

## H. Planning Area, Map I, II, III Changes Related to the 2016 Blue Line Amendments for City-Owned Open Space and Mountain Parks (OSMP) Lands

### Background

The Blue Line was created by voters in 1959 as part of the city Charter to prohibit city water from being provided above a certain location. The goal was to protect the foothills backdrop by discouraging new development in this natural area. The Blue Line was set along a specific elevation which did not recognize parcel lines.

In 2016 Boulder voters approved the clarification and amendment of “blue line” water provision. The purpose of the ballot measure was to more accurately describe the location of the Blue Line in a manner that continues to prevent further development on the mountain backdrop but does not exclude existing developed areas. The amendments intended to recognize existing water service agreements, recognize existing development and not expand opportunities for additional or expanded development.

### Area I, II, III Map Amendments to Reflect Voter-approved Blue Line Amendments

Voter-approved changes to the location of the Blue Line resulted in several areas where changes should be made to Boulder Valley Comprehensive Plan planning areas (*see BVCP Figure 1-1, Policy 1.12 Definition of Comprehensive Planning Areas I, II, III, Policy 2.07 Delineation of Rural Lands*). These changes are being proposed to ensure that the planning areas and their provision of city water services are in alignment with the new location of the Blue Line. The BVCP defines several “Planning Areas.” These indicate the location and extent of urban development and services provided in the Boulder Valley. The BVCP defines:

- Area I as that area within the City of Boulder city limits where city services are provided.
- Area II as the area now under county jurisdiction where annexation to the city can be considered consistent with plan policies.
- Area III – Rural Preservation Area as under county jurisdiction where the city and county intend to preserve existing rural land uses and character.
- Area III – Annex as areas within the city limits where the city and county intend to preserve existing rural land uses and character.

### Advisory Board Feedback

Under the provisions of the City Charter [Article XII, Section 175 (e)], the OSBT is required to review and make recommendations on all Open Space-related changes to the BVCP. As such, the OSBT plays an advisory role to the four decision making bodies who ultimately approve the BVCP. The OSBT unanimously passed a motion recommending to Planning Board and City Council approval of the proposed changes to the Land Use Map relating to city Open Space and Mountain Parks lands.

## ANALYSIS

Revisions to the BVCP Area I, II, III Map are guided by the Amendment Procedures in Appendix B of the Boulder Valley Comprehensive Plan. Service Area Contractions (Area II to Area III – Rural Preservation) removes land from the city’s service area due to a change in circumstances. Changes in designation of land from Area II to Area III may be approved as a Service Area Contraction based on criteria listed in Sec. A.2.a.iii of the BVCP Amendment Procedures and outlined below. Changes from Area II to Area III-Rural Preservation are a city and county decision.

There are several areas of city-owned open space that were previously below the Blue Line and designated as Area I and Area II and are now above the Blue Line. These include small portions of larger parcels and two parcels on the western edge of the city within city limits. Staff is recommending planning area amendments for these areas to reflect the long-term intent for city-owned Open Space to preserve existing rural land uses and character and designate them Area III. Changes for Open Space properties from Area I to Area III – Annex will be considered with the same criteria as Area II to Area III service area contractions.

### Applicability

- a. **Minimum size:** no minimum or maximum size.
- b. **Minimum contiguity:** No contiguity required.

### Criteria

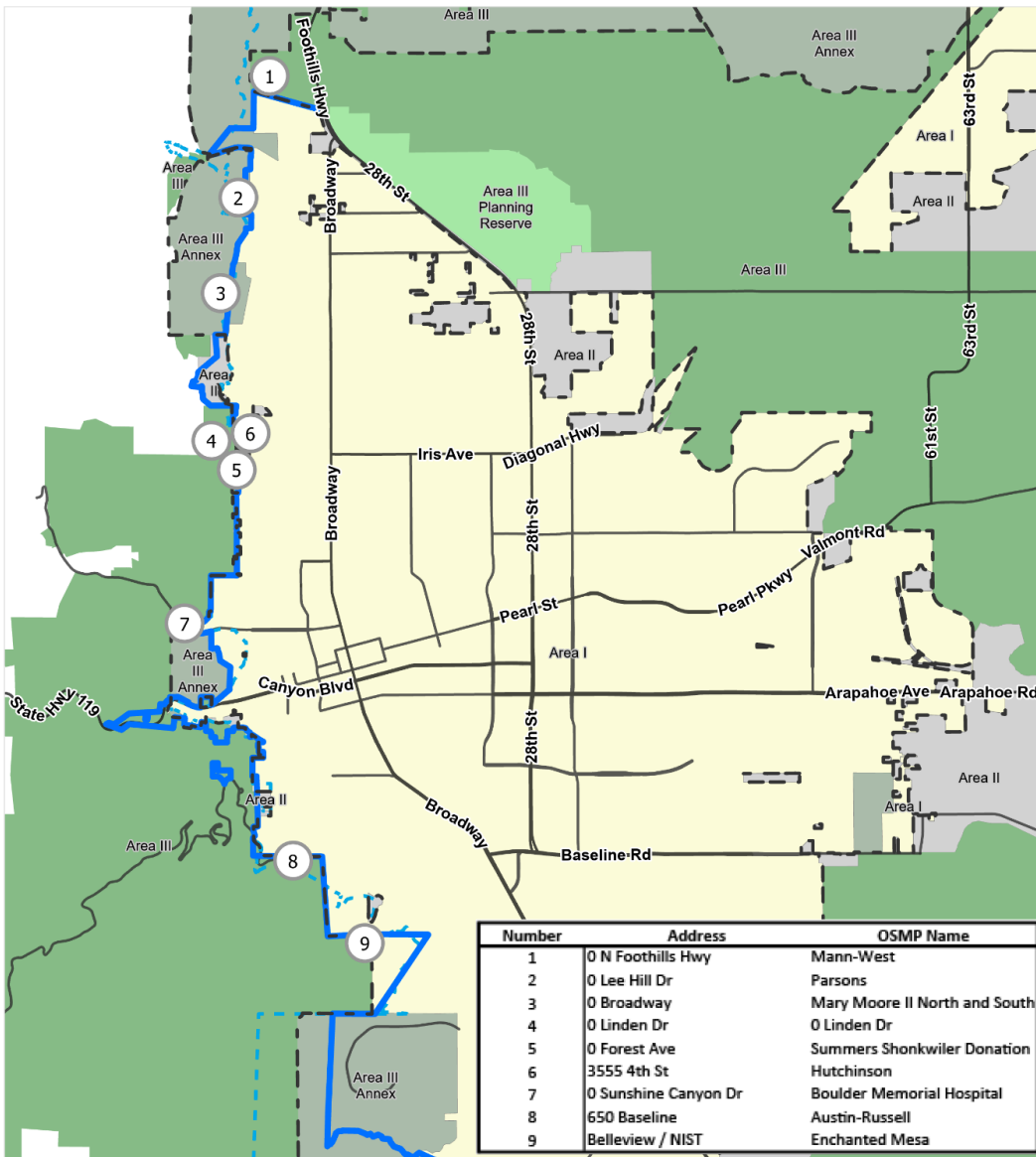
Proposed changes from Area II to Area III-Rural Preservation Area must meet the following criteria:

- a. **Changed Circumstances:** Circumstances have changed that indicate either the development of the area is no longer in the public interest the land has or will be purchased for open space or for utility-related reasons, or the City of Boulder can no longer expect to extend adequate urban facilities and services to the area within 15 years. *All proposed changes are on city-owned Open Space. The circumstances changed with the relocated Blue Line in 2016.*
- b. **Compatibility:** Any changes in proposed land use are compatible with the surrounding are and on balance, the policies and overall intent of the comprehensive plan. The changes do not suggest a change in use, but affirmation of the intent for rural preservation on city-owned Open Space lands.

### Description of Locations

	OSMP Property Names	Location	Proposed Change
1	Mann - West	0 N Foothills Hwy	Area I to Area III - Annex
2	Parsons	0 Lee Hill Dr. (sliver)	Area I to Area III - Annex
3	Mary Moore II North and South	0 Broadway - parcel 0 Broadway – portion of parcel	Area I to Area III - Annex
4	0 Linden	0 Linden – within city limits 0 Linden – outside city limits	Area I to Area III – Annex Area II to Area III

5	Summers Shonkwiler Donation	0 Forest – within city limits	Area I to Area III - Annex
6	Hutchinson	3555 4 <sup>th</sup> St.	Area II to Area III
7	Boulder Memorial Hospital	0 Sunshine Canyon Dr.	Area I to Area III - Annex
8	Austin-Russell	650 Baseline	Area II to Area III
9	Enchanted Mesa	Area near Bellevue Dr. / NIST	Area II to Area III



City Limits

Blueline

Blueline - 1956 - 2016

Boulder Valley Comprehensive Plan Areas

Area I

Area II

Area III

Area III Annex

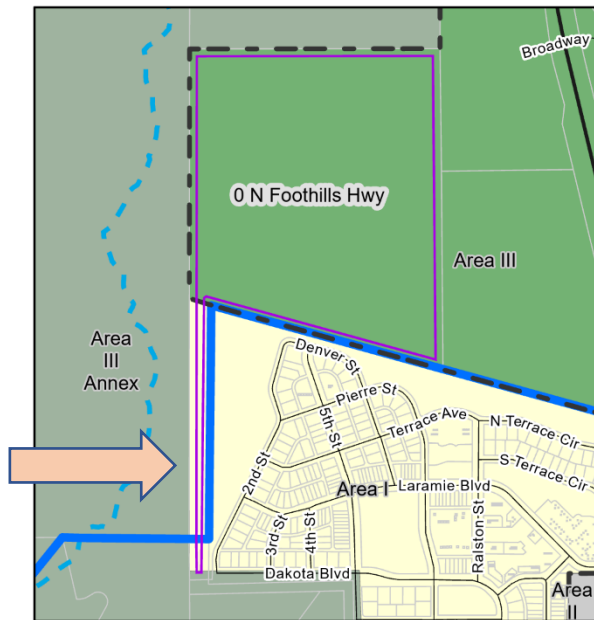
Area III Planning Reserve



## Maps of Areas with OSMP lands showing existing planning area designations and proposed changes

1. Mann - West - 0 N. Foothills Hwy – Area I to Area III – Annex - for small portion of southwestern sliver of the parcel.

Current BVCP Planning Areas



Proposed BVCP Planning Area Change



— Area of Change

City Limits

— Blueline

— Blueline - 1956 - 2016

Boulder Valley Comprehensive Plan Areas

Area I

Area II

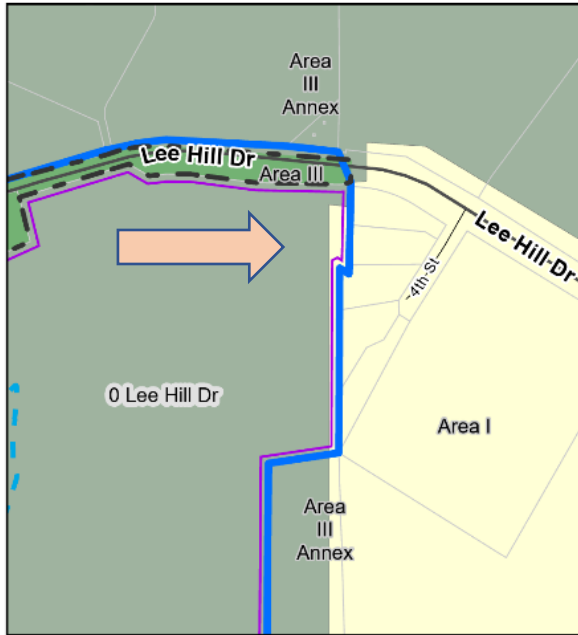
Area III

Area III Annex

Area III Planning Reserve

2. **Parsons - 0 Lee Hill Dr. – Area I to Area III Annex** – for small portion of northeastern corner of the parcel

Current BVCP Planning Areas



Proposed BVCP Planning Area Change



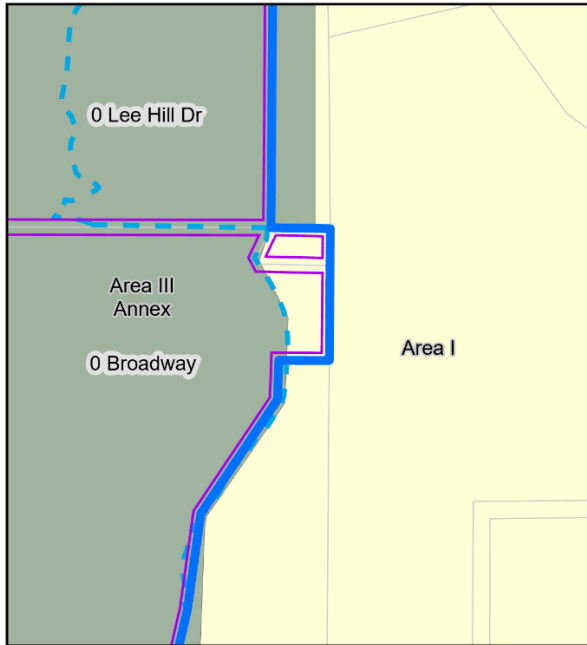
- Area of Change
- City Limits
- Blueline
- Blueline - 1956 - 2016

Boulder Valley Comprehensive Plan Areas

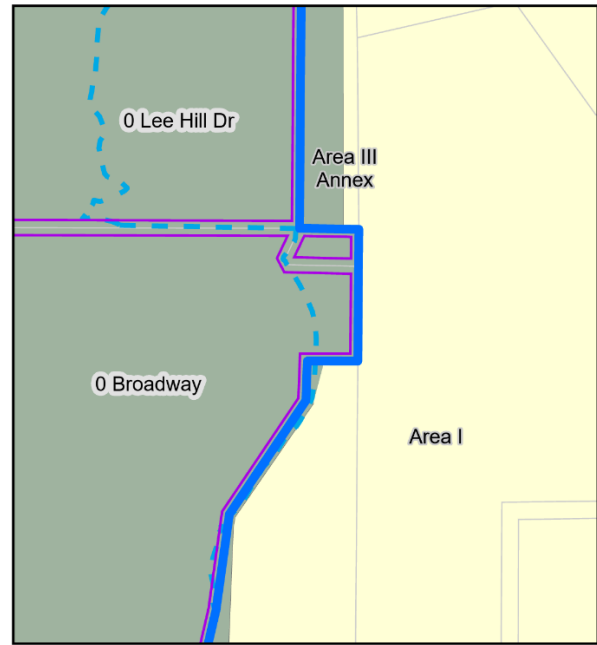
- Area I
- Area II
- Area III
- Area III Annex
- Area III Planning Reserve

3. **Mary Moore II North and South – 0 Broadway, 0 Broadway - Area I to Area III – Annex**  
for eastern portion of the large parcel and all of small parcel.

## Current BVCP Planning Areas



## Proposed BVCP Planning Area Change



— Area of Change

City Limits

— Blueline

- — Blueline - 1956 - 2016

## Boulder Valley Comprehensive Plan Areas

 Area I

Area II

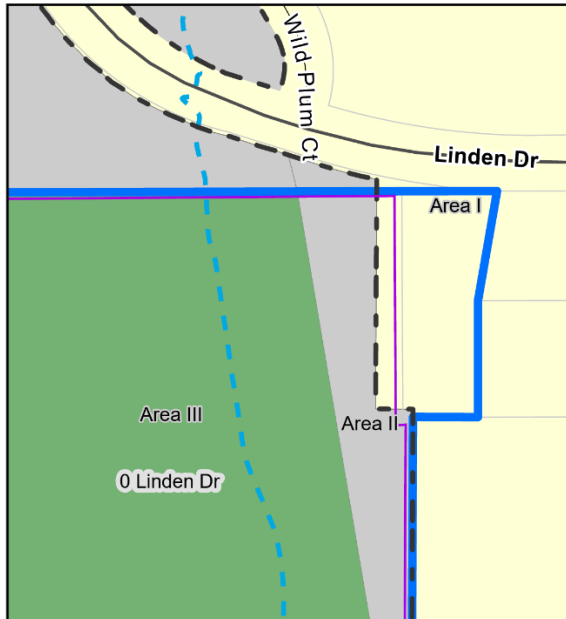
 Area III

■ Area III Annex

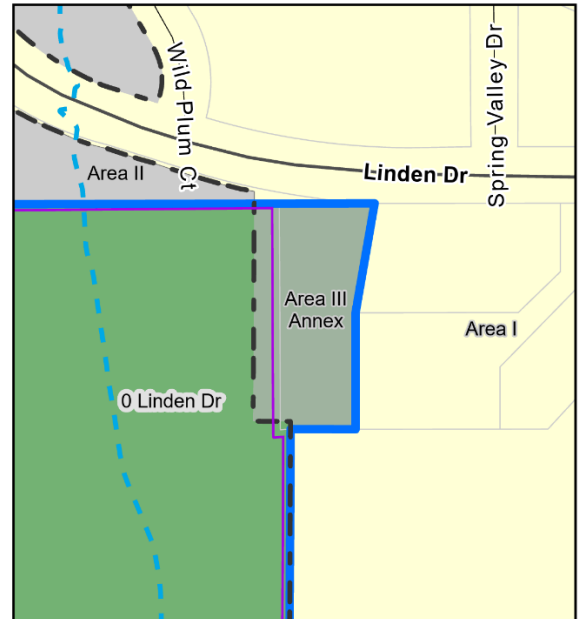
Area III Planning Reserve

4. **0 Linden – Area I to Area III – Annex** for parcel within city limits and portion of adjacent parcel; **Area II to Area III – Rural Preservation** for eastern portion of larger parcel.

Current BVCP Planning Areas



Proposed BVCP Planning Area Change



— Area of Change

City Limits

— Blueline

— Blueline - 1956 - 2016

Boulder Valley Comprehensive Plan Areas

Area I

Area II

Area III

Area III Annex

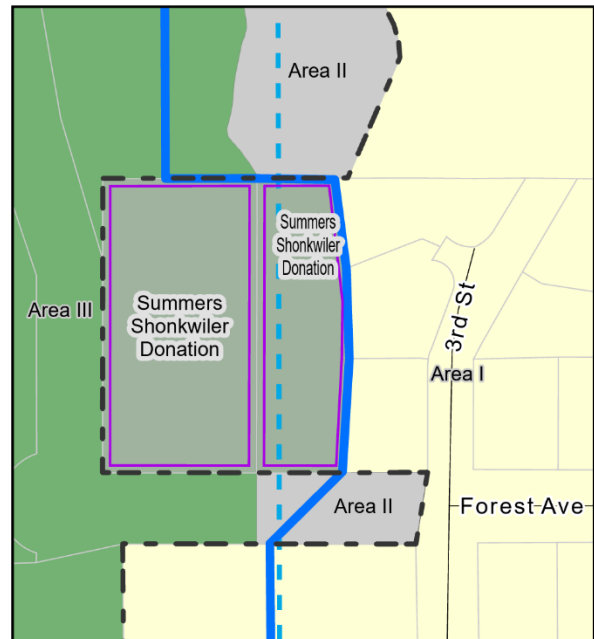
Area III Planning Reserve

5. **Summers, Shonkwiler Donation – 0 Forest Ave.- Area I to Area III - Annex** for both parcels

Current BVCP Planning Areas



Proposed BVCP Planning Area Change



- Area of Change
- City Limits
- Blueline
- - Blueline - 1956 - 2016

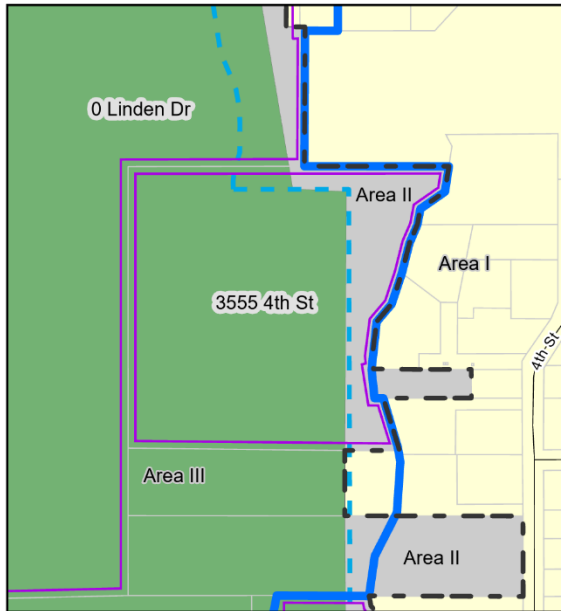
Boulder Valley Comprehensive Plan Areas

- Area I
- Area II
- Area III
- Area III Annex
- Area III Planning Reserve

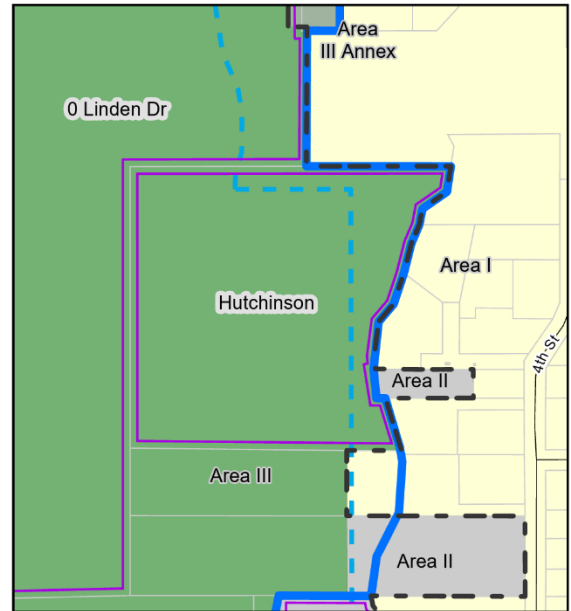


6. **Hutchinson – 3555 4<sup>th</sup> St. - Area II to Area III – Rural Preservation** for eastern edge of parcel that is Area II and was previously below the Blue Line

Current BVCP Planning Areas



Proposed BVCP Planning Area Change



Area of Change

City Limits

Blue Line

Blue Line - 1956 - 2016

Boulder Valley Comprehensive Plan Areas

Area I

Area II

Area III

Area III Annex

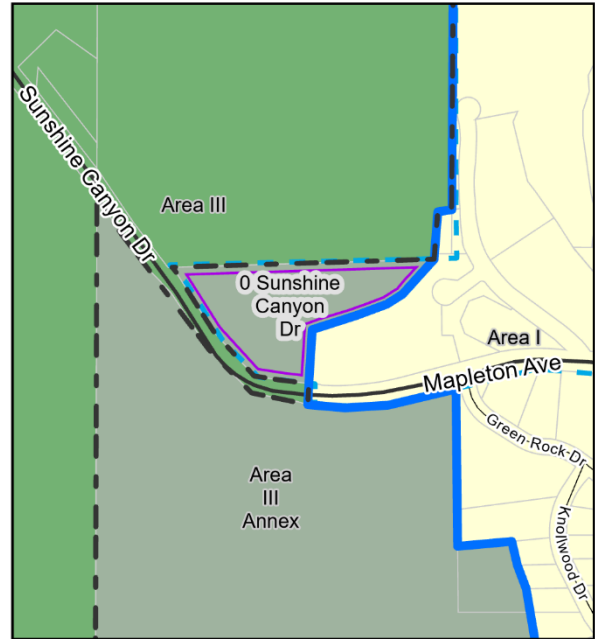
Area III Planning Reserve

**7. Boulder Memorial Hospital – 0 Sunshine Canyon Dr. Area I to Area III – Annex for full parcel now above the Blue Line**

Current BVCP Planning Areas



Proposed BVCP Planning Area Change



- Area of Change
- City Limits
- Blue line
- - Blue line - 1956 - 2016

**Boulder Valley Comprehensive Plan Areas**

- Area I
- Area II
- Area III
- Area III Annex
- Area III Planning Reserve

8. **Austin-Russell – 650 Baseline - Area II to Area III Rural Preservation** for portions that are Area II and previously below the Blue Line

Current BVCP Planning Areas



Proposed BVCP Planning Area Change



Area of Change

City Limits

Blue Line

Blue Line - 1956 - 2016

Boulder Valley Comprehensive Plan Areas

Area I

Area II

Area III

Area III Annex

Area III Planning Reserve

**9. Enchanted Mesa – Area II to Area III Rural Preservation** for small portion of parcel that is Area II and now is above the Blue Line

