



## E8. Service Area Expansion

*The Planning Reserve is an approximately 500-acre area northeast of U.S. 36, roughly between its intersections with Jay Road and Broadway. The area has been designated in the Boulder Valley Comprehensive Plan (BVCP) as a location where the city and county could consider expanding the city limits, providing city services, and allowing urban-scale development in the future. Development could include housing. The process for considering such a change would be part of the BVCP 2015 Major Update. The existing rural land uses and character of the area will be preserved until and unless that change is made.*

### Key Issues:

- Expanding the city Service Area to include the Planning Reserve would allow property owners to develop their properties on an urban scale. The city and county could stipulate that the area may only be developed with a high percentage of affordable housing and/or a diversity of housing types (along with supporting or entirely different land uses).
- The land use designation and zoning approved for the area would determine the number and type of housing units that could be built.
- The process for considering and approving an expansion of the city Service Area into the Planning Reserve is only generally outlined in the Boulder Valley Comprehensive Plan. Before considering an expansion, the city and county would need to agree on the details of the analysis and approval process as part of the five-year BVCP 2015 Major Update. During the BVCP 2010 Update, the city and county discussed but did not reach agreement on proposed revisions to the process. There were, and may continue to be, some fundamental differences of opinion about the process.

### Background:

Changes to the process outlined in the BVCP for expanding the city Service Area into the Planning Reserve were discussed in the last BVCP Major Update (2010), but no changes were approved. Currently, both the city and the county would need to approve consideration of expansion of the Service Area and then a Service Area Expansion Plan would need to be prepared. The components of an expansion plan are outlined in the [Amendment Procedures chapter of the BVCP, in section 3.c.\(3\)](#). The criteria for approving an expansion are described in Section 3.b.(1) (same link as above). Two key criteria are:

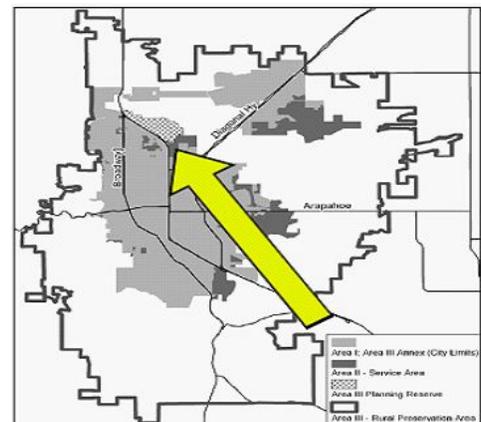
- Provision of a community need: Taking into consideration an identified range of desired community needs, the proposed change must provide for a priority need that cannot be met within the existing Service Area.
- No major negative impacts: The Service Area Expansion Plan must demonstrate that community benefits outweigh development costs and negative impacts from new development and that negative impacts are avoided/adequately mitigated. Thus, a Service Area Expansion Plan will set conditions for new development and will specify the respective roles of the city and the private sector in adequately dealing with development impacts.

### Implementation Options:

1. The city and county would decide whether the BVCP 2015 Update should include analysis and deliberation on an expansion of the Service Area into the Planning Reserve and would need to agree on the details of the process for doing this.

### Goals Addressed Through this Tool:

- Strengthen Our Commitments
- Maintain the Middle
- Create Diverse Housing Choices in Every Neighborhood
- ✓ Create 15-Minute Neighborhoods
- Strengthen Partnerships
- Enable Aging in Place



Area III Planning Reserve Location. Source: [www.boulderblueline.org](http://www.boulderblueline.org), accessed November 13, 2014