

Frequently Asked Questions (FAQs) Regarding the Change Request Process (updated Dec. 11)

1) When will the requests be available online?

An interactive online map including a summary of each request and photos is available at www.bouldercolorado.gov/planning/bvcp-changes. A summary table of all requests, including policy and text requests, is also available at that link.

2) How does the review process work going forward?

The first phase of the review process (fall 2015 to winter 2016) will consist of initial screenings by staff followed by initial public hearings by the governing bodies, which are the Boulder City Council and Planning Board and Boulder County Board of Commissioners and Planning Commission.

The second phase of the review process (winter 2016 to spring 2016) will involve further analysis by staff of the requests that the governing bodies decided should receive further consideration. The governing bodies will then review this analysis and provide final direction on whether the requests should be granted in final public hearings.

- October to December 2015: Initial Staff Review
 - Prior to the initial public hearings, staff will review the requests and make recommendations. The review team will include planners from both the city and county in addition to others as needed from different city and county departments and programs (e.g. transportation, open space).
- December 2015 to February 2016: Initial Public Hearings
 - A screening of change requests will occur at initial public hearings. The first one is Dec. 15, 2015. **See the full schedule of hearings below or go to www.bouldercolorado.gov/planning/bvcp-changes.**
 - At the hearings, the governing bodies will provide direction on which proposals should receive further analysis and which should receive no further consideration.
- Winter to Spring 2016: Further Staff Analysis and Public Engagement
 - Requests that move forward will receive additional analysis, review and public process over the winter and spring months.
 - Stay tuned for additional opportunities for the public to share feedback regarding the requests.
- Spring and Summer 2016: Final Public Hearings
 - A map of all the recommended changes will be available in advance of the final public hearings.
 - The governing bodies will hold public hearings to make their final determinations about proposals.

3) What are the dates for the initial public hearings (i.e., screening hearings)?

The schedule for the initial screening hearings is as follows:

Properties in Area I and Area II enclaves only; policies and text

(Follow [this link](#) to a list of the properties to be discussed at this hearing)

Dec. 15, 2015: Joint Hearing of the Boulder City Council and Planning Board

6 p.m., Boulder City Council Chambers, Boulder Municipal Building, 1777 Broadway

Dec. 17, 2015: Planning Board deliberation and vote

6 p.m., Boulder City Council Chambers, Boulder Municipal Building, 1777 Broadway

Jan. 5, 2016: City Council deliberation and vote

6 p.m., Boulder City Council Chambers, Boulder Municipal Building, 1777 Broadway

Properties in Area I, Area II enclaves, Area II and Area III; policies and text

(Follow [this link](#) to a list of Area II and III properties to be discussed at this hearing)

Jan. 26, 2016: Joint Hearing of the Boulder County Board of County Commissioners and Planning Commission

5 p.m., Boulder County Commission Hearing Room, Boulder County Courthouse, 1325 Pearl St.

- Planning Commission deliberation and vote

Jan. 27, 2016: Board of County Commissioners deliberation and vote

11 a.m., Boulder County Commission Hearing Room, Boulder County Courthouse, 1325 Pearl St.

Properties in Area II and Area III

Feb. 2, 2016: Joint hearing of the Boulder City Council and Planning Board

6 p.m., Boulder City Council Chambers, Boulder Municipal Building, 1777 Broadway

- Council deliberation and vote
- Planning Board deliberation and vote

4) Will there be separate meetings, events or information for particular parcel requests?

There may be public meetings specific to certain sites or for community members to review analysis and provide input regarding potential land use and policy changes. Such requests necessitating a unique engagement approach will be those that are highly complex, involve large parcels or that have high levels of community interest and therefore may benefit from focused public meetings, events and/or online information to provide a forum for more information and discussion about the proposal.

Public events will be scheduled as needed in the time between the initial screening hearings in December and January and the final decision hearings in the spring and summer. All meetings for the BVCP update specific to these parcels will be advertised on the project website, BoulderValleyCompPlan.net, and updates on the review process will be included in the weekly Boulder Planning emails. Sign-up for the planning email [here](#).

5) What are the review criteria used to make a recommendation for the initial screening hearings in December, January and February?

The criteria for the high-level analysis for the initial screening hearings consider general consistency with current Boulder Valley Comprehensive Plan policies and the purpose of the update to the comprehensive plan. Past criteria have included: compatibility with adjacent land uses; neighborhood context; and consideration of changes in circumstances, community needs or new information that would warrant the proposal to be considered as part of the comprehensive plan update. Available resources (city and county staffing and budget priorities) to evaluate proposed changes are also considered. Please refer to the [amendment procedures](#) for additional criteria by request type, e.g. Land Use Map changes (page 59), Minor adjustments to the service area boundary (page 61), Service Area Contractions (page 63).

6) What happens if one of the governing bodies votes “no” at the screening hearing? Do all bodies have to vote “yes” for parcel requests to move forward for further analysis and review?

Yes, all governing bodies must vote “yes” for parcel requests to move forward for further analysis and review.

7) What are the review criteria and analysis that is done once a request moves forward past the initial screening (in spring of 2016)?

The second round of review criteria depends on the unique set of circumstances for each parcel. Analysis may include but not be limited to existing and contextual land use, environmental concerns and key issues and circumstances affecting a given parcel. For example, if a parcel falls within the scope of a previous area plan, staff will analyze whether the request is consistent with that previous plan.

8) What happens if one (or more) of the bodies votes “no” at the final recommendation?

The change request will not be granted if one of the bodies votes “no” at the final recommendation.

9) When will final decisions regarding changes to the maps (BVCP Land Use Designation Map and BVCP Area I, II, III Map) be made?

Decisions are anticipated to be made at public hearings by the governing bodies in the spring or summer of 2016. Timing may vary, however, based on the scope of individual projects, and the schedule is subject to change. Those who submitted requests, in addition to all property owners of any parcels receiving a request, will be given written notice of these hearings.

10) How will the community receive notice of the requests and the public hearings?

Those who submitted requests and the property owners of any parcels receiving a request will receive written notice by mail or, if an email address is provided, by email. The community will be notified through updates on BoulderValleyCompPlan.net, newspaper announcements, a press release and social media (Facebook and Twitter), and updates on the review process will be included in the weekly Boulder Planning emails. Sign-up for the planning email [here](#).

11) How can the public get involved and provide comments?

The public can provide comments at the public hearings regarding the initial screening in December, January and February, as well as those regarding the final decisions in the spring/summer of 2016. Further details on the agenda and timing for the hearings will be available in advance of each hearing.

12) How do I know which “area” a property falls into?

Area designations will be clearly indicated in [this interactive map](#) published online. Alternatively, you may query any address of interest online with [eMapLink](#). First, enter an address without using words like “street,” e.g. “100 Main Street” should be entered as “100 Main.” Next, click on “Get Information” (top of page) and then click on “View Property Record” (left panel).