

BVCP Process Subcommittee Meeting

August 17, 2016 – noon-1:00

1777 West Conference Room



Subcommittee Purpose

The Boulder Valley Comprehensive Plan (BVCP) Process Subcommittee's Role is to monitor and provide input on the public process throughout the BVCP Update process. The BVCP Committee consists of 2 council members (Weaver, Brockett), 2 planning board members (Gerstle, May), a Boulder County Commissioner (Jones), and a County planning commission member (Gargano).

Attendee: Sam Weaver, Aaron Brockett, John Gerstle, Leonard May, Elise Jones, and Lieschen Gargano

Staff: Lesli Ellis, Jean Gatzka, Caitlin Zacharias, Sung Han Chris Ranglos, Jay Sugnet, Steven Giang, Nicole Wobus

Public: (5 members)

***Comments by subcommittee** are the bullet points that begin with bold text.

***Staff responses are in italics.*

Proposed Agenda

1. Update from last meetings (5 minutes)

- Updated Schedule for decision-making. See Attachment 8/16 Information Packet
 - **What does the timeline for the CU South Project look like?** *Community engagement and meetings with boards and commissions will follow in September. Staff will share the draft suitability study with PB in September and discuss their recommendations with Planning Board and City Council in November. Final recommendations will be adopted along with the rest of the plan in February.*
- Updated feedback on public hearings - request to reconsider process (*See attachment below*)
- Brief update on Planning Board's feedback re: amendment procedures (i.e. longer time between updates, revisions to public request timing)
 - **Can staff provide a brief update/summary of that discussion?** *The discussion was centered around the question, "should the timeline of the major and minor updates be changed, so that time in between the updates are longer?". If so, should the public request process occur during the interim period and not the major update? Both the process subcommittee and planning board were interested in further exploring this idea.*
 - **Will this have to be implemented as part of the IGA update?** *Staff will have to check, but changes will definitely need to take place in the amendment procedures chapter. There needs to be more clarity on what needs to be accomplished in order to make these changes.*

2. Public Process for Public Requests (15 minutes)

- Update on Aug. 8 Open House – 4 body (*Twin Lakes, 2901 Jay, 3261 3rd St.*)
 - **Impressed by the turnout and civil discussion.**
- Aug. 30 County Public Hearing
- Sept. 26 Open House – 2 body (*365 Broadway, Table Mesa Shopping Center, 3485 Stanford Court; will include CU South*) – Any format suggestions?
 - **Will there be any visualization tools for two-body requests?** *There will be no 3D visualizations or models. The change requests are more focused around land use. Visualizations will include 2D maps of zoning, and land use; format will be similar to the four-body request staff reports.*

- **Has any of the applicants produced preliminary or concept plans?** *Each request is unique and whether a concept plan is provided or not is up to the requestor. Analysis on the land use is removed from those considerations and is consistent to what staff has done in the past.*
- Oct. 13 City Public Hearing

3. Revised Survey #2 Schedule and Process (5-10 minutes)

- Draft survey ready for board, public review (Sept. 22)
- Final comments from all boards and public due (Sept. 30).
- Survey ready online and for print (week of Oct. 10)
- First postcard goes out/Survey Opens, including online (week of Oct. 17)
- Second postcard goes out (week of Nov. 8- post-election)
- PB and CC Study Session, *potentially some initial results from online survey through end of Oct.* (Nov. 10)
- Survey Closes (Nov. 18)
- Survey report completed and distributed (week of Dec. 12)
- TBD – scheduled times with four bodies to review results in January as part of scenario outcomes.
 - **The public will have the opportunity to provide their input and help shape the survey questions. The main priority for the survey is to make sure that it's robust and that public input is reflected in the survey questions. Both the statistically valid and non-statistically valid survey will be available online.**
 - **How are you testing the survey to make sure that the questions are clear?** *The main point of opening up comments to the boards and community is to make sure that community input is reflected in the survey and its questions are clear and straight forward.*
 - **People often interpret questions differently; if time permits, staff may benefit from going out to the community to test the clarity of the questions. Staff will discuss with the consultants to see how this can be addressed.**
 - **Make sure to keep City Council and Planning Board updated on the progress of the survey, so that they're are aware when it's coming.**
 - **In regards to the postcard (invite to the survey) is the Spanish section on the post card large enough? One option is to put the Spanish section in the front, along with the caption "we want your opinion". Staff is investing in other outreach efforts in order to reach the Hispanic population.**
 - **Make the survey sound exclusive and important so people know it's a special invitation, not a political ad. Make it shorter.**
 - **Will this survey only be available online?** *People can request the paper version.*
 - **Add a sentence explaining that a Spanish version of the survey isn't available.**

4. Engagement Planning, including Upcoming events (15 minutes)

- Meetings with organizations – underway, planned
- Aug. 29 Joint Advisory Board meeting (city) / Open House on Policy Integration changes and initial scenarios and policy choices
- October local area meetings
 - **Which option seems more favorable for the process subcommittee? Option A – a deeper dive into the big-picture subject (subcommunity planning, jobs-housing, affordable housing, etc.). There needs to be good feedback on how people want to resolve these contentious issues. People also want to hear feedback at the end; a 15-minute report-out after the group discussions should suffice.**
 - **Ensure that some of the time is dedicated to an open house, so people can discuss more than one topic.** Provide a detailed schedule for the different activities taking place (focus groups, open house, etc.) so people aren't overwhelmed and have flexibility within their schedule.

- **Will you point out the inconsistency and tradeoffs of the different choices within the focus groups?** *That's all part of the analysis which will help identify the different tradeoffs of different scenarios.*
- **Can we have a survey question that makes people prioritize the different values within the community?**
- **Clearly communicate to people on how their input is informing the process and the results are used.** *Will recording the areas of agreement, and disagreement from various focus groups be useful for the decision-making bodies?*
 - **Only if the results are distilled; listing of comments will not be helpful. Also important to compare the results from the survey and events to understand how they relate or differ from one another.** *These results will be displayed before the joint council and planning board meeting in November.*
- **What opinions does the committee have about using trained staff facilitators lead the focus groups?** **It's crucial that the note takers and facilitators are working closely with one another to ensure that the recorded comments are detailed enough so that they are useful.**
 - **If the facilitators do not have an expertise in planning, they might not be able to identify the inconsistencies that come up in focus groups.** *Subject matter experts will either be circulating around the room or note taking.*

5. Public Comment (10 minutes)

- Donna - Questions for consideration when producing the survey: 1) Are you willing to give up the quiet low density neighborhood you live in to bring in more affordable housing 2) Where/how do you think should it be built 3) Are you willing to give up open space to provide for electrical municipalization?
- 2nd speaker - It's unclear to me why you want staff facilitating the discussion? Highly skilled facilitators are needed in order to gather good information. To expect skilled facilitators from a simple training session is not going to happen. Having a mix of professionals and trained staff facilitators will be important.
- Elisabeth (speaking on behalf of Boulder Chamber) – As an organization, we have completed two work sessions for the BVCP Update already. We are now putting together another BVCP session on September 6th for young professionals (40s and below) who are often underrepresented.
- Lynn – I would like to see more 3D visuals at different scales (regions, urban, community centers, etc.) and how they change based on the adjustments made on the job-housing balance at different ratios.

Next meeting: September 21

Attachment – handed out at meeting

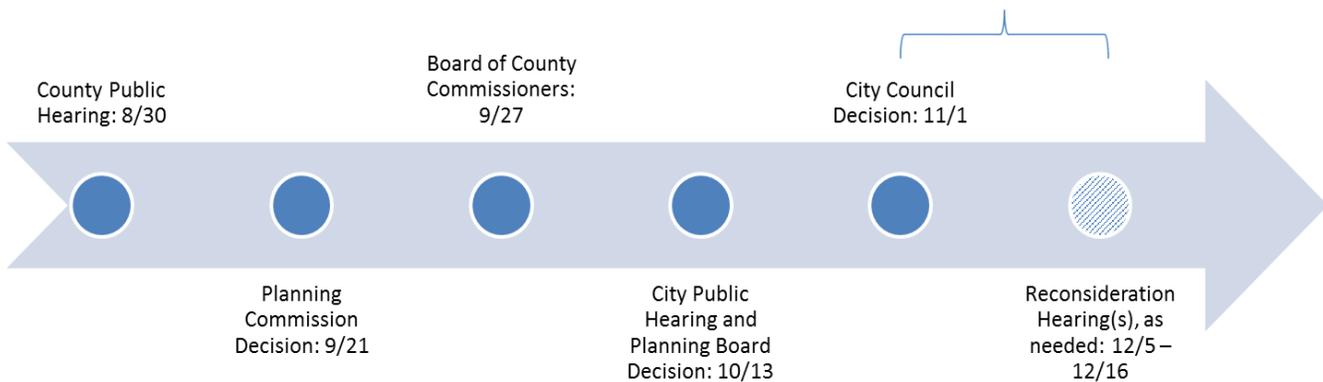
Guidelines for Reconsideration of BVCP Decisions on Public Requests for Land Use Changes

The following is the established sequence of hearings and consideration:

- **County PC and BOCC** will hold a joint Public Hearing on 4-body requests for land use changes on **Aug. 30**; PC will deliberate on **Sept. 21**; BOCC on **Sept. 27**.
- **City PB and CC** will hold a joint Public Hearing on 2-body and 4-body requests of land use changes on **Oct. 13**; PB will deliberate on **Oct. 13** and CC will deliberate on **Nov. 1**.

PC = County Planning Commission
BOCC = Boulder County Board of County Commissioners
PB = City Planning Board
CC = Boulder City Council

Timeframe for any additional requests for reconsideration of decisions: 1 month following CC decision, to allow for request motions to be put forth at regular monthly meetings of the four bodies



In prior processes, if any of the bodies denied a land use change, the request would not be considered by any subsequent body. As discussed by the process committee at a previous meeting, staff has proposed process clarification below that would allow for public request land use changes to be considered by all approval bodies and any of the four bodies may request reconsideration of a decision. The sequence of consideration requires clarification of possible options if a proposed land use change is denied. For example:

- Since any proposed change could ultimately undergo reconsideration, all four bodies will receive public testimony on all requests at the initial public hearings. City hearing will include items that may not have been approved by county bodies.

Possible options if a proposed land use change is **denied**:

- Each subsequent body may decide to take a different action on the previously denied requested change or they may not take action on the requested change effectively denying the change.

- If County PC first denies a proposed change, BOCC may still consider the item.
 - Regardless if BOCC agrees or disagrees with PC, city bodies still receive information about the requested change and hold a public hearing on the proposed change. City PB and CC can decide to take action or let the denial stand. If they consider the change and approve, CC would request one or both county bodies to reconsider the item.
- If BOCC denies a proposed change, city bodies may still consider the item, and if approved, CC requests reconsideration by BOCC.
- If PB denies a proposed change that has been approved by both county bodies, CC may consider the proposed change and if approved, ask city PB to reconsider.

All bodies may ask for reconsideration. Any requests for consideration made by Planning Board (PB) or Planning Commission (PC) will be routed through the appropriate governing body (BOCC or CC) in the form of a motion. If approved, the governing body would then make the request for reconsideration to the other governing body. For example, if PB wishes to request reconsideration of a decision by PC or BOCC, PB would need to first make the request to CC, which would then make the request to BOCC.

When making a request, the requesting body shall state the grounds for the request for reconsideration; the grounds should be information that was not previously considered by the body of which the request is made. Each body can only make one request for reconsideration of a particular decision

If there is a requested reconsideration, it would be considered as a continuation of the earlier item and not open a new public hearing.

Order of Items

It is anticipated that there will be many members of the public who will speak about the Twin Lakes proposed change. Therefore, the order in which requests will be addressed at the public hearings is as follows:

Order for County Hearing on Four Body Requests:

1. 3261 3rd Street
2. 2801 Jay Road
3. 6655 and 6500 Twin Lakes Road

Order for City Hearing on Two- and Four-Body Requests:

1. 365 Broadway
2. Table Mesa Shopping Center
3. 3485 Stanford Court
4. 3261 3rd Street
5. 2801 Jay Road
6. 6655 and 6500 Twin Lakes Road

Order of activity for a particular agenda item:

1. Request #A – staff presentation
2. Request #A – requestor presentation
3. Request #A – public