

PLANNING COMMISSION RESOLUTION PC-2022-01

A resolution approving Boulder County Planning Commission Docket BCCP-22-0002, Amendment to the Boulder County Comprehensive Plan Housing Element

Recitals

A. The Boulder County Planning Commission (“Planning Commission”) has authority over any amendment or addition to the Boulder County Comprehensive Plan (the “Comprehensive Plan”).

B. The Planning Commission last updated the Housing Element of the Boulder County Comprehensive Plan (“BCCP”) on November 20, 2019 (BCCP-18-0004). Policy HO 1.10 “Housing Counseling services, advice, and assistance concerning housing problems to consumers shall be provided” was included in the previous version of the Housing Element but was inadvertently not included in the 2019 revised Housing Element. In the past, this policy served as evidence that authority to provide housing counseling services has been granted to Boulder County’s Housing Counseling Program (the “Program”). Occasionally, the Program is required to demonstrate this authorization to the US Department of Housing and Urban Development (“HUD”) in order to maintain compliance with HUD regulations and maintain its HUD certification. Staff requests that Policy HO 1.10, which provides clear and specific authorization for the work of the Program, be reinstated.

C. Currently, Goal 2 of the Housing Element states: “Advocate and Support. Boulder County supports strategic and collaborative interventions at the local, regional, state, and federal levels to address the availability, accessibility, and preservation of affordable housing.” Staff proposes to reinstate the language: “Housing Counseling services, advice, and assistance concerning housing problems to consumers shall be provided” as a policy under Goal 2.

D. The Planning Commission held a public hearing on the proposed amendment to the Comprehensive Plan as Docket BCCP-22-0002 (the “Docket”) on December 14, 2022.

E. The Docket is further described in the memorandum and written recommendation to the Planning Commission by the Boulder County Community Planning & Permitting staff dated December 14, 2022, together with its attachments (the “Staff Recommendation”).

F. Based on its review of the Staff Recommendation, testimony by County Community Planning & Permitting staff at the public hearing, and any written comments of public officials, agencies, citizens of the county, and other interested parties, the Planning Commission finds that:

- a. Adequate publication of public notice was provided for the hearing before the Planning Commission.
- b. The hearing before the Planning Commission was extensive and complete and all pertinent facts, matters, and issues were submitted and considered, and all interested parties heard.
- c. The proposed amendment should be incorporated into the Comprehensive Plan.
- d. Incorporation of the proposed amendment into the existing Comprehensive Plan is in the best interest of the health, safety, and welfare of the citizens of Boulder County.

Therefore, the Planning Commission resolves:

1. "Housing Counseling services, advice, and assistance concerning housing problems to consumers shall be provided" shall be reinstated as a policy under Goal 2 of the Housing Element of the BCCP.

2. The incorporation of the amendment into the existing Comprehensive Plan is approved and adopted pursuant to Section 30-28-108, C.R.S.

3. The approved Comprehensive Plan shall be certified and transmitted to the Board of County Commissioners pursuant to Section 30-28-109, C.R.S.

4. The Comprehensive Plan will be used when reviewing land use cases and shall be effective as of and apply to all applications filed on or after December 14, 2022.

5. Boulder County Community Planning & Permitting Department staff are given the authority to revise the Comprehensive Plan for the limited purposes of formatting and correcting any typographical errors and any other non-substantive changes deemed necessary prior to final publication.

6. If any provision of the Comprehensive Plan, as amended, or of this Resolution, shall be held invalid, its invalidity shall not affect any other provisions of the foregoing documents that can be given effect without the invalid provision, and for this purpose, the provisions of the Comprehensive Plan, as amended, and of this Resolution are hereby declared to be severable.

A motion to approve the Docket was made by Commissioner Gargano, seconded by Commissioner Whitney, and passed by the following vote:

Commissioner Bloomfield	Excused	Commissioner Libby	Aye
Commissioner Fitch	Aye	Commissioner McMillan	Aye

Commissioner Gargano	Aye	Commissioner Canaday	Excused
Commissioner Goldfarb	Excused	Commissioner Hsu	Aye
Commissioner Whitney	Aye		

ADOPTED as a final decision of the Planning Commission on this 14 day of December, 2022.

**BOULDER COUNTY
PLANNING COMMISSION:**



Dale Case, Secretary