address (optional)  4872 Country Club Way
Boulder, CO 80301
United States

This comment relates to: * Gunbarrel representation

Comment: * Please keep the four-body review process and keep the Amendment Procedures for the BVCP inside the BVCP. Without this review process, I feel that there's way too little representation for all of us in the County; we don't have a say in City matters--or elections--and find ourselves under represented.

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#737]
Date: Tuesday, July 18, 2017 10:54:39 AM

Name *	Robert Parrish
Email *	rcp7739@frii.com
This comment relates to: *	CU South
Comment: *	<p>I am retired person living in South Boulder. My concerns are that we will have a repeat of the 2013 Flood without any flood protection. Please pass the BVCP and get started on a flood protection system ASAP.</p> <p>Your help on this urgent matter will be greatly appreciated. Thank you.</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#738]
Date: Tuesday, July 18, 2017 10:59:55 AM

Name *	Keith Kohnen
Email *	keithnlib@comcast.net
This comment relates to: *	CU South
Comment: *	Four years ago I stood in my bedroom on the ground floor of Frasier Meadows Retirement Community and watched the garage below me fill with water in a matter of minutes and begin ti fill my apartment with oily water. I certainly don"t want to go though that again. Please pass the Boulder Valley Comp Plan so the construction can get stated immediately.
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#739]
Date: Tuesday, July 18, 2017 11:18:41 AM

Name * Jon Stabile

Email * bikesmith01@yahoo.com

Address (optional)  4935 Qualla Dr
Boulder, Co 80303
United States

This comment relates to: * CU South

Comment: *

Please approve the BVCP with the CU South Option D. I understand it's a complex issue with many pros and cons. I understand that many people will be upset if the plan is approved. But, as I'm sure you understand, some people will always be upset no matter how you vote. The BVCP is a good plan. Option D for CU South is a good plan. It really masterfully addresses the concerns of everyone involved, in my opinion.


Most importantly, Option D protects the lives of people living in south Boulder. All other considerations pale in comparison. Your most important duty is to protect the safety of your constituents. Residents of south Boulder live in continual fear from flooding. In the 2013 flood, the water level in my house rose to 46 inches deep. Every time it rains now, I fear for my home and my safety. Please remove that Sword of Damocles hanging over all of us. Approve Option D. Let work commence on protecting south Boulder

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#740]
Date: Tuesday, July 18, 2017 12:28:10 PM

Name * Susan Bailhache

Email * smbailhache@gmail.com

Address (optional)  6848 Bugle Court
Boulder, CO 80301
United States

This comment relates to: * My comments relate to policy updates in the BVCP, the City and County IGA and maintaining smart planning for the present and future of the County.

Comment: *


Smart planning has been important to residents of Boulder County for many decades. The four-body review process was instated so that all residents of the County would have representation and a voice in the BVCP. County residents, who can't vote for City Council, need the Planning Commission to represent their voice. It's the basis of our democratic system. Please do NOT forfeit the Planning Commission's vote on use of unincorporated land. If BCVP amendment procedures are moved into the IGA, City Council and the Commissioners will have all the power to control BVCP changes. The experience and voice of the Planning Commission is essential for decisions that impact unincorporated areas. The Comprehensive Plan has been a tool that has served Boulder County very well for four decades. If it isn't broken, why fix it? As the front range continues to grow, we need careful, balanced planning to preserve the neighborhoods and open spaces that make Boulder County unique. Input and ideas from all four governing bodies are more important now that ever before. Please keep the four body review process in place and do not move the BVCP amendment process to the IGA. Thank you for your consideration.

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#741]
Date: Tuesday, July 18, 2017 12:40:15 PM

Name *	Jack Cochran
Email *	horzco@comcast.net
Address (optional)	 4871 Idylwild Trail Gunbarrel, Colorado 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	Please keep the 4 body review process. Please keep the Amendment Procedures inside the BVCP. Do your jobs and do the right thing. Jack and Mary Cochran
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#742]
Date: Tuesday, July 18, 2017 12:56:48 PM

Name *	John Crawford
Email *	crawford3196@msn.com
Phone Number (optional)	(720) 562-8105
Address (optional)	 4840 Thunderbird Drive Apt 488 Boulder, Colorado 80303 United States
This comment relates to: *	CU South

Comment: *

County Commissioner and County Planning Board.

If the 2013 South Boulder Creek were to be repeated next week, the damage would be repeated and it is quite possible that lives would be lost in the West Valley neighborhood and perhaps on Highway 36. In 2-3 days the flood waters would have drained away, leaving flood plain and its open space pretty much unchanged, which is what happened after the 2013 flood.

If the flood mitigation plan D berm were in place and the 2013 flood were repeated there would be no major damage and no loss of life and in 2-3 days the flood waters would have drained away, leaving flood plain and its open space pretty much unchanged.

Please approve BVCP and the Amendment to CU South land so that the approved flood mitigation program can be implemented as soon as possible.

Crif and Kate Crawford

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#743]
Date: Tuesday, July 18, 2017 1:08:48 PM

Name *	Eric Olson
Email *	eolson@hii-sn3.com
Phone Number (optional)	(303) 530-0923
Address (optional)	 4408 Wellington Road Boulder, CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	Please do not change the four-body review process and the Amendment Procedures for the BVCP. These are critical for sustaining careful and balanced planning in Boulder County. I moved here 40 years ago from an area with many smart and well-intended persons, but which did not have such considered and thoughtful planning processes. I can attest to terrible and irreversible effects.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#744]
Date: Tuesday, July 18, 2017 1:45:43 PM

Name *	Gina McAfee
Email *	gina.mcafee6@gmail.com
Phone Number (optional)	(303) 499-3895
This comment relates to: *	CU South
Comment: *	I am strongly in favor of this action. I know several people personally whose lives were destroyed by the 2013 flood in the neighborhood downstream. This flood mitigation has been planned for many years – it is time to get it done. Please have the courage to make the right decision to remove these homes from the 100 year floodplain.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#746]
Date: Tuesday, July 18, 2017 2:09:04 PM

Name * Tim Hogan

Email * tim.hogan@colorado.edu

Address (optional)  80304
United States

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

County Planning Commissions,

I am writing to express my fervent hope that you will vote to maintain the four body review process in Boulder County and keep the Amendment Procedures for the BVCP inside the BVCP.

As a forty year resident of the City of Boulder I feel I am witnessing the unraveling of a covenant that has been in place for most of my tenure here in Boulder. The current council is dismissive of so many of the values the community has treasured and relied upon for decades. From open space, to a human sense of scale, to neighborhood integrity, this council has arrogantly taken the position that they know what is best for the citizens.

I suspect many of you feel the same sense of dread so many of us in the county are experiencing. Please maintain the four body review process in Boulder County and keep the Amendment Procedures for the BVCP inside the BVCP.

Thanks much ...

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#745]
Date: Tuesday, July 18, 2017 2:09:04 PM

Name *	Karen Ryerson
Email *	ryersonk@yahoo.com
Address (optional)	 4807 Brandon Ck. Dr. Boulder, CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	I'm disappointed in the vote of the City Council regarding the four-body review process and the Amendment Procedures. As a longtime resident of N. Boulder and now Gunbarrel, I ask you to keep both the review process and the Amendment Procedures in order to continue the four decades of good planning. County citizens need County representation for County lands. Thank you.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#747]
Date: Tuesday, July 18, 2017 2:12:24 PM

Name *	Christiane Pelmas
Email *	christianepelmas@gmail.com
Phone Number (optional)	(303) 449-8590
This comment relates to: *	Policy Updates
Comment: *	Please do not erode the foundation of the Comprehensive Plan by eliminating the Four-Body Review and Amendment Procedures process in the BVCP! Community voice and input is a foundation of our Democratic government. Please do not vote to remove these from the BCCP.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#748]
Date: Tuesday, July 18, 2017 2:55:45 PM

Name *	John Browne
Organization (optional)	Citizens for Sustainable Growth
Email *	john@jbnw.com
Phone Number (optional)	(720) 287-8431
This comment relates to: *	Policy Updates

Comment: *

We are opposed to the proposed changes to the BVCP and IGA.

The Boulder Valley Comprehensive Plan and the Boulder and Boulder County Intergovernmental Agreement should remain unchanged as it has served us well for four decades.

We urge you to keep the four-body review process and to keep the Amendment Procedures for the BVCP inside the BVCP.

To change the IGA and amendment procedures now would be to undo the efforts of all those in Boulder County government and the citizens who worked so hard for so many to create and support the existing agreements and procedures to protect and conserve the Boulder valley. In its present form, it has kept the Boulder valley from turning into just another over-developed, high-density metropolis.

Please don't disregard efforts of those who went before us by undoing these essential elements for keeping the IGA and BVCP a balanced and democratic process.


Don't let big-money developers destroy Boulder!

Sincerely,

John Browne
Resident since 1968

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#749]
Date: Tuesday, July 18, 2017 2:58:25 PM


Name *	Kenton Stevens
Email *	kfstevens@gmail.com
Phone Number (optional)	(720) 220-7242
Address (optional)	 4800 Osage Dr. 35 Boulder, CO 80303 United States
This comment relates to: *	CU South

Comment: *


Living through the flood of 2013 was something I do not want to have to do again. When we found out that the fields of CU South could be flooded instead of our home I was surprised that this mitigation hadn't already taken place. It took us well over a year to get our home put back together and while having flood insurance was helpful the number of hoops we had to jump through just to get NFIP to actually cover the damage done to our home was horrendous. We ended up paying for parts of our home out of our own pocket because of the poor job done by the insurance agent. It was a nightmare. Anything that can be done to prevent this from happening again should be done immediately. The number of lives effected by this particular flood event far out weigh the needs of an open field. Please vote yes to approve the Comprehensive Plan Amendment including CU South.

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#750]
Date: Tuesday, July 18, 2017 3:07:42 PM

Name *	Brent Heintz
Email *	brentheintz@gmail.com
Address (optional)	 5810 South Orchard Creek Boulder , CO 80301 United States
This comment relates to: *	four-body review process
Comment: *	<p>As a 22-year resident of Boulder, I'm very concerned. It's imperative we:</p> <ol style="list-style-type: none">1. Keep the four-body review process.2. Keep the Amendment Procedures for the BVCP inside the BVCP. <p>Thank you.</p> <p>Sincerely,</p> <p>Brent Heintz and family.</p>
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#751]
Date: Tuesday, July 18, 2017 3:09:17 PM

Name *	Joan Peters
Email *	gjpeters@comcast.net
Phone Number (optional)	(720) 562-8023
Address (optional)	 350 Ponca Place # 79 (flooded in the 2013 flood) Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	<p>We in the Frasier Meadows Retirement Community, along with our south Boulder neighbors, are very anxious about the vote you are about to take in regard to the Comp. Plan Amendment including CU South. We hope for your supprt by voting yes. Our biggest concern (fear) is the flood threat that we live under, so we are very much wanting flood mitigation.</p> <p>With much concern, Joan Peters</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: kate chandler
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); [kate chandler](#)
Subject: vote on bvcp language and 4 body review
Date: Tuesday, July 18, 2017 4:43:20 PM

Dear commissioners and planners,

Please retain the 4 body review which gives county residents a voice in decisions about their neighborhoods. To change this process so that only city officials decide for county decisions, including annexation, is undemocratic. Please retain interest and responsibility in neighborhoods outside Boulder city limits and represent those interests, since that is what you have been elected to do.

Please retain bvcp language that protects environmental values, including open space and wildlife. Without the natural beauty and open space residents have invested in, Boulder would be just another cool, trendy college town.

Thank you,
Kate Chandler
Boulder County
Boulder, CO

find away

From: [Wufoo](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#496]
Date: Tuesday, July 18, 2017 5:43:32 PM

Name *	Daniel Johnson
Organization (optional)	Private citizen
Email *	danjohnson911@msn.com
Phone Number (optional)	(303) 717-4443
My Question or Feedback most closely relates to the following subject: (fill in the blank) *	Boulder Valley Comp Plan

Comments, Question or Feedback *


Boulder County Commissioners

I prepared and had printed a Guest Commentary in the June 14, 2017 Daily Camera regarding misunderstandings about Option D for the South Boulder Creek flood control project. The title of my commentary was "Time is of the Essence". I completed a five-year board membership on the WRAB in April 2017 and am well aware of the studies and options considered, as well as the constraints involved in the project.

Option D has the opportunity to provide protection to the residents that were so severely damaged in the September 2013 flood. The WRAB and City Council approved the Option D in 2015 and fully expected the project to go forward. I urge the Commissioners to move the project along such that our Boulder citizens can be protected, as is one purpose of government.

Please don't let another flood occur without completion of the flood protection project.

Sincerely, Daniel Johnson, 1030 Rosehill Drive, Boulder, CO 80302

Attach a File (optional)	 camera_letter.docx 17.84 KB · DOCX
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Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#752]
Date: Tuesday, July 18, 2017 5:53:04 PM

Name * Ada Palles

Email * apalles@gmail.com

This comment relates to: * 4-Body Review Process

Comment: *
Asking you to ...
1) keep the four-body review process and
2) keep the Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) inside the BVCP.

You know that eliminating this review process is wrong, so why are you even considering doing the wrong thing? What has happened to Boulder? Leave it in place, and protect our Open Space. It is very hard to support any other measures and initiatives when you are killing so much of our Open Space. It is a betrayal of everything Boulder is supposed to be about.


Thank you for listening.

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#753]
Date: Tuesday, July 18, 2017 6:17:16 PM

Name * Adam Pastula

Email * ajmail2011@gmail.com

Address (optional)  Boulder, CO 80301
United States

This comment relates to: * Policy Updates

Comment: *

Please keep the Four Body review process, and keep the Amendment Procedures for the Boulder Valley Comprehensive Plan inside the Boulder Valley Comprehensive Plan (not moved to the IGA.)

Four-body review and the Amendment Procedures have been in the BVCP since 1977. Eliminating them would erode the foundation of the Comprehensive Plan, and county citizens would lose it's voice.

The Planning Commission has the authority to vote "no" on these changes and have done so before. This authority is granted to them by the current IGA, current BVCP, Colorado statutes, and the Boulder County Land Use Code. We need the experience and voice of the Planning Commission for lands like Gunbarrel, CU South, Hogan-Pancost, and the Planning Reserve. (This has proven itself very useful in the past.)

Not to mention that if the Amendment Procedures are moved into the IGA, City Council and the Commissioners will have sole control of how the BVCP changes. They could eliminate the participation of the Planning Commission and Planning Board in the BVCP altogether.

Let's not undo four decades of good planning in Boulder. This is the time when we need careful, balanced planning from all four governing bodies the most. The BVCP is part of the BCCP, which is the Planning Commission primary responsibility. Until unincorporated lands choose to annex, the Planning Commission has a duty to hold unto the reins for smart planning.

Thanks for your time and efforts!

Please check box below *

I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#754]
Date: Tuesday, July 18, 2017 8:10:53 PM

Name * Dinah McKay

Email * dinah.mckay@colorado.edu

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

Dear Planning Commission:

PLEASE STAND UP for your RIGHTS to VOTE against moving amendments now in the BVCP to the IGA!! That amendment process is now in the BVCP and you have the right to VOTE on its being moved from the BVCP to the IGA based on the City Council's request, purely for POLITICAL reasons!!! DON'T BE FOOLED!!!

STAND UP for your RIGHTS!!! This is an 11th hour political shenanigan to remove the Planning Commission from MAJOR land use decisions slated for AREA II Boulder County and all of Boulder County for the next 20 years while the IGA is in effect!!! County land use staff confirmed there are 51 properties affected--not just 4 properties in Area II--comprising thousands of acres!!! Thousands of Boulder County acres are at stake for development and redevelopment, including the upzoning and redevelopment of Area II GUNBARREL!!! It is unthinkable that the Planning Commission will be completely SHUT OUT of any land use planning decisions on all of these properties for the NEXT 20 years!!!

Among the 51 properties affected in Area II are 4 Area II MAJOR Land use decisions--CU South, Hogan Pancost, Twin Lakes and East Arapahoe properties!!! As Council man Sam Weaver stated--These are the MOST CONTENTIOUS, MOST IMPORTANT land use decisions! They need the most work--they don't need to be RAMRODDED down the throats of Boulder County residents!!! STAND UP Planning Commission for your rights under Colorado Law and the rights of Boulder County residents!!!


Please be aware that Gunbarrel Area II residents know the city wants to dump all kinds of undesirable developments into Gunbarrel. They have lots of plans for Gunbarrel--a homeless encampment for the Twin Lakes Open Space, an overflow jail for Heatherwood, more dense housing for the downtown Gunbarrel "Industrial area", co-ops into our neighborhoods and FORCED annexation!!! Believe me, Gunbarrel residents will REVOLT!!!!!! County Commissions want to wash their hands of Gunbarrel residents like Pontius Pilate and turn us over to the executioner--Gunbarrel residents will REVOLT!!! Commissioners may think their seats are safe from Recall Elections--They need to think again--how many Boulder County residents HATE the COUNTY-WIDE decisions they have allowed!!!

STAND UP Planning Commission--Don't give up on your voting rights for the NEXT 20 years with all the development slated for Boulder County!!! BOULDER COUNTY RESIDENTS STAND BEHIND YOU!!! DEMAND THE AMENDMENT PROCESS REMAIN IN THE BVCP!!!!

Please check box below *

I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#755]
Date: Tuesday, July 18, 2017 8:30:19 PM

Name *	Ryan Babineaux
Email *	ryanbabineaux@gmail.com
Address (optional)	 6392 Twin Lakes Road Boulder, CO 80301 United States
This comment relates to: *	4 body review and amendment procedures
Comment: *	<p>As a Gunbarrel homeowner I want to express my hope that the County Planning Commission will vote to retain the four-body review process, as well as to keep the current amendment procedures for the Boulder Valley Comprehensive Plan (BVCP).</p> <p>The city's efforts to change these policies is an obvious attempt to override and denude the Comprehensive Plan, because it does not suit their development agenda. If the city is allowed to re-write the rules whenever those rules become inconvenient, what is the point of planning at all?</p>
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#756]
Date: Tuesday, July 18, 2017 9:41:40 PM

Name *	Myrna Besley
Email *	mysube@aol.com
Phone Number (optional)	(303) 246-3154
This comment relates to: *	BVCP
Comment: *	Hi All, Just a quick comment to please retain the 4-Body review process for making changes to the land use. Also please keep the amendment procedures for the BVCP inside the BVCP. Thanks! Myrna
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#757]
Date: Tuesday, July 18, 2017 9:55:38 PM

Name * Diana Smith

Email * grinchlette@comcast.net

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

I implore you to consider the following! I am deeply concerned with the direction you are attempting to go with--please listen to and respond accordingly as to what the people are saying and asking for!

> Four-body review and the Amendment Procedures have been in the BVCP since 1977. Eliminating them would erode the foundation of the Comprehensive Plan.

>> County citizens, who can't vote for City Council, need County representation for County lands. The County has never before forfeited its vote on unincorporated Area 2 lands. (Most of Gunbarrel is Area 2.)

>> The Planning Commission has the authority to vote "no" on these changes and have done so before. This authority is granted to them by the current IGA, current BVCP, Colorado statutes, and the Boulder County Land Use Code.

>> We need the experience and voice of the Planning Commission for lands like Gunbarrel, CU South, Hogan-Pancost, and the Planning Reserve.

>> If Amendment Procedures are moved into the IGA, City Council and the Commissioners will have sole control of how the BVCP changes. They could eliminate the participation of the Planning Commission and Planning Board in the BVCP altogether.

>> The City is threatening not to renew the IGA because they want more unilateral control over development. If the County capitulates, will the City use the same threat again, especially as pressure to develop rural areas increases? Is the City really willing to abandon the Comp Plan, the IGA, and, consequently, the Super IGA? If so, the Comprehensive Plan already means nothing.


>> Let's not undo four decades of good planning in Boulder. This is the time when we need careful, balanced planning from all four governing bodies the most.

>> The BVCP is part of the BCCP, which is the Planning Commission primary responsibility. Until unincorporated lands choose to annex, the Planning Commission has a duty to hold onto the reins for smart planning.

Please check box below *

I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#758]
Date: Tuesday, July 18, 2017 10:00:25 PM

Name *	C Prothero-F
Organization (optional)	Myself
Email *	cfenio@hotmail.com
Address (optional)	 Gunbarrel Boulder, CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

What a sad day for democracy when the governing bodies refuse to abide by the will of the people! The pro-development Boulder city council wants to change the rules of the game so they can push forward their agenda and make changes that will impact areas in a negative way. I think we have all seen the results of the current pro-development initiative. You used to be able to see the Flatirons from most points within the city... not anymore.

Please respect and maintain the four body review process and the amendment process for the BVCP.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#759]
Date: Tuesday, July 18, 2017 10:00:26 PM

Name * Cindy Kraft

Email * cindykraft21@gmail.com

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: *

Dear Boulder County Planning Commissioners,

I'm writing to ask you to please keep the four-body review process and keep the Amendment Procedures for the BVCP inside the BVCP. Please consider the following:

- The four-body review and the Amendment Procedures have been in the BVCP since 1977. Eliminating them would erode the foundation of the Comprehensive Plan.
- County citizens, who can't vote for City Council, need County representation for County lands. The County has never before forfeited its vote on unincorporated lands. If there isn't democracy and representation in Boulder County (one of the most liberal areas of the country), then what hope do we have!?
- We need the experience and voice of the Planning Commission. Your experience and your voice!
- If Amendment Procedures are moved into the IGA, City Council and the Commissioners will have sole control of how the BVCP changes. They could eliminate the participation of the Planning Commission and Planning Board in the BVCP altogether.
- Let's not undo four decades of good planning and open space protection in Boulder. This is the time when we need careful, balanced planning from all four governing bodies the most.

Thank you,

Cindy Kraft


Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#760]
Date: Wednesday, July 19, 2017 6:29:36 AM

Name * Chris Goodman

Email * the4goods@gmail.com

Address (optional)  5875 N Orchard Creek Cir
Boulder, CO 80301
United States

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: * Dear planning commission-
As a Boulder City lifelong resident- I ask that you PLEASE

- 1) keep the four-body review process and
- 2) keep the Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) inside the BVCP.

Please feel free to contact me re this request for consideration.

Sincerely,
Chris goodman

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#761]
Date: Wednesday, July 19, 2017 7:53:06 AM

Name * Matt Samet

Email * senorsamet@gmail.com

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)


Comment: * Slippery slope...First went the four-body review...then went the three-body review...then went Area 3...until there was nothing left to develop...and we wept.

Esteemed Planning Commission, please keep your vote!


Matt

Please check box below * I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Spam: Boulder Valley Comprehensive Plan and IGA comment [#762]
Date: Wednesday, July 19, 2017 8:02:19 AM

Name *	Julie Johnson
Email *	Julieann2793@gmail.com
Phone Number (optional)	(303) 549-6517
Address (optional)	 6525 Kalua Rd Boulder , CO 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	I strongly oppose the changes recently voted on by City Council. Please vote to maintain the four-body review process and keep the amendment procedures for the BVCP inside the BVCP. Maintaining a thorough and representative review process for land use changes and development is essential to ensuring that any changes are beneficial to all parties.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#763]
Date: Wednesday, July 19, 2017 9:16:31 AM

Name *	JOE MCDONALD
Email *	joedmcdonald@gmail.com
Address (optional)	 800 Mcintire St Boulder, CO 80303 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	I urge to vote no against the proposed changes to the BVCP to eliminate 4 body review. Once it is given up it will be near impossible to reinstate. You can do it!
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#764]
Date: Wednesday, July 19, 2017 9:30:20 AM

Name *	Michelle Renee
Email *	in2graphics@ymail.com
Address (optional)	 Boulder, Co 80304 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	I am asking you to keep the four-body review process in place and keep the Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) inside the BVCP.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#765]
Date: Wednesday, July 19, 2017 10:18:16 AM

Name * Sarah Thomas

Email * stthomas2@hotmail.com

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)

Comment: * I have been studying land use and growth management for years. Boulder has been a leader for many reasons over the past few decades. I am concerned about some of the proposed changes: I strongly support the four-body review and Amendment Procedures, and I oppose moving the Amendment Procedures to the IGA. Please keep Boulder a leader in good planning!

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#766]
Date: Wednesday, July 19, 2017 10:41:48 AM

Name * J Grantham

Email * waterone@comcast.net

This comment relates to: * BVCP review process

Comment: *

Hi,

So I wanted to submit a quick comment to the Planning Commission, asking them to:

- 1) keep the four-body review process and
- 2) keep the Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) inside the BVCP.

Instead, I saw Your comment page has been modified with this note and I don't know what it means:

NOTE:*** Planning Commission took action and did not approve any changes to Land Use Map designations for the Twin Lakes Road requests (Requests #35 and #36). The requests are no longer being considered as part of the Boulder Valley Comprehensive Plan Update (Docket BVCP-15-0001). The Boulder County Planning Commission officially closed the hearing and comment period for the Twin Lakes Road requests at the conclusion of the January 18, 2017 Planning Commission hearing. Comments received on the Twin Lakes Road requests after the close of the January 18, 2017 hearing will not be added to the public record for this docket.

Is this designed to confuse the issues and public and discourage comments from the community?
Please explain

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#767]
Date: Wednesday, July 19, 2017 10:56:49 AM

Name * Stephanie Yuhas

Email * seyuhas@gmail.com

This comment relates to: * CU South

Comment: *

Yes to South Boulder open space – NO!!!! to development

On Weds June 28, 2017, please vote against the land use changes that will destroy the proposed South Boulder Songbird Open Space.

Boulder County must not allow the destruction of this critical habitat area near Eldorado State Park. Home to a multitude of rare songbirds, this open space is also important wetlands habitat for moose, deer, and black bears in the fall.

It is alarming that Boulder City Council also seems to be threatening neighborhoods with flooding if the CU South development is not approved. Keeping the open space will actually make preventing floods much easier. City Council must consider the option of both open space and flood control.

The city of Boulder is big enough – all of the development proposed by the University of Colorado can happen on University parking lots. Existing parking can occur below the new buildings.

And, the City of Boulder must not be allowed to rig the game in favor of developers. Council wants to eliminate the Planning Commission from important decisions. We need to keep the four-body review process exactly as it is now. It is urgent to me that the 4-body review process remain in the Boulder Valley Comprehensive Plan. It must not be shifted into the easily changed Intergovernmental Agreement. As well, Open Space, building height limits and city density rules must not be changed in the Comp plan. Boulder is big enough.

In closing, Hiking, Cycling and Bird Watching will be destroyed if CU bulldozers are allowed to crush this open space.

Please vote Yes to create the South Boulder Songbird Open Space and No to changes in the Boulder Valley Comp Plan that will accelerate development.

Thank you,

Stephanie Yuhas

Please check box below *

I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#768]
Date: Wednesday, July 19, 2017 10:58:47 AM

Name * Min Wang

Email * soyfoo@yahoo.com

This comment relates to: * CU South

Comment: *

The future of the South Boulder Songbird Open Space depends on your help!

Hon Boulder County and Planning Board Commissioners,

On Weds June 28, 2017, please vote against the land use changes that will destroy the proposed South Boulder Songbird Open Space.

Boulder is one of the most beautiful places in the country, the primary appeal being the open space and natural habitats.

It's hard to imagine anyone willingly destroy this natural beauty.

Please do not allow the destruction of critical habitat area near Eldorado State Park, home to a multitude of rare songbirds; this open space is also important wetlands habitat for moose, deer, and black bears in the fall.

It is alarming that Boulder City Council also seems to be threatening neighborhoods with flooding if the CU South development is not approved. Keeping the open space will actually make preventing floods much easier. City Council must consider the option of both open space and flood control.

The city of Boulder is big enough – all of the development proposed by the University of Colorado can happen on University parking lots. Existing parking can occur below the new buildings.

And, the City of Boulder must not be allowed to rig the game in favor of developers. Council wants to eliminate the Planning Commission from important decisions. We need to keep the four-body review process exactly as it is now. It is urgent to me that the 4-body review process remain in the Boulder Valley Comprehensive Plan. It must not be shifted into the easily changed Intergovernmental Agreement. As well, Open Space, building height limits and city density rules must not be changed in the Comp plan. Boulder is big enough.

In closing, Hiking, Cycling and Bird Watching will be destroyed if CU bulldozers are allowed to crush this open space.

Please vote Yes to create the South Boulder Songbird Open Space and No to changes in the Boulder Valley Comp Plan that will accelerate development.

Thank you,

Min Wang


Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#769]
Date: Wednesday, July 19, 2017 11:00:51 AM

Name * Diane Connolly

Email * dianedmclaw@comcast.net

Address (optional)  3410 Everett Drive
Boulder, CO 80305
United States

This comment relates to: * CU South

Comment: *

re: CU South Vote

Hon Boulder County and Planning Board Commissioners,

Tonight, please vote against the land use changes that will destroy the proposed South Boulder Songbird Open Space.

Boulder County must not allow the destruction of this critical habitat area near Eldorado State Park. Home to a multitude of rare songbirds, this open space is also important wetlands habitat for moose, deer, and black bears in the fall. It also receives a huge amount of use by the public.

It is alarming that Boulder City Council also seems to be threatening neighborhoods with flooding if the CU South development is not approved. Keeping the open space will actually make preventing floods much easier. City Council must consider the option of both open space and flood control.

The city of Boulder is big enough – all of the development proposed by the University of Colorado can happen on University parking lots. Existing parking can occur below the new buildings.

And, the City of Boulder must not be allowed to rig the game in favor of developers. It really seems that the original concept of our town is being violated with development and variances from height restrictions. The Council wants to eliminate the Planning Commission from important decisions. We need to keep the four-body review process exactly as it is now. It is urgent to me that the 4-body review process remain in the Boulder Valley Comprehensive Plan. It must not be shifted into the easily changed Intergovernmental Agreement. As well, Open Space, building height limits and city density rules must not be changed in the Comp plan. Boulder is big enough.

In closing, Hiking, Cycling and Bird Watching will be destroyed if CU bulldozers are allowed to crush this open space.

Please vote Yes to create the South Boulder Songbird Open Space and No to changes in the Boulder Valley Comp Plan that will accelerate development.

Thank you,

Diane Connolly

3410 Everett Drive

Boulder, CO 80305

Please check box below *

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From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#770]
Date: Wednesday, July 19, 2017 11:02:28 AM

Name * Nicholas Burr

Email * nicholas.r.burr@gmail.com

This comment relates to: * CU South

Comment: *

Hon Boulder County and Planning Board Commissioners,

On Weds June 28, 2017, please vote against the land use changes that will destroy the proposed South Boulder Songbird Open Space.

Boulder County must not allow the destruction of this critical habitat area near Eldorado State Park. Home to a multitude of rare songbirds, this open space is also important wetlands habitat for moose, deer, and black bears in the fall.

It is alarming that Boulder City Council also seems to be threatening neighborhoods with flooding if the CU South development is not approved. Keeping the open space will actually make preventing floods much easier. City Council must consider the option of both open space and flood control.

The city of Boulder is big enough – all of the development proposed by the University of Colorado can happen on University parking lots. Existing parking can occur below the new buildings.

And, the City of Boulder must not be allowed to rig the game in favor of developers. Council wants to eliminate the Planning Commission from important decisions. We need to keep the four-body review process exactly as it is now. It is urgent to me that the 4-body review process remain in the Boulder Valley Comprehensive Plan. It must not be shifted into the easily changed Intergovernmental Agreement. As well, Open Space, building height limits and city density rules must not be changed in the Comp plan. Boulder is big enough.

In closing, Hiking, Cycling and Bird Watching will be destroyed if CU bulldozers are allowed to crush this open space.

Please vote Yes to create the South Boulder Songbird Open Space and No to changes in the Boulder Valley Comp Plan that will accelerate development.

Thank you all for your time, I know you are busy.

Sincerely,

Nicholas Burr (A concerned, nature-loving Coloradan)


Please check box below *

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From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#771]
Date: Wednesday, July 19, 2017 11:04:21 AM

Name * Louise Brooke

Email * lbrooke60@gmail.com

Address (optional)  1460 Quince Ave 201,
Boulder, CO 80304
United States

This comment relates to: * CU South

Comment: *

re: Critical Habitat, flood prevention, and recreation area in danger...please help

Hon Boulder County and Planning Board Commissioners,

On Weds June 28,'17, please vote against the land use changes that will destroy the proposed South Boulder Songbird Open Space.

Boulder County must not allow the destruction of this critical habitat area near Eldorado State Park. Home to a multitude of rare songbirds, this open space is also important wetlands habitat for moose, deer, and black bears in the fall.

It is alarming that Boulder City Council also seems to be threatening neighborhoods with flooding if the CU South development is not approved. Keeping the open space will actually make preventing floods much easier. City Council must consider the option of both open space and flood control.

The city of Boulder is big enough – all of the development proposed by the University of Colorado can happen on University parking lots. Existing parking can occur below the new buildings.

And, the City of Boulder must not be allowed to rig the game in favor of developers. Council wants to eliminate the Planning Commission from important decisions. We need to keep the four-body review process exactly as it is now. It is urgent to me that the 4-body review process remain in the Boulder Valley Comprehensive Plan. It must not be shifted into the easily changed Intergovernmental Agreement. As well, Open Space, building height limits and city density rules must not be changed in the Comp plan. Boulder is big enough.

In closing, Hiking, Cycling and Bird Watching will be destroyed if CU bulldozers are allowed to crush this open space.

Please vote Yes to create the South Boulder Songbird Open Space and No to changes in the Boulder Valley Comp Plan that will accelerate development.

Thank you,

Louise Brooke

1460 Quince Ave 201, Boulder, 80304

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#772]
Date: Wednesday, July 19, 2017 11:06:19 AM

Name * Bridget Gordon

Email * BridgeL13@gmail.com

This comment relates to: * Boulder and Boulder County Intergovernmental Agreement (IGA)


Comment: *

Please do not allow the changes to the 4 body review process for the following reasons:

Four-body review and the Amendment Procedures have been in the BVCP since 1977. Eliminating them would erode the foundation of the Comprehensive Plan. The Planning Commission has the authority to vote "no" on these changes. This authority is granted to them by the current IGA, current BVCP, Colorado statutes, and the Boulder County Land Use Code. County citizens, who can't vote for City Council, need County representation for County lands. The County has never before forfeited its vote on unincorporated lands. We need the experience and voice of the Planning Commission for lands like Gunbarrel, CU South, Hogan-Pancost, and the Planning Reserve.

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [BVCP-15-0001 Comments](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#773]
Date: Wednesday, July 19, 2017 12:03:42 PM

Name *	patrick bragg
Email *	patrick@higherlogic.com
Address (optional)	 4667 Harwich Street boulder, co 80301 United States
This comment relates to: *	Boulder and Boulder County Intergovernmental Agreement (IGA)
Comment: *	Hello, my wife and I live in Heatherwood and we feel it's very important to keep the four-body review process to ensure our community and civic interests are heard. Also, we strongly support keeping the Amendment Procedures for the BVCP inside the BVCP. Thank you.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification
