



MEMORANDUM

To: Members of City Council

From: Susan Richstone, Deputy Director of PH&S
Lesli Ellis, Comprehensive Planning Manager, PH&S
Courtland Hyser, Senior Planner, PH&S
Jean Gatza, Sustainability Planner II, PH&S
Jeff Hirt, Planner II, PH&S
Caitlin Zacharias, Associate Planner, PH&S
Dale Case, Land Use Director, Boulder County Land Use
Abby Shannon, Senior Planner, Boulder County Land Use
Pete Fogg, Senior Planner, Boulder County Land Use
Steven Giang, Planner I, Boulder County Land Use

Date: February 2, 2016

Subject: Supplement to Agenda Item 5A: County action on the initial screening of public requests for map changes in Area II and Area III as part of the 2015 Major Update to the Boulder Valley Comprehensive Plan (BVCP)

The purpose of this memo is to provide supplemental information on the action taken by the Boulder County Planning Commission and Board of County Commissioners (BOCC) regarding the initial screening of public requests for map changes for properties in Area II and Area III as well as changes to policies and text as part of the 2015 Major Update to the Boulder Valley Comprehensive Plan (BVCP).

The BOCC and Planning Commission held a joint public hearing on Jan. 26, 2016 at which staff presented information regarding the requests for map changes and three requests for policy changes recommended by City Council and Planning Board. Following the public hearing, the Planning Commission deliberated and took action, and on Jan. 27, the BOCC discussed and voted on the requests. The action of the BOCC is carried forward in the revised suggested motion language and summarized in the attached work sheet (**Attachment A**). Actions taken by the Planning Commission are also summarized in this memo.

REVISED RECOMMENDATION BASED ON BOCC ACTION

Suggested Motion (Modified to Reflect BOCC's Action on Jan. 27)

Staff requests consideration of this matter and action in the form of the following motion:

Motion to further consider and analyze the following land use map changes for Area II and Area III properties:

- **3261 3rd St.** – *Minor Adjustment to Service Area Boundary (Area III to II) (Request 25)*
- **3000 N. 63RD St. & 6650 Valmont Rd. (“Valmont Butte” #1)** – *OSO to PUB (Request 26)*
- **2801 Jay Rd. #1** - *PUB to MR or MXR (Request 29)*
- **6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. #2** - *LR & PUB to MXR (Request 35)*
- **6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. #3** – *LR & PUB to OS (w/Natural Ecosystems or Environmental Preservation designation) (Request 36)*

Planning Commission Action (Jan. 26, 2016)

The Planning Commission supported further consideration of five of the six requests recommended by staff and made two changes to the original motion. Specifically they recommended:

1. For Request 30, continuing analysis of the request for a Service Area Contraction for 2801 Jay Road, stating that while staff is analyzing appropriate uses for the property as part of Request 29 it could be helpful to study the possibility of moving it to the Planning Reserve, and
2. For Request 32, not continuing analysis of the request for a Service Area Contraction - Area II to Area III for Hogan Pancost. Several of the members commented that further study in the context of the BVCP would not be able to resolve technical issues such as hydrology and that those types of issues should be addressed during development review.

The Planning Commission also voted to move forward the three policy requests recommended by Planning Board and City Council (Requests 16-18).

BOCC Action (Jan. 27, 2016)

The BOCC voted to support the revised recommended motion as indicated on the page above. They discussed 2801 Jay Road (Requests 29 and 30) and decided to move forward with the request to study compatible uses, affordable housing, and address the concerns of neighbors through the process (Request 29). However, they voted to remove the request for a Service Area Contraction (Request 30) as added by Planning Commission because they do not think it meets BVCP criteria for a move to Area III. They cited its current and historic use and longstanding Area II classification.

The BOCC also voted to move forward the three policy requests (Requests 16-18), making the point that enhancing public benefit, clarifying ditches, and addressing renewable energy and carbon footprint reduction are all important issues, especially the topic of public benefit as it relates to development and growth.

ATTACHMENTS

- A. Worksheet with Planning Board and Board of County Commissioner's Recommendation

BVCP-15-0001: PC and BOCC votes – Jan. 26 and 27, 2016

Note: Items not voted-on by Planning Commission or Board of County Commissions will not move forward for further study.

Request #	Policies	Staff Recommendation	Planning Commission Decision/Vote	BOCC Decision/Vote
16	Enhance public benefit	<i>Further consider and analyze</i>	<u>Yes to further study</u> Vote 6-0	<u>Yes to further study</u> Vote 3-0
17	Clarification regarding ditches	<i>Further consider and analyze</i>	<u>Yes to further study</u> Vote 6-0	<u>Yes to further study</u> Vote 3-0
18	Renewable energy and reduction of carbon footprint	<i>Further consider and analyze</i>	<u>Yes to further study</u> Vote 6-0	<u>Yes to further study</u> Vote 3-0
Request #	Map change requests	Staff Recommendation	Planning Commission Decision/Vote	BOCC Decision/Vote
24	2975 3 rd Street – Area III to II	<i>Not recommended for further study</i>	No to further study	
25	3261 3 rd Street – Area III to II	<i>Further consider and analyze</i>	<u>Yes to further study</u> Vote 6-0	<u>Yes to further study</u> Vote 3-0
26	3000 N. 63 rd Street & 6650 Valmont Road – OS-O to PUB	<i>Further consider and analyze</i>	<u>Yes to further study</u> Vote 6-0	<u>Yes to further study</u> Vote 3-0
27	3000 N. 63 rd Street & 6650 Valmont Road – Area III to II and land use change for arts campus	<i>Not recommended for further study</i>	No to further study	

Attachment A - Worksheet with Planning Board and Board of County Commissioner's Recommendation

28	1468 Cherryvale Road – VLR to LR	<i>Not recommended for further study</i>	No to further study	
29	2801 Jay Road #1 – PUB to MR or MXR	<i>Further consider and analyze</i>	<u>Yes to further study</u> Vote 6-0	<u>Yes to further study</u> Vote 3-0
30	2801 Jay Road #2 – Area II to Area III Planning Reserve	<i>Not recommended for further study</i>	<u>Yes to further study</u> Vote 6-0	No to further study Vote 3-0
31	7097 Jay Road – OS-O to LR	<i>Not recommended for further study</i>	No to further study	
32	5399 Kewanee Drive & 5697 South Boulder Road (Hogan Pancost) – Area II to III	<i>Further consider and analyze</i>	No to further study Vote 4-2	
33	4525 Palo Parkway – MR to LR	<i>Not recommended for further study</i>	No to further study	
34	6655 and 6500 Twin Lakes Road 0 Kalua Road #1 – maintain LR	<i>Not recommended for further study</i>	No to further study	
35	6655 and 6500 Twin Lakes Road 0 Kalua Road #2 – LR & PUB to MXR	<i>Further consider and analyze</i>	<u>Yes to further study</u> Vote 4-2	<u>Yes to further study</u> Vote 3-0
36	6655 and 6500 Twin Lakes Road 0 Kalua Road #3 – LR & PUB to OS-NE or OS-EP	<i>Further consider and analyze</i>	<u>Yes to further study</u> Vote 6-0	<u>Yes to further study</u> Vote 3-0
37	6655 and 6500 Twin Lakes Road 0 Kalua Road #4 – Area II to III	<i>Not recommended for further study</i>	No to further study Vote 4-2	
38	0 2300 2321 Yarmouth Avenue 4756 28th Street 4815 N. 26th Street – Area III Planning Reserve to Area II	<i>Not recommended for further study</i>	No to further study	