

1) What is the Boulder Valley Comprehensive Plan?

The [Boulder Valley Comprehensive Plan](#) is used by the City of Boulder and Boulder County to guide long-range planning, the review of development proposals and other activities that shape the built and natural environments in the Boulder Valley. The plan helps the community create and preserve a sustainable future for the Boulder Valley and a high quality of life.

2) What is the BVCP Mid-term Update?

The mid-term update reviews progress made against objectives identified in the last major update, provides an opportunity for the public to request changes to the plan that do not involve significant city and county resources and make minor additions or clarifications to the policy section.

**The mid-term update is not intended to be a time to consider major policy changes. **

3) What types of changes are considered during a mid-term update?

Changes that may be considered during a mid-term update include:

- Changes to the Land Use Map
- Changes to the Area I,II,III Map
- Planning Area boundary changes
- Minor edits to the policy section (Ch. III)
- Minor text edits
- Changes to the Subcommunity and Area Plan section (Ch. V)
- Changes to the Master Plan and Program summaries (Ch. VI)
- Changes to the Urban Service Criteria and Standards (Ch. VII)

4) When is the deadline to submit a request?

Monday, March 2, end of day.

5) When will the list of submitted request forms be available to view online?

Information about the submitted requests for changes will be available online at www.BoulderValleyCompPlan.net starting the week of March 9, 2020. This will include a map showing all locations of requests, their existing land uses and proposed land uses or area changes. Policy and text requests will also be available online.

6) Who are the decision-makers?

The BVCP is a joint policy document adopted by the City of Boulder and Boulder County. The plan outlines the different types of changes, when they may be considered, and the decision-making bodies that approve them. These are outlined in [this summary table](#). When the table refers to the decision-making bodies that approve changes:

- “city” means Planning Board and City Council
- “county” means the county Planning Commission and Board of County Commissioners; and
- “city and county” means Planning Board, City Council, County Planning Commission, and Board of County Commissioners. This is also referred to as the “four governing bodies”

7) How does the review process work?

The review process is broken into two phases:

Phase One

The first phase of the review process will consist of initial screenings by staff followed by initial public hearings by the City Planning Board and City Council to finalize a list of changes that will receive further consideration. The Board of County Commissioners may call-up decisions regarding land use changes to parcels in Area II that are over 5 acres.

- **March – April 2020: 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). These will be evaluated upon:
 - Consistency with the purposes of the update,
 - Available resources to evaluate the proposed change (city and county staffing and budget priorities),
 - Consistency with current BVCP policies, and
 - Compatibility with adjacent land uses and neighborhood context.

- **May – June 2020: Initial Public Hearings**
 - A screening of change requests will occur at initial public hearings.
 - At the hearings, the governing bodies will provide direction on which proposals should receive further analysis and which should receive no further consideration.

Phase Two

The second phase of the review process will include further analysis by staff of the requests that will receive further consideration.

- **July – September 2020: Further Staff Analysis and Public Engagement**
 - Requests that move forward will receive additional analysis, review and opportunities for public information and input
- **October – November 2020: 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 in the fall of 2020 to make their final determinations about proposed changes to the plan. See [decision-making matrix](#) for which governing bodies approve different types of amendments.

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

Meeting dates will be posted on the project web page (www.BoulderValleyCompPlan.net) as they are confirmed.

4) What are the review criteria used to make a recommendation for the initial screening hearings?

The criteria for the initial screening hearings include high-level analysis for general consistency with current Boulder Valley Comprehensive Plan policies as well as the purpose of the update to the comprehensive plan. These will be evaluated upon:

- Consistency with the purposes of the update,
- Available resources to evaluate the proposed change (city and county staffing and budget priorities),
- Consistency with current BVCP policies, and
- Compatibility with adjacent land uses and neighborhood context.

5) What happens if the Planning Board or City Council "votes no" at the screening hearing? Must both bodies "vote yes" for parcel requests to move forward for further analysis and review?

Yes, both approval bodies must include a proposed change on their list of changes to receive further consideration. If either the Planning Board or the City Council "takes a proposal off the list", it will not move forward for analysis and further consideration.

6) What are the review criteria and analysis that is done once a request moves forward past the initial screening?

The second round of review criteria depends on the unique set of circumstances. For land use changes, 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.

7) What happens if one (or more) of the four bodies votes "no" at the final recommendation?

The change will not be adopted if one of the four bodies votes "no" at the final recommendation.

8) 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 four governing bodies in the fall of 2020. Timing may vary 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 mailed written notice of these hearings.

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

Those who submitted requests in addition to property owners of any parcels receiving a request will receive written notice by mail or, if an e-mail address is provided, by e-mail. The community will be notified through updates on

FAQS REGARDING THE CHANGE REQUEST PROCESS – As of May 28, 2020

www.BoulderValleyCompPlan.net, newspaper announcement, a press release and social media. The Boulder Planning e-mail list will also include notification. Sign-up can be found on the [project web page](#).

10) How can the community get involved and provide comments?

The community may submit information to the decision-making bodies by e-mail and/or speak at public hearings for the initial screening (May – June). Once the list of proposed changes is finalized, staff will develop an engagement plan for community information and feedback to inform the analysis. Community members may also submit information to the decision-making bodies and/or speak at public hearings for final decisions (October – November). Further details on the agenda and timing of hearings will be available in advance of each hearing and posted to the [project web page](#).

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

Area designations will be clearly indicated in the map published online the week of Mar. 9, 2020. 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).

12) When will the next update take place?

Major updates to the BVCP take place every ten years to reflect changes in circumstances and community desires. The next update is scheduled for 2025. Changes that may be considered during a major update include:

- Changes to the Land Use Map
- Changes to the Area I, II, III Map
- Rural Preservation Area Expansions or contractions
- Planning Area boundary changes
- Edits to the policy section (Ch. III)
- Edits to the plan text
- Changes to the Subcommunity and Area Plan section (Ch. V)
- Changes to the Master Plan and Program summaries (Ch. VI)
- Changes to the Urban Service Criteria and Standards (Ch. VII)