



What is the Boulder County Comprehensive Plan (BCCP)?

In Boulder County, planning ranges from developing broad county-wide goals and policies to looking at details of proposed development on individual sites. The county also works with municipalities through tools like Intergovernmental Agreements (IGAs) to concentrate development in incorporated areas. This helps ensure the most efficient use of resources and minimizes environmental footprints. In unincorporated areas, the county strives to preserve agriculture and maintain rural character.

First adopted in March of 1978, the BCCP is an advisory document for residents, landowners, and decision makers.

It is developed through public processes and in collaboration with other county departments. It describes desired land use conditions and aspirations for Boulder County and contains goals, policies, and maps for guidance to achieve those desired conditions.

- Comprehensive: covers the entire county
- Inclusive: defines both broad-based goals and action policies
- Long Range: considers future needs and issues

The BCCP is incorporated by reference into the Land Use Code.

The Boulder County Comprehensive Plan (BCCP) was developed to respond to the widely accepted principle that the myriad of future land use decisions affecting the county's lands should be made in a coordinated and responsible manner. The BCCP is a visionary document that advises and guides specific regulations in the Land Use Code.

The Boulder County Comprehensive Plan Philosophy:

- Growth should be channeled to municipalities.
- Agricultural lands should be protected.
- Preservation of our environmental and natural resources should be a high priority in making land use decisions.

How does the BCCP get revised or updated?

BCCP elements are updated on a rolling basis, one element at a time. Even small changes to the plan can take time to complete; updating or adding entire new elements can take many months from staff, public, or private initiation to final approvals by the Board of County Commissioners and Boulder County Planning Commission.

For several years, new and updated elements of the BCCP have been posted separately rather than being integrated into a single document. Staff is currently preparing a new document design that will ultimately be applied to the entire document and used going forward.

The Boulder County Comprehensive Plan (BCCP) touches on the following areas of planning:



Agriculture



Cultural Resources



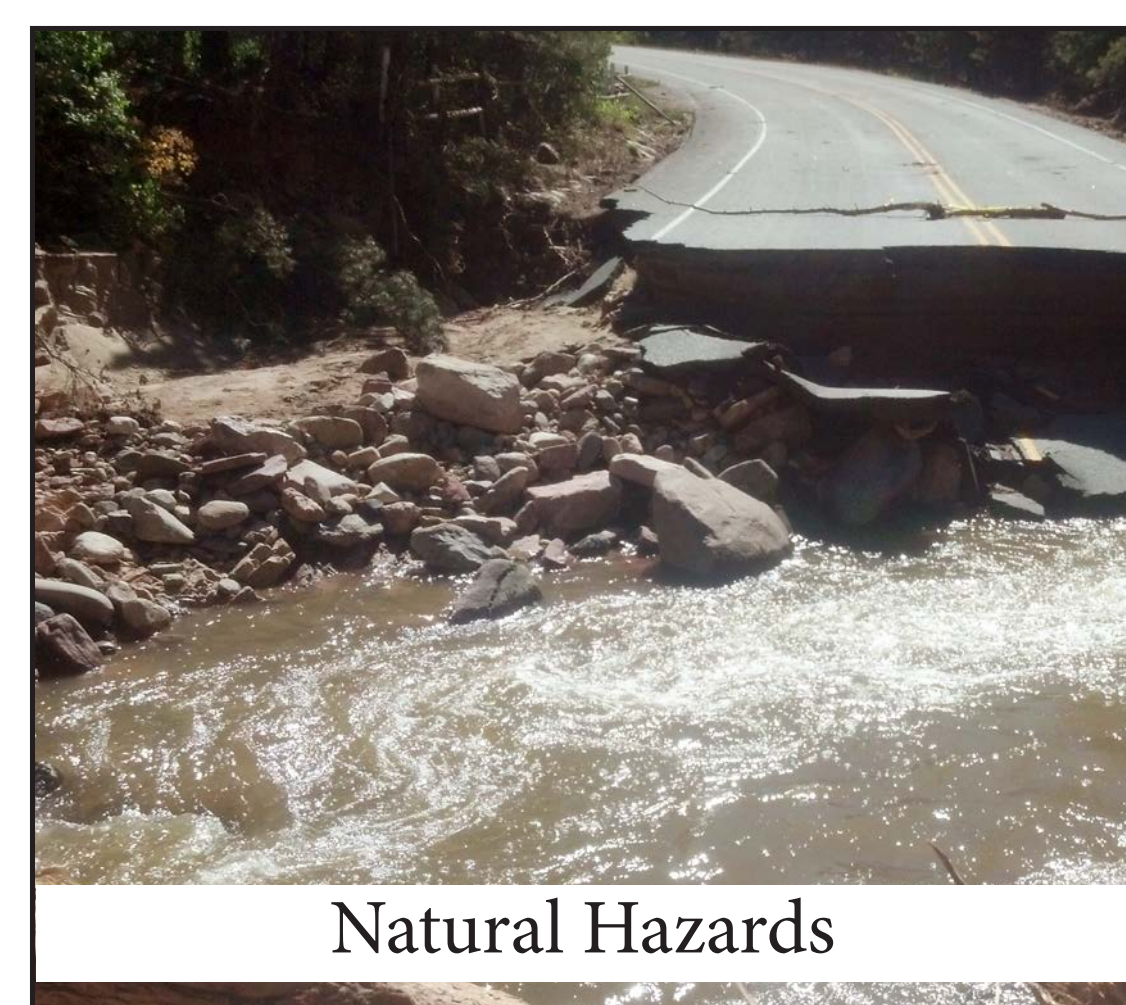
Environmental Resources



Housing



Geology



Natural Hazards



Open Space



Sustainable Materials Management

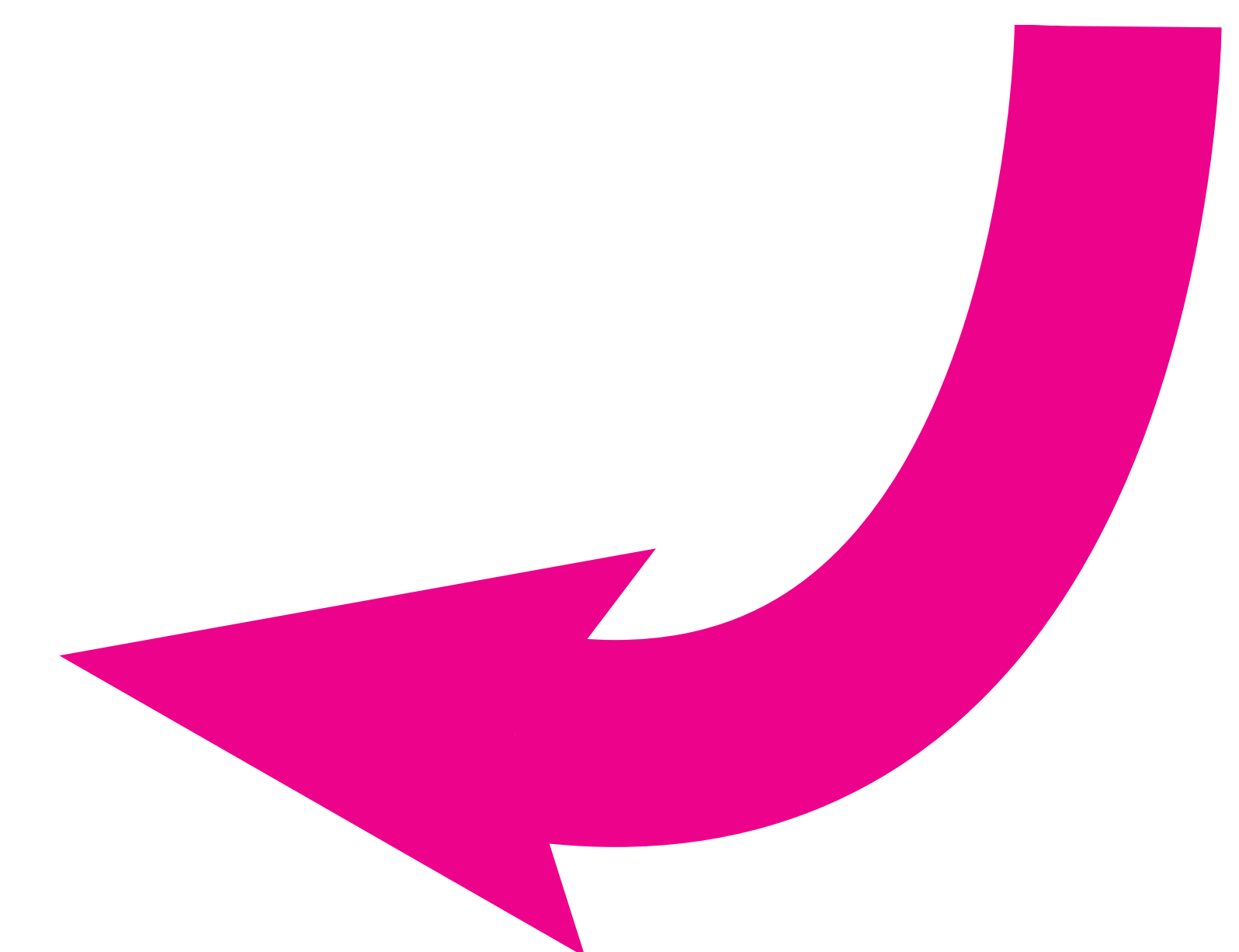


Transportation



Economics

Help shape the Boulder County Comprehensive Plan (BCCP) related to **Housing & Economics!**



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

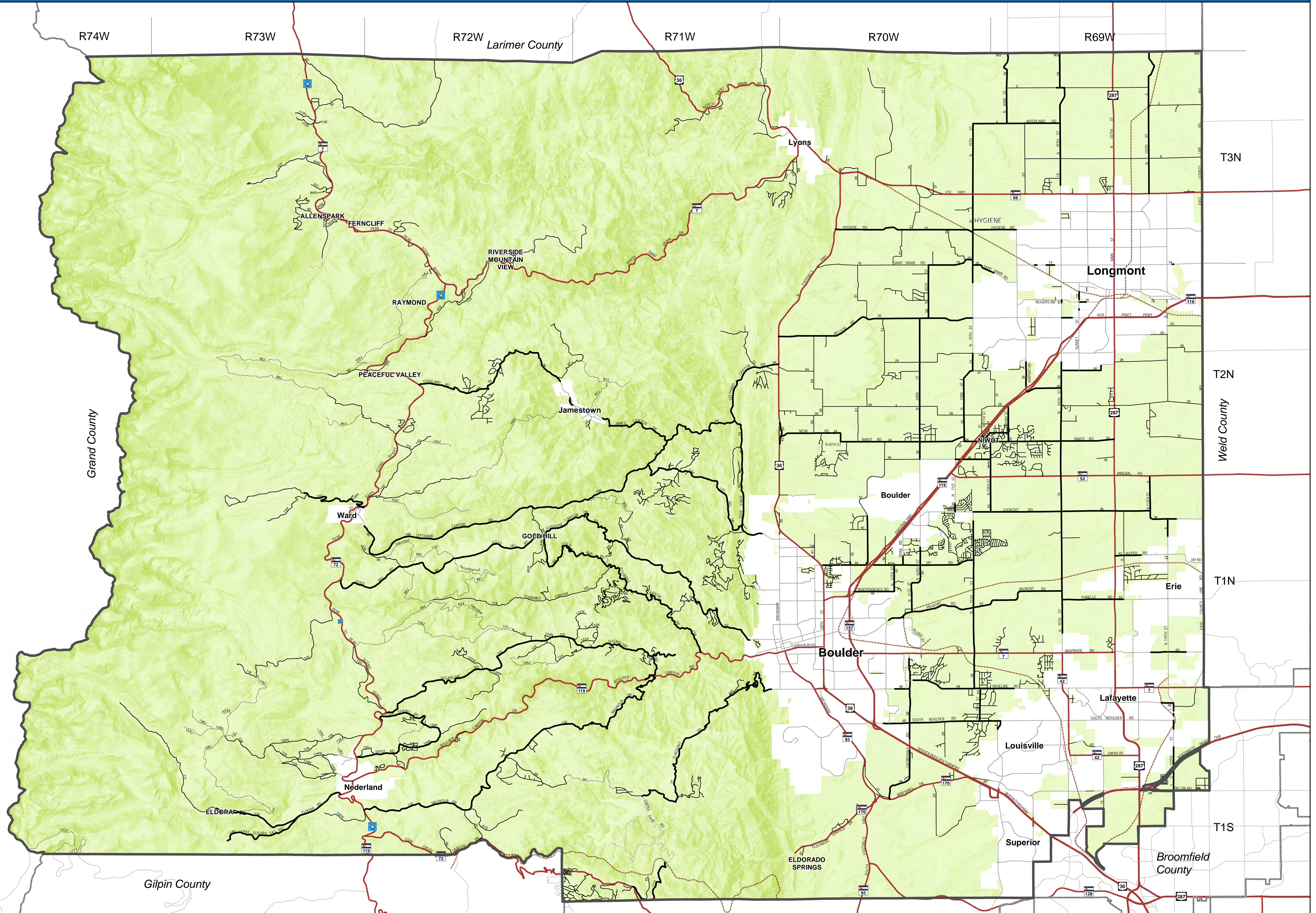
In shaping and navigating our future, Boulder County supports the following **Guiding Principles**:

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

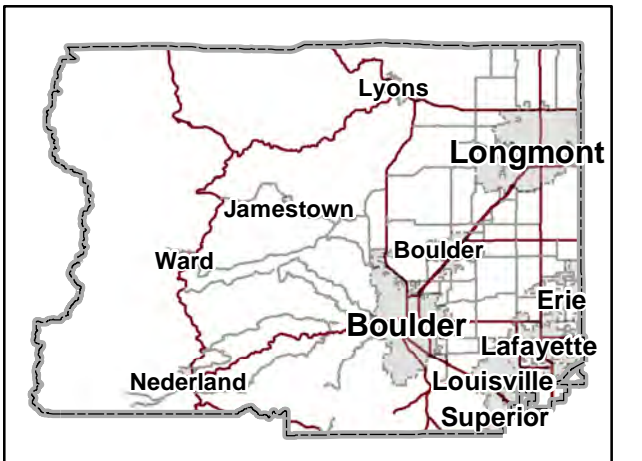


Legend

 Unincorporated Boulder County



Area of Detail Date: 11/15/2018



This map is for illustrative purposes only and the features depicted on it are approximate. More site specific studies may be required to draw accurate conclusions. Boulder County makes no warranties regarding the accuracy, completeness, reliability or suitability of this map. Boulder County disclaims any liability associated with the use or misuse of this map. In accessing and/or relying on this map, the user fully assumes any and all risk associated with the information contained therein.



Boulder County Comprehensive Plan
HOUSING

Goals, Policies, & Maps Element

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

- D.1 A diversity of housing types and densities should be encouraged in order to assure decent housing for all persons.*
- D.2 Quality residential areas, which function as integral neighborhood units with schools, parks and other similar facilities as centers, should be encouraged.*
- D.3 Rehabilitation of existing residential facilities should be promoted where feasible.*

AMENDMENT STATUS

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

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

Housing Policies

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

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



The Housing Authority provides advice & assistance concerning housing problems

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

DIVERSITY OF HOUSING CHOICES

An appropriately diverse housing stock allows for existing and future residents to have more choice and flexibility in choosing where they are able to live.

DIVERSITY OF HOUSING

Examples

(Prince George's County, MD Plan 2035)

Housing and Neighborhoods Element Goal: Provide a variety of housing options- ranging in price, density, ownership, and type- to attract and retain residents, strengthen neighborhoods, and promote economic prosperity.

Policy 2: Preserve and expand the range of housing types and ownership opportunities, such as owner/resident of multifamily building and housing cooperatives, at different price points ranging from workforce and affordable units to upper-income housing to reduce housing and transportation cost burdens.

(Marin County, CA 2007 Countywide Plan)

HS-3.6 Provide a Variety of Housing Choices. Strive to achieve a mix of housing types, densities, affordability levels, and designs. Work with developers of nontraditional and innovative housing approaches in financing, design, construction, and types of housing that meet local housing needs.

ACCESSORY DWELLING UNITS (ADUs)

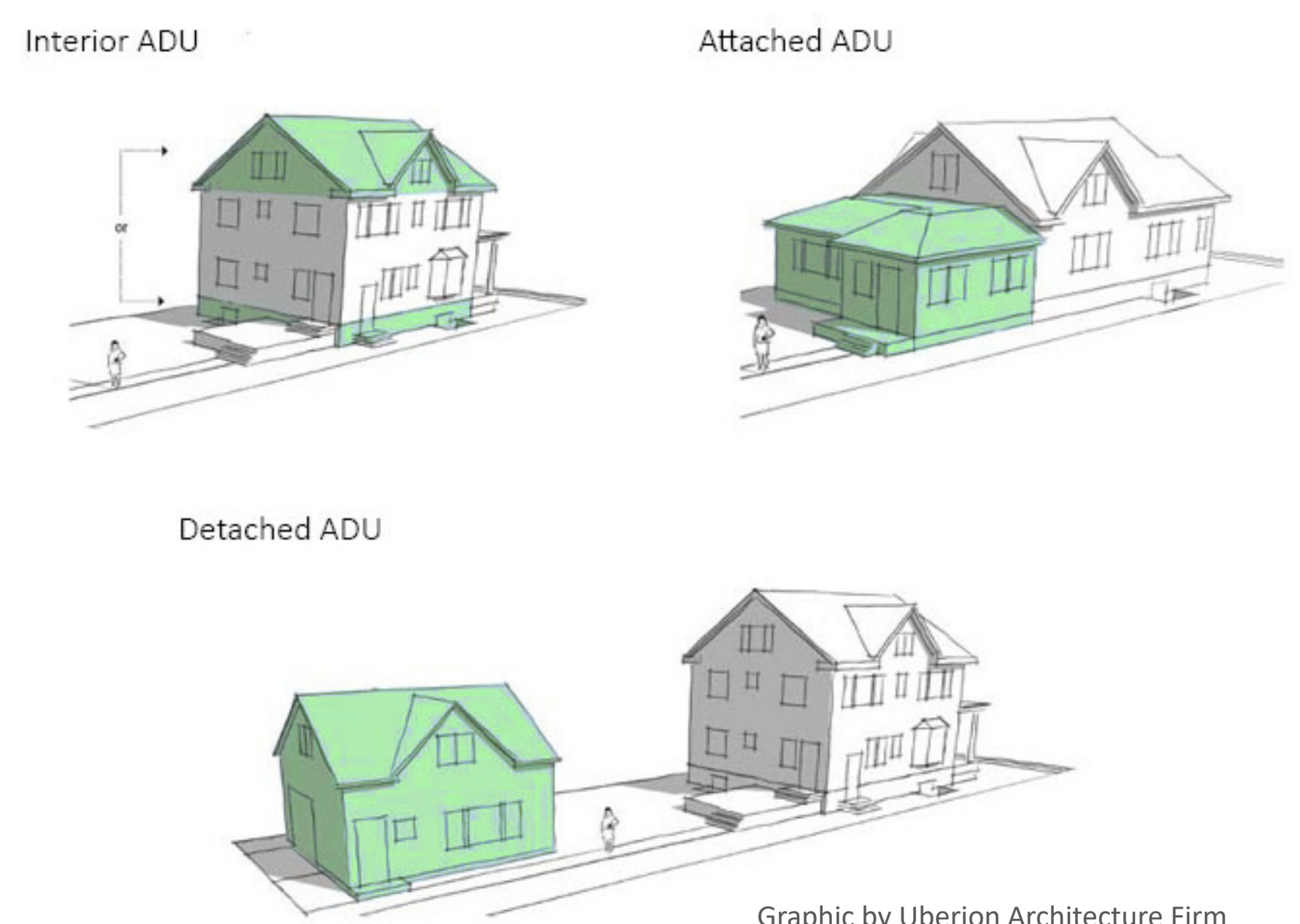
ADUs add an additional unit of residential density to a parcel. They are sometimes called 'granny flats' or 'in-law units.' An ADU can either be attached or detached to a principle residence, and is generally smaller in size than the primary dwelling located on the same lot.

Examples

(Marin County, CA 2007 Countywide Plan)

HS-3.24 Allow Second Units. Enable construction of well-designed second units in both new and existing residential neighborhoods, consistent with parking and street capacity, as an important way to provide workforce and special needs housing.

HS-3.28 Legalize Existing Second Units. Establish an amnesty program for illegal second units that provides a period of time for owners of unpermitted units to register their units and make them legal.



MANUFACTURED HOUSING

This topic is also a component of potential strategies to preserve existing housing stock.

Examples

(Marin County, CA 2007 Countywide Plan)

HS-2.9. Strive to protect mobile homes, mobile home parks, and manufactured housing as an important source of affordable housing in Marin County. Work with residents, property owners, agencies, and nonprofit groups to seek ways to assist in the long-term protection and affordability of this unique source of housing in the community. If mobile home parks are converted to other uses, the County will require developers to provide relocation assistance for current residents.

PRESERVATION OF EXISTING HOUSING STOCK

The Guiding Principles of the BCCP call for maintenance of the rural character and function of unincorporated Boulder County. Therefore, preservation of the county's existing housing stock is critical, as opposed to building a large volume of new housing.

PRESERVATION

Examples

(Multnomah County, OR 2016 Comprehensive Plan)

Housing 10.3: Support efforts to conserve existing housing stock, particularly housing that is affordable to community members with low and moderate incomes.

(King County, WA 2017 Comprehensive Plan)

H-163: King County should coordinate preservation of existing affordable housing with city and county historic preservation programs and incentives, and should promote preservation and restoration of significant historic features in the rehabilitation of existing buildings and sites for housing.

(Sonoma County, CA 2014 General Plan)

Objective HE-1.4: Retain existing rental units to serve lower-income and special needs households, including seniors, farmworkers and their families, single-parent households, transitional and



Graphic by Boulder County Regional Housing Partnership

SHORT TERM RENTALS

Short term rentals are dwellings that are rented out in durations of less than 30 days at a time. They include listings on sites such as Airbnb and VRBO.

Examples

(Town of Lyons, CO Municipal Code)

The proposed STR must be the principal residence of the owner, and the owner must occupy the premise of the STR for at least 9 months per calendar year.

The owner must self-certify that design and safety standards are met.

Accessory Dwelling Units (ADUs) or other detached accessory structures may not be used for short term rentals.

RVs, campers, tents, or other temporary structures may not be used as an STR.

(Sonoma County, CA 2014 General Plan)

Objective HE-1.5: Limit the loss of existing housing stock to visitor-serving uses.

Policy HE-1k: Continue to regulate the use of existing residences on residential lands for vacation rentals.

(Marin County, CA 2007 Countywide Plan)

HS-2.6 Preserve Existing Residences. Prohibit, to the extent permitted by law, conversion of rental developments to nonresidential or bed-and-breakfast uses to protect and conserve existing rental housing stock.

REGIONAL CONSIDERATIONS

In order to address regional housing issues, Boulder County must work cooperatively with local municipalities, non-profits, and cross-jurisdictional agencies.

PRIVATE, MUNICIPAL, REGIONAL PARTNERSHIPS

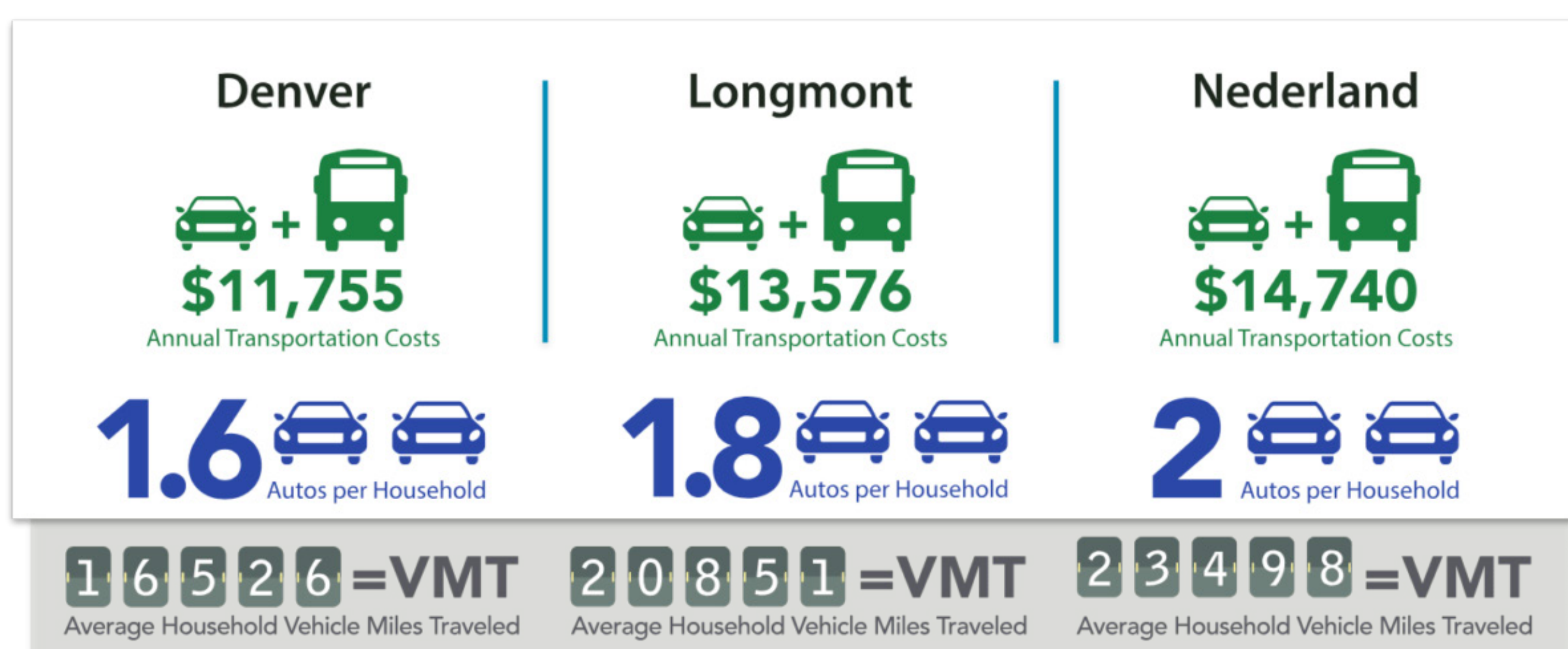
From the American Planning Association's 2006 Policy Guide on Housing:

Housing issues transcend jurisdictional boundaries. Communities need to forge cross-jurisdictional partnerships to develop coherent long-term local housing policies that support a shared vision for housing and community development for the entire region. They need to strengthen the policy linkages between housing and transportation, job centers and social services, and the whole spectrum of community needs.

Examples

(Town of Lyons, CO 2010 Comprehensive Plan)

Housing Strategy 1.2.2: Work with nonprofit partners such as Boulder County Housing and Human Services, Colorado Division of Housing, Habitat for Humanity, interested landowners and developers to explore opportunities to integrate affordable housing units into proposed development and redevelopment projects, including commercial and market-rate housing projects.



Source: Center for Neighborhood Technology H+T Index
Graphic by Boulder County Regional Housing Partnership

TRANSPORTATION-HOUSING-JOBS NEXUS

Boulder County Regional Housing Partnership's Regional Housing Plan:

Boulder County has expansive open spaces, rural mountain communities, and thriving and bustling urban centers. **Emphasizing transportation costs (typically the second-largest expense) within the affordable housing conversation highlights the benefit of "location-efficient" places as more livable and affordable for county residents.**

Examples

(Longmont, CO 2016 Envision Longmont Multimodal & Comprehensive Plan)

4.3B: Co-location of Facilities: Encourage the co-location of health and human services facilities with housing, commercial services, and other uses to enhance access for all residents—particularly for older adults, disabled, low-income and other vulnerable populations who may not have the ability or economic means to drive or take transit.

(Clackamas County, OR 2018 Comprehensive Plan)

6.B.2 Encourage the development of low- and moderate-income housing with good access to employment opportunities.

6.D.1 Make use of existing urban service capacities without damaging the character of existing low-density neighborhoods.

HEALTHY HOUSING

Housing can either help or hinder health outcomes.

> **The Land Use Department is currently working with the Public Health Department to add a new Public Health Element to the Boulder County Comprehensive Plan (BCCP). The new Public Health Element will address housing as an important social determinant of health.** <

HOUSING AND PUBLIC HEALTH

Examples

(King County, WA 2017 Comprehensive Plan)

H-113 King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments, including lead poisoning, reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. King County should work on a regional level with jurisdictions to explore tools to ensure healthy housing is provided throughout the region.

H-154 King County shall work with partners and stakeholders to encourage improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce problems such as asthma, falls, gun-related injury and violence, and unintentional poisoning.

H-155 King County shall give particular consideration in its affordable housing and community development investments to projects that provide housing and community development solutions in the areas of the county with the most disparate outcomes in health, economic prosperity and housing conditions, and where residents may be at high risk of displacement. King County shall work to coordinate planning and community development investments to support such communities as they experience changes in their demographics, built environment, and real estate markets.

RESIDENTIAL ENERGY EFFICIENCY

Energy efficiency and construction materials standards are set by the Building Code.

Examples

(King County, WA 2017 Comprehensive Plan)

H-139 King County should provide opportunities for incorporation of the principles of healthy communities and housing, sustainability, and greenhouse gas emissions mitigation into policy initiatives on housing, affordable housing and community development in unincorporated areas.

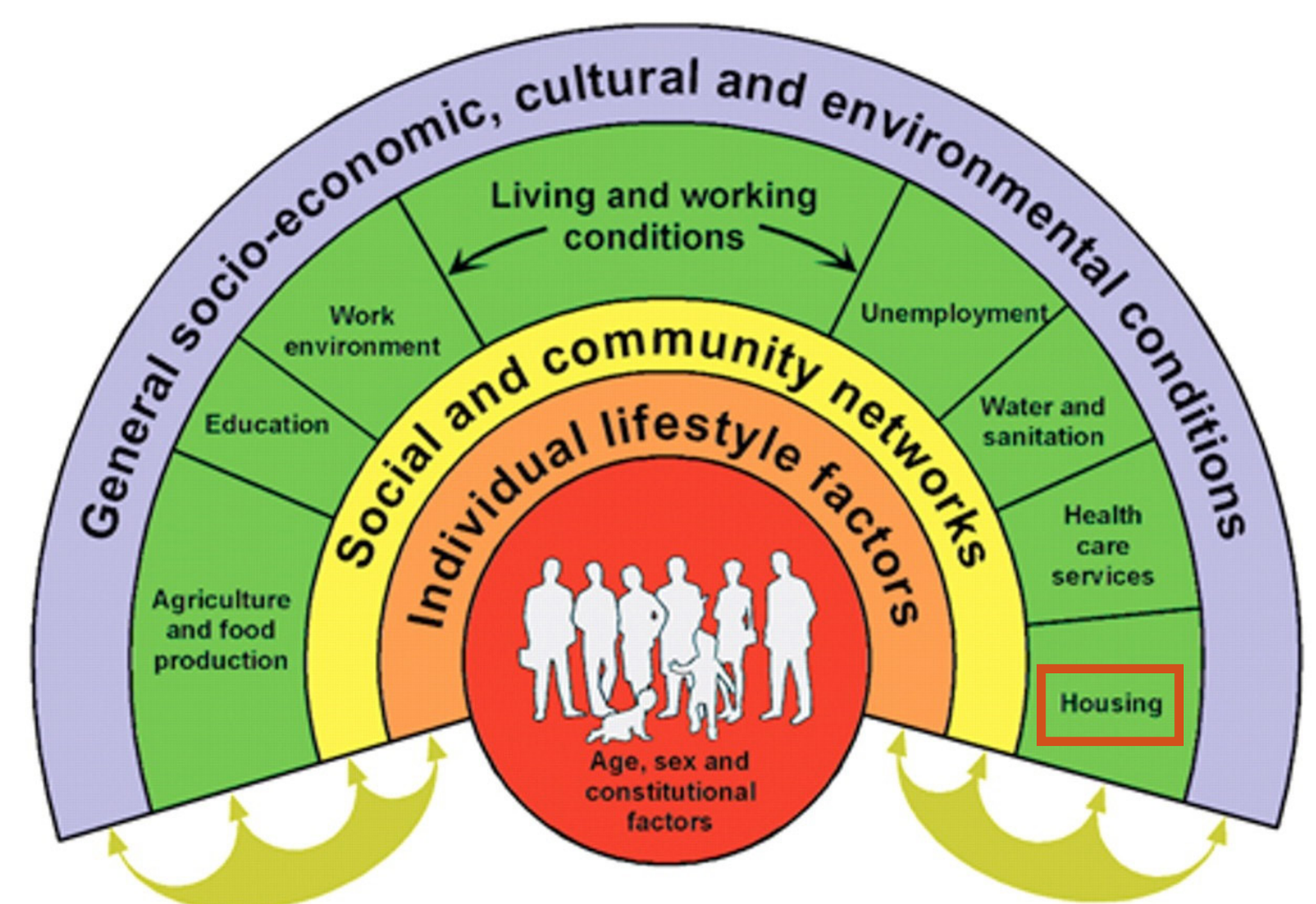
(Marin County, CA 2007 Countywide Plan)

HS-2.4 Conserve Resources. Promote development patterns and construction standards that provide resource conservation by encouraging residential site planning, housing types and designs that use sustainable practices and materials, cost-effective energy conservation measures, and fewer resources (water, electricity, etc.), and therefore cost less to operate over time, supporting long-term housing affordability for occupants.

HS-2.5 Employ Renewable Energy Technologies. Promote the use of sustainable and/or renewable materials and energy technologies (such as solar and wind) in new and rehabilitated housing when possible.

(Sonoma County, CA 2014 General Plan)

Policy HE-6e: Promote the use of straw bale, rammed-earth, and other energy-efficient types of construction methods. Encourage use of the County's Alternative Building Materials review process by publishing educational and promotional materials.



Graphic by the National Aboriginal Community Controlled Health Organisation (NACCHO) in Australia

Housing

Impact to Health

The link between housing and health is twofold: poor health can contribute to being homeless, and being homeless can lead to poor health. Individuals without homes often lack access to health care treatment and have higher rates of acute and chronic illness, such as bronchitis, diabetes, mental illness, hypertension, and HIV/AIDS.²

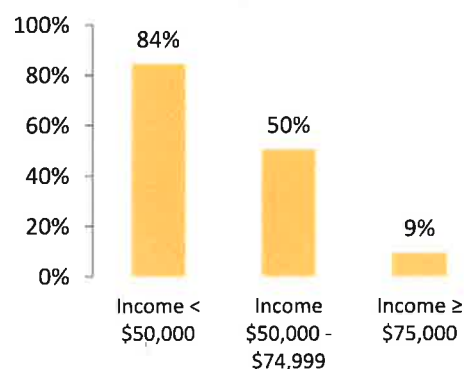
The high costs of housing in Boulder County can put a strain on family budgets. In conversations, Boulder County residents often shared concerns about the supply of affordable housing in the county.

Quality housing refers to an affordable dwelling that is clean, safe, and sanitary; without hazards or pests; and with safety and security measures in place. Housing is one of the most important supports a person or family can have.¹

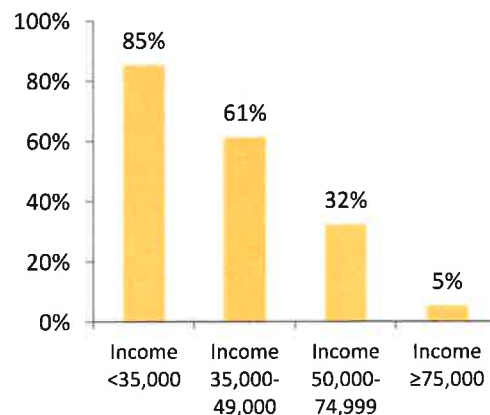
Indicators	Boulder County	Colorado
Housing units that are owner-occupied (2011-2015) ³	62.2%	64.3%
Owner-occupied housing units with mortgage-status 30% or more of household income (2011-2015) ³	27.0%	30.5%
Median home value (US dollars) for owner-occupied housing units (2011-2015) ³	\$368,800	\$247,800
Housing units that are renter-occupied (2011-2015) ³	37.8%	35.7%
Renters who are paying 30% or more of household income on rent (2011-2015) ³	54.0%	48.5%
Median gross rent (US dollars) (2011-2015) ³	\$1,187	\$1,002

Disparities

Owner-Occupied Units Paying 30% of Income for Mortgage by Household Income, Boulder County, 2011-2015³



Renters Paying 30% of Income for Rent by Household Income, Boulder County, 2011-2015³



Voice of the Community

“Affordable housing...I make very decent wage and am still considered cost-burdened. I can only imagine the thousands of people who are at over 50% cost-burdened.

It is impossible for people who live paycheck to paycheck to pay for rent or buy a house. Access to housing - the price of houses and rent is very expensive.


Affordable housing that does not compromise safety.

Greater regulations on landlords to provide a safe and habitable living environment.

More low-income access to housing - the 2+ year wait list is a significant issue. ”



References

1. American Public Health Association and National Center for Health Housing. National Health Housing Standard, 2014
 2. National Health Care for the Homeless Council (NHCHC), 2011. *Homelessness and Health, What's the Connection?* Retrieved From http://www.nhchc.org/wp-content/uploads/2011/09/Hln_health_factsheet_Jan10.pdf
 3. U.S. Census Bureau, American Community Survey, 5-Year Estimates
 4. Boulder County Public Health 2017 Community Health Conversations
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HOUSING FOR SENIORS AND VULNERABLE POPULATIONS

The county's housing stock should include sufficient options for seniors wishing to age in place, as well as for vulnerable populations such as people with disabilities.

AGING IN PLACE / SENIOR HOUSING

From the American Planning Association's 2006 Policy Guide on Housing:

The aging of the population creates an increasing need for housing that is accessible for occupants as well as visitors... Accessibility can be improved with the concept of visitability and even more so with universal design.

Examples

(Prince George's County, MD Plan 2035)

Policy 4: Expand housing options to meet the needs of the County's seniors who wish to age in place.

(Longmont, CO 2016 Envision Longmont Multimodal & Comprehensive Plan)

3.1C: Accessible Housing: Expand the supply of homes in the City that are accessible to seniors and persons with disabilities thorough the use of universal design and visitability principles in the construction of new housing and the rehabilitation of existing homes.



FAIR HOUSING FOR VULNERABLE POPULATIONS

At a minimum, Boulder County's land use regulations and policies must comply with federal and state fair housing laws.

Examples

(King County, WA 2017 Comprehensive Plan)

H-118 King County shall actively promote and affirmatively further fair housing in its housing programs, and shall work with all of its partners to further fair housing in its regional role promoting housing affordability, choice and access to opportunity for all communities, especially those communities that bear the burdens from lack of investment and access to opportunity; and shall work with residents and stakeholders to help them understand the rights protected by federal, state, and local fair housing laws and shall help to promote equitable housing practices for protected classes through fair housing education and enforcement.

(Prince George's County, MD Plan 2035)

Housing and Neighborhoods Element Policy 5: Increase the supply of housing types that are suitable for, and attractive to, the County's growing vulnerable populations. These include the elderly, the homeless, and residents with special needs.

(Buncombe County, NC 2013 Comprehensive Land Use Plan)

Modify current land use policies to allow for consideration of potential exemptions and variances as they relate to the Americans with Disability Act. Under this recommendation, staff would be granted authority to make decisions regarding ADA specific retrofits which do not comply with current land use policies. From a general perspective, this would expedite timelines for approvals and lower the cost of ADA retrofits.

FARM WORKER HOUSING

Agriculture is an important component of Boulder County's rural character and economy. Farmers, ranchers, and their workers need housing that both meets their seasonal needs and is affordable.

EXAMPLES OF PUBLIC COMMENTS RECEIVED DURING AGRICULTURAL OUTREACH PROJECT IN EARLY 2018

Labor costs are high, especially for skilled workers. An ability to house workers on-site would help farms offer a more attractive compensation package to their workers.

Farming requires long days, and it doesn't follow a 9-5 schedule.

For farms that keep animals on-site, it is important for a caretaker to be nearby. There is also better stewardship if you live on the land. People interested in learning about farming want to live on the farm.

On-site housing would help issues with in-commuting, pollution, traffic congestion, and climate change.

Housing farm workers on-site is a traditional model, and one that contributes to the success of sustainable agricultural activity in other parts of the U.S. and Europe.



IDEAS SUGGESTED BY THE FARMING COMMUNITY

Temporary housing-related ideas included: tiny homes, RVs, mobile homes, tents, yurts, and Airstream trailers. Related low-impact development ideas included: composting toilets, gray water usage, and solar showers.

Permanent housing-related ideas included: allow for conversion of large farm houses into housing for workers (set-up like a hostel), allow more farm worker Accessory Dwelling Units (ADUs), and allow conversion of single family homes to duplexes.

Ideas for implementation included:

- Simplify approval processes for accessory housing.

- Provide protocol for turning old, unused infrastructure (such as silos and barns) into housing.

- Create pre-approved designs for temporary and accessory housing.

- Make investing in a farm property cost-effective.

- Use permanent worker housing for short-term rentals in the off season to promote agritourism.

- Consider federal work requirements.

How can BCCP policies help address the agricultural community's housing needs?

Policies

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

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

health, stability and development.

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



Boulder County Comprehensive Plan

ECONOMICS

Goals, Policies, & Maps Element

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

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

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

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

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

AMENDMENT STATUS

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



BCCP ECONOMICS ELEMENT

“A committment to maintaining the quality of life within Boulder County has contributed to economic health.”

PRESERVATION & MAINTAINING A RURAL CHARACTER

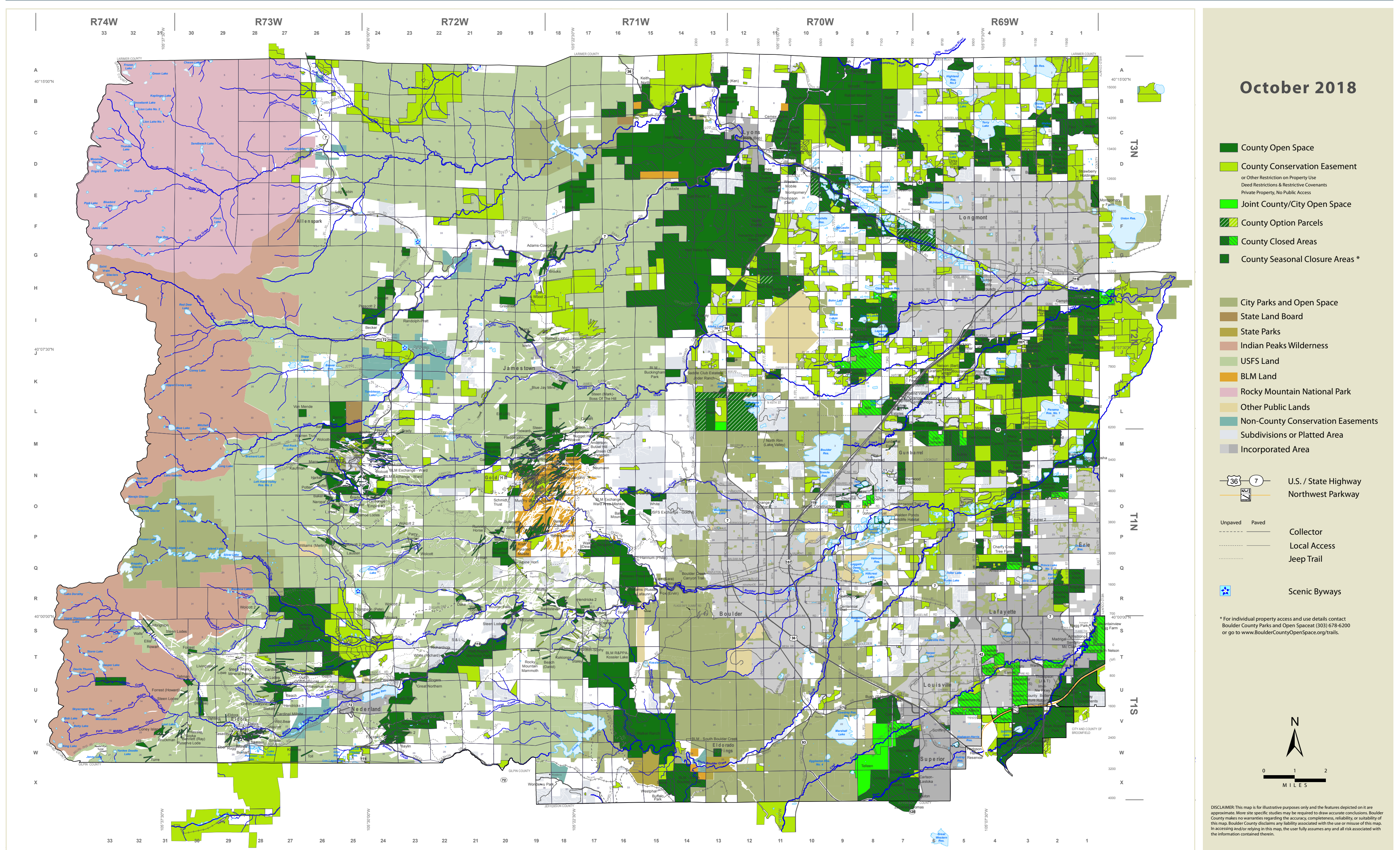
Examples

(Orange County, NC 2008 Comprehensive Plan)

Objective ED-4.1 - Enhance historic character by supporting organizations' efforts to preserve, promote, and maintain historic structures, and identify Orange County policies that may be in conflict with these efforts

Objective ED-4.4 - Enhance rural and agricultural community character by supporting local agriculture markets, supporting complementary conservation and management tools, and considering tools to make farming more profitable.

Open Space in Boulder County



RECREATION & TOURISM

Examples

(Stearns County, MN 2008 Comprehensive Plan)

Goal 1, Objective 3 - Acknowledge tourism's economic value and the prospective contribution of this industry to both the diversity of the County economic base and the potential for growth.

(Blaine County, ID 2008 Comprehensive Plan)

A-2 - Recognize the value of agritourism as an emerging trend and economic resource.

BCCP ECONOMICS ELEMENT

“Boulder County’s approach is to channel new development to existing communities... while limiting new growth in most of the unincorporated area to a rural or non-urban level.”

ECONOMIC VIABILITY

Examples

(Stearns County, MN 2008 Comprehensive Plan)

GOAL 1, Objective 6 - Provide for the continued viability of the rural small town as an agricultural service center and to provide opportunities for jobs and housing where consistent with infrastructure and natural resources carrying capacity.

GOAL 1, Objective 7 - Enhance the ability of local retail and commercial businesses to sustain small city and town center commercial areas.

(Orange County, NC 2008 Comprehensive Plan)

Objective ED-2.1 - Encourage compact and higher density development in areas served by water and sewer.

(Multnomah County, OR 2016 Comprehensive Plan)

9.3 - Direct economic development public expenditures and capital improvements projects into designated rural centers which support the timely, orderly, and efficient growth and development of these centers.

